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Affordable Housing Statement
November 2023

ABERFELDY VILLAGE MASTERPLAN



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AFFORDABLE HOUSING STATEMENT

Prepared by DS2 LLP on behalf of The Aberfeldy New Village LLP

November 2023



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1 INTRODUCTION

- 1.1 This Affordable Housing Statement (“AHS”) supersedes the AHS dated January 2023 previously submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3) and should therefore be read on a standalone basis.
- 1.2 Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023, and the subsequent direction that the Mayor of London will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height.
- 1.3 For the sake of completeness only it should be noted that the above referenced amendments follow previous amendments to the Hybrid Application, made prior to its consideration by the LBTH SDC, the assessments of which were set out within previous revisions of this AHS. In summary the previously assessed changes were: the incorporation of Jolly’s Green within the red line boundary, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase in the number of affordable rented family homes, and the inclusion of second staircases in Plots F & I.
- 1.4 Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).
- 1.5 This AHS has been prepared by DS2 and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to an area north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12), and to the south west of Abbot Road (the “Site”) on behalf of The Aberfeldy New Village LLP (“The Applicant”).
- 1.6 The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved (“Detailed Proposals”), and outline development for the remainder of the Site, with all matters reserved (“Outline Proposals”). The Detailed Proposals and Outline Proposals together are referred to as the “Proposed Development” within this AHS.
- 1.7 The Proposed Development comprises the comprehensive redevelopment of the Site and will provide new retail and workspace floorspace along with a significant quantum of mixed tenure residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Proposed Development also provides significant, high quality public realm, including a new Town Square, a new High Street and a public park. The Proposed Development incorporates the provision of a direct link from the proposed pedestrianised underpass to Jolly’s Green.
- 1.8 Information in this AHS is provided in relation to the housing mix, tenure, affordability and long-term ownership and management of the affordable housing component of the Illustrative Scheme¹.

¹ Further information provided at Section 3 of this AHS.

However, the information is indicative only in relation to the Outline Proposals and reflects a scheme that could be delivered within the parameters that the Applicant is seeking consent for.

- 1.9 This AHS should be considered alongside other documents, including but not limited to the Design and Access Statements prepared by Levitt Bernstein in relation to the Outline Proposals and Morris+Company in relation to the Detailed Proposals, and the Planning Statement prepared by DP9.

Hybrid Planning Application

- 1.10 The description of development for the Proposed Development is set out below.

'Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.

- 1.11 The Applicant is unable to determine the exact quantum of each land use that will come forward as part of the Proposed Development for the Outline Proposals. For this reason, the application provides the Applicant with the flexibility as to the quantum of each use that could be delivered on the Site within the overall maximum floorspace in relation to the Outline Proposals which consist of Phase B, C and D. Phase A is the Detailed Proposals.
- 1.12 However, to ensure that the level of flexibility is appropriately restricted, the Proposed Development seeks approval for three Control Documents which describe the principal components of the Proposed Development, define the parameters for the Proposed Development and control how the Proposed Development will come forward in the future.
- 1.13 The Control Documents provide the parameters, design principles and controls that will guide future Reserved Matters Applications ("RMAs"). These Control Documents are (1) the Parameter Plans; (2) the Development Specification; and (3) the Design Code:
- The Parameter Plans are a series of drawings that establish rules for the development, controlling the layout and scale of future development plots;
 - The Development Specification defines and describes the principal components of the development (akin to an elongated description of development including the maximum development quantum and uses); and
 - The Design Code is a set of design guidelines that establish binding standards for how buildings will form streets and give enclosure to public spaces.

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- 1.14 Together, these documents set out the information required to allow the impacts of the Proposed Development to be identified with sufficient certainty as future RMAs will be required to demonstrate compliance with the specified parameters and controls in these Control Documents.

2 SITE DESCRIPTION AND LOCATION

Site Location

- 2.1 The Site is located in Poplar, East London, around one mile away from Canary Wharf. The Site is bounded on all three sides, with the A12 Blackwall Tunnel to the east, the A13 East India Road to the north and Abbot Road to the south west.
- 2.2 The surrounding area is currently undergoing significant regeneration. There are several recent planning applications of scale that have obtained either planning consent or commenced construction, including;
- St William's Poplar Riverside development which is situated to the north of the Site. The hybrid application was consented on the 30th October 2019 and will provide up to 2,800 homes. Construction commenced in January 2021.
 - Taylor Wimpey's Poplar Bus Depot development which is situated to the north of the Site. The detailed application achieved full planning permission in October 2020. The site was sold by RER London to Taylor Wimpey in January 2021. The development will provide 530 homes. Construction commenced in Q4 2022. However construction has been paused so that the scheme can be redesigned to incorporate a second staircase.
 - SN Development's Islay Wharf development which is situated to the north of the Site (north of the Poplar Bus Depot development). The detailed application achieved full planning permission in November 2020. The development will provide 133 homes. The site is currently for sale.
 - Country Garden's Ailsa Wharf development which is situated to the north of the Site (north of Islay Wharf). The detailed application achieved consent on the 16th January 2020. The development will provide 785 homes. In March 2022 a new planning application was submitted for the site and is still being determined.
- 2.3 East India DLR Station is located within walking distance to the south of the Site, with Canning Town Underground Station and DLR Station located within walking distance to the east of the Site.
- 2.4 The Site is included within the Poplar Riverside Housing Zone with the GLA identifying this area as having potential to unlock and accelerate housing delivery in London. The area is identified as having the potential to deliver 3,923 homes, 645 affordable homes and 6,068 construction jobs.
- 2.5 The London Plan has designated Poplar Riverside as an Opportunity Area which contains the Poplar Riverside Housing Zone. The Opportunity Area has the potential for 9,000 new homes, improved connectivity in a part of the borough with significant infrastructure challenges and 3,000 new jobs by 2041.

Site Description

- 2.6 The Site is 9.08 hectares (approx. 22.5 acres) in total and comprises:
- Abbott Road;
 - Aberfeldy Street;

- Balmore Close;
 - Blairgowrie Court;
 - Heather House;
 - Jura House;
 - Tartan House;
 - Thistle House;
 - Kilbrennan House;
 - Nos. 33-35 Findhorn Street;
 - 2a Ettrick Street;
 - 384 Abbott Road;
 - Lochnagar Street;
 - Aberfeldy Neighbourhood Centre;
 - Jolly's Green;
 - Nairn Street Estate; and
 - Leven Road Open Space and Braithwaite Park are included for their enhancement.
- 2.7 The majority of the Site is occupied by a series of linear, 3 and 4 storey housing blocks, a single storey neighbourhood centre, a parade of ground floor retail units, primary school, church, public open space and recently constructed affordable workspace.
- 2.8 The Site contains 330 existing residential properties of which 252 are tenanted properties let at social rent levels with the remaining 78 leaseholder properties.
- 2.9 The floorspace of the existing 252 Social Rent homes equates to 18,112 square meters (NIA).
- 2.10 The existing residential property unit mix is summarised in Table 1 below.

