

Richard Hillebron
Kensington Commercial Property Investments Limited
c/o DP9
100 Pall Mall
London SW1Y 1NQ

13 September 2010

Dear Richard,

Victory House, 163 – 170 Tottenham Court Road

You have asked me to comment on the practicality and appropriateness of including one unit of affordable housing within the above scheme, which is for the conversion of part of the existing building for 11 duplex residential units on the 5th and 6th floors (1 x 1B and 10 x 2B).

As you know, I have been a freelance affordable housing specialist since 1998. Before that I was a Director of two large RSLs in London and previously Principal Housing Development Officer for LB Islington. I work partly with RSLs and partly with private developers on the provision of affordable housing in London and the South East.

Having reviewed the proposed scheme drawings, I think it is extremely unlikely that an RSL would be interested in a single unit on the 5/6 floors of this scheme, where access is via a common ground floor reception area with a shared core and twin lifts.

The one bedroom flat looks like it would not meet the standards required by an RSL or by the Homes & Communities Agency. The two bedroom units look better. However, the value of one of these units in that location would be very high for shared ownership, and the service charges that are likely to apply would also impact on affordability. More to the point, the cost to an RSL of marketing and selling just one unit for shared ownership would be unacceptably high compared with the type of schemes they normally pursue.

It would in theory be possible for a two bedroom unit to be for social rent, but with the shared access and cores etc I very much doubt if an RSL would take this on. This is again because of the service charges and partly because of the likely cost and difficulty of managing one rented flat mixed in with the remainder as private sale, which would be seen by an RSL as inappropriate.

230 Court Road
London SE9 4TX
t & f 020 8265 3456
mob 07711 397343
ian@kinveachy.fsnet.co.uk

As requested I have discussed this with A2 Dominion, one of Camden's preferred RSLs. They were of the same view as myself. I have asked them to write to confirm. I could approach other RSLs if necessary, but I am sure that their response would be the same.

In view of the above, I find it a little surprising that Camden would want to pursue one unit of affordable housing on site.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Stuart', with a stylized flourish at the end.

Ian Stuart