



GEMMA SAFFHILL

History

Gemma joined DS2 from Quod's Affordable Housing and Development Viability Team in 2013.

She has over 10 years' experience working on diverse projects, ranging from small scale urban infill to large, mixed use, greenfield sites, advising on viability and affordable housing matters throughout the planning process from land acquisition to affordable housing sale. Her principal role is to provide advice to a mix of private sector developer clients and Registered Providers.

She currently sits on the main Board and Investment Committee for a Registered Provider, maintaining close proximity to how constantly evolving legislation impacts upon the role of the Registered Provider in the development and ownership processes.

Gemma's breadth of experience in the sector is further enhanced by previous employment at Knight Frank and a secondment to the Investment Team at the HCA.

Position

Partner

Qualifications MA
(Oxon)

Key Skills

Development Viability
Review Mechanisms
Affordable Housing Delivery
& Design
Disposal & Acquisition

Sample Projects

Television Centre, Hammersmith & Fulham
Royal Star & Garter, Richmond
Blossom Street, Tower Hamlets
Rich Estate, Southwark
Caledonian Road, Islington
Vogue House, Westminster
Albert Riverside, H&F
Blossom House School, Merton

Sample Clients

Stanhope
London Square
British Land
Ptarmigan Land Limited
S2 Estates
Conde Nast
Orion Land & Leisure

Key Experience

Television Centre, Hammersmith & Fulham – Stanhope

Financial viability for the affordable housing negotiation as part of the revised application for this large regeneration project. Further viability role to undertake the Review Mechanism as stipulated in the S106 agreement. No additional affordable housing contribution required.

Royal Star and Garter, Richmond - London Square

This scheme sees the refurbishment of the iconic listed buildings in Richmond, into c.90 residential units. Appointed to provide an affordable housing statement and a viability report to the Council. Planning consent granted with a payment in lieu.

Blossom Street, Tower Hamlets – British Land

Viability and affordable housing design and delivery advice on this high profile extensive redevelopment project within a conservation area, to deliver 40,000sqm of commercial floorspace and 40 residential units. Planning consent granted by the Mayor including the proposed c.30% onsite affordable housing contribution.

Rich Estate, Southwark – London Square

Provided viability and affordable housing design and delivery advice on this mixed use scheme delivering extensive commercial space re-provision including affordable workspace and c.400 residential units with 35% mixed tenure affordable housing

Vogue House, WCC – CondeNast

Viability advice on the commercial extension to an office building, to demonstrate the viable deliverability of the introduction of residential floorspace under a mixed-use planning policy requirement.

Albert Riverside, Fulham – Ptarmigan Land

Strategic viability and affordable housing delivery advice, throughout the creation of the development proposals for an intensification of use and innovative approach to delivering urban, mixed use development whilst safeguarding protected wharves. Planning consent granted with a payment in lieu.

Blossom House School, Merton – Private Client

Viability advice for the planning application to secure permission for 13 family homes on a former school site. Planning permission granted with a review to provide a payment in lieu of offsite affordable housing delivery if viability improves.

Wellington Road, Westminster CC – Private Client

Viability and affordable housing advice on the planning application to redevelop the site to provide 36 residential units.

Ancaster House, Richmond – London Square

Viability and affordable housing advice for this redevelopment of a listed building to provide seven family homes. Planning permission granted with a payment in lieu.

Sydenham Road, Lewisham – Private Client

Viability and affordable housing design and delivery advice to support a planning application for urban infill development providing 18 residential units and ground floor commercial development. Planning permission granted with the two shared ownership units onsite.

Shepherd's Bush Market, Hammersmith & Fulham – Orion Land & Leisure

Viability advice on submission of the Viability Review Mechanism required by the S106 agreement. Additional 8 DMS units provided.

High Street, Sutton – S2 Estates

Negotiation of the viable planning gain offer to be provided by the redevelopment of the former Burger King site. Viability justification provided to the Council to demonstrate the financial position of the new build, mixed use scheme, providing 40 residential units. Provided a contribution in lieu of affordable housing.

Manor Place Depot, Southwark – Notting Hill Housing Group

Viability submission to accompany the planning application for mixed use redevelopment of this extensive site to provide 270 residential units including 38% affordable housing and c. 3,000sqm of commercial floorspace.