TABLE ONE: EXISTING HOMES, ABERFELDY VILLAGE, NOVEMBER 2023				
Dwelling Size	Social Rent		Leaseholders/Freeholders	
	Homes	Hab Room	Homes	Hab Room
1 bed	39	78	8	16
2 bed	73	219	21	63
3 bed	123	492	45	180
4 bed	13	65	4	20
5 bed	2	12	0	0
6 bed	2	14	0	0
Total	252	880	78	279

2.11 The Site also includes the following:

- The new Poplar Works development adjacent to the A12;
- Land at Lochnager Street to the north of Bromley School;
- Abbott Road and the existing green spaces of Braithwaite Park and Leven Road Open Space;
- Land along Blair Street, adjacent to Braithwaite Park, which will complete the courtyard building within the built phase of Aberfeldy Village; and
- Jolly's Green.

2.12 A red line plan of the Site is provided at Figure 1 below which illustrates the Masterplan site boundary.

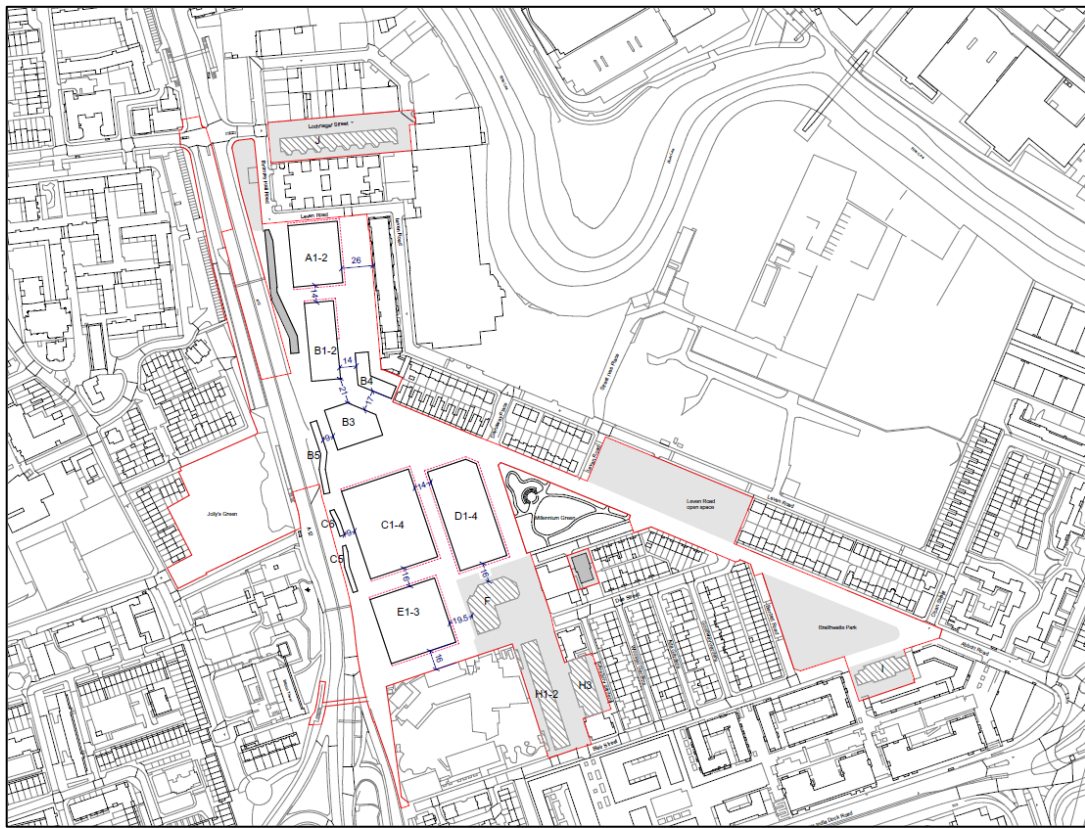


Figure 1: Red Line Plan

Planning History

- 2.13 In 2012, outline permission (ref: PA/11/02716/P0) was secured for the demolition of all existing dwellings (297 units), the retail units fronting Aberfeldy Street, and the Neighbourhood Centre. The extant consent proposed up to 1,176 dwellings, in 15 blocks between two and 10 storeys, and commercial floorspace for retail, community, faith and a health centre. Permission was granted on 20th June 2012 for the following development:

'Outline planning application (all matters reserved) for the mixed-use redevelopment of the existing Aberfeldy estate comprising: Demolition of 297 existing residential units and 1,990 sq m of non-residential floorspace, including shops (use class A1), professional services (use class A2), food and drink (use class A3 and A5), residential institution (use class C2), storage (use class B8), community, education and cultural (use class D1); and Creation of 1,176 residential units (Use Class C3) in 15 new blocks between 2 and 10 storeys in height plus 1,743sqm retail space (Use Class A1), professional services (Use Class A2), food and drink (Use Classes A3 and A5) and 1,786 community and cultural uses (Use Class D1) together with a temporary marketing suite (407sqm), energy centre, new and improved public open space and public realm, semi-basement, ground and on-street vehicular and cycle parking and temporary works or structures and associated utilities/services'.

- 2.14 Since permission was granted there has been several applications for non-material amendments under s.96a of the Town and Country Planning Act (1990) and minor material amendments under s73 of the Town and Country Planning Act (1990), alongside associated and RMAs.

- 2.15 RMAs have been submitted for phases 1-3 out of a total 6 phases. In terms of delivery, Phase 1 was completed in March 2016, phase 2 completed in November 2016 and Phase 3 completed in August 2023.
- 2.16 Phase 1 to 3 of the extant consent will have delivered the following upon completion of Phase 3;
- Phase 1 – 338 residential homes (263 private sale, 67 Social Rent and 8 Shared Ownership) plus retail floorspace
 - Phase 2 – 219 residential homes (194 private sale, 21 Social Rent and 4 Shared Ownership)
 - Phase 3 – 344 residential homes (262 private sale, 69 Social Rent, 13 Shared Ownership) plus a community centre, health centre, retail floorspace and new energy centre.
- 2.17 Phases 1 to 3 of the extant consent will deliver 901 residential homes in total of which 719 are private sale and 182 affordable. This equates to 29% affordable housing by habitable rooms (9.18% on uplift) or 20% affordable housing by units (8% on uplift).
- 2.18 Phases 4 to 6 which fall within the Proposed Development planning application red line are yet to be subject to RMAs for these phases and, subject to the receipt of a new planning consent, phases 4 to 6 of the extant consent, will not be delivered.
- 2.19 However, phases 4 to 6 of the extant consent comprise 275 new homes, retail floorspace and a faith centre. The affordable requirement for these remaining phases is 21% by habitable rooms or 11% by units. This would require the provision of 31 affordable homes.
- 2.20 It is envisaged that based upon the Illustrative Scheme that 440 affordable homes will be delivered by way of the current proposals, an uplift of 409 affordable homes when compared to phases 4 to 6 of the extant consent.

