

APPENDIX C
(Appendix B to the Executive Report - Ph2 DBC Summary)

Scheme	Type General Needs/ Adapted	No. Units	Loans / Internal Borrowing £	S106 Grant £	Homes England Grants £	Other Grants £	Total £	Average		Projected Payback Year
								Cost per Unit £	Subsidy Per Unit £	
<u>SDHT</u>										
Barff View - Burn	GN	9	1,006,819	450,000			1,456,819	161,869	50,000	32
West Haddlesey	GN	5	561,174	212,000			773,174	154,635	42,400	30
Sherburn - Highfield Villas	GN	5	604,421	250,000			854,421	170,884	50,000	36
Kellington - Main Street	GN	5	674,439	250,000			924,439	184,888	50,000	35
SDHT Total		24	2,846,853	1,162,000	0	0	4,008,853	167,036	48,417	33
<u>HRA</u>										
Sherburn - Beechwood Close	A	1	166,550	18,200	36,000	12,250	233,000	233,000	66,450	30
Sherburn - North Crescent	A	2	275,500		72,000	6,500	354,000	177,000	39,250	28
Station Road - Hambleton	A	3	361,800	10,200	108,000		480,000	160,000	39,400	30
HRA Total		6	803,850	28,400	216,000	18,750	1,067,000	177,833	43,858	29
Phase 2 Total										
		30	3,650,703	1,190,400	216,000	18,750	5,075,853	169,195	47,505	31
Approved Budget (pro-rata)		30	3,000,000	600,000	0	0	3,600,000	120,000	20,000	
Difference			650,703	590,400	216,000	18,750	1,475,853	47,036	28,417	SDHT
								57,833	23,858	HRA

APPENDIX B.1 – Highfield Villas, Sherburn in Elmet

Site Description

The site comprises a hardstanding area, and 10 garages of which 4 are currently let, 3 are void and 3 are being used as storage by the Council.

It is proposed to redevelop the site using the existing access and demolishing the garages. The redline boundary of the hardstanding area (approx. 1054m²) offers little opportunity for new housing due to the long linear shape of the site and its close proximity to front elevations of a more recent housing development.



With the current site boundary the site will only achieve 5 units configured a mix of 3Bx5P homes (2 x semi detached and 1 x detached) to the western end of the site and away from existing housing.

More units could be accommodated onto the site if an area of the adjacent green space could be included. Planning policy SP4 has implications for development on open green space in a village setting, and a case for affordable housing will need to be made which outweighs the loss of any greenspace as a result of new development. For this reason 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 no infrastructure that would be a barrier to any development of the site.

NYCC Highways have been consulted and are happy to stop up the existing public footpath.

The existing play equipment would need to be relocated away from the new development and this could be priced to be included within the new build contract.

The council's existing housing stock of 335 properties in Sherburn consists of 34 x 1 bed bungalows, 80 x 2 bed bungalows, 68 x 2 bed flats, 42 x 2 bed houses, 3 x 3 bed bungalows, 103 x 3 bed houses, and 4 x 4 bed houses.

The data available from North Yorkshire HomeChoice indicates that there are currently 161 bidders who have expressed a preference for Sherburn in Elmet as their first choice – of these, 78 for 1-Bed properties, 53 for 2-Bed properties, 27 for 3-Bed properties, and 3 for 4-Bed properties.

Preferred Option for Development

- The proposal is for up to **5no. units** comprising 3 bed 5 person properties
 - The number of units offers a better relationship to the existing housing
 - Additional units offer a greater degree of security for private outdoor spaces
 - This design layout will meet a specific housing need in Sherburn
- 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 £180,000

Detailed Business Case

The detailed 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

For the purpose of the financial appraisals, the scheme has been appraised using the Selby & District Housing Trust Model for comparison.

The rents have been modelled on the basis of 80% of market rents for similar properties in the area.

