



## **Affordable Housing Statement**

**For the Redevelopment of Ashton Court, 254-256 Camden Road, London Borough of Camden, NW1 9HF**

### **Origin Housing Group (OHG)**

The Origin Housing Group is a Registered Provider (RP) of high quality housing and support services across London and the Home Counties. The Group owns and manages more than 5,000 homes as:

- Affordable general needs housing for rent
- Housing with care and support for people with special needs
- Shared ownership and key worker housing.

OHG was created to provide strategic direction and service support for the complimentary skills of its members, providing:

- Strategic direction to their housing and service provider-members
- Support services for their members of finance, information and computer systems, human resources and communications
- Vigorous development programme of 400 homes a year
- A commercial portfolio and houses for sale to deliver value and funding for our communities.

A full breakdown of the proposal is provided overleaf.

## Ashton Court, 254-256 Camden Road, Camden

### Mix

The proposed development consists of 29 residential units with amenity space.

The proposed residential mix is set out below.

	Private Sale		Affordable Rent		Total	
	Units	Habitable rooms	Units	Habitable rooms	Units	Habitable rooms
1bed/1p	0	0	7	7	7	7
1bed/2p	0	0	17	34	17	34
2bed/4p	5	15	0	0	5	15
<b>Total Units</b>	<b>5</b>	<b>-</b>	<b>24</b>	<b>-</b>	<b>29</b>	
<b>Total Habitable Rooms</b>	<b>-</b>	<b>15</b>	<b>-</b>	<b>41</b>	<b>-</b>	<b>56</b>
<b>%</b>	<b>17.2%</b>	<b>26.8%</b>	<b>82.7%</b>	<b>73.2%</b>		

As shown in the table above, the proposal will deliver 83% affordable housing if measured by units (73% if measured by the habitable rooms, 71% floorspace).

All units comply with the London Plan and London Housing Design Guide internal space standards. All units comply with Lifetime Homes Standards. Three units in the sheltered accommodation will be wheelchair accessible.

Origin Housing Group will own and manage the affordable sheltered units in the scheme.

### Existing tenants

There are 24 existing tenants at Ashton Court as some of these units have become vacant over time and the units have become undesirable to live in. As a result, all residents who currently live in Ashton Court will be accommodated fully into the refurbished and extended sheltered accommodation element along Camden Road and Camden Park Road.