Site Ownership

- 2.21 The majority of the Site is in the ownership of Poplar HARCA. LBTH own the land currently occupied by the approach road to the underpass and highway through the underpass. TfL own the underpass structure.

3 DEVELOPMENT PROPOSALS

- 3.1 The Aberfeldy Village Masterplan aims to deliver, up to 1,565 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road vehicular underpass.
- 3.2 The Proposed Development is being brought forward as a hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases.
- 3.3 The Aberfeldy Village Masterplan is a residential led mixed-use scheme including:
- Residential
 - Retail
 - Workspace/employment space
 - Residential facilities
 - Marketing Suite
- 3.4 It is envisaged that the majority of the non-residential uses will be located on the lower and upper ground floors with residential uses above.
- 3.5 The retail units will be located along the High Street and within Highland Place. The High Street will be the new Local Centre for Aberfeldy, and a key area of non-residential activity. The Marketing Suites will also be located along the High Street in Building F.
- 3.6 There will be a cluster of non-residential activity in Highland Place, predominately within Building B3. The plinth of this tower will house the Resident Hub, which will include: a bike store/workshop and café, concierge, residents lounge, hot desk workspace, meeting room, breakout space and facilities for Estate Management at first floor, and a gym, communal dining and kitchen area and common room at second floor.
- 3.7 Workspace/employment space is located along Enterprise Yard² in the lower floors of the residential buildings or in small, narrow units that replicate the form of the existing Poplar Works buildings. The new workspace buildings will be workspace up to and including the second floor.
- 3.8 The upper floors of all buildings will be predominately residential.
- 3.9 The Proposed Development consists of both Detailed Proposals (Phase A) and Outline Proposals (Phases B, C and D).

Decant Strategy

- 3.10 The Applicant has submitted a Decant Strategy with the planning application which sets out the strategy for rehousing those residents whose existing homes will be demolished to make way for

² Further information provided in the DAS however it is a creative linear route which connects north-south through the masterplan.

the Proposed Development. The strategy is in line with the Mayor of London's "Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration" (February 2018).

- 3.11 Support for the principle of expanding the regeneration area was established via a ballot of residents within the Site, carried out in September 2020. The ballot result was 93 per cent in favour of regeneration from a 91 per cent turnout.
- 3.12 The Proposed Development has been developed with the residents and wider community stakeholders following the ballot results.
- 3.13 The offer to residents in the ballot is summarised below. The full ballot offer can be found appended to the Decant Strategy.
- Resident and wider community stakeholder involvement in masterplan and detailed design via Resident Steering Group;
 - Well designed, energy efficient new homes planned to meet resident needs;
 - More affordable homes;
 - Beautiful, usable public spaces;
 - Improved infrastructure, better walking and cycling routes, new shops and new community facilities;
 - Initiatives to keep the community together and strong;
 - Offer to Social Rent tenants: each tenant will be offered the right to return to a new home that meets their needs and will receive a home loss payment. Costs for additional services such as removals will be reimbursed;
 - Offer to resident leaseholders: resident leaseholders will be offered full market value for their existing home plus a 10 per cent home loss payment and eligible moving costs such as removals. Those leaseholders wishing to move into the new development will be given the opportunity to buy a new home outright or, if they cannot afford to do so with the proceeds from the sale of their existing property, there will be options to part purchase with Poplar HARCA. Resident leaseholders will also be incentivised to relocate into the new development via an equity gifting scheme; and
 - Offer to non-resident leaseholders and freeholders: PH will buy their property at full market value and pay an additional 7.5 per cent home loss payment. Costs for additional services such as removals will be reimbursed.

Detailed Proposals

- 3.14 The Detailed Proposals will provide 277 residential homes across four buildings referred to as F, H, I and J. Of the 277 residential homes proposed, 181 will be market homes, 85 Social Rent and 11 intermediate homes. In total, the Detailed Proposals will provide 96 affordable homes which equates to 49% affordable housing (by habitable rooms). The Detailed Proposals consisting of Phase A will be the first phase to be delivered.

3.15 The Detailed Proposals will also provide retail uses and a marketing suite (Use E Class and Sui Generis) within buildings F and H. A summary of the uses and the housing mix in the Detailed Proposals is provided in the tables below.

TABLE 2: DETAILED PROPOSALS AREAS, ABERFELDY VILLAGE, NOVEMBER 2023	
Use	GIA (sqm)
Residential (C3)	27,795
Retail (E)	1,149
Marketing (Sui Generis)	295
Total	29,238

TABLE 3: DETAILED PROPOSALS RESIDENTIAL UNIT PROVISION ABERFELDY VILLAGE, NOVEMBER 2023			
Summary	Market Housing	Affordable Housing	Total
Unit split	181	96	277
Habitable Rooms	425	402	827

TABLE 4: DETAILED PROPOSALS MARKET UNIT MIX, ABERFELDY VILLAGE, NOVEMBER 2023	
	Units
Studio	32
1 Bed	52
1 Bed (Accessible)	11
2 Bed	70
2 Bed (Accessible)	7
3 Bed	9
Total	181

TABLE 5: DETAILED PROPOSALS AFFORDABLE UNIT MIX, ABERFELDY VILLAGE, NOVEMBER 2023	
	Units
1 Bed	11
2 Bed	34
2 Bed (Accessible)	2
3 Bed	20
3 Bed (Accessible)	10
4 Bed	15
6 Bed	4
Total	96

TABLE 6: DETAILED PROPOSALS TOTAL RESIDENTIAL UNIT MIX, ABERFELDY VILLAGE, NOVEMBER 2023	
	Units
Studio	32
1 Bed	63
1 Bed (Accessible)	11
2 Bed	104
2 Bed (Accessible)	9
3 Bed	29
3 Bed (Accessible)	10
4 Bed	15
6 Bed	4
Total	277

3.16 The homes have been designed to be compliant with the Government's nationally described space standards (March 2015) and the minimum space standards as set out in Policy D6 of the London Plan, dated March 2021.

Outline Proposals

- 3.17 The Proposed Development seeks flexibility in terms of the quantum of development that will be delivered within a range of land uses and incorporates maximum floorspace caps within each proposed land use category. The Proposed Development seeks planning permission for a maximum of 140,591 sqm Gross External Area (GEA) or 126,553 sqm Gross Internal Area (GIA) of floorspace across the Site.

