



# Affordable Housing Provision

In respect of:

**Land at Kings Barn  
Field, Dover Road,  
Walmer, Deal**

Prepared by:

**Pioneer Property Services Ltd**

On behalf of:

**Gladman Developments  
Limited**

Date:

**16<sup>th</sup> May 2018**

- 1.1 Pioneer have been instructed by Gladman Developments Ltd to provide a Report considering the Affordable Housing to be provided on land at Kings Barn Field, Dover Road, Walmer, Deal, within the administrative district of Dover.
- 1.2 The site benefits from outline planning permission granted at appeal on the 4<sup>th</sup> April 2018 (Ref: APP/X2220/W/17/3183959) for the demolition of existing stable blocks and the erection of up to 85 residential dwellings with public open space, landscaping and sustainable drainage system and vehicular access from Dover Road at land off Dover Road, Walmer, Deal, CT14 7PE, in accordance with the terms of the application, Ref: DOV/17/00487 dated 26 April 2017, subject to conditions.
- 1.3 A signed Unilateral Undertaking Agreement (“UU”) is in place, dated 16<sup>th</sup> March 2018, which requires 30% of the dwellings shall be constructed for Affordable Housing, 70% of which shall be Affordable Rented Housing and 30% of which shall be Intermediate Housing.
- 1.4 The signed UU requires the submission and approval of an Affordable Housing Scheme (“AHS”) prior to commencement. The AHS must include the following:
  - The numbers, type, tenure and location on the Site of the Affordable Housing;
  - The timing of the construction of the Affordable Housing and its phasing in relation to the occupancy of the Market Housing Units;
  - The arrangements for the transfer of the Affordable Housing to a Registered Provider;
  - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Housing;
  - The occupancy criteria to be used for determining the identity of the occupiers of the Affordable Housing the means by which such occupancy criteria shall be enforced.
- 1.5 The UU also requires one Affordable unit to be a wheelchair adaptable home which is defined as being “compliant with Building Regulations 2010 (2015 edition), access to and use of the Buildings Approved Document M M4 (3) Category-(3) Wheelchair User Dwelling to include the provision of one designed Lifetime Home Wheelchair Adaptable Unit at no cost to the County Council or any replacement thereof as may be agreed in writing by the Council such consent may not be reasonably withheld or delayed”.

- 1.6 Within the UU, the definitions of Affordable Rent and Intermediate Housing refer to the meaning set out in Annex 2 of the National Planning Policy Framework issued by the Department for Communities and Local Government, dated March 2012 (“NPPF”).
- 1.7 The UU further denotes an occupancy criteria that “no more than 50% of the Market Housing Units on any Phase of Development shall be Occupied until 50% of the Affordable Units to be located on that Phase of Development have been constructed in accordance with the Planning Permission and made ready for residential occupation, and have been transferred to the Registered Provider”.
- 1.8 As the UU does not define the affordable housing dwelling mix, it has been necessary to review the evidence base for Dover District Council in order to establish a mix.
- 1.9 The Strategic Housing Market Assessment, February 2017 (“SHMA 2017”) provides an estimated dwelling requirement for each tenure within the affordable sector by the number of bedrooms over the plan period. The requirement for new social/affordable rented is estimated to be:
- 1-bedroom 28.2%
  - 2-bedrooms 13.1%
  - 3-bedrooms 25.5%
  - 4+bedrooms 33.2%
- 1.10 The requirement for new Shared Ownership accommodation is estimated to be:
- 1-bedroom 24.4%
  - 2-bedrooms 34.1%
  - 3-bedrooms 27.8%
  - 4+bedroom 13.7%

1.11 Having regards to the SHMA 2017, expressions of interest were sought from Registered Providers in May 2018 for the following Affordable Housing provision:

Unit Type	Size (sq m)	Total no. of units	Affordable Rent	Shared Ownership
1-bed flat	50	5	5	-
1-bed flat (w/c)	58	1	1	-
2-bed house	75	10	6	4
3-bed house	85	10	6	4
<b>Total</b>		<b>26</b>	<b>18</b>	<b>8</b>

1.12 In order to seek comparable offers the dwellings are assumed to comply with the former HQI version 4 (2007) size requirements which are still generally sought by RPs, even though these standards are no longer required by Homes England.

1.13 A total of eleven Registered Providers who own and manage stock within the Council area were contacted and one offer was received, shown within the table below. Additional details of the offer is provided beneath the table. The remaining seven RPs did not submit an offer for a variety of reasons including too few units for them and do not have the capacity to offer at the present time. Three RPs have not responded despite being chased.

Offers	Offer amount	£ per square foot
Offer 1	£2,890,149	£140.75 per square foot

1.14 Offer 1 is subject to contract, valuation, planning and S106, internal approval, compliance with the RP's design and technical brief, good and marketable title. A service charge of £15 per week for the flats and £7 per week for the houses has been assumed, but this offer is also subject to confirmation of estate charges. The offer is assuming the RP would acquire the freehold of the properties.

1.15 Further advice on the Registered Provider offer can be provided if required by contacting Pioneer Property Services Limited.

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