

Portsmouth Local Plan 2038

Approach to Affordable Housing



July 2021

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1. Introduction

- 1.1 The affordability of housing is a key issue for the city of Portsmouth. Many are unable to meet their own housing needs on the open market and seek affordable housing, through either the Council's own stock or using another registered provider. There is a current waiting list for affordable properties within the city. As part of its strategy to deliver new affordable housing, the Council has long sought to deliver affordable housing as part of larger market housing developments. This helps to meet different housing needs and to ensure that balanced and sustainable communities are delivered.
- 1.2 In accordance with national policy, delivery of affordable housing on larger market housing schemes is subject to financial viability considerations. If the costs of delivering affordable housing, taken together with other development costs, make the development financially unviable, then the case can be made by the applicant for the affordable housing element to be reduced or removed altogether.
- 1.3 Viability is a key challenge for developing a deliverable new Local Plan for the city. The target set for affordable housing delivery will vigorously tested at the Examination of the new Local Plan and will need to be set at a level that is both achievable for the development industry, given the value of homes in the city, and which seeks to contribute to the assessed need for affordable homes. This paper summarises the evidence for setting an appropriate affordable housing delivery target for the draft new Portsmouth Local Plan.

National Planning Guidance

- 1.4 The National Planning Policy Framework states out that strategic policies on affordable housing provision should be informed by an assessment of local need. Where a need is identified, provision should be sought from major development only (10 and above net dwellings). Planning policies should specify the type of affordable housing required (which should include a minimum of 10% affordable home ownership provisions) and expect this to be delivered on-site.
- 1.5 It was confirmed in April 2021 that the 'small sites threshold', beneath which schemes are exempt for affordable housing provision, would be retained at 10 or more dwellings following the Government's *Changes to the Current Planning System* consultation¹ proposals to temporarily raise the threshold to 40-50 homes in order to help support economic recovery for smaller house builders. It was confirmed however that the *First Homes*² proposals for 25% of all homes, delivered through developer contributions as part of planning obligations agreed under S.106 agreements, to be sold as First Homes³, would be taken forward. This announcement will be followed by a Ministerial Statement and updated Planning Policy Guidance in due course.

¹ MHCLG (Aug 2020) *Changes to the Current Planning System consultation*

² MHCLG (Feb 2020) *First Homes*: <https://www.gov.uk/government/consultations/first-homes>

³ Homes available to buy with a minimum discount of 30% below their full market value.

- 1.6 *National Planning Practice Guidance*⁴ sets out how affordable housing need should be calculated. It specifies that local authorities should look at both existing unmet need and predicted unmet need. The calculated need has to reflect both locally specific needs identified and at the same time tie in with the overall housing need as set through the *Governments Standard Methodology*⁵. The National Planning Practice Guidance sets out the following:

How can affordable housing need be calculated?

Strategic policy-making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).

How can the current unmet gross need for affordable housing be calculated?

Strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- *the number of homeless households;*
- *the number of those in priority need who are currently housed in temporary accommodation;*
- *the number of households in over-crowded housing;*
- *the number of concealed households;*
- *the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and*
- *the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.*

2. Existing Portsmouth Local Plan Policy Position

- 2.1 The existing policy approach in the *Portsmouth Plan Core Strategy* (2012), through *Policy PCS19: Housing mix, size and the provision of affordable homes*, required that proposals which would result in a net increase of eight ten dwellings or more would need to provide affordable housing at the following proportions:

- 8-10 dwellings: 20% affordable housing
- 11-14 dwellings: 25% affordable housing
- 15 plus dwellings: 30% affordable housing.

- 2.2 Within the affordable dwelling element, the policy sought, in accordance with the evidenced need, a tenure mix of 70% social rented and 30% intermediate products. The adopted Local Plan position was later part-superseded by national policy guidance changes and was supplemented by advice on the Council website⁶, including the revision that the starting point for decision making is that affordable housing will be sought on major applications that result in a net increase of 10

⁴ MHCLG (updated Sept 2019) *National Planning Policy Guidance: Viability*

⁵ MHCLG (Revised Dec 2020) *Standard Method for Local Housing Need*

⁶ Including the advice notes *Providing affordable housing in Portsmouth*⁶ and *Affordable Housing and Planning Policy* (2019) see: <https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/developing-affordable-housing/>

dwellings or more (NPPF, from July 2018); this was subsequently applied using the same scale as the adopted policy.