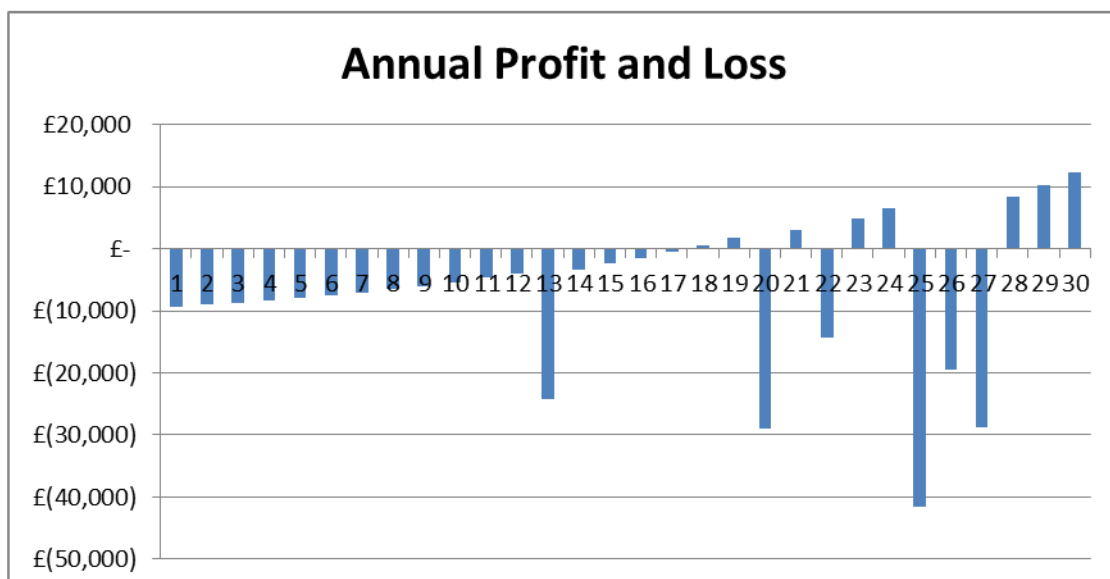
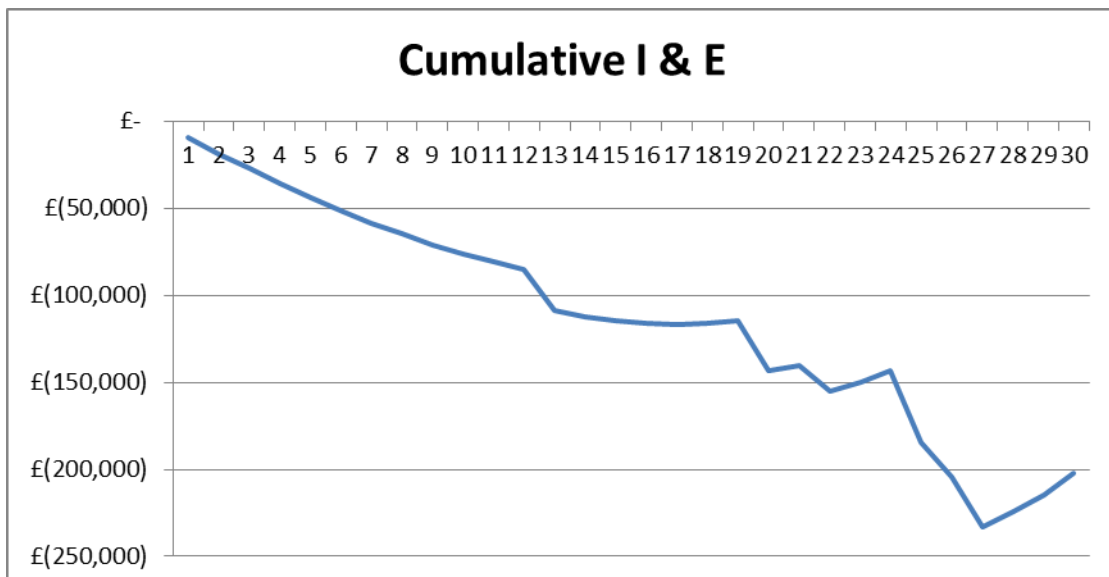
Site acquisition costs have not been included in the financial appraisals at this stage and these would need to be factored in for transferring any of the properties to the Trust.

SDHT Cashflow – (5 x 3B houses)

Estimated Total Scheme Costs: £854,421.00
Estimated total loan amount required: £604,421.00
Estimated total level of subsidy required: £250,000.00

Performance Criteria/Output

		Output	Benchmark	Test
30 Year Net Present Value (£)	-	88,728.78	0	Output>Benchmark
60 Year Net Present Value (£)		279,481.88	0	Output>Benchmark
Payback Year		36	30	Output<Benchmark
30 Year IRR%		2.87%	4.04%	Output>Benchmark
60 Year IRR%		5.70%	4.04%	Output>Benchmark



APPENDIX B.2 – North Crescent, Sherburn in Elmet

Site Description

The site comprises a hardstanding area; and 6 garages of which 4 are currently let and 2 are not in management.

It is proposed to redevelop the site using the existing access and demolishing the garages. The grassed area to the north of the garage site is also in the ownership of Selby District Council and can be incorporated into the design to provide 2 x 2B semi-detached bungalows.



The utility pole would need relocation and this is included within the project risk register. Utilities enquiries have been carried out and the information provided by Northern Powergrid, Northern Gas, and BT Openreach confirms that there is no infrastructure that would be a barrier to any development of the site.

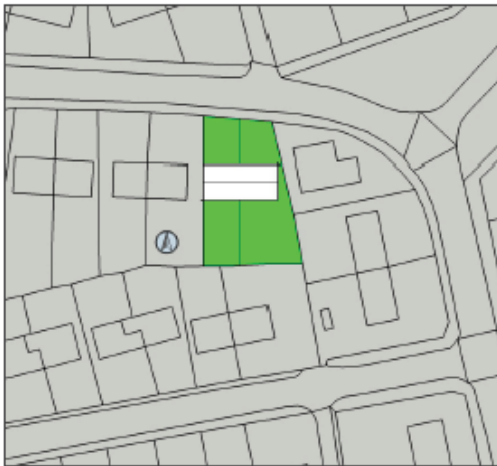
It is confirmed that the footpath is owned by Selby District Council and is not a public footpath. This can be left open although we would need to consider boundary treatments to the east boundary of the new property abutting the footpath to resolve any privacy or security issues.

