

ADAMS  
INTEGRA



# Wycombe District Council

## Viability Assessment Briefing Note

August 2018

## Summary

1. Following the Local Plan Examination in Public session on 19<sup>th</sup> July the Inspector requested some further work to be carried out on the affordable housing viability assessment.
2. POLICY DM24 states that the affordable housing requirement of 40% and 30% respectively is based on floor areas.
3. The Inspector requested that further work was carried out to establish what that would equate to if the policy related to the number of units.
4. We have analysed the appraisals that were carried out for the Viability Report and based on number of affordable units against the total units of each scheme, the average percentage for the appraisals with a 30% affordable floor area is 35.8%, and for appraisals with a 40% affordable floor area, the average is 48.0%.
5. The average is taken from the attached table which shows the results for the following sets of appraisals (both 80-20 and 66-34 splits):
6. For the Notional sites based on floor areas (80/20)- the average percentage for the appraisals with a 30% affordable floor area is 35.3%, and for appraisals with a 40% affordable floor area, the average is 48.2%.
7. For the Notional sites based on floor areas (66/34)- the average percentage for the appraisals with a 30% affordable floor area is 35.4%, and for appraisals with a 40% affordable floor area, the average is 47.8%.
8. For the Notional sites based on floor areas with unit sizes based on technical housing standards (80/20) - the average percentage for the appraisals with a 30% affordable floor area is 35.3%, and for appraisals with a 40% affordable floor area, the average is 48.2%.
9. For the Notional sites based on floor areas with unit sizes based on technical housing standards (66/34) - the average percentage for the appraisals with a 30% affordable floor area is 35.4%, and for appraisals with a 40% affordable floor area, the average is 47.8%.
10. Notional sites based on floor areas (80/20)- with biodiversity offset - the average percentage for the appraisals with a 30% affordable floor area is 35.3%, and for appraisals with a 40% affordable floor area, the average is 48.2%.
11. Notional sites based on floor areas (66/34)- with biodiversity offset - the average percentage for the appraisals with a 30% affordable floor area is 35.4%, and for appraisals with a 40% affordable floor area, the average is 47.8%.

12. Notional sites based on floor areas – with Category 2 to all units (80/20)- the average percentage for the appraisals with a 30% affordable floor area is 35.3%, and for appraisals with a 40% affordable floor area, the average is 48.2%.
13. Notional sites based on floor areas – with Category 2 to all units (66/34)- the average percentage for the appraisals with a 30% affordable floor area is 35.4%, and for appraisals with a 40% affordable floor area, the average is 47.8%.
14. Notional sites based on floor areas – with Category 2 to all units and category 3 to 30% of any affordable homes and 20% of market homes (80/20)- the average percentage for the appraisals with a 30% affordable floor area is 35.3%, and for appraisals with a 40% affordable floor area, the average is 48.2%.
15. Notional sites based on floor areas – with Category 2 to all units and category 3 to 30% of any affordable homes and 20% of market homes (66/34)- the average percentage for the appraisals with a 30% affordable floor area is 35.4%, and for appraisals with a 40% affordable floor area, the average is 47.8%.
16. In terms of viability what this means is that if the required affordable housing provision was expressed as a percentage of the number of units then the policy would read as follows:

*"The Council will require all proposals for more than 10 dwellings or more than 1000sqm of residential floorspace to provide on-site affordable housing of at least:*

- a) 48% of the total number of units on sites that are greenfield land or were last used for Class B business use or a similar sui generis employment-generating use, or;*
- b) 35% of the total number of units on all other sites"*

**End of briefing note  
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