
[Draft] Fw: 2024/04613 - South St, Bridport - off-site vs on-site

From appeals@dorsetcouncil.gov.uk
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From: Chris McDermott <chris.mcdermott@dorsetcouncil.gov.uk>
Sent: 10 December 2025 11:45
To: Robert Lennis <robert.lennis@dorsetcouncil.gov.uk>
Cc: Paul Derrien <paul.derrien@dorsetcouncil.gov.uk>
Subject: RE: 2024/04613 - South St, Bridport - off-site vs on-site

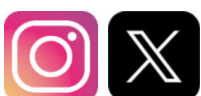
Hi Robert,

Given the design and nature of this development, it is acknowledged that delivering on-site affordable housing would be challenging. The proposed mix of tenures, combined with the associated service charges, is likely to create complexities that may deter a Registered Provider from acquiring affordable units on this site. In light of these constraints, it would be reasonable to accept a financial contribution towards the delivery of affordable housing on alternative sites, thereby helping to meet the identified local need.

Kind regards
Chris

Chris McDermott
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[Draft] Fw: Affordable housing subsidy

From appeals@dorsetcouncil.gov.uk
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From: Chris McDermott <chris.mcdermott@dorsetcouncil.gov.uk>
Sent: 10 December 2025 11:50
To: Robert Lennis <robert.lennis@dorsetcouncil.gov.uk>
Cc: Paul Derrien <paul.derrien@dorsetcouncil.gov.uk>
Subject: Affordable housing subsidy

Dear Robert,

I have looked at recent schemes where the Council has delivered affordable homes with grant from Homes England.

The grant has ranged from £40,000 - £71,250 per unit depending on the nature of the accommodation and the rents charged. All the schemes are for smaller homes, and more grant is awarded for social rent. The Council has used its borrowing towards the costs of the project, and this is covered by the rental income.

As our policy is for affordable rent and shared ownership it would seem sensible to base this on the lower end of the scale and assume that funding of at least £50,000 would be needed for each property. This would mean £500,000 would deliver 10 affordable homes. This would equate to an affordable housing contribution of around $(10/73 = .137)$ 14% compared to the number of units on the site.

The detail of the use of any off-site contribution would depend on the opportunities available to deliver affordable homes.

Kind regards
Chris

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