Brighton & Hove City Council

PLANNING COMMITTEE
ADDENDUM 4
City College Presentation

2.00PM, WEDNESDAY, 13 JANUARY 2021

VIRTUAL

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ADDENDUM

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City College, 87 Preston Road

BH2017/01083

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Application Description

- Deed of Variation to allow the payment of a commuted sum of £1,357,500 in lieu of the onsite provision of ten (10) shared ownership affordable dwellings.

Site Location Plan

Proposed front elevation

Proposed visual

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Planning Policy

- Policy CP20 - preference for on-site affordable housing provision to help achieve balanced and mixed communities.

  "Only in exceptional circumstances, will the Council accept a commuted sum or free serviced land in lieu of onsite provision on larger sites. These circumstances might include, for example, where the Registered Provider finds it uneconomic or impractical to provide the units agreed."

  (paragraph 4.244).

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Reasons Given by Registered Providers for Lack of Interest in Properties

	Provider				
Reasons	**Southern Housing Group**	**Hyde Housing**	**Moat**	**Clarion**	**Guinness**
	Location				
	Scale	Too small	Too small (minimum 20)	Too small (minimum 50)	Too small
	Lifecycle costs	Refurb makes unattractive for maintenance & management		Unit mix not preferred (too many 1 beds) Size of units Wheelchair unit access etc	Concerns on leasehold (only buy with freehold)
	Integration of tenures	Mixed tenures			Mixed tenures

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Conclusion

- Council officers are satisfied that neither Registered Providers nor B&H Housing are able to take on the affordable units and, as such, it is considered that the payment of a commuted sum, derived in accordance with the Developer Contributions Technical Guidance, is acceptable in this instance.

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