

FURTHER GUIDANCE ON AFFORDABLE HOUSING STATEMENTS

The statement should set out the level and mix of proposed on-site affordable housing provision, numbers of habitable rooms, and floorspace of habitable areas. It should also set out the approach and justification for the level of affordable housing, and provide details of any Registered Providers acting as partners in the development along with details of nomination rights and a schedule of accommodation.

If it is proposed to provide affordable housing off site, evidence of the site search must be provided.

A separate viability assessment will be required to explain the levels of affordable housing proposed along with an agreement to pay for an independent appraisal of the submitted viability assessment. The RICS guidance “Financial Viability in Planning” Appendix C provides guidance on what to include in a viability assessment.

Please click on link below for Southwark’s Viability SPD for additional information

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/3914/draft_development_viability_spd