

LATE PAPERS

DC/20/05587 Late Papers Great Bricett Business Park

In an email to the Case Officer dated 10th August, Strategic Housing have provided the following comments in relation to a commuted sum for this application:

“After much deliberation, we have agreed the way forward is to stick with the approved commuted sum calculation method and view this the same as any other development in terms of what commuted sums aim to achieve, that is provision of affordable housing elsewhere in the District.

I attach the calculation based on 35% of 69 units = 24.15.

The agent states the mix is 2 and 3 bed unit but isn't specific on the breakdown of that. We have based our calculation on 24 x 2bed units only however we could base this calculation directly on 2 and 3 beds if we know the split so currently they are receiving a reduction. We have also not asked for the 0.15 only what could be achieved in whole units in site, but again we could do although I know that the policy in Mid is 'up to 35%' and this has been challenged on a number of occasions. This will change in the JLP to achieve 35% across both Districts.”

Great Bricett - Commuted Sum Calculation based on 24 x 2bed units

NDSS compliant 2 bed 4-person house @ 79 sqm

At a design and build rate of £2,000/m2 for an affordable unit gives

Total design and build cost	£ 158,000
Plot value based on the above property and taking the District Valuation Service Property market report at £600/sqm	£47,400
Plus Housing Association on costs at 7%	£11,060
Plus MSDC management fee of	£500.00
Less Housing Association acquisition price	£141,024

Commutated sum payable =	<u>£75,936 per 2 bed house unit</u>
Total commuted sum for 24 units =	<u>£1,822,462</u>

As per the above, Officers recommend that a commuted sum of £1,822,462 be secured by way of S106 Agreement if Members were minded to approve the application.