

From: Gascoine, Neal <Neal.Gascoine@reading.gov.uk>
Sent: 17 July 2020 13:21
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Subject: RE: 55 Vastern Road (200188)

Jon,

Well thank you. Hope you are too.

Just having a look at the information submitted by developer. There are a number of areas excluded that I would include. These are mainly internal risers that they always miss out of the calculation. It will make a small impact on the calculation, but not the ½ Million currently underestimated.

I can't verify the existing use GIA as there is no plan of the existing buildings. I have had a look on IShare and really need a plan to verify this. I am checking with Council Tax as to the existing use of the building. Under the CIL regulations the building needs to be used for its 'lawful use'. Small scale security would not be classed as its lawful use, would be my take on it. That said as long as the SSE office was used 6 month in 3 years counting back from your decision date it will still be fine. I will see what C/T has to say as to that.

As to the calculation;

- If we assume allowance and their GIA. Liability would be £2,186,703.88 (different to your figure by the Commercial area)
- If the existing use can not be included the Liability would be £2,922,762.10

I think their figure of £1,625,479 is the Residential GIA charged at £120, with some rounding errors in the calculation. But that's just a guess as I can't replicate the number.

I can do an accurate calculation if needed, but will need existing and proposed floor plans to be able to measure the excluded areas and confirm existing.

One observation, there is no allowance for any Affordable Housing relief in the figures declared. Assuming that it is policy compliant, the relief amount would be approximately 5,578.5sqm with relief of £876,828.63. This is an approximation as no AH plan has been supplied to calculate the actual AH floor area, including any communal areas.

I would hope that when the viability is calculated, that the AH relief is factored into the viability.

Any other questions, please let me know.

Cheers

Neal Gascoine
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