

## **APPENDIX B.7 – Main Street, Kellington**

### **Site Description**

The site is part grassed area of approximately 968m<sup>2</sup> and is situated on the corner of the Main Street leading to Manor Garth and incorporating an area of approximately 752m<sup>2</sup> of hardstanding and garages to the rear. The total site is approximately 1720m<sup>2</sup>.

The grassed part of the land is currently designated as open green space by planning policy and a robust case will need to be provided in support of any planning application for affordable housing. This will include; a demonstrable housing need, alternative open space provision within close proximity and sensitive /contextual infill development proposals along with adequate parking provision. Private housing within this context would not be supported.

Utilities enquiries have been carried out and the information provided by Northern Powergrid, Northern Gas, and BT Openreach confirms that there is relocation of 2 x telegraph poles and diversion of a drain. Provisional sums have been included in the cost estimate and included in the scheme risk register.

The data available from North Yorkshire HomeChoice indicates that there are 33 bidders who have expressed a preference for Kellington as their first choice.

### **Preferred Option for Development**

- The proposal is for up to **5no. units** comprising 2 x 3B 5P semi detached and 1 x 3B detached;
  - This design and house type offers a better relationship to the existing housing
  - This design layout will meet a specific housing need in Kellington
- No market housing to cross-subsidise this scheme has been included due to the restriction within any planning application to build on green space
- The level of additional subsidy required for this site is £250,000 for the scheme to payback in 30 year benchmark

### **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 Housing Trust to determine whether these are appropriate for its needs. The scheme pays back in year 35 against the benchmark of 30 with the maximum level of subsidy at £50,000 per unit.

**Estimated Total Scheme Costs: £924,439.00**  
**Estimated total loan amount required: £674,439.00**  
**Estimated total level of subsidy required: £250,000.00**

**Performance Criteria/Output**

	<b>Output</b>	<b>Benchmark</b>	<b>Test</b>
30 Year Net Present Value (£)	102,089.89	0	Output>Benchmark
60 Year Net Present Value (£)	447,065.46	0	Output>Benchmark
Payback Year	35	30	Output<Benchmark
30 Year IRR%	2.90%	4.04%	Output>Benchmark
60 Year IRR%	6.05%	4.04%	Output>Benchmark

