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Vacant Building Credit

25nr dwellings
at
127 Upper Bond St. Hinckley LE10 1RT
for
Fortress Eight Limited

17 March 2025

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1.0 introduction

1.1 background

- Planning permission to convert the existing College buildings into 25 nr apartments has been applied for.

1.2 aim

- The purpose of this document is to demonstrate that this development does not require affordable housing due to the Vacant building credit.

1.3 parameters

- The National Planning Policy Framework (2018 paragraph 63) states: "... To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount
- Further advice is contained in the National Planning Practice Guidance which states that it '... provides an incentive for brownfield development on sites containing vacant buildings.'
- The NPPG sets out the evidence that will be required in order to determine, , whether Vacant Building Credit will apply to development schemes
- Policy 15 of the Hinckley Core Strategy states that to support the provision of mixed, sustainable communities, a minimum of 2090 affordable homes will be provided in the borough from 2006 to 2026. Policy 15 seeks the provision of 20% affordable housing on all sites in urban areas of 15 dwellings or more or 0.5 hectares or more with a tenure split of 75% for social rent and 25% for intermediate tenure.

2.0 Planning Considerations

2.1 Evidence

- To benefit from the Vacant housing credit the development must fulfil the following criteria.

Criteria	Basis	Evidence Provided
Is the site a brownfield site	NPPF paragraph 63	There is currently a vacant existing building physically on the land.
That the building*(s) have not been abandoned	NPPF paragraph 63	Adequate demonstration that the factors set out by the Court of Appeal in Hughes vs Secretary of State for the Environment (2000) do not apply: • The physical condition of the building; is that although in poor condition it is sound enough so that the owner wants to reuse the existing building as a shell for residential conversion. • The length of time the building has not been used for its permitted purposes; The building has been 100% vacant since 2025. • Whether it has been used for any other purposes; The property has not been used for any other purpose other than the permitted purpose. • The owner's intentions. The Owners intention is convert the property into 25 apartments as evidenced by the planning application.
That the building has not been made vacant for the sole purpose of	NPPG Paragraph: 023 Reference ID: 23b-023-	The majority of building became vacant due to closure of the factory. The boxing GYM has signalled it is moving out of the property. This

redevelopment		information is in the public domain and has to led to this application.
That the building is not covered by an extant or recently expired planning permission for the same or substantially the same development.	NPPG Paragraph: 023 Reference ID: 23b-023-	The property together with the adjoining property had planning in 2008 to be part demolished and converted to residential. The most recent approved application was to convert the ground floor of the factory to a GYM in 2018

- Calculation of Vacant Building Credit

Vacant Building Credit Calculation		
		RAH = Revised number of affordable housing units to be provided
		AH = Expected number of affordable housing units to be provided prior to application of vacant building credit (i.e. 20% of total number of dwellings proposed)
		PFS = Proposed floorspace to be created
		EFS = Existing floorspace sqm
RAH = AH – ((AH x EFS) / PFS)	% of Affordable housing	Number of proposed apartments
	20%	25
	No.	
		AH = Expected number of affordable housing units to be provided prior to application of vacant building credit (i.e. 20% of total number of dwellings proposed)
	sqm	
	1300.8	PFS = Proposed floorspace to be created*
	1300.8	EFS = Existing floorspace sqm
RAH		0
RAH		0

3.0 Conclusion

3.1 Conclusion

- We have proved that this development benefits from a Vacant buildings credit and have calculated the Vacant building credit.
- The result is that zero affordable housing is required and this application should be accepted by the council without the provision of affordable housing.