- 2.3 Looking at major development only between 2012 and 2020, 38 schemes⁷ (of 10 net dwellings or more) were required to deliver affordable housing under PCS19; monitoring of the policy found that **over 40% of these schemes were unable to deliver the policy compliant amount of affordable housing**, due to either due to viability constraints or other grounds. See Appendix 1 for details. Planning permissions have therefore been granted for these schemes confirming a reduction in affordable housing. Of the schemes that were granted permission with policy compliant levels of affordable housing some have not yet been built, and it is not known therefore whether the delay in their delivery is linked to unrealistic viability appraisal by the applicant, or whether they will seek to reduce the delivery of affordable housing if and when they do implement their proposals.
- 2.4 In general, Affordable housing delivery in Portsmouth has also been constrained by the context of planning in the city; the nature of dense urban environment means there are comparably fewer major schemes with more proposals for minor/ infill development. The market preference for student accommodation and the expansion of permitted development rights during this time have also affected the ability to require and deliver affordable homes from new development.
- 2.5 Since the policy was adopted in 2012, the range of developer contributions required have evolved, including finalised HRA mitigation scheme projects such as *the Solent Recreation Mitigation Strategy* and the need for nitrate mitigation following changes in case law for instance. Further nationally set development requirements are expected in the near future e.g. mandatory biodiversity net gain proposed by the *Environment Bill* and further changes to the *Future Homes Standard* linked to the Government's commitment to achieving net zero emissions by 2050. This would suggest that achieving policy compliant schemes at the existing levels could be more challenging in future.

3. Portsmouth Local Housing Needs Assessment 2019

- 3.1 The *Portsmouth Local Housing Need Assessment (2019)* was carried out by Opinion Research Services (ORS) on the behalf of the City Council. The study was based upon the standard methodology target that was set for the city, which at that time which gave a Local Housing Need (LHN) of 17,340 dwellings between market and affordable housing.
- 3.2 The study concluded that, in summary, there is a need for:
- Rented affordable housing = 5,874 dwellings (34%);
 - Affordable home ownership = 2,176 dwellings (13%), which includes 438 dwellings (3%) for households unable to afford and 1,738 dwellings (10%) for renters that aspire to home ownership;
 - Market housing = 9,291 dwellings (54%); and

⁷ A further fifteen proposals came forward under the General Permitted Development Order (GDPO) during this period which otherwise would have been eligible to provide affordable housing.

- Allowance for C2 provision = equivalent to 290 dwellings (2%); which represents 522 bed spaces.

3.3 The recommended levels of affordable housing for the level of need, at a total of 47%, represented a significant uplift from existing *Portsmouth Plan Core Strategy* affordable housing requirement (which was set at 30% for larger schemes). In order to ascertain an appropriate level to set the policy requirement for affordable housing for Portsmouth for the preparation of the new Local Plan, it was necessary to consider and review the viability of potential development in Portsmouth, in-line with the considerations in national guidance as set out in the NPPF and PPG.

4. Viability Assessment of the new Local Plan

4.1 The *National Planning Policy Framework* and *Planning Practice Guidance* set guidance on how viability of development needs to be taken into account when formulating policy, the PPG summarises it as follows:

How should plan makers and site promoters ensure that policy requirements for contributions from development are deliverable? (PPG, Viability and Plan making, para 1)

The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

Development requirements for viability assessment

4.2 In practice, the majority of development requirements present little flexibility for development viability testing. Some elements are required in order to be in-line with national guidance or to overcome constraints which would otherwise prevent development. An example of this would be contributions required under the *Habitat Regulations* to mitigate the impacts of residential development on the Solent's *Special Protection Areas* (SPAs). Such requirements have financial costs that are likely to impact upon the additional contributions that can be made towards other policy aims. These specific standards include but are not limited to:

- **Water efficiency standards and Future Home Standards.** This is a requirement to make development acceptable in-line with *Building Regulations*

and PCC's approach to mitigating the city's net nitrate output under the current *Interim Nitrate Mitigation Strategy*⁸.