TABLE 7: OUTLINE PROPOSAL MAXIMUM FLOOR AREAS, ABERFELDY VILLAGE, NOVEMBER 2023	
Land Use	Maximum Floorspace (GEA)
Retail (Use E Class)	1,116 sqm
Workspace (Use E Class)	2,602 sqm
Residential (Use C3 Class)	133,028 sqm
Podium Parking (Use C3 Class)	2,597 sqm
Residents Hub (Use C3 Class)	1,249 sqm
Total	140,591 sqm

TABLE 8: OUTLINE PROPOSAL MAXIMUM FLOOR AREAS, ABERFELDY VILLAGE, NOVEMBER 2023	
Land Use	Maximum Floorspace (GIA)
Retail (Use E Class)	972 sqm
Workspace (Use E Class)	2,104 sqm
Residential (Use C3 Class)	119,668 sqm
Podium Parking (Use C3 Class)	2,589 sqm
Residents Hub (Use C3 Class)	1,220 sqm
Total	126,553 sqm

- 3.18 The Parameter Plans indicate which Development Zones may be suitable for which use. The Parameter Plans also identify controls such as maximum building heights.
- 3.19 The Parameter Plans are set up to provide a level of flexibility for the detailed design of the scheme at a later date which will need to be approved by the local planning authority through subsequent RMAs.

Illustrative Scheme

- 3.20 In order to test and validate the Proposed Development, an Illustrative Scheme showing the potential location of buildings, uses and open spaces has been produced. This Illustrative Scheme provides a vehicle for examining the possible architectural, environmental, operational and social impacts of the project. It remains schematic but it conforms to the specified parameters as defined in the Development Specification, Parameter Plans and Design Guidelines.
- 3.21 The Illustrative Scheme has been essential in testing these specified parameters. The Illustrative Scheme is not a design template or submitted for approval; it represents one possible way the principles as defined in the above Control Documents could be interpreted/achieved and developed into a design.
- 3.22 The Illustrative Scheme comprises four phases consisting of 24 buildings, ranging from single to 26 storeys in height with a range of uses including residential, retail, workspace and a marketing suite.
- 3.23 A lower ground floor plan of the Illustrative seem is provided at Figure 2 below.

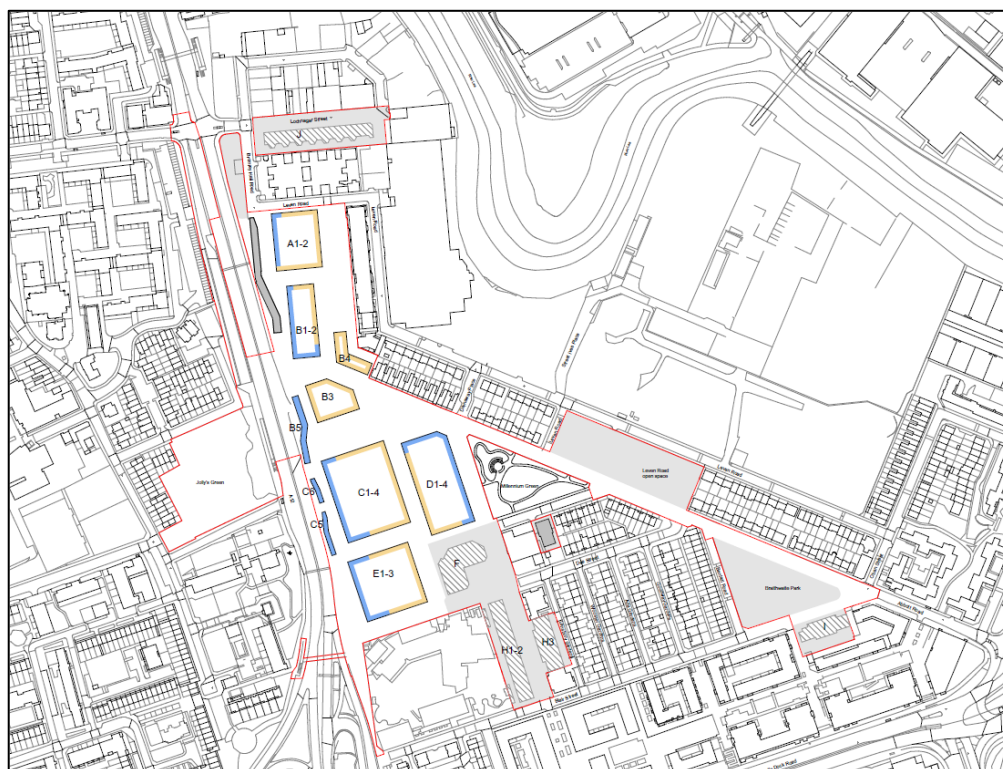


Figure 2 – Lower Ground Floor Plan

3.24 The Illustrative Scheme is a residential led mixed use scheme which includes retail, workspace and a marketing suite. All of the floorspaces are within the maximum parameters.

3.25 The Illustrative Scheme floorspace areas are reflected in Table 9 below. The floorspace areas provided in below include the floorspace areas for the Detailed Proposals.

TABLE 9: ILLUSTRATIVE SCHEME FLOOR AREAS, ABERFELDY VILLAGE, NOVEMBER 2023	
Land Use	Floorspace (GIA)
Residential (C3)	143,785 sqm
Workspace (E)	2,104 sqm
Retail (E)	2,121 sqm
Marketing (Sui Generis)	295 sqm
Podium Parking (Use C3 Class)	2,589 sqm
Residents Hub (Use C3 Class)	1,220 sqm
Total	152,115 sqm

3.26 The total site wide floorspace for the Illustrative Scheme is 152,115 sqm (GIA).

3.27 In respect of phasing, the Illustrative Scheme is divided into four phases. The indicative phasing plan can be summarised as follows:

- Phase A** – This phase forms the detailed component of the hybrid planning application and will be the first phase to be delivered. This is the key linking phase between the last phase of the original Aberfeldy Village Masterplan (phase 3), and the new masterplan. Phase A includes the development of the majority of the Aberfeldy Street, The Square, the redevelopment of Blairgowrie House, Lochnagar Street site, Braithwaite Park and

Leven Road Open Space. This phase also sees the demolition of the Meanwhile³ buildings along Aberfeldy Street, the Aberfeldy Neighbourhood Centre and Blairgowrie House.

- **Phase B** – This phase forms part of the Outline Proposals and is envisaged to be the second phase to be delivered. This phase involves the demolition of the Nairn Street Estate, in the north of the masterplan, and the construction of a variety of homes, including family houses along Nairn Street, and new workspace along Enterprise Yard. This phase also includes the upgrade of Millennium Green, the development of Highland Place, the Slip Road, the re-purposing of the vehicular underpass and the delivery of the neighbourhood landmark tower, which is home to the Resident Hub and Concierge.
- **Phase C** – This phase forms part of the Outline Proposals and is envisaged to be the third phase to be delivered. Phase C includes a large proportion of residential development, in the form of two large urban courtyard buildings with raised podium gardens and car parks beneath. This phase also delivers a large quantum of the new workspace to be delivered as part of the masterplan and the improvements to the Dee Street underpass. The buildings demolished in the phase include the buildings along the western portion of Balmore Close, Kibrennan House and Tartan House.
- **Phase D** – This phase forms part of the Outline Proposals and is envisaged to be the last phase to be delivered. Phase D construction sees the completion of the remainder of the High Street with a residential courtyard building at the heart of the masterplan. The buildings demolished in the phase include the buildings along the eastern portion of Balmore Close and Jura House.

