

APPENDIX B.6 – Land adj the George & Dragon Public House, West Haddlesey

Site Description

The site is an area of approximately 1,051m² and is situated adjacent to the George & Dragon and until recently was leased to the public house for use of additional car parking. The lease has now been terminated and the land secured to prevent adverse possession.



Utilities enquiries have been carried out along with a topographical survey which indicates that consideration needs to be taken in regards an easement for a pumping station and also relocation of a telegraph pole. A provisional sum has been included for this.

The council's housing stock in West Haddlesey consists of 2 x 3 bed houses and through consultation with the housing team, there is a strong demand for housing of this type in this area.

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 **5no. 2 bed 4 person units** comprising two blocks; a block of terrace of 3 and block of semi-detached housing
 - This design and house type offers a better relationship to the existing housing
 - This design layout will meet a specific housing need in West Haddlesey
- The level of additional Homes England subsidy required for this site is £180,000.00

Outline Business Case

The outline business case is estimated and has been modelled using the council's financial parameters and it would be up to the Trust to determine whether these are appropriate for its needs

Estimated Total Scheme Costs:	£773,174.00
Estimated total loan amount required:	£561,174.00
Estimated total level of subsidy required:	£212,000.00

Performance Criteria/Output

	Output	Benchmark	Test
30 Year Net Present Value (£)	210.13	0	Output>Benchmark
60 Year Net Present Value (£)	539,985.74	0	Output>Benchmark
Payback Year	30	30	Output<Benchmark
30 Year IRR%	4.04%	4.04%	Output>Benchmark
60 Year IRR%	6.83%	4.04%	Output>Benchmark

