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London Borough of Haringey
Level 6
River Park House
Wood Green
London N22 8HQ

28th March 2022

Dear Sir / Madam,

Re: Affordable Housing Offer in respect of the site 313 – 315 The Roundway and 8 – 12 Church Lane, London, N17

Further to our recent liaison with officers, this letter accompanies Hillview's full planning application for:

'Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works' at 313-315 The Roundway and 8-12 Church Lane, London, N17.'

The application seeks consent for residential led mixed use development comprising 76 homes, 600 m² of workspace / retail space.

Viability Position

Hillview has instructed Savills to assess and report on the economic viability of providing affordable housing as part of the development proposal. The report has been submitted as part of the planning application and demonstrates that the maximum viable amount of affordable housing is 0%.

At this level, the viability appraisal demonstrates there is a significant shortfall between the Residual Land Value and the Benchmark Land Value. This is therefore considered to be a robust position and clearly concludes the scheme cannot sustain a policy compliant level of affordable housing.

Affordable Housing

Notwithstanding the conclusions of the Financial Viability Assessment, Hillview proposes 21% affordable housing by habitable room (without prejudice) based on a 63:37 split in favour of affordable rented. This offer is made on a without prejudice basis and may be withdrawn if the matter had to go appeal. In this scenario, the affordable housing offer would revert to that supported

by our viability assessment.

This offer is over and above our viability evidence position but is being made to demonstrate our commitment to the delivery of the scheme and bringing forward a high-quality mixed-use development as well as a significant amount of affordable housing for the London Borough of Haringey and London.

Affordable Housing Provision

It is proposed that the affordable units will be located within block B, with Affordable Rent located on floors 1 & 2 and the Intermediate located on floors 2 & 3 (with the exception of 1no. 1bed unit and 1no. 2bed unit on floor 3 and all units on floor 4 which will be private). A full schedule is enclosed with this letter.

The tables below summarise the affordable housing provision based on our without prejudice offer:

Affordable and Private Split

	Private	Affordable	Affordable Percentage
Units	63	13	17%
Habitable room	151	40	21%
Floor Space (NIA) Sqm	3,751	951	20%

Tenure Split

	Affordable Rent	Shared Ownership (Intermediate)
Units	8 (62%)	5 (38%)
Habitable room	25 (63%)	15 (37%)

Mix

	1bed	2bed	3bed
London Affordable Rent	3	1	4
Intermediate	2	1	2
Private Sale	41	19	3
TOTAL	46	21	9

	1bed	2bed	3bed
Rented	37.5%	12.5%	50%
Intermediate	40%	20%	40%
Private Sale	65.1%	30.1%	4.8%
TOTAL	60.5%	27.6%	11.9%

Viability Challenges

As discussed with officers during the pre-application process, there are some significant viability challenges associated with the scheme. A number of design changes have been incorporated into the scheme at the request of officers which have generated additional costs. These are listed below:

1. Heritage Constraints requiring high quality buildings and public realm;
2. Height bulk and mass – reductions in density mainly due to heritage constraints;
3. Workspace on ground floor – lower value cost to the scheme;
4. On site contamination due to previous industrial uses;
5. Energy and sustainability requirements to meet net zero

We trust the above explains the position.

Yours Sincerely,



Lee Fitzpatrick
Managing Director
Lindhill Properties Ltd