Residential Component

3.28 Residential space in the Illustrative Scheme is proposed across all phases within 21 buildings. This is summarised in Table 10 below.

TABLE 10: ILLUSTRATIVE SCHEME RESIDENTIAL FLOOR AREA, ABERFELDY VILLAGE, NOVEMBER 2023					
C3 Space	Phase A	Phase B	Phase C	Phase D	Total
GIA (sqm)	27,795	48,429	51,292	16,269	143,785
NIA (sqm)	20,506	34,698	35,045	11,687	101,936

3.29 Table 11 below illustrates the breakdown in greater detail.

TABLE 11: ILLUSTRATIVE SCHEME SUMMARY RESIDENTIAL PROVISION, ABERFELDY VILLAGE, NOVEMBER 2023				
C3 Summary	Market Housing	Affordable Housing		Total
		Social Rent	Intermediate	
Unit split	1,099	440		1,539 units
Affordable units		363	77	
Habitable Rooms	2,634	1,486	185	4,305 HRs

3.30 Table 12 and 13 below illustrates the proposed unit mix by tenure.

³ Further information contained in the DAS.

TABLE 12: ILLUSTRATIVE SCHEME SUMMARY RESIDENTIAL UNIT MIX, ABERFELDY VILLAGE, NOVEMBER 2023

Tenure	Studio	1B	2B	3B	4B	5B	6B	Total	Hab Rooms
Private	140	408	526	25	0	0	0	1,099	2,634
Social Rent	0	73	88	144	54	0	4	363	1,486
Intermediate	0	46	31	0	0	0	0	77	185
Total	140	527	645	169	54	0	4	1,539	4,305

TABLE 13: ILLUSTRATIVE SCHEME SUMMARY RESIDENTIAL UNIT MIX PERCENTAGE SPLIT, ABERFELDY VILLAGE, NOVEMBER 2023

Tenure	Studio	1B	2B	3B	4B	5B	6B	Total (%)	Hab Rooms (%)
Private	12.7%	37.1%	47.9%	2.3%	0%	0%	0%	71.4%	61.2%
Social Rent	0%	20.1%	24.2%	39.7%	14.9%	0%	1.1%	23.6%	34.5%
Intermediate	0%	59.7%	40.3%	0%	0%	0%	0%	5.0%	4.3%
Total	9.1%	34.2%	41.9%	11.0%	3.5%	0%	0.3%	100%	100%

3.31 Information on the affordable housing proposal is provided at Section 5 of this AHS.

Summary

3.32 The Proposed Development will deliver a residential led mixed-use scheme which comprises of residential, workspace, retail and a marketing suite. The delivery of the exact mix of uses will be dependent on the prevailing market conditions at the time, the detail of which will be provided in subsequent RMAs.

3.33 The Proposed Development includes 38.8% affordable housing, measured on a habitable room basis. This equates to the re-provision of the existing Social Rent homes (by floorspace and habitable rooms) plus a 23.1% affordable housing on the uplift in residential homes. The tenure split proposed is at 88.9% Social Rent and 11.1% intermediate.

3.34 It is envisaged based upon the Illustrative Scheme that 440 affordable homes will be delivered, an uplift of 409 affordable homes when compared to phases 4 to 6 of the consented scheme.

3.35 Further information on the affordable housing proposal is set out in Section 5 of this AHS.

4 PLANNING POLICY

- 4.1 The Planning Statement submitted with the planning application provides a detailed review of the planning policy context in relation to the Proposed Development. The following section of this AHS therefore provides a summary review of the key national, regional and local planning policy relevant to the delivery of affordable housing.

National

National Planning Policy Framework (NPPF)

- 4.2 The revised NPPF was published on 20 July 2021. At the heart of NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both the plan-making and decision-taking process. This means *‘approving development proposals that accord with an up-to-date development plan without delay’*, and *“where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date”*, granting permission unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”*.
- 4.3 Paragraph 63 of the NPPF states that, where there is a need identified for affordable housing, the affordable housing should be provided on-site, except in justified circumstances.
- 4.4 Paragraph 65 of the NPPF states that where major development proposes the provision of housing, at least 10% of the homes should be made available for affordable home ownership.
- 4.5 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF states:
- 4.6 *“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 rented, affordable rented and intermediate tenure housing i.e., housing provided to eligible households whose needs are not otherwise met by the market.

Regional

The London Plan (March 2021)

- 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% 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.

- 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. This sets a ten year housing target of 34,730 new homes for LBTH, or 3,473 per annum.
- 4.12 Policy H4 sets a strategic target of delivering 50% of all new homes delivered across London to be affordable. The affordable housing should be delivered as genuinely affordable housing. Footnote 29 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.
- 4.13 Paragraph 4.6.3 sets out the Mayor's preferred affordable housing tenures 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 of the London Plan refers to what is known as the Viability Tested Route and Fast Track Route. To follow the Fast Track Route, applications must be all the following criteria:
- Meet or exceed the relevant threshold level of affordable housing on site without public subsidy;
 - Be consistent with the relevant tenure split (see paragraph 4.21 of this AHS);
 - Meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant; and
 - Demonstrate that they have taken account of the strategic 50% target in Policy H4 Delivering affordable housing and have sought grant to increase the level of affordable housing.
- 4.17 Policy H8 of the London Plan states that for estate regeneration schemes or redevelopment of existing housing schemes, the Viability Tested Route must be followed as explained in the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 ("Affordable Housing and Viability SPG") to demonstrate that the scheme has maximised the delivery of any additional affordable housing. For the purpose of this policy, existing affordable housing floorspace includes both occupied and vacant floorspace regardless of the current condition of the stock.
- 4.18 Policy H8 states that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

- 4.19 Furthermore, Policy H8 states that loss of existing affordable housing should not be permitted unless it is replaced by equivalent or better-quality accommodation, providing at least an equivalent level of affordable housing floorspace on an identical or equivalent basis.
- 4.20 The existing affordable housing floorspace must be replaced on an identical basis where a tenant has a right to return. Where there is no right of return affordable housing may be provided as either Social Rent or London Affordable Rent housing.
- 4.21 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% low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).
 - A minimum of 30% intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.
 - 40% to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.
- 4.22 For the purposes of this scheme, the above split would be provided to the additional affordable housing only should it be viable to provide an uplift in affordable housing.
- 4.23 Intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to household incomes of up to £60,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Rent should be affordable to households on incomes of up to £90,000.

