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AFFORDABLE HOUSING STATEMENT (Rev1)

707-725 Lordship Lane, Wood Green, London

Prepared by DS2 LLP for Atri7 2 Limited & Fusion Global Management LLP

June 2024

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1 EXECUTIVE SUMMARY

1.1 This Affordable Housing Statement (hereafter "AHS") has been prepared on behalf of Atri7 2 Limited & Fusion Global Management LLP (collectively the "Applicant") in respect of the redevelopment of the site 707-725 Lordship Lane, Wood Green (the "Site") for a Purpose Bult Student Accommodation-led development, including affordable housing ("the Development"). The Site is located within the London Borough of Haringey ("LBH" or the "Council").

1.2 This AHS demonstrates that the affordable homes proposed as part of the Development accord with the Statutory Development Plan and other material planning considerations.

1.3 The content of this AHS is summarised below:

Affordable Housing Statement summary	
Site	The Site comprises a former Mecca Bingo facility located at 707-725 Lordship Lane, Wood Green. The Site is located within Wood Green town centre, approximately 150m east of Wood Green station. The Site extends to 0.86 hectares and is within the London Borough of Haringey.
Proposals	*"Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works."*
Headline policy requirements	Policy H5 of the London Plan sets out the Threshold Approach to affordable housing. This sets out that the affordable housing is set at a minimum of 35%, or 50% on public land or where there is a net loss in industrial floorspace capacity. Policy H15 of the London Plan requires 35% affordable student accommodation in respect of Purpose Built Student Accommodation ("PBSA"). Policy DM13 of the Council's Development Management Policies targets 40% affordable housing, however this pre-dates the Mayor's Threshold approach which the Council recognise.

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Types & quantum of housing	The Development proposes that 100% of the residential component is delivered as affordable housing, comprising 78 affordable homes (260 habitable rooms). In addition, 61 affordable PBSA habitable rooms are to be provided. Combined this equates to 35% of the total habitable rooms. The affordable housing provision also equates to 35% when assessed on a net internal area ("NIA") basis. This hybrid approach to affordable housing provision has been discussed and agreed with LBH Officers and the Greater London Authority Officers as being in accordance with the Threshold Approach.
Affordable tenure	The Development proposes 52 no. homes for Social Rent and 26. no homes for Intermediate housing. Due to the higher proportion of family homes within the Social Rent component, the overall tenure split within the residential component equates to 70% Social Rent and 30% Intermediate on a habitable room basis, which is in in excess of Council Policy DM13 part b) which requires a minimum of 60% as Social/ Affordable Rent.
Affordability	The Social Rent homes will be provided at Target Rent levels, with rents set in accordance with the national rent regime. The Intermediate homes are to be provided as Shared Ownership housing, available to households who meet the London Mayor's affordability requirements for home ownership products, being a gross household income of up to £90,000 per annum.

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Housing mix	A range of unit sizes is proposed in accordance with the Development Management Policy DM11 and DM13 and the Council's Housing Strategy. The Social Rent mix is: • 13 x 1 bed 2 person homes • 4 x 2 bed 3 person homes (wheelchair accessible) • 22 x 2 bed 4 person homes • 6 x 3 bed 5 person homes • 7 x 5 bed 8 person homes (houses) The mix of the Intermediate homes is: • 9 x 1 bed 2 person homes • 5 x 2 bed 3 person homes (wheelchair accessible) • 8 x 2 bed 4 person homes • 4 x 3 bed 5 person homes
Family housing	38% of the affordable residential homes are provided as family housing on a habitable room basis, or 43% of the Social Rent homes, recognising the priority afforded to affordable family housing in part c) of Policy DM13. Within the Social Rent component, just under half of the family housing is provided as 5 bed houses on a habitable room basis, a unique selling point of the Development given the need for very large, rented housing on the Council's waiting list, and the need to reduce temporary accommodation costs. The level of family provision varies between tenures, maximising family housing within the Social Rent component. This approach accords with the objectives of Local Plan Policy DM13.
Design	All affordable homes will meet or exceed the design standards set out in national guidance and Policy D1 of the London Plan. The affordable homes have been carefully designed and arranged within standalone buildings to minimise service charges.
Delivery	It is proposed to dispose of the affordable housing units at the site to a Registered Provider who will own and manage the affordable homes.

