

Affordable Housing valuation on mixed use scheme, Garratt Lane, South West London

**Client**

HIGGINS HOMES

ServicesAFFORDABLE
HOUSING &
VIABILITY**Project**

Rapleys was instructed by Higgins Homes to provide development consultancy and valuation advice to support a planning application for a proposed scheme on Garratt Lane, Wandsworth.

The scheme comprises the demolition of existing buildings and the erection of a mixed use development. Within the proposal, a total of 193 residential units would be provided, a new health centre (Class D1 use), a pharmacy (Class A1 use) and two commercial units (flexible Class A1/A2/A3 or B1 use). The construction is proposed in two phases which comprises a mix of private sale, shared ownership and London Affordable Rent units.

What we did

We provided Higgins with detailed valuation advice in respect of the proposed scheme. We undertook detailed development appraisal to consider the viable level of affordable housing that the scheme could deliver. We engaged with the Local Authority and the GLA at pre-app stage prior to the submission of a formal Financial Viability Assessment. Post submission we engaged in negotiations with the Local Authority, their Viability Consultant and the GLA in order to agree the appropriate quantum of affordable housing, the tenure mix and the phasing of delivery.

We also assisted the client and their solicitor in the drafting of the affordable housing provisions within the s106 agreement including the construction of the viability review mechanism.

What we achieved

We were able to work with the client, the Local Authority and the GLA to deliver an affordable housing package that met all parties requirements. This included renegotiating the tenure mix to enable a policy compliant level of affordable housing to be delivered and allowed negotiations to take place with registered providers for the inclusion of grant funding. As a result the scheme secured both Local Authority and GLA approval and was granted planning permission.