London Housing Strategy, May 2018

- 4.24 The Housing Strategy sets out the Mayor's strategy for tackling London's housing shortage. This is underpinned by five priorities, one of which is delivering genuinely affordable homes.
- 4.25 The London Housing Strategy recognises that delivering significantly more new homes, including affordable housing, will require higher densities in many locations and that every development needs to make optimum use of land. This would mean using land more efficiently and developing new homes at densities that will often be higher than those in the surrounding area. Paragraph 3.22 states that when compared to many of its major internal peers, London is a relatively low density city.
- 4.26 The Mayor is determined to make housing more affordable to Londoners on low and middle incomes. The 2017 London SHMA states that substantially more affordable housing should be built, and over two thirds should be for low cost rent.
- 4.27 Policy 4.1 of the London Housing Strategy states that the Mayor will:
- Support homes based on social rent levels, allocated according to need to Londoners on low incomes.
 - Support intermediate rented homes for Londoners on middle incomes who do not have enough savings to access mainstream or affordable home ownership.
 - Build on the success of the shared ownership model by supporting affordable home ownership aimed at Londoners who cannot afford to buy on the open market.

4.28 The Mayor is promoting three types of affordable homes, these being:

- Homes based on social rent levels (which includes London Affordable Rent)
- Homes for London Living Rent; and
- Homes for London Shared Ownership.

4.29 The Mayor will also support innovation through a flexible approach to supporting different types of affordable homes. These must however meet the three tests set out at paragraph 4.13 of the Housing Strategy.

Affordable Housing and Viability Supplementary Planning Guidance (2017)

4.30 The Affordable Housing and Viability SPG represents the Mayoral administration's policy objectives in relation to the delivery of new homes, including affordable housing. The overarching objectives of the Affordable Housing and Viability SPG are clear in seeking to enhance housing and economic opportunities for all persons across the capital. The Affordable Housing and Viability SPG reflects the requirements of the London Plan in respect of the delivery of affordable housing across the capital.

4.31 Paragraph 2.66 of the Affordable Housing and Viability SPG explicitly states that the Fast Track Route does not apply to estate regeneration schemes, and that estate regeneration schemes should follow the Viability Tested Route to deliver the re-provision of the existing affordable floorspace on a like-for-like basis and maximise the additional affordable housing.

The Mayor's Good Practice Guide to Estate Regeneration (February 2018)

4.32 The Mayor's Good Practice Guide to Estate Regeneration states that where proposals include the demolition and replacement of existing homes, those Social Rent tenants affected should be guaranteed full rights to return, and leaseholders and freeholders must be offered a fair deal. If demolition is chosen as a way to proceed, then the affordable homes should be at least be replaced on a like for like basis, and increased wherever possible.

4.33 The Mayor supports the principle of mandatory ballots as part of estate regeneration schemes where demolition is involved. Therefore, proposes to encourage the wider use of ballots by requiring them as a condition of GLA funding.

4.34 Section 4 of the Mayor's Good Practice Guide to Estate Regeneration states that estate regeneration schemes that involve the demolition of existing homes should provide:

- An increase in affordable housing;
- Full rights to return or remain for social tenants; and
- A fair deal for leaseholders and freeholders.

4.35 As set out at Policy H8 of the London Plan, replacement of affordable homes during estate regeneration should be on the basis of floorspace, rather than units. In adopting this approach, councils and housing associations may consider altering the mix of homes. For example, if an estate has a high proportion of one-bedroom homes that are being demolished, the landlord may choose to replace some of them with the same or greater floorspace arranged as fewer, family-sized homes.

- 4.36 The homes must be replaced on a like-for-like basis. Homes at social rent levels must be replaced with homes based on the same rent levels.
- 4.37 Social tenants who have to move as a result of estate regeneration plans should have a full right to a property on the regeneration estate of suitable size, at the same or similar level or rent, and with the same security of tenure.
- 4.38 The Mayor's Good Practice Guide to Estate Regeneration states that landlords should seek to offer the maximum home loss compensation permitted by legislation to tenants who meet the statutory criteria and who are displaced from their homes due to estate regeneration.
- 4.39 Landlords should pay for the 'disturbance costs' of moving home. This means paying the reasonable costs of moving, such as removal costs, telephone and utility connection costs, and the provision of new carpets and curtains.
- 4.40 Leaseholders and freeholders affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished. Market value (plus home loss payments where appropriate) should be offered in good faith in the first instance. Where compulsory purchase is required, the rights of resident and non-resident leaseholders and freeholders are set out in legislation.
- 4.41 The Mayor's Good Practice Guide to Estate Regeneration states that councils and housing associations should offer resident leaseholders and freeholders the right to a new home on the regenerated estate through the following options:
- A shared equity basis, where the resident leaseholder or freeholder owns a proportion of the new home equivalent to the market value of the property that they gave up, with no rent payable on the remaining 'unsold' share. The resident leaseholder or freeholder should be allowed to retain any uplift in the value of their share of the new property between the point of purchase and any eventual sale; or
 - A shared ownership basis, where the resident leaseholder or freeholder owns a share of a new affordable home, is able to increase the share owned over time, and may pay rent on the remaining share to the council or housing association in the meantime.

Opportunity Areas

- 4.42 The Site is located within the Poplar Riverside Opportunity Area which is identified in the London Plan as a focus for the delivery of at least 9,000 new homes and improved connectivity in a part of the borough with significant infrastructure challenges.
- 4.43 Policy SD1 of the London Plan identifies opportunity areas as being significant locations with development capacity to accommodate new housing, commercial development and infrastructure.

Housing Zone

- 4.44 The Site is located within the Poplar Riverside Housing Zone, which is part of Central Government and the GLA's commitment to support the delivery of housing in particular areas.
- 4.45 Poplar Riverside is identified to deliver 3,923 homes and 645 affordable homes by 2025. This equates to circa 16 per cent affordable housing (by units).

Local Policy

Tower Hamlets Local Plan 2031: Managing Growth & Sharing the Benefits (adopted January 2020)

- 4.46 LBTH's affordable housing policy is contained within their Local Plan which was adopted by the Council in January 2020.
- 4.47 Section Nine of the Local Plan identifies policies that seek to maximise the delivery of new private and affordable homes over the lifetime of the Local Plan within the context of a London Plan which significantly increased the ten-year housing supply target in 2016 to 39,314 homes (marginally under 4,000 new net additional homes per annum).
- 4.48 Policy S.H1 sets an overall target for 50% of all new homes to be affordable and requires the provision of a minimum of 35% housing on sites providing 10 or more new residential units (subject to viability).
- 4.49 Policy S.H2: Affordable housing and housing mix states among other points the following;
- Development is required to maximise the provision of affordable housing in accordance with a 70% rented and 30% intermediate tenure split.
 - Affordable housing calculations will be based on habitable rooms.
 - Development is required to provide a mix of unit sizes in accordance with local housing needs, outlined below which is calculated by units;

	Market	Intermediate	Affordable rented
1 bed	30%	15%	25%
2 bed	50%	40%	30%
3 bed	20%	45%	30%
4 bed			15%

- 4.50 Strategic Policy H2 (5) states that estate regeneration schemes are required to;
- Protect existing quantum of affordable and family units, with affordable units re-provided with the same or equivalent rent levels.
 - Provide an uplift in the number of affordable homes.
- 4.51 Further information is provided in so far that the Local Plan states that Policy H2 recognises that additional homes may be provided through estate regeneration schemes and seeks to secure that any net additional homes are also subject to the affordable housing requirement in Policies S.H1 (Part 2) and D.H2 (Parts 1 and 2).
- 4.52 Parts 1 and 2 of D.H2 require a minimum of 50% to be provided, subject to viability, in accordance with a 70% rented and 30% intermediate tenure split.
- 4.53 The Local Plan targets 58,965 net new homes over the plan period to 2031, equating to 3,932 units per year.