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2 INTRODUCTION

2.1 This AHS has been prepared by DS2 LLP on behalf of the Applicant in accordance with local, strategic, and national planning policy, in support of the planning application submitted in relation to the Development.

2.2 This AHS provides evidence which demonstrates that the amount, type and mix of housing proposed as part of the planning application is appropriate for the site and proposals, and in accordance with the Development Plan and other material planning considerations.

2.3 This AHS is structured as follows:

- Overview of the site and the development proposals.
- A summary of the relevant national, regional, and local planning policy considerations.
- An assessment of the housing proposals against the policy guidance.
- Summary of the conclusions.

2.4 In preparing this AHS, the Applicant has had several pre-application meetings and discussions with Planning and Housing Officers at the Council.

2.5 The AHS should be considered alongside several other documents, including but not limited to the Planning Statement prepared by DP9, and the Design and Access Statement prepared by Corstorphine & Wright.

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3 THE APPLICATION

3.1 A detailed description of the Site and development proposals is contained within the Planning Statement and Design & Access Statement submitted with the planning application. A relevant summary is provided below.

Site location

3.2 The Site is located at the eastern extent of the Wood Green Town Centre, in an area which is predominantly mixed-use in character. Wood Green is identified as a Metropolitan Town Centre within the London Plan (2021) and functions as a destination for shopping and retail services, community and administrative functions for the surrounding areas.

3.3 Lordship Lane (A109) forms the northern boundary of the Site. Adjoining the Site to the east is the Vincent Square Estate, a housing estate comprising blocks of the three-storey flats. To the southwest is Wellesley Road, immediately south of which are a number of three storey terraced houses. Immediately to the south of the Site's boundary are the rear gardens associated with a number of residential properties which front onto Moselle Avenue located further to the south. The rear gardens are separated from the existing surface level car park by an existing brick wall which delineates the southern and eastern boundary of the Site.

3.4 Immediately to the west of the site is Omnibus House, a seven storey residential building with a commercial gym (Class E) on the ground floor. The Vue Cinema complex, which also includes Nandos, Sainsbury's Local, and a number of other retail and food & beverage units, is located to the west of Omnibus House.

3.5 Wood Green Underground station is located 150m to the west of the Site, providing access to Central London via the Piccadilly line. The Site has a PTAL level of 6a (scale 1 – 6b), indicating a very high level of public transport accessibility.

3.6 The boundary of the Site is defined by the red line boundary identified on the Site Location Plan which accompanies this Application, an extract of which is provided below:

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Figure 3.1: Location plan (source: Corstorphine & Wright)

Site description

3.7 The Site comprises an existing single-storey bingo hall, surrounded by a large expanse of concrete providing surface level car parking associated with the existing bingo hall use. The Moselle Brook runs along the southern boundary of the Site. This was culverted in the 1950's and is identified in blue in Figure 3.1 above.

Proposed Development

3.8 The proposal is for a mixed-use, PBSA-led development including a standalone PBSA building (Building A) at the front of the site fronting Lordship Lane, and affordable residential housing to the rear of the site facing Wellesley Road (Buildings B, C and D).

3.9 The Applicant is seeking full planning permission for the following:

> *"Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works."*

3.10 A site layout diagram is provided below in Figure 3.2.

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3.11 The following table sets out the floor areas for the proposed use classes under the detailed application:

Table 1: Area summary

	GIA (sqm)	NIA (sq m)
PBSA (Student)	19,094	14,393
Non-residential (Class E commercial)	799	851
Residential (affordable housing)	7,525	6,484
Total	**27,418**	**21,728**

3.12 The overall affordable housing provision proposed is made up of affordable residential and affordable student and equates to a 35% affordable offer. Building A provides 636 PBSA rooms, of which 54 are provided as affordable rooms. Once living spaces within cluster accommodation are included this equates to 656 PBSA habitable rooms in total of which 61 are affordable PBSA habitable rooms. Buildings B, C and D provide 260 affordable residential habitable rooms.