The council's existing housing stock of 335 properties in Sherburn consists of 34 x 1 bed bungalows, 80 x 2 bed bungalows, 68 x 2 bed flats, 42 x 2 bed houses, 3 x 3 bed bungalows, 103 x 3 bed houses, and 4 x 4 bed houses.

The data available from North Yorkshire HomeChoice indicates that there are currently 161 bidders who have expressed a preference for Sherburn in Elmet as their first choice – of these, 78 for 1-Bed properties, 53 for 2-Bed properties, 27 for 3-Bed properties, and 3 for 4-Bed properties.

Preferred Option for Development

- The proposal is for up to **2no. units** comprising a single block of semi-detached bungalows
 - This design and house type offers a better relationship to the existing housing
 - This design layout will meet a specific housing need in Sherburn
- 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 Homes England subsidy required for this site is £72,000.00
- An additional £6,500.00 of subsidy has been secured from the One Public Estate (OPE)



Detailed Business Case

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

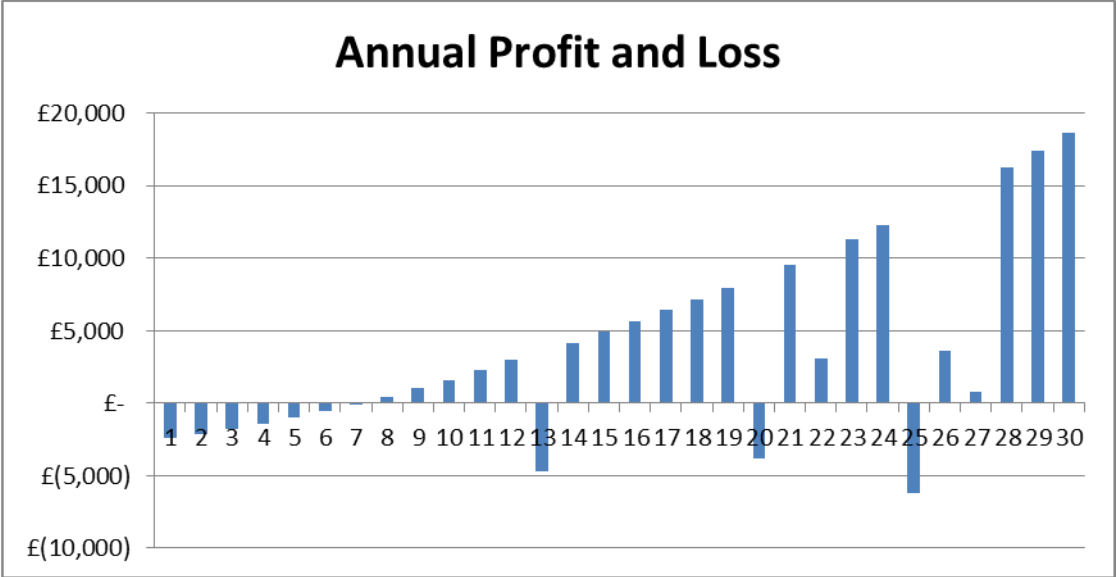
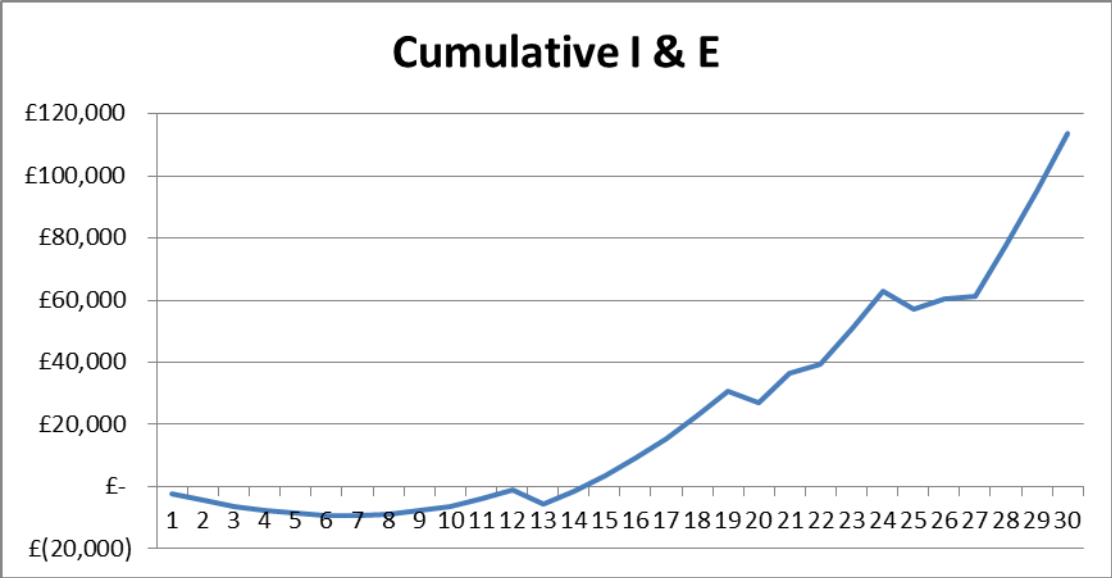
For the purpose of the financial appraisals, the scheme has been appraised using the Housing Revenue Account Model (HRA).