Summary of Planning Policy Context

- 4.54 In summary, national, regional and local affordable housing policy support the delivery of the maximum amount of affordable housing that can be viably delivered, alongside other forms of planning gain and CIL. The policy intent, however, also seeks to encourage rather than restrain delivery, so development proposals must remain commercially viable.
- 4.55 The Proposed Development re-provides the existing affordable housing by floorspace and habitable rooms, and provides an uplift in affordable housing, equivalent to 23.1% (by habitable rooms).

5 AFFORDABLE HOUSING

- 5.1 The Applicant is seeking permission for a residential led mixed-use scheme that provides 38.8% affordable housing by habitable room. The parameter plans create guidelines for the delivery of a masterplan that will make a significant contribution to the regeneration of the area.
- 5.2 The Illustrative Scheme envisages a residential led mixed use development with 24 buildings. The Illustrative Scheme will be delivered over four phases, with Phase A (Detailed Proposals) being the first phase to be delivered.
- 5.3 The Illustrative Scheme contains non-residential uses including retail and workspace which complement the main land use of residential. The Illustrative Scheme will provide a marketing suite which will be contained within Building F.
- 5.4 As set out at Section 3, the Proposed Development will provide 38.8% affordable housing (by habitable rooms) with a tenure split of 88.9% Social Rent and 11.1% intermediate. This equates to the re-provision of the existing affordable homes (by floorspace and habitable rooms) plus 23.1% affordable housing on the uplift in residential homes.
- 5.5 This section of the AHS provides information on the approach to affordable housing including further detail where available in regard to the affordable housing quantum / unit mix; access and amenity strategy; ongoing management and maintenance strategy; and affordability. Much of the detail will however be approved as part of the future RMAs.

Affordable Housing Quantum & Tenure Split

- 5.6 Due to the application being a hybrid planning application, the exact mix of dwellings being delivered for the Proposed Development is unknown for the Outline Proposals. The unit mix for the Outline Proposals will only become known at the RMAs stage.
- 5.7 The projects architects Levitt Bernstein and Morris+Company have prepared a schedule to reflect one option for a market and affordable housing mix that could be delivered. This is identified in Table 14 below.

TABLE 14: ILLUSTRATIVE SCHEME SUMMARY RESIDENTIAL UNIT MIX, ABERFELDY VILLAGE, NOVEMBER 2023									
Tenure	Studio	1B	2B	3B	4B	5B	6B	Total	Hab Rooms
Private	140	408	526	25	0	0	0	1,099	2,634
Social Rent	0	73	88	144	54	0	4	363	1,486
Intermediate	0	46	31	0	0	0	0	77	185
Total	140	527	645	169	54	0	4	1,539	4,305

TABLE 15: ILLUSTRATIVE SCHEME SUMMARY RESIDENTIAL UNIT MIX PERCENTAGE SPLIT, ABERFELDY VILLAGE, NOVEMBER 2023									
Tenure	Studio	1B	2B	3B	4B	5B	6B	Total (%)	Hab Rooms (%)
Private	12.7%	37.1%	47.9%	2.3%	0%	0%	0%	71.4%	61.2%
Social Rent	0%	20.1%	24.2%	39.7%	14.9%	0%	1.1%	23.6%	34.5%
Intermediate	0%	59.7%	40.3%	0%	0%	0%	0%	5.0%	4.3%
Total	9.1%	34.2%	41.9%	11.0%	3.5%	0%	0.3%	100%	100%

- 5.8 The Illustrative scheme re-provides the existing Social Rent homes by floorspace and habitable rooms.
- 5.9 The Illustrative Scheme proposes 1,539 homes, of which the Applicant is proposing 38.8% affordable housing (by habitable room). This equates to the re-provision of the existing Social Rent homes (by floorspace and habitable rooms) plus 23.1% affordable housing on the uplift in residential homes.
- 5.10 The 38.8% affordable housing equates to the provision of 440 affordable homes, of which 363 will be delivered as Social Rent and 77 as intermediate (based upon the Illustrative Scheme).
- 5.11 Of the 363 Social Rent homes being proposed, circa 55.6% of the homes are 3 bed plus including the provision of 54 x four bedroom homes and 4 x 6 bedroom homes.
- 5.12 The affordable housing tenure proposed is at 88.9% Social Rent and 11.1% intermediate.
- 5.13 The affordable housing proposition reflects the residential component of the Illustrative Scheme. Further details related to design, tenure, mix and affordability will be provided by way of an updated AHS that will accompany future RMAs.
- 5.14 The current phasing indicates that:
- **Phase A** – This will deliver 96 affordable homes, of which 85 will be Social Rent and 11 intermediate. This equates to 24% of the total affordable habitable room being delivered.
- 5.15 Based upon the Illustrative Scheme it is envisaged that the following phases could deliver the following affordable homes.
- **Phase B** – 197 affordable homes, of which 155 will be Social Rent and 42 intermediate. This equates to 44% of the total affordable habitable room being delivered.
 - **Phase C** – 92 affordable homes, of which 68 will be Social Rent and 24 intermediate. This equates to 20% of the total affordable habitable room being delivered.
 - **Phase D** – 55 affordable homes, of which all will be Social Rent. This equates to 12% of the total affordable habitable room being delivered.
- 5.16 The exact housing mix for the Outline Proposals will be defined by detailed layouts included in RMAs for residential plots coming forward in the future, but the overall affordable housing provision will not fall below the indicated 38.8% provision.

Scheme Design

- 5.17 As set out in Section Three, the Proposed Development provides a residential led mixed-use development intended to be delivered over four phases. Phase A is the detailed component with the remaining three phases the outline component.
- 5.18 Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered. Phase A will deliver 49% affordable housing⁴.
- 5.19 The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family homes are within the courtyard buildings of C & E and are located at ground and first floor, with private homes above.
- 5.20 In order to deliver family homes within the Proposed Development, it is envisaged that a number of houses will be provided in the Outline Proposals along Community Lane.
- 5.21 Homes of all tenure share the communal podium amenity space.
- 5.22 The Social Rent homes are generally located in the low and mid rise buildings, with the majority of private homes located within the towers and in buildings closer to the A12.
- 5.23 All homes are provided with their own private amenity space in accordance with the London Housing SPG 2016.
- 5.24 10% of homes are accessible or adaptable wheelchair user homes.
- 5.25 Further information on the scheme design can be found in the DAS.