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Table 2: Affordable housing offer summary

	No. habitable rooms	%
Market student accommodation (Building A)	595	65%
Affordable student accommodation (Site A)	61	6.5%
Affordable residential (Building B)	77	8.5%
Affordable residential (Building C)	134	14.5%
Affordable residential (Building D)	49	5.5%
Total habitable rooms	**916**	**100%**
Total affordable habitable rooms	**321**	**35%**

Affordable housing

3.13 Buildings B, C and D are to be provided as 100% affordable housing (use class C3). They comprise 78 no. homes in total. Of the 78 homes, 52 no. are to be provided as Social Rented housing, and 26 no. as Intermediate housing. On a habitable room basis, this equates to an overall tenure split of 70% Low-cost rent and 30% Intermediate.

3.14 A range of unit sizes is proposed. The unit mix for each tenure responds to the Council's housing needs priorities and feedback from Council Housing Officer and the Registered Provider sector. A summary of homes is provided below:

Table 3: Affordable homes/ tenure summary

	Social Rent	Intermediate
Building B	**-**	**26**
1 bed 2 person	-	9
2 bed 3 person (wheelchair accessible)	-	5
2 bed 4 person	-	8
3 bed 5 person	-	4
Building C	**45**	**-**
1 bed 2 person	13	-
2 bed 3 person (wheelchair accessible)	4	-
2 bed 4 person	22	-
3 bed 5 person	6	-
Building D	**7**	**-**
5 bed 8 person	7	-
Total homes	**52**	**2**

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3.15 The proposed habitable room mix is summarised below:

Table 4: Affordable habitable rooms/ tenure summary

	Social Rent	Intermediate
Building B	**-**	**77**
1 bed 2 person	-	18
2 bed 3 person (wheelchair accessible)	-	15
2 bed 4 person	-	24
3 bed 5 person	-	20
Building C	**134**	**-**
1 bed 2 person	26	-
2 bed 3 person (wheelchair accessible)	12	-
2 bed 4 person	66	-
3 bed 5 person	30	-
Building D	**49**	**-**
5 bed 8 person	49	-
Total habitable rooms	**183**	**77**

3.16 The affordable homes are independently accessed from Wellesley Road. Buildings B, C and D are all self-contained as required by Registered Providers for management purposes.

3.17 A total of 4 Blue Badge parking spaces will be provided for the residential part of the Development. Building B will provide 48 cycle parking spaces and Buildings C & D will provide 110 cycle parking spaces. This is in addition to 28 visitor spaces.

3.18 In terms of amenity, Both Building B and Building C include a communal courtyard at level 01. The 5 bed houses provided in Building D benefit from their own private gardens. Furthermore, adjacent to Building A there is a significant area of public realm, providing opportunities for play and social interaction. For further details on the landscape design and development please refer to the Landscape Design & Access statement submitted as part of the planning application.

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4 PLANNING POLICY CONTEXT

4.1 The following section of this Affordable Housing Statement provides a summary review of the key national, regional, and local planning policy that guides the delivery of affordable housing.

National policy

National Planning Policy Framework (2021) ("NPPF")

4.2 The NPPF sets out the Government's planning policies for England and how they should be applied.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development. For decision making, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant up to date development plan policies, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development.

4.4 Section 5 supports the Government's aim of significantly boosting the supply of housing and, Section 62 places a strategic requirement on authorities to identify the type and tenure of housing needed for different groups in the community including affordable housing.

4.5 Paragraph 63 states that where there is a need identified for affordable housing, the affordable housing should be provided on-site, except in justified circumstances.

4.6 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF states:

> *"Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)"*

4.7 This includes social rent, affordable rent and intermediate tenure housing i.e. housing provided to eligible households whose needs are not otherwise met by the market.

Regional policy

London Plan (March 2021)

Housing & affordable housing

4.8 The London Plan recognises that affordable housing is central to allowing Londoners of all means and backgrounds to play their part in community life. Providing a range of high quality, well-designed, accessible homes is important to delivering 'Good Growth', ensuring that London remains a mixed and inclusive place in which people have a choice about where to live.

4.9 The 2017 London Strategic Housing Market Assessment ("SHMA") identifies that London needs 66,000 new homes each year, for at least twenty years and evidence suggests that 43,000 of them should be genuinely affordable.

4.10 Policy GG4 seeks to ensure that more homes are delivered and supports the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable. Furthermore, there is emphasis to create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.

