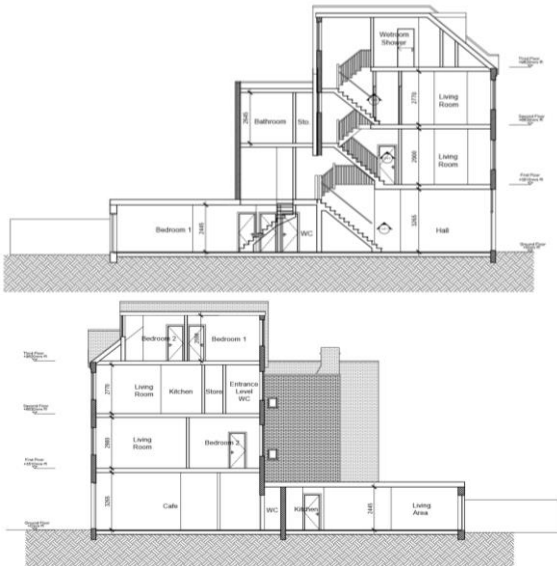


Viability in Islington



Project Brief

Optimis has worked with clients within Islington to seek a reduction in the affordable housing requirement on residential schemes.

Working closely with the project team, Optimis has assisted on a range of applications including an appeal at 24 Highgate Hill (APP/V5570/W/19/323941).

Optimis prepared and submitted a viability assessment for the above application and has successfully demonstrated that the provision of a policy compliant affordable housing contribution was unviable.

SERVICE PROVIDED

- A proven approach to undertaking viability assessments, through detailed and robust data collection
- Effectively managing stakeholder expectations
- Ongoing support and advice during negotiation phase
- Achieving consent for a viable scheme with very positive cash flow benefits to the client whilst delivering much needed housing in the local area
- Reduction of planning obligations to achieve client satisfaction



Key facts

- Islington Council state that all minor residential developments resulting in the creation of one or more additional residential unit(s) are required to provide a commuted sum of £50,000 per unit, towards the costs of providing affordable housing units on other sites within the borough.
- Optimis prepared a viability assessment which demonstrated that due to substantial build costs involved in the project, it would not be financially viable to provide a full contribution towards affordable housing.
- At appeal Optimis was able to demonstrate that the scheme was unable to provide financial contributions towards affordable housing, and this was agreed with by the Planning Inspector.
- Call one of the team at Optimis for a free initial consultation to see how we can assist you.

Optimis is an award winning planning and development consultancy providing a bespoke service to private and business clients delivering customer focussed, commercial sound advice.

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