

SUFFOLK COASTAL DISTRICT COUNCIL

PBA COMMUNITY INFRASTRUCTURE LEVY

ADDENDUM: Housing for older people: viability and policy

On behalf of **Suffolk Coastal District Council**



Document Control Sheet




Project Name: Suffolk Coastal District Council CIL

Project Ref: 31731-Additional Work

Report Title: Retirement Housing CIL Report Addendum

Doc Ref: v1

Date: 9/09/14

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For and on behalf of Peter Brett Associates LLP				

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1 Retirement Housing & Suffolk Coastal CIL

1.1 Introduction

- 1.1.1 We have been provided within an examination statement on behalf of McCarthy & Stone and Churchill Retirement Living (referred to hereinafter as 'the Respondent') which comments on Suffolk Coastal (the Council)'s planning policy for housing for older people and the residential CIL charges proposed in the Suffolk Coastal Preliminary Draft Charging Schedule (PDCS).
- 1.1.2 The purpose of this Addendum is to respond to comments made on behalf of the Respondent which are based upon the CIL Viability Study produced by PBA. As such it should be read in conjunction with and as an addendum to the PBA report '**Suffolk Coastal Community Infrastructure Levy Viability Study [Final Report]**' dated May 2014 ('The Study').

1.2 The Role of Housing for Older People in the Local Plan

- 1.2.1 The Respondents have drawn attention to the following passage in the Suffolk Coastal Local Plan (2013):
- 1.2.2 *'The strategy will be to increase the stock of housing to provide for the full range of size, type and tenure of accommodation to meet the needs of the existing and future population, including Gypsies, Travellers and Travelling Showpeople. This includes providing housing that will encourage and enable younger people to remain in the district, but also addresses the needs of what is currently an ageing population'.*
- 1.2.3 Both PBA and the Council in agreement that the provision of specialist accommodation for the elderly is important in an area of ageing population and should be addressed as set out in the Local Plan above. We have taken this into further consideration as part of this addendum advice.

1.3 Re-Assessment of Development Viability

- 1.3.1 The statement from the Respondent discusses the uniform CIL levy rate which has been adopted by the PDCS, which does not currently differentiate between houses/flats and specialist accommodation for the elderly (including sheltered/retirement housing and Extra Care accommodation).
- 1.3.2 PBA has reviewed the results of its viability testing and has revised some of the residential viability appraisals to more accurately reflect specialist elderly accommodation development in the Suffolk Coastal context. Further to this PBA has made additional allowances for the following:
- We have made revised allowances for more generous gross to net ratios in order to take account of the additional space required in elderly accommodation for (for example) communal areas and health / warden areas as well as potentially visitor accommodation;
 - We have allowed for additional empty property running costs; and
 - We have taken into account that the vast majority of elderly accommodation in the Suffolk Coastal context will be flatted accommodation.

1.4 Viability Conclusion

- 1.4.1 Taking the above into account our viability analysis shows that development viability for specialist elderly flatted accommodation (assuming current values and current costs) is constrained, and that – currently – there is not enough viability to allow for both a CIL charge and a viability buffer of a size which we would deem appropriate based on our market knowledge.

1.5 Recommendation

- 1.5.1 PBA recommends that the Council revise its PDCS to include a nil CIL Charge for retirement / sheltered housing across the Suffolk Coastal area.

Suffolk Coastal CIL Viability Study (Final Report) - Retirement Living Viability Results

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual land value after policy contributions		Benchmark		Overage	
No of dwellings	Net site area ha		Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Coastal - Low Value										
Flats -	3	0.05	228	228	-£666,840	-£135	£500,000	£101	-£1,166,840	-£236
Flats -	25	0.38	1,900	1,267	-£1,350,551	-£273	£500,000	£101	-£1,850,551	-£562
Flats -	50	0.77	3,800	2,533	-£1,581,393	-£320	£500,000	£101	-£2,081,393	-£632

		Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual land value after policy contributions		Benchmark		Overage		
No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm	
Suffolk Coastal - Mid Value										
Flats -	3	0.05	228	228	£170,929	£35	£1,000,000	£202	-£829,071	-£168
Flats -	25	0.38	1,900	1,267	-£626,037	-£127	£1,000,000	£202	-£1,626,037	-£494
Flats -	50	0.77	3,800	2,533	-£908,883	-£184	£1,000,000	£202	-£1,908,883	-£580

No of dwellings	Net site area ha	Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual land value after policy contributions		Benchmark		Overage		
		Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm	
Suffolk Coastal - High Value										
Flats -	3	0.05	228	228	£866,250	£175	£1,250,000	£253	-£383,750	-£78
Flats -	25	0.38	1,900	1,267	-£26,914	-£5	£1,250,000	£253	-£1,276,914	-£388
Flats -	50	0.77	3,800	2,533	-£355,847	-£72	£1,250,000	£253	-£1,605,847	-£488

SUFFOLK COASTAL DISTRICT COUNCIL

PBA COMMUNITY INFRASTRUCTURE LEVY

ADDENDUM: Land adjacent to Fairfield Crescent, Framlington

On behalf of **Suffolk Coastal District Council**



Document Control Sheet


Project Name: Suffolk Coastal District Council CIL

Project Ref: 31731-Additional Work

Report Title: Land Adjacent to Fairfield Crescent, Framlington CIL Report Addendum

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Date: 01/10/14

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1 Suffolk Coastal CIL Final Report PDC Review

1.1 Introduction

- 1.1.1 The review process undertaken in connection with the Suffolk Coastal CIL Final Report Preliminary Draft Charging (PDC) Schedule identified a typographical error in Tables 12.7 and 12.8 of the original report.
- 1.1.2 These have been corrected and are presented below. As such they should be read in conjunction with and as an addendum to the PBA report ‘**Suffolk Coastal Community Infrastructure Levy Viability Study [Final Report]**’ dated May 2014 (‘The Study’).

Table 1.1 Fairfield Crescent Viability Results - S106 at £1,000 per dwelling & nil CIL

	No. of dwellings	Net Site Area ha	Total Floor Space per sq.m	CIL Chargeable Floor Space per Sq M	Residual Land Value after Policy Contributions		Benchmark		Overage	
			Floor Space	Floor Space	Per Ha	Per Epm	Per Ha	Per Epsm	Per Ha	Per Epsm
Fairfield Crescent	167	4.40	15,028	10,019	£1,726,291	£505	£1,250,000	£366	£476,291	£209

Table 1.2 Fairfield Crescent Viability Results - S106 at £1,000 per dwelling & CIL at £150 per sq m

	No. of dwellings	Net Site Area ha	Total Floor Space per sq.m	CIL Chargeable Floor Space per Sq M	Residual Land Value after Policy Contributions		Benchmark		Overage	
			Floor Space	Floor Space	Per Ha	Per Epm	Per Ha	Per Epsm	Per Ha	Per Epsm
Fairfield Crescent	167	4.40	15,028	10,019	£1,384,735	£405	£1,250,000	£366	£134,735	£59