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4.11 The London Plan sets out the ten-year targets for net housing completions which each local planning authority should plan for. Boroughs must include these targets in their Development Plan documents. It identifies that the Council will aim to exceed the minimum target of 19,802 homes from 2011 – 2026 (820 units per annum from 2011 – 2014 and 1,502 units per annum thereafter). The London Plan has also designated Wood Green as an Opportunity Area, with capacity for indicatively 4,500 homes and 2,500 jobs.

4.12 Policy H4 sets a strategic target of delivering 50 per cent of all new homes delivered across London to be affordable. The affordable housing should be delivered as genuinely affordable housing.

4.13 Footnote 53 states that the NPPF defines affordable housing for planning purposes. Within this broad definition, section 4.6.3–4.6.9 of the London Plan sets out the Mayor's preferred affordable housing tenures and other genuinely affordable housing products, which are set out below:

- Homes based on social rent levels, including social rent and London Affordable Rent.
- London Living Rent
- London Shared Ownership

4.14 Paragraph 4.6.7 states that other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy (dated 2018) definition of genuinely affordable housing and are considered by the borough to be genuinely affordable.

4.15 For dwellings to be considered affordable, annual housing costs, including mortgages, rent and service charge should be no greater than 40% of net household income.

4.16 Policy H5 sets out the threshold approach to applications. This sets out that the affordable housing is set at a minimum of 35% or 50% on public sector land or for industrial land where there is a net loss in industrial floorspace capacity in accordance with Policy E7. To follow the Fast Track Route of the threshold approach applications must;

- Meet or exceed the relevant threshold level of affordable housing on site without public subsidy;
- Be consistent with the relevant tenure split;
- Meet other relevant policy requirements and obligation to the satisfaction of the Borough and the Mayor where relevant;
- Demonstrate they have taken account of the strategic 50 per cent target and have sought grant to increase the level of affordable housing.

4.17 Policy H6 states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:

- A minimum of 30 per cent low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).

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- A minimum of 30 per cent intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.

- 40 per cent to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

4.18 Policy H10 seeks to deliver a range of unit types at different price points across London and recognises that a higher proportion of one- and two-bedroom homes are generally more appropriate in locations which are closer to a town centre or a station or with higher public transport access and connectivity.

4.19 Intermediate ownership products such as London Shared Ownership should be affordable to households on gross incomes of up to £90,000, and Intermediate rental products affordable to households in gross incomes of up to £60,000, in accordance with the latest London Plan Annual Monitoring Report.

Student accommodation

4.20 London Plan policy H15 part A, section 4) notes that in order to follow the Fast Track route, 35% of the accommodation must be secured as affordable student accommodation, or 50% on public land or industrial land where there is a net loss in industrial capacity.

4.21 The definition of affordable student accommodation is a Purpose Built Student Accommodation bedroom that is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report.

Local policy

Local Plan (June 2022)

4.22 The Haringey Local Plan, as relevant to this Site, comprises the Strategic Policies Development Plan Document (DPD), Development Management DPD, and Site Allocations DPD. LBH has commenced their preparation of a new Local Plan, which initially underwent formal consultation between November 2020 and March 2021. The First Steps Engagement consultation looked to set out the key issues to be addressed by the New Local Plan. A consultation report is expected to be published alongside a draft Local Plan for further consultation in Summer 2024.

4.23 Policy DM13 of the LBH Development Management DPD identifies the Council will seek to maximise the provision of affordable housing, with a borough wide target of 40% affordable housing. This policy pre-dates the Fast Track Route introduced by the London Plan. Policy DM13 goes on to state that affordable housing should be provided as 60% social / affordable rent and 40% intermediate housing.

4.24 Policy DM11 provides requirements in terms of housing mix. In relation to affordable housing this refers to Policy DM13 and the Council's Housing Strategy. DM11 part A, c) states that priority will be afforded to the delivery of family affordable housing.

4.25 The Council's Housing Strategy 2022-2027 provides detailed guidance as to the implementation of the Local Plan policies. It notes the Council will expect the majority of rented affordable homes

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to be provided as Social Rent. It also provided a target dwelling mix for both Social Rent and Intermediate housing.

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5 APPROACH TO AFFORDABLE HOUSING

Assessment against planning policy

5.1 This section of the AHS considers the proposed approach to affordable housing and assesses whether the Development is in accordance with the relevant planning policies.

Quantum of Affordable Housing

5.2 The Applicant has engaged with the Council at pre-application stage to discuss how the scheme can, in practical terms, ensure that affordable housing policy objectives are achieved.

