Affordable Housing Statement

For

Residential
Development at
Hall Gardens
Brierley, Barnsley
S72 9HT

December 2019

NUMBER OF UNITS PROPOSED

- The total number of units proposed on the development is 38.
- It is noted that the Local Plan Policy Requirement for Brierley is an Affordable Rate of 10% or 4 units.
- The Viability Assessment shows that the development cannot support any Affordable Housing.
- Therefore the proposed number of Affordable Units the development can support is: - 0 (NIL).
- Information regarding the mix of Affordable Units, plot numbers etc. and the preferred RSL is therefore not applicable.

VIABILITY ASSESSMENT

- The Viability Assessment shows a Return on GDV of £432k or 6%, after tax, with a Nil contribution to Affordable Housing. This is 9% below our target of 15% of GDV which is well below the standard return is 25% of GDV.
- With a contribution of 4 units the Return on GDV would be less than 3% after tax, which is 12% below our reasonable target of 15% of GDV.
- The above figures also assume a low contribution of only £25k for Open Space Provision.