

Commuted Payment Examples

Century House, 69-71 Oldchurch Road

This scheme relates to the demolition of the existing warehouse and office and the construction of 34 no. flats and 2 no. houses.

Permission was first sought in 2009 (reference P0586.09). The Regulatory Services Committee resolved to approve the application on 13 August 2009, subject to a legal agreement to secure, amongst other things, 35% of the units for affordable housing purposes. The legal agreement was never completed and the application was withdrawn in June 2011.

Permission was sought in 2012 for the same scheme (reference P1020.12). The Committee resolved to approve the application on 10 January 2013, subject to a legal agreement to secure, amongst other things, 8% of the units for affordable housing purposes. The 8% offer was supported by a viability assessment.

The legal agreement was, again, not completed due to viability reasons. This led to the re-reporting of the application to Committee on 21 August 2014. An updated viability assessment was submitted at the time to demonstrate that the scheme could no longer provide any affordable housing. The Committee resolved to approve the application on that basis and permission was given in March 2015.

Winifred Whittingham

This scheme related to the 36 no. houses.

Permission was given (reference P1354.12) subject to a legal agreement, to secure, amongst other things, 4 units for affordable housing purposes in the form of shared equity tenure delivered through the Westbury Housing Investment model (the applicants' (Persimmon Homes) affordable housing delivery arm).

The GLA have previously indicated that they do not support the WHI model of affordable housing delivery and Housing colleagues have had similar reservations about its true 'affordability'. A commuted sum may have been a better solution here.

St Georges Hospital, Suttons Lane

This scheme related to the redevelopment of the hospital site to provide up to 290 dwellings (reference P0321.15). The application was submitted in outline form. The scheme was refused contrary to recommendation, but is a good example of how an 'either/or' position can be reached on affordable housing provision.

The affordable housing offer made equated to 15% of the overall number of units. This offer was supported by a viability assessment. As a potential alternative to all of the affordable housing being provided on site, a solution was negotiated with the applicant to enable off site provision at a rate greater than 15%.

Further details of the position taken on this scheme are available within the committee report, see Page 162 of PDF available via:

<http://democracy.havering.gov.uk/ieListDocuments.aspx?CId=134&MId=3207&Ver=4>