

# Viability in Luton



## Project Brief

Optimis have worked with numerous clients within Luton to seek a reduction in the affordable housing requirement on major residential projects.

Working closely with the project team, Optimis have assisted on a range of applications including 19/00296/FUL, 19/00301/FUL, 19/00295/FUL, 19/00275/FUL, and 18/00/457/FUL.

Optimis prepared and submitted viability assessments for each of the above applications and have successfully demonstrated that the provision of onsite affordable housing 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

- Luton Borough Council require the provision of 20% affordable housing on developments that have a net gain of at least 11 dwellings, or on sites of 10 dwellings or less with a combined floorspace of more than 1,000m<sup>2</sup>.
- Optimis have prepared viability assessments which demonstrate that due to substantial costs involved in the remediation and/or construction of the proposed projects, viability is a significant issue within Luton.
- Following successful negotiation with the Council's assessor, Optimis have consistently delivered a substantial reduction to the total financial contribution required as part of a development.
- 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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