

APPENDIX B.5 – Barff View, Burn

Site Description

The site is a grassed area of approximately 2493m² and is situated at the end of a partly council owned development of mixed semi-detached brick built bungalows.



The site constraints are that any development of the site is largely dictated by the existing sewerage pipe and associated easement, along with overhead cables with utility poles, forcing properties to the northeast to assume a staggered form. The site is also bounded by heavy planting of trees, shrubbery and hedgerows with views of agricultural fields beyond. Other features include, seemingly disused, play equipment (swings) due to the designated area being overgrown.

Utilities enquiries have now been carried out with Northern Powergrid, Northern Gas, and BT Openreach and conclude that there is a main drain crossing the site and overhead cables. The design has taken the location of these into accounts along with any easements.

The council's existing housing stock in Burn of a total of 14 homes consists of 2 x 1 bed bungalows, 6 x 2 bed bungalows, 6 x 3 bed houses

The data available from North Yorkshire HomeChoice indicates that there are 260 bidders who have expressed a preference for Selby South as their first choice. This includes 119 bidders for 1 bed properties, 100 for 2 bed properties, 35 for 3 bed properties, 5 for 4 bed properties and 1 for a 5 bed property.

Preferred Option for Development

- The proposal is for up to **9no. units** comprising two blocks of semi-detached housing, plus a staggered terrace of 4 units
 - This design and house type offers a better relationship to the existing housing
 - This design layout will meet a specific housing need in Burn
- The level of additional s106 subsidy required for this site is £450,000.00

Outline Business Case

The outline business case is estimated and has been modelled using the council's financial parameters.

The rents have been modelled on the basis of 80% Market Rents of similar properties.

Estimated Total Scheme Costs:	£1,456,819.00
Estimated total loan amount required:	£1,006,819.00
Estimated total level of subsidy required:	£450,000.00

Performance Criteria/Output

	Output	Benchmark Test
30 Year Net Present Value (£)	- 39,088.51	0 Output>Benchmark
60 Year Net Present Value (£)	895,926.61	0 Output>Benchmark
Payback Year	32	30 Output<Benchmark
30 Year IRR%	3.76%	4.04% Output>Benchmark
60 Year IRR%	6.64%	4.04% Output>Benchmark