The rents have been modelled on the basis of 80% of market rents for similar properties marketed in the area.

Estimated Total Scheme Costs:	£354,000.00
Estimated total loan amount required:	£275,500.00
Estimated total level of subsidy required:	£78,500.00 <i>*(Includes contribution from OPE demolition grant at £6,500.00)</i>

Performance Criteria/Output

	Output	Benchmark Test
30 Year Net Present Value (£)	37,391.88	0 Output>Benchmark
60 Year Net Present Value (£)	424,044.69	0 Output>Benchmark
Payback Year	28	30 Output<Benchmark
30 Year IRR%	3.92%	3.04% Output>Benchmark
60 Year IRR%	6.68%	3.04% Output>Benchmark

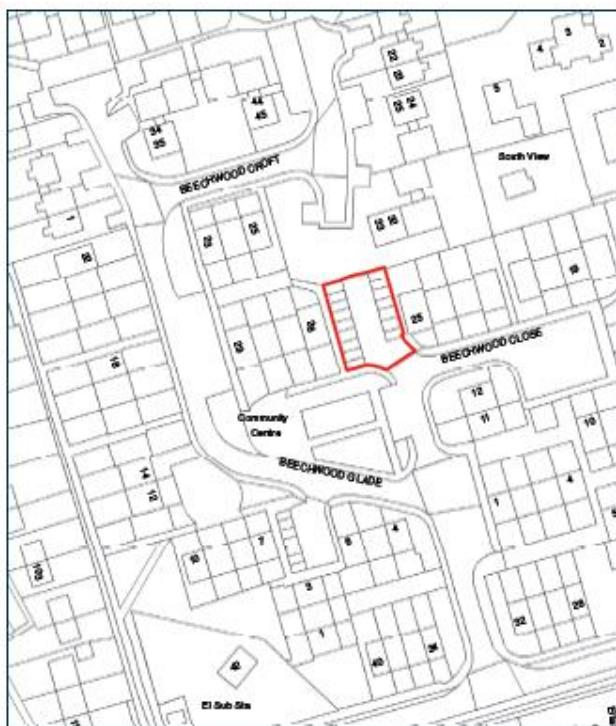


APPENDIX B.3 – Beechwood Close, Sherburn in Elmet

Site Description

The site comprises a hardstanding area; and 16 garages of which 11 are currently let, 1 is void, 3 are storage and 1 is not in management.

It is proposed to redevelop the site using the existing access and demolishing the garages. The grassed area to the north of the garage site is also in the ownership of Selby District Council and can be incorporated into the design to provide 1 x 2B semi-detached bungalow.



Utilities enquiries have been carried out and the information provided by Northern Powergrid, Northern Gas, and BT Openreach confirms that there is no infrastructure that would be a barrier to any development of the site.

It is confirmed that the footpath is owned by Selby District Council and is not a public footpath. This can be left open although we would need to consider boundary treatments to the east boundary of the new property abutting the footpath to resolve any privacy or security issues.

The council's existing housing stock of 335 properties in Sherburn consists of 34 x 1 bed bungalows, 80 x 2 bed bungalows, 68 x 2 bed flats, 42 x 2 bed houses, 3 x 3 bed bungalows, 103 x 3 bed houses, and 4 x 4 bed houses.

The data available from North Yorkshire HomeChoice indicates that there are currently 161 bidders who have expressed a preference for Sherburn in Elmet as their first choice – of these, 78 for 1-Bed properties, 53 for 2-Bed properties, 27 for 3-Bed properties, and 3 for 4-Bed properties.

Preferred Option for Development

- The proposal is for up to **1no. unit** comprising a single 2B bungalow
 - This design and house type offers a better relationship to the existing housing
 - This design layout will meet a specific housing need in Sherburn
- No market housing to cross-subsidise this scheme has been included
- The level of additional subsidy required for this site to make it viable is £66,450.00 which is made up of Homes England, OPE, and s106 monies.

