

How VIVID has delivered additional affordable homes outside Section 106 (summary format)

VIVID is committed to maintaining affordable housing delivery on sites where viability constraints could otherwise make on-site affordable provision unachievable. In circumstances where other developers may seek to remove affordable housing in full through a viability challenge, VIVID's approach is instead to retain or increase affordable delivery by securing grant-funded homes outside the Section 106 affordable housing schedule. Across a number of schemes, this has enabled affordable housing to be maintained or increased without materially depressing sales values or undermining overall scheme viability, with affordability secured through VIVID's long-term ownership/management as a registered provider, Homes England funding conditions (where applicable) and locally agreed allocations/nominations arrangements.

Scheme	Area / authority	Homes	Affordable delivery achieved	How affordability was secured without Section 106 restriction
Kingston Prison (complete)	Portsmouth	267 total 183 affordable (69%)	Additional affordable homes supported by social housing grant.	Affordable units were not secured through the Section 106 affordable housing schedule due to viability, enabling grant to deliver additionality. Affordability instead relied on registered provider delivery/ownership and applicable grant conditions.
Victory Quay	Portsmouth	(Scheme total not stated in this letter)	At least 30% grant-funded supply for social rent and shared ownership, enabled by removing affordable housing from S106 due to remediation/viability pressures.	With significant abnormal/remediation costs affecting land value, the Section 106 position was adjusted to maintain viability and allow grant-funded affordable delivery. Affordability then secured through tenure delivery by VIVID as a registered provider and grant requirements (and any locally-agreed allocations/nominations approach as applicable).
Waverley (precedent)	Waverley	(Scheme total not	Additional homes delivered and	A deed of variation removed CIL for the

DoV)		stated in this letter)	maintained as affordable housing outside S106, enabled through removal of CIL for those additional units via deed of variation.	additional homes, alongside a commitment that these units would be delivered and retained as affordable housing outside the Section 106 affordable housing schedule, supported by VIVID's registered provider status and local arrangements to provide the authority with certainty.
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