- **S106 costs** - Planning obligations required to make the potential impact of specific development proposals acceptable (such as mitigation measures). Based on the latest information at the time of the assessment, this is expected to be a little less than £5,000/unit in total and must be provided to enable development to be legally compliant. As mitigation measures are not infrastructure, they cannot be delivered through CIL.
- **Community Infrastructure Levy costs** - required to address the cumulative impact of new development on infrastructure needs in Portsmouth; a charging schedule was adopted by the Council in 2012. The process for changing rates of CIL (including any review) is separate from the Local Plan process.
- **Provision of Accessible and Adaptable Homes** - a minimum of 20% accessible and adaptable, 5% wheelchair adaptable homes are required by *Building Regulations*. The City, like almost all areas, has an aging population and it is necessary to meet the needs of this part of the population.
- **Affordable Housing provision** - a minimum of 10% affordable housing on sites of 10 units and larger as required by national policy, set at a level to meet local need.

4.3 As the majority of the elements listed above are required for legal compliance or to meet minimum building regulation standards, the proportion of affordable housing provision is therefore one of the few requirements that could be varied in practice. It is also the element that would have the most significant impact on scheme viability.

Testing Residential Viability in Portsmouth

4.4 The City Council commissioned *HDH Planning* to carry out a *Development Viability Assessment*, with a draft finalised in late 2020. The aim of the Assessment was to test the impact of potential requirements on new residential development (for example affordable housing or the Community Infrastructure Levy (CIL)), that would be set by the planning authority through the new Local Plan, to ascertain if the cost of these requirements would make development financially unviable. Not all development would have the same viability position and that there would be significant variation in different areas of the city as well as by site by site circumstances.

4.5 In order to guide the level at which different policy requirements could be set, a number of example scenarios were developed to reflect different types of development and constraints on development across the city. The development scenarios took into account a range of different factors, including but not limited to: the type of development, location of development, type of existing use, density of development, tenure mix and other requirements on development and the performance of recent applications in securing affordable housing from developers

4.6 In order to inform the scenarios, a consultation event was held in February 2020 with PCC Officers and local development interests including developers and other organisations; the feedback from this workshop incorporated knowledge of the local market into the appraisal and helped to identify three broad value areas as follows:

⁸ PCC (Dec 2019) *Interim Nitrate Mitigation Strategy*. <https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/nitrate-mitigation-strategy/>

- Higher - Old Portsmouth, Port Solent, Gunwharf, Southsea Waterfront
- Medium - Inland Southsea, Drayton, Farlington.
- Lower - Elsewhere

Appraisal

4.7 The Viability Assessment makes a judgement based on the assessed value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The results represent high level assumptions about viability that are broadly reflective of the identified value areas but do not take into account any site specific constraints (such as size or ownership) which would have an impact on the viability of a scheme.

4.8 A range of appraisals were run in various combinations of the following:

- Varied levels of Affordable Housing and varied tenure mixes (including 10% Low Cost Home Ownership and First Homes).
- Varied levels of developer contributions (£0 to £30,000/unit).
- Varied developer's return assumptions.
- Option 1 and Option 2 of the Future Homes Standard.
- Accessible and adaptable standards (90% Cat 2 / 10% Cat 3, and 30% Cat 2 only).
- Biodiversity Net Gain (10%).
- Community Infrastructure Levy.
- Sensitivity Testing.

4.9 This produced the following scenarios for testing residential viability⁹:

- Amount of affordable housing
- Type of affordable housing
- First Homes / 10% Affordable Home Ownership
- Varied developer contributions
- Affordable Housing vs. Developer Contributions

Affordable housing appraisal

4.10 The base level for the appraisal assumed a split of 70% affordable rent and 30% intermediate housing as informed by the *Needs Assessment*. As it is recognised that development viability varies across the city, a range of affordable housing thresholds were tested (0% - 40%) to assess the impact of varying levels of affordable housing provision on residential development across the three identified broad value areas.