Outline Business Case

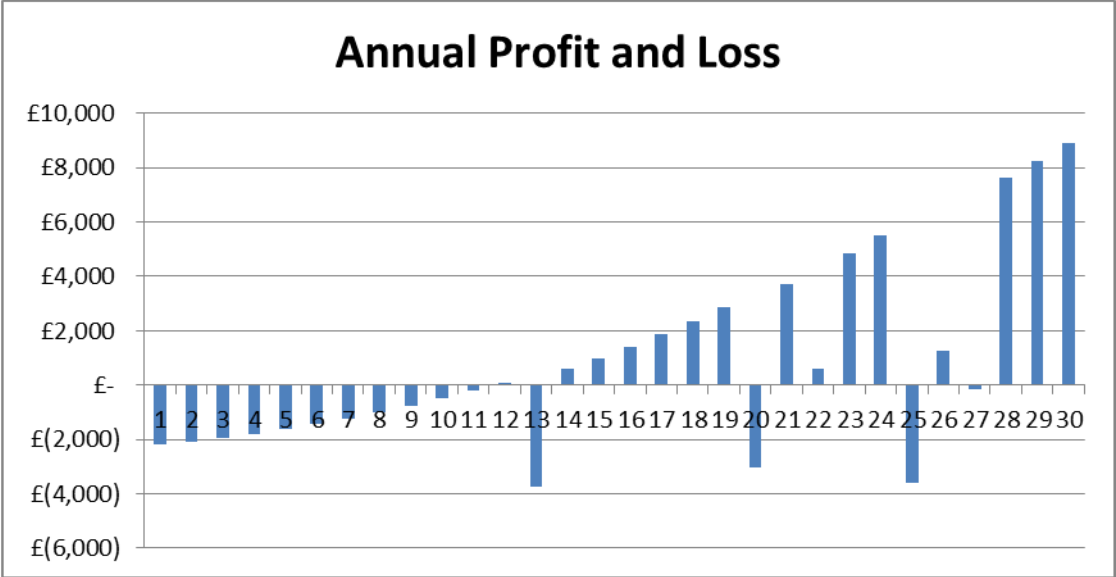
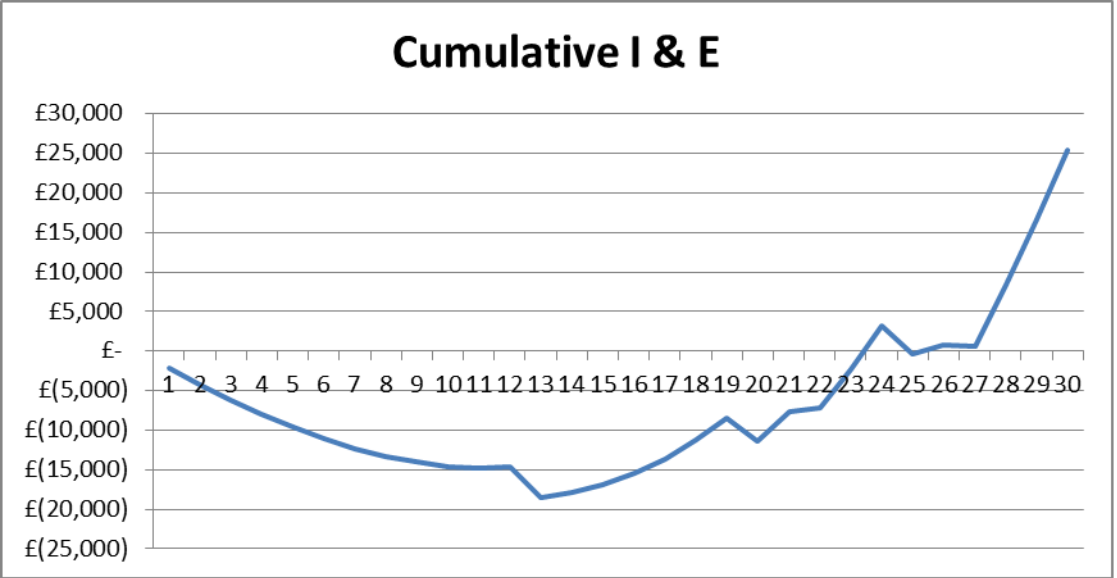
The outline business case is estimated and has been modelled using the council's financial parameters and it would be up to the HRA to determine whether these are appropriate for its needs

The rents have been modelled on the basis 80% market rents of similar properties in the area.

Estimated Total Scheme Costs:	£233,000.00
Estimated total loan amount required:	£166,550.00
Estimated total level of subsidy required:	£ 66,450.00 (<i>Homes England funding at £36,000 plus additional OPE funding of £12,500 for demolitions and £18,500 s106 monies</i>)

Performance Criteria/Output

	Output	Benchmark Test
30 Year Net Present Value (£)	2,627.67	0 Output>Benchmark
60 Year Net Present Value (£)	210,506.07	0 Output>Benchmark
Payback Year	30	30 Output<Benchmark
30 Year IRR%	3.15%	3.04% Output>Benchmark
60 Year IRR%	6.14%	3.04% Output>Benchmark



APPENDIX B.4 – Station Road, Hambleton

Site Description

The site is a grassed area location in the village of Hambleton opposite the village hall.

The council owns the wider neighbouring street of properties, Church Close which comprises a Selby District Council housing development of 12 x 1 and 2 bed bungalows.



Utilities enquiries have been raised with Northern Powergrid, Northern Gas, and BT Openreach to confirm that there is no infrastructure that would be a barrier to any development of the site.