Parking

- 5.26 The Proposed Development is a car-lite parking scheme with car parking spaces for accessible homes, re-provision spaces for returning residents from existing homes and car club spaces.
- 5.27 It is envisaged that the car parking spaces will be distributed throughout the masterplan and are primarily provided as on-street spaces with a minority of spaces delivered on-plot in the podiums of buildings A, C and E.

Cycle Parking

- 5.28 The Proposed Development cycle strategy has been designed to meet the London Plan requirements for cycle storage for residential and non-residential buildings. It is intended that each building core has its own dedicated cycle store. Cycle storages will be easily accessible and closely located to the core main entrances.

Refuse

- 5.29 Bin stores are located at the ground floor close to the communal entrance of each core. The Proposed Development waste will be managed by an on-site facilities management team.
- 5.30 Further information on the refuse strategy can be found in the DAS.

⁴ Calculated as a percentage of total habitable rooms being delivered in Phase A.

Social Rent

- 5.31 It is proposed that the Social Rent homes are to be re-provided at the same Social Rents as currently charged, subject to inflation in line with Government guidelines. These being target rents, now commonly referred to Social Rents.
- 5.32 The Social Rents will be set in accordance with the Government's Rent Standard Guidance.
- 5.33 LBTH will retain 100% nominations for first lettings.

Intermediate Housing

- 5.34 The affordability of Shared Ownership homes is based on the total 'housing costs' that are payable by the occupier. Under the Shared Ownership model, a tenant purchases an initial equity share of the property of between 25% to 75% upon which they take out a mortgage.
- 5.35 In addition, a rent is payable to the RP based on the percentage of equity that is not owned (typically between 0.5% - 2.75%) plus service charges. The combination of mortgage, rent and service charge forms the purchaser's housing costs.
- 5.36 In accordance with GLA guidance, housing costs must not exceed 40% of net household income. In addition, the latest London Plan Annual Monitoring Report states that the gross income thresholds for intermediate home ownership products are capped at £90,000.

Registered Providers

- 5.37 The Proposed Development will be delivered in a partnership between Ecoworld and Poplar HARCA who are a Registered Provider providing housing, management and community services in Poplar. Poplar HARCA was set up by LBTH to regenerate the area and are a local RP who are responsible for over 9,000 homes and residents.
- 5.38 Poplar HARCA will retain the freehold, with a lease to Ecoworld for duration of the development which then falls away. A sub-lease would be entered into for the private buyers from Ecoworld which then collapses once development lease falls away.
- 5.39 A separate management company will be set up to manage and maintain the development.

Grant Funding

- 5.40 The Proposed Development affordable housing offer of 38.8% is predicated on securing grant funding, which the Applicant is currently discussing with the GLA Housing and Land Team.
- 5.41 Poplar HARCA previously secured grant funding of £7,004,000 under the GLA Affordable Homes Programme 2016-21 for Phase A with £14,149,200 being secured under the GLA Affordable Homes Programme 2021-2026 for Phase B. This was secured on the basis of commencement of the Proposed Development being achieved by March 2023.
- 5.42 Following the expiry of the secured grant allocation that was in place at the time of the February 2023 Panning Committee, and since the GLA call-in, the Applicant have been in discussion with The GLA Housing and Land Team regarding a new grant funding application.
- 5.43 An In-principal agreement is in place for the GLA to fund all the affordable homes in Phase A. The Applicant is currently assuming grant funding rates of £185,000 per Social Rent home and £40,000 per Shared Ownership home, these being figures indicated to the Applicant by the GLA

Housing and Land Team, as supportable. If secured at this level, the total grant for phase A will be £16,165,000.

- 5.44 There have been no discussions on grant funding for future phases as these will be delivered outside the current grant programme. The grant funding assumed for Phases B to D have therefore been modelled on the grant values of £80,000 per Social Rent home and £40,000 per Shared Ownership home.
- 5.45 The affordable housing offer is predicated on securing grant funding.

Nominations

- 5.46 The existing tenants will have priority to access the new affordable homes being delivered, in accordance with the Ballot Offer.
- 5.47 The Social Rent tenants will come from the Council's Social Rent waiting list. The Applicant will enter into a nominations agreement with the Council.

6 AFFORDABLE HOUSING SUMMARY

- 6.1 The Proposed Development will deliver a residential led mixed-use scheme which comprises of residential, workspace, retail and a marketing suite. The delivery of the exact mix of uses will be dependent on the prevailing market conditions at the time, the detail of which will be provided in subsequent RMAs.
- 6.2 The Proposed Development incorporates a minimum of 38.8% affordable housing derived through the Viability Tested route. The indicative affordable housing component comprises 440 homes, of which 363 are intended to be delivered as Social Rent, with the remaining 77-homes delivered as intermediate. This is an uplift of 409 affordable homes when compared to phases 4 to 6 of the consented scheme.
- 6.3 This equates to the re-provision of the existing Social Rent homes (by floorspace and habitable rooms) plus 23.1% affordable housing on the uplift in residential homes.
- 6.4 The overall affordable housing tenure split equates to 88.9% Social Rent and 11.1% intermediate.
- 6.5 The intermediate accommodation will be defined at the submission of the RMAs but will conform to NPPF definitions and will be delivered within the GLA affordability caps relevant to the envisaged product at the time of delivery. The intermediate accommodation will likely take the form of Shared Ownership.
- 6.6 The indicative affordable housing component based upon the Illustrative Scheme assumes that 55.6% of the Social Rent homes will be provided as 3 bed plus.
- 6.7 Through strong design principles and early interaction with the Council the Proposed Development ensures:
- On site affordable housing can be maintained as affordable into the future;
 - An appropriate split of intermediate and affordable rented housing is provided, to address a broad sector of housing need in the borough;
 - A mix of unit sizes and household affordability thresholds is provided, allowing access to housing for a cross section of the market; and
 - Homes provided are of high-quality design, meet or exceed minimum space standards and are well located for a wide variety of amenities.
- The re-provision of the existing homes by floorspace and habitable rooms
- 6.8 Subject to receipt of a planning permission, the Proposed Development is able to make a positive contribution to the local area and will provide well designed, high quality, on-site affordable housing (in addition to Mayoral and Borough CIL, and other financial planning obligations).
- 6.9 In accordance with Policy H8 of the London Plan and the Mayor's Good Practice Guide to Estate Regeneration, the re-provision will be replaced on the same rent levels i.e. social rent levels.
- 6.10 In accordance with the Mayor's Good Practice Guide to Estate Regeneration and the Applicant's Ballot Offer, existing Social Rents will be offered the full right to return and appropriately compensated.

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- 6.11 Existing homes acquired by leaseholders will also be appropriately compensated and will be offered the right to a new home within the Proposed Development.



ABERFELDY VILLAGE MASTERPLAN