4.11 The figures below represent the results of testing affordable housing thresholds against the identified sites in the Council's *Housing and Economic Land Availability Assessment (2021)*. The widths of the rows have been adjusted to indicate the scale of housing delivery that would fall within each the viability category at each level of affordable housing provision. The results were categorised as follows:

⁹ See Chapter 12 of the *Viability Assessment*, HD Planning (2020)

- **Likely to be viable (Y):** where the Residual Value per hectare exceeds the Baseline Land Value (BLV) per hectare (the Existing Use Value (EUV) plus the appropriate uplift to provide a landowners' premium).
- **Unviable (N)** where the Residual Value does not exceed the EUV.
- **Unlikely to be deliverable (U)** where the Residual Value per hectare exceeds the EUV but not the BLV per hectare. No viable when measured against these tests, though depending on the nature of the site and the owner, they may still come forward for development in some circumstances.

Figure 1: Site viability (and no of units) at 35% affordable housing

35% Affordable		
Tipner East	N	700
Tipner West	Y	3580
St James and Langstone	Y	436
City Centre	N	5183
Cosham	N	740
RN Strategic estate	N	390
Lakeside	N	500
Pompey centre	N	750
Horatia and Leamington	N	539
Identified small sites	Y	1,868
	U	474
	N	1,898

Figure 2: Site viability (and no of units) at 30% affordable housing

30% Affordable		
Tipner East	U	700
Tipner West	Y	3580
St James and Langstone	Y	436
City Centre	N	5183
Cosham	N	740
RN Strategic estate	N	390
Lakeside	N	500
Pompey centre	N	750
Horatia and Leamington	N	539
Identified small sites	Y	2283
	U	320
	N	1637

4.12 As Figure 1 indicates, raising the affordable housing requirement to 35% would be unviable for over half of the proposed housing land supply for the plan period (66% - 'N'&'U'), including a number of strategic sites. Retaining the existing threshold of 30% (Figure 2) showed a very similar result, with only a marginal improvement in development viability for a relatively small number of schemes (around 400 units).

4.13 A 25% affordable housing requirement scenario (Figure 3 below) found that a slightly lower threshold would still present viability constraints for the majority of the housing supply (62%) and would therefore be an undeliverable target. Reducing to a 20% scenario however (Figure 4) shows that the nearly all identified sites for the Local Plan would be deliverable in theory at this level (97%), which would also leave scope to factor in other site specific issues at the development management stage if required.

Figure 3: Site viability (and no of units) at 25% affordable housing

25% Affordable		
Tipner East	U	700
Tipner West	Y	3580
St James and Langstone	Y	436
City Centre	U	5183
Cosham	U	740
RN Strategic estate	U	390
Lakeside	U	500
Pompey centre	U	750
Horatia and Leamington	U	539
Identified small sites	Y	2471
	U	729
	N	1040

Figure 4: Site viability (and no of units) at 20% affordable housing

20% Affordable		
Tipner	Y	4280
St James and Langstone	Y	436
City Centre	Y	5183
Cosham	Y	740
RN Strategic estate	Y	390
Lakeside	Y	500
Pompey centre	Y	750
Horatia and Leamington	Y	539
Identified small sites	Y	3794
	U	286
	N	80

Delivering the Local Plan

4.14 Despite the defined need for affordable housing in the city, the affordable housing requirement target must be set at a level that allows for a range of other policy requirements and for development to still be viable overall. Based upon the scenario testing, the *Viability Study* gave the following recommendations:

- 20% Affordable Housing on sites of 10 units and above.
- The minimum policy requirements for the water efficiency standard, 20% accessible and adaptable, 5% wheelchair adaptable.
- Future Homes Standard Option 1.
- Retaining the adopted CIL rates.
- Site-specific viability appraisals could be appropriate for (in line with the requirements of the PPG¹⁰) on sites in the lower value area and schemes of six storeys and more.
- Where viability remains challenging, it was advised that the tenure mix could be adjusted rather than seeking to reduce the affordable housing provision further.