The council's existing 26 housing stock in Hambleton consists of 7 x 1 bed bungalows, 9 x 2 bed bungalows, 2 x 2 bed houses, 8 x 3 bed houses.

The data available from North Yorkshire HomeChoice indicates that there are 64 bidders who have expressed a preference for Hambleton as their first choice. There are 33 bidders for 1 bed properties, 18 for 2 bed properties, 10 for 3 bed properties, 2 for 4 bed properties and 1 for a 5 bed property.

Preferred Option for Development

- The proposal is for up to **3no. units** comprising bungalows
 - This design and house type offers a better relationship to the existing housing
 - This design layout will meet a specific housing need in Hambleton
- The level of additional subsidy required for this site is £118,200.00

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 Housing Trust to determine whether these are appropriate for its needs

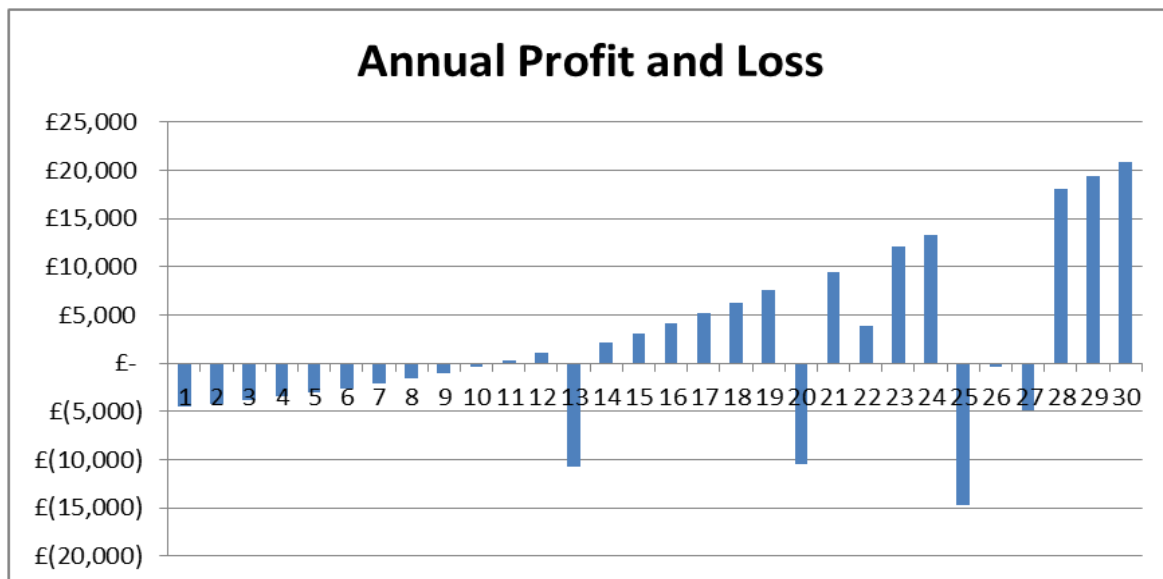
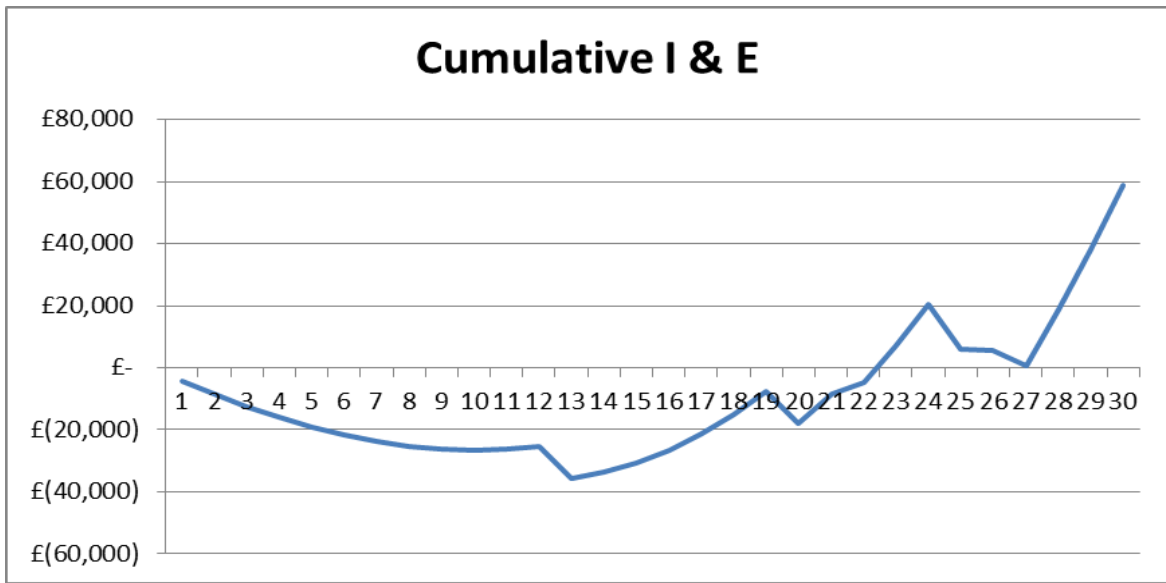
The rents have been modelled on the basis of 80% market rents of similar properties in the area.

