PROGRESS PLANNING

Affordable Housing Statement

Storerooms at the Panorama, 2 Harefield, Uxbridge, UB8 1JP

Conversion of surplus storerooms to 6 residential units

Prepared by Progress Planning on behalf of:

Howarth Homes PLC

August 2020

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Introduction

Howarth Homes has instructed Progress Planning to prepare this Affordable Housing Statement to support the planning application at the Panorama Building, 2 Harefield Road, Uxbridge, UB8 1JP.

The description of development is:

'Conversion of surplus storerooms to 6 residential units'

The Affordable Housing Policy

Paragraph 63 of the NPPF states that provision of affordable housing should not be sought for residential developments that are not major developments (10 or more units).

The original building was completed in late 2018 and this proposal seeks delivery of 6 units. This new proposal is a separate development to the completed building. The original building (development) was served with a completion notice in 2018. This application is not retrospective and 6 new units are proposed.

However, it is recognised that policy DMH 7 'Provision of affordable housing' of Hillingdon's Local Plan: Part 2 states that:

'to ensure that policy H2: Affordable Housing of the Local Plan Part 1 is applied consistent and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

iii) additional units created through or subsequent amended planning applications, where the amount of affordable housing required will be calculated based on the new total number of units on the site.'

It is clear that this policy seeks to obtain affordable housing on subsequent amended planning applications whereby there would be a total of 10 or more units and that this would be calculated based on the new total number of units. However, this application relates to an entirely new development and as explained above, the original building was completed in 2018. This application seeks an entirely separate planning permission for a new relating to only 6 units which is below the threshold to require an affordable housing contribution.

Part E of policy DMH 7 of the Hillingdon Local Plan: Part 2 states that in exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites.

The Affordable Housing Position

Despite the policy position above and due to the feedback at pre-application stage, we have explored whether these affordable housing units could be delivered as affordable. A number of housing associated were approached and unfortunately most did not respond. Hillingdon Council's Housing Manager Julie Markwell was also approached who did not show any interest in the Council obtaining the units for affordable. The proposal involves the delivery of only 6 small sized units in a primarily private owned building. As such, the nature of the offer makes

a very unattractive offer from a management perspective for a Housing Association (HA). Also, given the current state of the market caused by COVID 19, HA have been inundated with more affordable housing opportunities and are thus much more unlikely to accept small randomly located units. It is acknowledged that there are 5 other shared ownership units within the building which were purchased by Paradigm Housing. Paradigm Housing would be the most obvious HA to approach on whether they would be interested in delivering these units as affordable. Unfortunately, they have stated that they would not make an offer (see Appendix 1 – Email from Paradigm Housing). Karen Millhouse explained that a decision was made earlier in the year that they would focus their development programme in Bucks, beds, and Herts. Network Housing also responded (See Appendix 2 – Email from Networks Homes) which explained that they would also not be interested in these units as the scheme is too small to be of interest.

It is quite clear from the nature of the scheme that there would be no Housing Association willing to obtain any of the proposed units. As such, if the Council were to seek an affordable housing contribution it could not be delivered on site. It is understood from the pre-application response from the Council that a conversation will need to be had to resolve the opposing views on affordable housing and I welcome those discussions.

Appendix 1

Email from Paradigm Housing

Subject: FW: 66 High Street, Uxbridge
Date: Tuesday, 25 August 2020 at 12:58:25 British Summer Time
From: Stewart Bradford
To: Richard
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png

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From: Karen Hillhouse <Karen.Hillhouse@paradigmhousing.co.uk>
Sent: 25 August 2020 12:53
To: Stewart Bradford <Stewart@howarthhomes.co.uk>
Subject: 66 High Street, Uxbridge

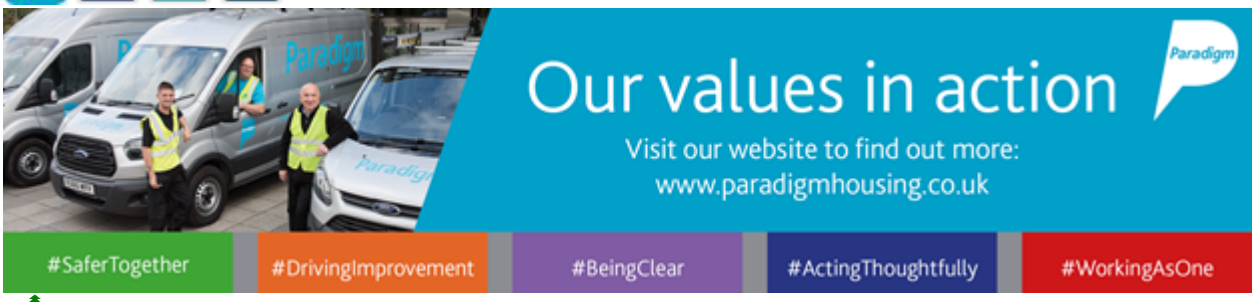
Dear Mr Bradford,

Thank you for bringing the opportunity at 66 High Street Uxbridge to Paradigm's attention.

On this occasion we will not be making an offer.
A decision was made earlier in the year that we would focus our development programme in Bucks, Beds and Herts.
We are not looking for new opportunities in London.

We wish you success with the project.

Regards,
Karen Hillhouse
Senior Land and New Business Manager
Mobile: 07598545150
Paradigm Development Services Ltd
1 Glory Park Avenue | Wooburn Green | Buckinghamshire | HP10 0DF
W: http://www.paradigmhousing.co.uk/



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Appendix 2

Email from Network Homes

Subject: FW: 66 High Street, Uxbridge
Date: Tuesday, 25 August 2020 at 09:00:34 British Summer Time
From: Stewart Bradford
To: Richard
Attachments: image926081.png, image600262.png, image356893.png, image816484.png, image537021.png, image980533.png, image378721.png, image876457.png, image116472.png, image796223.jpg

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From: Stephen Moules <Stephen.Moules@networkhomes.org.uk>
Sent: 25 August 2020 09:00
To: Stewart Bradford <Stewart@howarthhomes.co.uk>
Subject: 66 High Street, Uxbridge

Stewart,

Thanks for your approach regarding the purchase of 2x affordable units at 66 High Street, Uxbridge.

Unfortunately, we will not be submitting an offer as the scheme is too small to be of interest.

Kind regards,
Stephen

Stephen Moules
Land Manager
Network Homes
0208 782 4274 07557 559652
The Hive, 22 Wembley Park Boulevard, London HA9 0HP
www.networkhomes.org.uk

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