5 Other Local Authority Affordable Housing Thresholds

5.1 *HDH Planning* provided a number of examples of other authorities they have worked with who have reduced their affordable housing requirement in order to improve development viability, and who are now securing the policy compliant level of affordable housing with much less challenge. This includes the following anecdotal evidence from areas with viability challenges:

- Vale of White Horse - reduced from 40% to 35%. This resulted in a fall in viability challenges at the planning application stage. The authority is now 'normally' achieving 35%.
- West Norfolk (Kings Lynn) - reduced from 30% to 20% and 15% specifically for Kings Lynn. See further details below.
- Middlesbrough implemented a 15% requirement to due previous difficulties in securing any affordable housing. Setting the threshold at this level has been generally effective for ensuring delivery.

5.2 The City Council approached West Norfolk Council who confirmed that they reduced their requirement from 30% to 20 / 15% (area dependant) in 2014. They confirmed that they receive on average one to two viability challenges per year on difficult sites. They have compared their experience to some of their neighbouring authorities where viability is set at 30 - 40%; one neighbouring authority was cited that routinely gets viability challenge with every application where Affordable Housing is triggered, and where the requirement has since been reduced to 25% as a result. West Norfolk were now confident that affordable housing was not a key barrier to development in their Borough; they've also found that the number of site specific viability appraisals being submitted with planning applications reduced as it became more difficult to challenge the lower requirements.

¹⁰ *National Planning Policy Guidance on Viability* (updated Oct 19) paras. 10-008-20190509 and 10-009-20190509

6 Approach to affordable housing in the New Local Plan

- 6.1 The Viability Study was carried out to test the impact of all potential requirements on new residential development in Portsmouth (e.g. such as affordable housing provision, Community Infrastructure Levy (CIL) payments or environmental mitigation) to be set through the new Local Plan, to understand whether the cost of these requirements would make development financially unviable. A range of affordable housing thresholds were tested (0% - 40%) assuming a tenure split of 70% to be provide as affordable rent and 30% to be provided as low-cost home ownership.
- 6.2 The Viability Study recommended a 20% affordable housing requirement, on sites of 10 units and above, as the most appropriate level for securing affordable housing viably from private sector development, after concluding that a higher requirement would be frequently unaffordable for market development in Portsmouth when taking into account the need for other development contributions. A 20% affordable housing delivery is potentially viable for 97% of the expected development in Portsmouth during the plan period, while a 30% threshold would potentially be viable for less than half.
- 6.3 However on balance, the Council's current view is that it would be preferable to set an affordable housing target that is more ambitious for the city, reflecting the priority to provide such housing for people in need. A higher affordable threshold has been selected for the draft Regulation 18 version of the Local Plan but will include the flexibility of being subject to viability testing on a case by case basis. In light of the expected need to undertake individual viability testing on a significant number of cases, the tenure split requiring 70% of affordable homes to be offered at affordable rent has been retained to provide a basis for development viability negotiations.
- 6.4 This approach will be kept under review as the Plan progresses. The range of developer contributions required since the 30% affordable housing percentage was adopted in 2012 have evolved, including contributions to mitigation schemes required under the Habitat Regulations. This is set is continue with the proposed implementation of mandatory net gains in biodiversity for major development and further changes to the *Future Homes Standard* linked to the Government's commitment to achieving net zero emissions by 2050.
- 6.5 However, it should be emphasised that any recommended threshold for the new Portsmouth Local Plan is a minimum requirement, and the Council will be seeking to meet the assessed need of 8,050 units of affordable housing during the plan period by providing greater proportions on affordable housing on its own developments, e.g. through the Housing Revenue Account, Ravelin and in partnership with Registered Social Landlord's. The Council is also currently preparing a Housing Delivery Test Action Plan which is looking at possible actions to increase all forms of housing delivery in the city, including affordable housing.