5.3 As noted at paragraphs 4.16 and 4.17 the threshold approach requires a minimum of 35% affordable housing for both residential and student accommodation, or 50% if on public land or on land where there is a net loss in industrial floorspace capacity. The relevant threshold for the Site to be considered under the Fast Track route is 35%.

5.4 A hybrid approach to on-site affordable housing provision is proposed. Rather than providing 35% affordable housing within each separate component of the application, the proposed approach involves maximising the provision of traditional C3 residential affordable homes within Building B, C and D, and then 'topping up' the affordable housing offer with affordable student housing within Building A to arrive at an overall offer of 35%.

5.5 The total scheme comprises 916 habitable rooms, composed of 656 student habitable rooms and 260 residential habitable rooms. In accordance with the Threshold approach, the 35% affordable housing requirement equates to 321 habitable rooms.

5.6 260 habitable rooms are provided within Building B, C and D in the form of 78 C3 residential homes. It is proposed that 100% of these homes will be delivered as affordable housing. This equates to 28.4% of the 35% affordable housing policy requirement on a habitable room basis.

5.7 It is proposed that the remaining 6.6% (61 habitable rooms) affordable housing provision required to meet the 35% policy requirement will be delivered in the form of affordable student homes within Building A.

5.8 The proposed hybrid approach to achieving the 35% threshold amount has been discussed and agreed with Council and GLA officers through pre-application discussions. This approach ensures that the number of traditional family affordable homes is maximised in accordance with Policy DM11 of the Local Plan and is considered to better align with the strategic objectives of both the London Plan and Local Plan.

5.9 The affordable quantum also accords with policy objectives when the affordable homes and affordable student units are assessed on a floorspace basis equating to 35% of the total net internal area.

Affordable housing tenure

5.10 Local Plan policy DM13 requires that affordable housing should be provided as 60% social / affordable rent and 40% intermediate basis.

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5.11 79% of the total affordable residential habitable rooms are to be provided as Social Rent thus meeting the policy target. The proposed 70/30 tenure split also meets London Plan policy, with requires a minimum of 30% as social rent/ London Affordable Rent, a minimum of 30% as Intermediate (London Living Rent or Shared Ownership), and the remaining 40% at the Local Planning Authority's discretion.

Affordability

Social Rent

5.12 The rented affordable homes are to be let at Social Rent levels, in accordance with the Council's Local Plan and Housing Strategy, and which is also recognised by the Mayor of London as a genuinely affordable housing product.

5.13 Social rent is a nationwide housing product introduced in 2011 where rents are set according to the 'target rent' formula, which is calculated in a way that takes account of the relative value of the property, the size of the property and relative local income levels.

Intermediate

5.14 The Intermediate homes are to be provided as Shared Ownership. The Council's preference is for London Living Rent however feedback from the RP sector indicated that Shared Ownership was the preferred form of any intermediate housing at the Site. The provision of Shared Ownership also helps subsidise the delivery of the Social Rent homes, of which a significant portion are family homes. Shared Ownership is recognised by the Mayor of London as a genuinely affordable housing product.

5.15 The affordability of the Intermediate homes is determined by the total 'housing costs' that are payable by the occupier. For dwellings to be considered affordable the combination of rent and service charge (and in the case of Shared Ownership, mortgage) forms the purchaser's housing costs. The planning policy requirement is that these housing costs must not exceed 40 per cent of net household income, with net income deemed to equate to 70% of gross household income.

5.16 The Intermediate homes are to be made available to households who meet the Mayor's affordability requirements for Intermediate homes, being a gross household income of up to £90,000 per annum for Intermediate homes for sale (e.g. Shared Ownership), in accordance with the Mayor's Annual Monitoring Report. In reality, the selected RP partner would market the homes to a range of incomes below the upper limit as required by London Plan policy and guidance.

Service charges

5.17 The provision of affordable homes within a series of standalone buildings means that the homes can be effectively and efficiently owned and operated by a Registered Provider of affordable housing. This ensures that the level of service charges paid by tenants/ occupiers can be kept to a minimum.

Student accommodation

5.18 In accordance with London Plan policy H15, the proposed affordable student accommodation will be let at a rent no greater than 55% of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year.