Estimated Total Scheme Costs:	£480,000.00
Estimated total loan amount required:	£361,800.00
Estimated total level of subsidy required:	£118,200.00 <i>(includes Homes England</i>
<i>£36k per unit & s106 subsidy £3.4k per unit)</i>	

The scheme pays back within 30 years with additional s106 subsidy.

Performance Criteria/Output

	Output	Benchmark Test
30 Year Net Present Value (£)	6,539.64	0 Output>Benchmark
60 Year Net Present Value (£)	470,350.73	0 Output>Benchmark
Payback Year	30	30 Output<Benchmark
30 Year IRR%	3.16%	3.04% Output>Benchmark
60 Year IRR%	6.21%	3.04% Output>Benchmark



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. This is 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 account 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

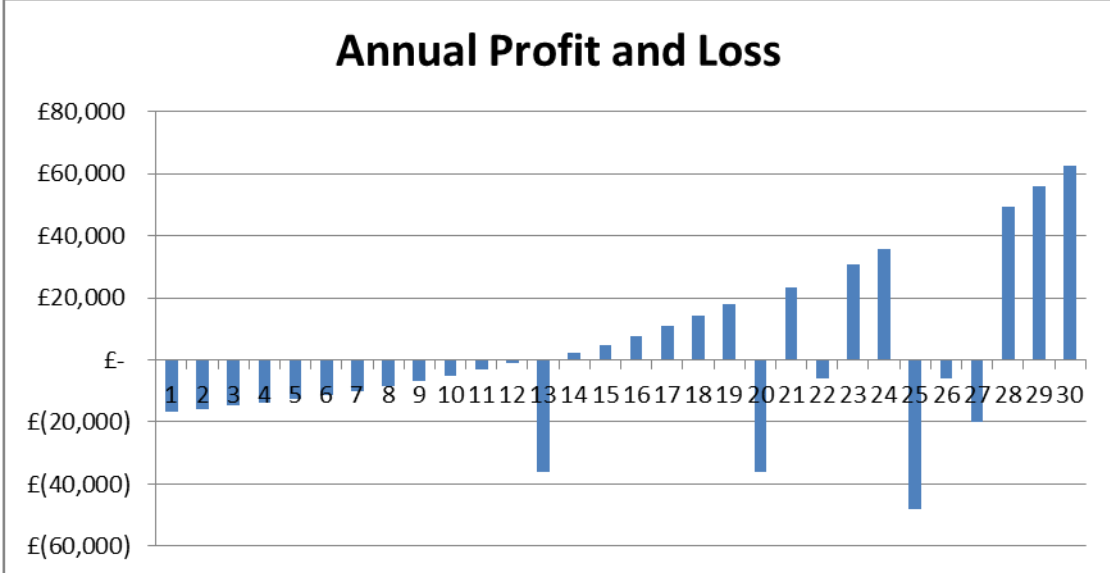
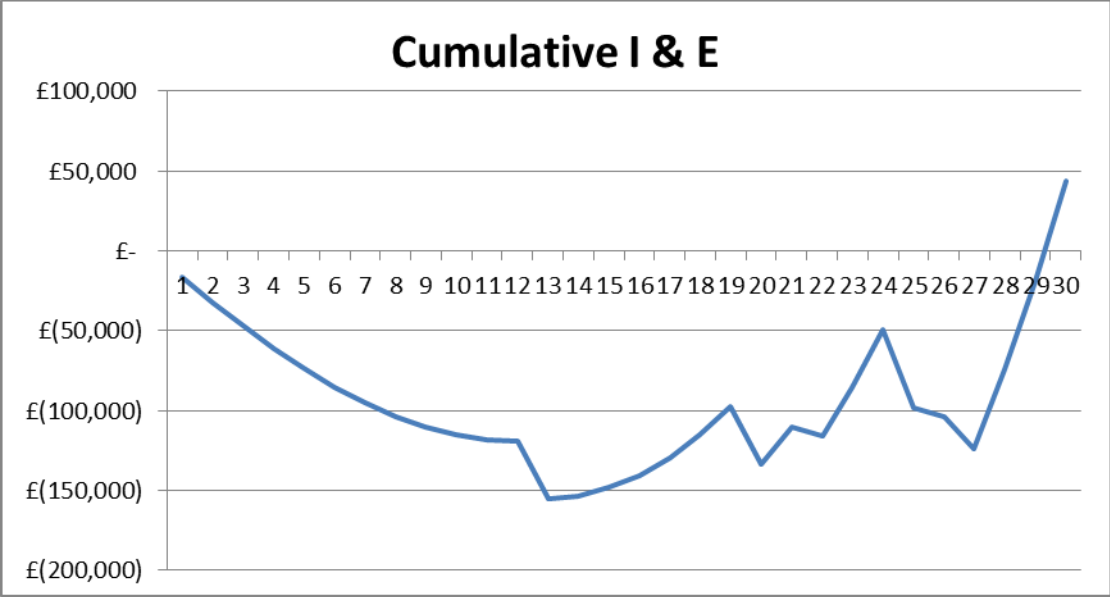
The outline business case is estimated and has been modelled using the council's financial parameters.

