



Affordable Housing Consultation response for:

Former Lombard Service Station, Brook Road, Southville,
BS3 1AJ

Planning Ref: 21/00241/F

Description Redevelopment of former Lombard Service Station to provide 10 self-contained residential flats.

Planning Officer Richard Sewell

Ward: Southville

Affordable Housing Statement

The applicant has submitted an Affordable Housing statement that states that the restricted size of the site means that it is not suitable for on-site affordable provision and proposes that the Council accept an offsite financial contribution.

Affordable Housing Policy requirements

As the proposal is for 10 residential units it falls under Policy DM3: Affordable Housing Provision: Smaller Sites.

“Residential developments comprising 10 to 14 dwellings should make an appropriate contribution towards the provision of affordable housing on-site or, where on-site provision cannot be practicably achieved, as an equivalent financial contribution. The following percentage targets will be sought through negotiation:

20% in Inner West, Inner East and South Bristol

Where scheme viability may be affected, developers will be expected to provide full development”

<https://www.bristol.gov.uk/documents/20182/34560/Affordable+Housing+Practice+Note+2018>

The tenure, size and type of affordable units should reflect identified needs, site suitability and economic viability. The affordable units will be secured through a S106 agreement to ensure that all units provided remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.

Affordable homes provided on site will normally be purchased by a Registered Provider from the Homes West partnership at an agreed transfer price representative of the value of the units as affordable dwellings in perpetuity, e.g. below market value. There is no public subsidy for affordable housing secured through S106 agreements.

Site requirements

It is not accepted that the site is unsuitable for on site provision. The 20% requirement equates to 2 affordable units. Tenure mix should be 77% social rented units and 23% shared ownership. In this instance we would propose for management purposes that both units are of the same tenure and the default policy option is 2 social rented units as follows.

Tenure	Bed/Person	Type	No.	%
Social Rent	1 bed 2 person	Flat	2	20%

The layout of the units facing St Pauls Road lends itself to provision of a separate affordable block of two no. one bed units and it is proposed that the two storey block farthest to the North is the affordable block. Indicated by red line in the attached.

Affordable homes should meet the nationally Described Space Standard (NDSS) [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

1. Service charges

2.

Service charges (inclusive of all site charges for un-adopted public space) payable by the occupant of all Affordable Housing Units will be a maximum of £250pa for all houses and £650pa for all flats linked to CPI. Any ground rent or estate charges shall be at a peppercorn. Shared ownership units were provided should be sold at 40% equity share and rents set at no more than 1.5% of retained equity p.a.

3.

Wheelchair Accessible units

The Council would normally seek 2% of the affordable housing units provided to be fully wheelchair accessible, but this would not apply on a scheme of less than 50 units. However provision of Approved Document M4 (2) Category 2: Accessible and Adaptable dwellings should be provided where possible.

Design and layout

The scheme is in a sustainable location and is an opportunity to provide a successful mixed tenure scheme to meet affordable and market housing need/demand. The lack of private amenity space and the external stairway may be problematic for occupants unless it is well designed and well-lit and the dwelling entrances have adequate overhanging porches and external lighting. The lack of amenity space apart from the balconies is a concern and it will be important to design the balconies to be used effectively, rather than just for ornamental or occasional use. The applicant is reminded of policy DM 27 Form and Layout viii *“Enable the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary”*.

Housing Enabling look forward to working with the applicant to achieve a scheme that is policy compliant and acceptable in terms of integration and tenure mix and can assist in identifying a suitable registered provider to take on the affordable units.

Bryony Stevens MRICS, CIHCM
 Enabling Manager, Housing Delivery
 01.03.2021