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Unit mix

5.19 Local and Mayoral policy aims to secure a range of homes of different sizes, best addressing local housing needs, with priority given to family affordable housing. At a local level the mix requirements are set out in the Council's Housing Strategy. A summary of the proposed unit mix is provided below alongside the requirements of the Housing Strategy

Table 5: Affordable habitable rooms - unit mix vs Housing Strategy

	Social Rent		Intermediate	
	Proposed	Housing Strategy	Proposed	Housing Strategy
Building B				
1 bed	-	-	23.5%	65%
2 bed	-	-	50.5%	30%
3 bed	-	-	26%	5%
Building C & D				
1 bed	14%	10%	-	-
2 bed	43%	40%	-	-
3 bed	16%	40%	-	-
5 bed	27%	10%**	-	-

** *target in relation to 4 beds*

5.20 The level of family housing provision varies between the tenures, based on a detailed consideration of the building and site constraints, as well as discussions with Registered Providers and the Council's Housing Officers.

5.21 Within the Social Rent component, the provision of family housing equates to 43% by habitable room.

5.22 Through pre-application discussions the Council identified that they have a particularly acute need for social rented houses for large families. The applicant has sought to address this need through the inclusion of 7 no. three-storey, 5-bedroom houses with private gardens in the southern extent of the Site. The Council have indicated strong support for the inclusion of these homes and the contribution these will make towards addressing local need is considered to be a significant benefit of the scheme. The provision of these 5 bed homes (49 habitable rooms) is therefore afforded significant weight when weighing the proposed unit mix against the target requirements.

5.23 Whilst the proposed Intermediate unit mix departs from the target mix, the current approach responds directly to feedback from Registered Providers for a more balanced unit mix, and avoiding an over-concentration of 1 beds, as noted by Local Plan Policy DM11.

5.24 In summary, the Development proposes a balanced mix of 1, 2, 3 and 5 bedroom homes, responding to both priority needs and practical feedback in regards the different tenures. It is therefore in accordance with the Local Plan.

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Location & design

5.25 The affordable homes are currently configured so that both the Social Rent homes and Intermediate homes are arranged independently of the other, located in standalone flatted blocks, or standalone terrace of houses. This ensures that the service costs of running and maintaining these buildings can be better controlled by the RP partners, protecting the long term affordability of these homes to residents.

5.26 The affordable homes are further located in a discrete part of the Site, ensuring privacy and the ability of the RP to limit any estate charges. The affordable homes have full access to the public realm adjacent to Building A as well dedicated amenity; Buildings B and C have courtyards gardens and the houses in Building D have their own private gardens.

5.27 The affordable homes at the Development are designed in accordance with the minimum space standards set out at Policy D1 of the London Plan.

5.28 In accordance with Building Regulations M4(2) 90 per cent of homes will be accessible and adaptable. Furthermore, in accordance with H6 part d) 10 per cent of homes will be wheelchair homes or easily adaptable to a wheelchair home, in line with Building Regulations M4(3).

Delivery

5.29 It is proposed to dispose of the affordable housing units to a Registered Provider who will own and manage the affordable homes and will enter into a separate nominations' agreement with the Local Housing Authority to ensure that households the housing waiting lists will have access to the affordable homes being delivered at the Site.

5.30 In addition to speaking to prospective RP partners the Applicant is in discussion with the Council's Housing Officers about the Council acquiring the affordable homes directly, in accordance with the aspirations of the Housing Strategy to implement a new programme of delivering Council homes.

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6 SUMMARY

6.1 In addressing the policy requirements of both Local Plan and Mayoral policies the proposed Development will see the delivery of 78 affordable homes in Buildings B, C and D, and the delivery of 54 affordable student rooms in Building A.

6.2 This hybrid approach is considered to fulfil the policy requirement for 35% affordable housing provision, measured by habitable room. Policy compliance is further established through the provision of a range of unit types and tenures, including 70% of the affordable housing offer (by habitable room) being provided as Social Rent tenure, a unit mix that maximises the provision of family housing, including the unique proposition of the delivery of 7 no 5 bed 8 person homes.

6.3 The affordable homes have been designed and developed in close consultation with Council Officers and Registered Providers ensuring that the scheme meets the requirements of affordable residents.

6.4 DS2 would be happy to discuss any of the points contained within this AHS.

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Date: **12 June 2024**

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