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Hillingdon Council

24th January 2024

Ref. 12853/APP/2023/1492
BY EMAIL

Dear Michael,

HAYES PARK CENTRAL AND SOUTH, HAYES PARK, HILLINGDON
PLANNING REF. 12853/APP/2023/1492

Following recent ongoing discussion, we write on behalf of our client, Shall Do Hayes Development Limited (the 'Applicant') in relation to the affordable housing offer for the full planning application (Ref. 12853/APP/2023/1492) for the residential conversion of Hayes Park Central and South, Hayes Park, Hillingdon, UB4 8FE (the 'Site').

The planning application was submitted to the Council on the 17th May 2023 for the following proposed development:

Change of use of the existing buildings to provide new homes (Use Class C3), together with internal and external works to the buildings, landscaping, car and cycle parking, and other associated works.

The proposed development includes the provision of 124 residential homes. In line with the London Borough of Hillingdon Policy DMH7 and the London Plan Policy H5, the viability tested route was followed for this application. A Financial Viability Assessment was prepared by Aspinall Verdi which concluded that the proposals could not afford to provide any affordable housing. As such, the proposed development was prepared as a 100% market housing scheme.

During the determination of the application, the viability position was reviewed by the Council's third-party viability consultant, BNP Paribas Real Estate, as well as the viability team at the Greater London Authority. Following this detailed review, all parties agreed that the proposed development is not viable and cannot afford to provide any level of affordable housing.

Despite the proposed development being unviable, the GLA and the Council have requested that the Applicant provides 10% of the proposed homes as shared ownership. Aspinall Verdi have reviewed the impact this would have on the viability of the scheme and this would result in a further -£952,000 cost deficit in the viability of the proposals.

The Applicant understands the importance of the delivery of affordable housing and the local housing needs faced by LB Hillingdon, and as such, is willing to offer a 'without prejudice' affordable housing offer of 10% shared ownership homes.

The Applicant considers that offering 10% shared ownership homes on site goes someway to helping the LB Hillingdon deliver more affordable housing to meet local needs, whilst also respecting the viability position of the scheme. The Applicant would also be willing to agree to a review mechanism which would be secured by the S106 agreement and would allow the affordable housing offer to increase if the viability of the scheme improves over time. If the Council would prefer, the 10% offer could also be made in the form of a financial contribution in lieu if the Council were of the opinion this could better support the provision of their preferred affordable housing tenures on an alternative site.

This offer is being made on the basis of providing an additional planning benefit from the proposed development, to help Officers to take a balanced view on the planning merits of the proposals and come to a positive conclusion on the determination of the application. As well as this 'without prejudice' affordable offer of 10% shared ownership homes on-site, the proposed development also provides a wide range of additional planning benefits, which should be considered alongside all other matters to come to a conclusion on the acceptability of the proposals. These wider benefits include:

- Returning two Grade II* Listed buildings back into use and securing their long-term future.
- The high-quality heritage led refurbishment of two Grade II* Listed buildings, supported by Historic England.
- Reusing two long-term vacant buildings through following the retrofit-first approach.
- Creation of a new residential community of high quality homes.
- Provision of improved biodiversity and urban greening.
- Improving the sustainability of the buildings and maximising energy efficiency.
- Contributions towards local highways improvements, new street trees and public open space.

Summary

To conclude, the Applicant is offering a 'without prejudice' offer of 10% shared ownership units on site. If the Council is happy to agree to this offer, further detail can be provided on exactly what homes will be provided as shared ownership.

Alternatively, the Applicant could provide a 10% financial contribution in-lieu of an on-site provision. If Members agree to resolve to grant planning permission at planning committee, the affordable offer would be agreed through the completion of an appropriately worded S106 agreement. However, should Members be minded to refuse the application at the planning committee, this affordable offer would not form a part of any future planning appeal.

We trust the above information is clear and provide the Council with the information needed to move to a conclusion on this matter. Should you require any further assistance please do contact either Ashleigh Bullough (abullough@iceniprojects.com) or Nick Grant (ngrant@iceniprojects.com).

Yours sincerely,



Ashleigh Bullough
Associate Director