Appendix 1: Affordable Housing Provision under the Portsmouth Plan (2012)

Table 1: Schemes of 10 or more dwellings permitted 2012 - 2020¹¹

Application Reference	Address	Proposal	Total Units	Required Affordable Provision	Affordable Units Delivered
Developments providing affordable housing					
12/00045/FUL	The Dame Judith Professional Centre Sundridge Close	30 dwellings and 16 flats	46	14	14
12/01310/FUL	Hilsea Bus Depot	59 flats	59	18	18
12/00349/FUL	Finchdean House St Marys Hospital	73 flats	73	22	22
12/00329/FUL	Ex Westfield Junior School	80 dwellings and 5 flats	85	26	26
13/00005/FUL	Compass House 227 - 229 Kingston Road	Conversion of upper floors to 12 flats.	12	3	3
13/00297/REM	St Marys Hospital, Milton Road	Development of 191 new homes.	191	57	57
12/01382/FUL	Former Contented Pig PH 249 Fratton Road	Development of 11 flats	11	3	3
12/01083/FUL	Site of former Railway PH 119 High Street	Development of 20 flats.	20	6	20
13/00983/FUL	Ridgway House, Unicorn Road	Development of 10 flats.	10	2	10
13/00570/FUL	22 Edinburgh Road	Conversion to 29 flats.	29	9	29
13/01224/FUL	SSE Depot Lower Drayton Lane	143 dwellings	143	43	43

Application Reference	Address	Proposal	Total Units	Required Affordable Provision	Affordable Units Delivered
14/01164/FUL	Former Cinema 80 High Street	46 flats	46	14	14
14/00813/FUL	Winston Churchill Avenue	16 flats	16	5	16
14/01672/FUL	Former Alders Warehouse Cross Street	85 flats and 5 dwellings	90	27	27
15/01011/CS3	Former Somerstown Health Centre/Arthur Pope House	51 flats and 9 houses	60	18	60
15/00661/CS3	Former Southsea Community Centre	23 flats	23	7	23
15/02081/FUL	235-249 Goldsmith Avenue	70 apartments	70	21	21
16/00731/FUL	Land at the rear of 244-248 Southampton Road	10 dwellings	10	2	2
17/00224/OUT	Former Dairy Site	Outline application for up to 108 dwellings	108	32	35
13/00202/OUT	Land at Tipner Lane (23 dwellings Tipner)	Outline application for 23 dwellings	23	7	7
16/02107/OUT	Land at rear of 92-96 London Road	Outline application for 15 dwellings	15	5	5
16/01140/FUL	117 - 127 Fratton Road	30 dwellings and ground floor commercial floorspace	30	9	9
Total:				344	464
Developments which did not provide the full requirement of on-site affordable housing					
16/02047/PAMOD	Queens Hotel Clarence Parade, 14-16 Osbourne Road	Associated developments of 98 flats	98	30	0
13/00300/PAMOD	176 London Road	Development of 38 flats under 11/00353/FUL.	38	11	0

Application Reference	Address	Proposal	Total Units	Required Affordable Provision	Affordable Units Delivered
13/00544/FUL	93 Havant Road	Development of 51 sheltered apartments.	51	15	0
13/00407/REM	Land at rear St James Hospital Locksway Road	Development of 13 new homes.	13	3	2
13/00386/FUL	107 Havant Road	27 sheltered apartments	27	8	0
13/00544/FUL	93 Havant Road	51 sheltered apartments	51	15	0
14/01664/FUL	Land At St James Hospital (formerly Light Villa And Gleave Villa)	30 dwellings	30	9	3
14/00790/FUL	Site Of Savoy Buildings & Savoy Court	31 retirement living apartments	31	9	0
18/00057/FUL	Moneyfields Sports and Social Club	Sports and Social Club and 26 dwellings	26	8	
18/02089/FUL	142 Milton Road	12 flats	12	3	0
15/01217/FUL	Cornerstone House 120 London Road	18 flats and 1 maisonette	19	6	0
16/00085/FUL	Former Kingston Prison, Milton Road	230 dwellings	230	69	0
16/01220/FUL	Land at 158 & Rear 154-172 Southampton Rd	30 dwellings	30	9	0
16/01584/FUL	Portland Hotel, 38 Kent Road	Conversion of existing building to form 12 dwellings	12	3	0
17/00473/OUT	Former Ambulance Station Ship Leopard Street	4 storey building comprising 11no. 1 bedroom apartments	11	3	0

Application Reference	Address	Proposal	Total Units	Required Affordable Provision	Affordable Units Delivered
17/01284/FUL	Bingo Hall, Kingston Road	Conversion to form retail unit and 11 dwellings	11	3	0
Total:				205	5