
From: Matthew Woodward
Sent: 12 September 2017 11:36
To: Matthew Woodward
Subject: FW: Dobroyd Mills, Hepworth - vacant building credit / viability

Hi Matthew,

Following my e-mail below, the client has decided not to press ahead with the viability appraisal for the time being. The delays created for the planning application combined with the availability of vacant building credit means they would now prefer to press on towards a decision. Our understanding is that the S106 contributions will comprise £395k education & the limited affordable housing contribution based on the vacant building credit – see calculation below. We understand there will also be the woodland and pond management to consider at some point as a long term agreement, which may need to be incorporated into a Section 106 agreement. We would be grateful if you could confirm these matters so that we are all aware what is to be recommended to the planning committee for the S106.

The percentage requirement for affordable housing would be $276 / 9375 (= 3\%)$. Then $3\% \times$ the Kirklees affordable housing requirement of 20%, which equals 0.6% affordable housing. I imagine the Council may want to secure this an off-site contribution in this instance, as it equates to less than one affordable unit ?

In terms of other outstanding issues before this can be reported to Committee, I believe we're now awaiting the highways response following the submission of additional information on 31st July, and a response from Drainage following the submission of information on 3rd August. We would be most grateful if these could be chased up and we can hopefully agree a committee date to target ?

Kind Regards

Nick

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From: Nick Willock
Sent: Monday, August 14, 2017 2:52 PM
To: Matthew Woodward <Matthew.Woodward@kirklees.gov.uk>
Subject: Dobroyd Mills, Hepworth - vacant building credit / viability

Hello Matthew,

I am currently attempting to obtain a timescale for submission of the viability appraisal, however in the meantime we are now able to provide the following information with regard to VBC, based on a recent full survey of the mill complex.

1. The total existing accommodation on site is approximately 18,071 sq m.
2. The vacant four story mill to be retained and re-used is 3,095 sq m, so this effectively cancels itself out as a re-use of this space.
3. The occupied space on the remainder of the site is 5,967 sq m **.
4. The remaining vacant space (not including the four storey mill) is **9,009 sq m**.
5. The indicative new-build element (75 units) has been estimated by our architect colleagues at 125 sq.m per unit on average. Therefore 125×75 is **9,375 sq.m**.
6. $(5) - (4) (9375-9009) = 276 \text{ sq.m}$ of additional new-build over the existing vacant floorspace, and therefore not exempt from affordable housing (notwithstanding subsequent possible viability submissions).

The existing buildings stated as being vacant / redundant above had been vacant at the time the application was submitted (this was mentioned by Council Housing colleagues in their consultation response, however Government guidance doesn't state this as a pre-requisite for obtaining VBC).

** Occupied buildings comprise the oil can café and carding shed garage; dilapidated stores and loading bay occupied by ZH for limited stock storage and storing redundant machinery (this space is difficult to access and typically provides only 25-50% of the actual area as useful space); and the Band room offices which is short term temporary accommodation whilst the permanent band room is repaired

Kind regards

Nick

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