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



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

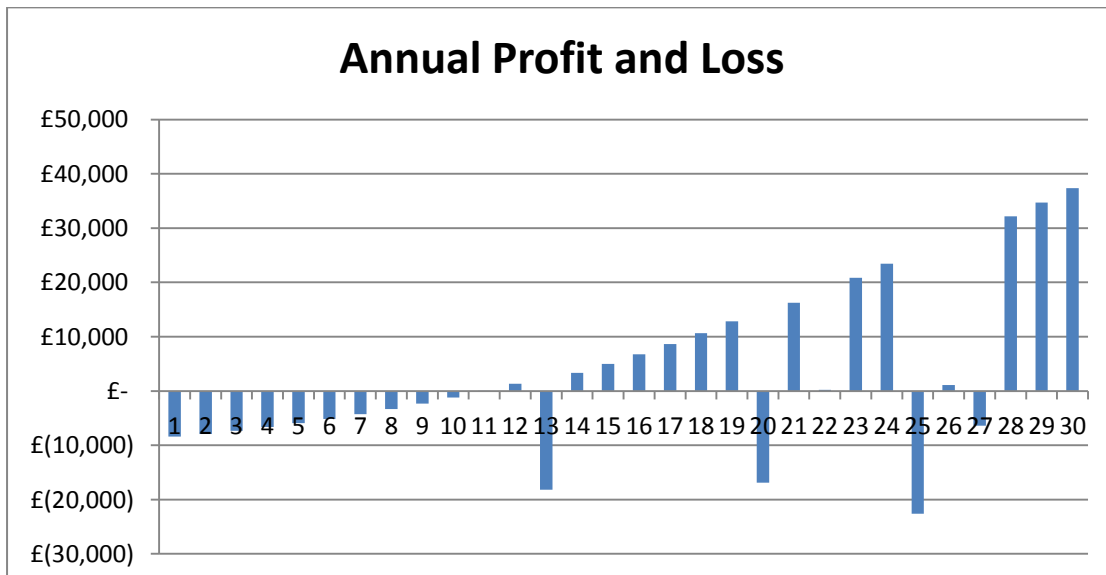
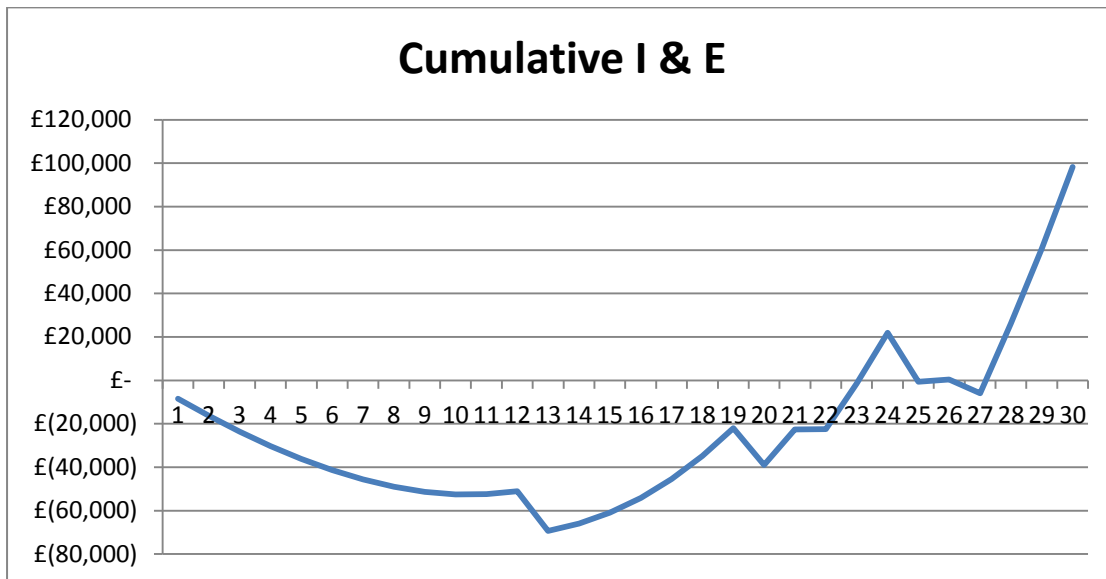
Outline Business Case

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



APPENDIX B.7 – Main Street, Kellington

Site Description

The site is part grassed area of approximately 968m² and is situated on the corner of the Main Street leading to Manor Garth and incorporating an area of approximately 752m² of hardstanding and garages to the rear. The total site is approximately 1720m².

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

	Output	Benchmark	Test
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

