



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 6,400 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		Sheltered Housing Units (Affordable Housing)		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
Total Units	5	-	24	-	29	
Total Habitable Rooms	-	15	-	41	-	56
%	17.3%	26.8%	82.7%	73.2%		

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

Origin Housing Group will own and manage the affordable sheltered housing units in the scheme. Social rents are to be charged.

All units comply with the London Plan and London Housing Design Guide internal space standards. All units comply with Lifetime Homes Standards.

Wheelchair units

Three units in the sheltered accommodation will be fully wheelchair adaptable should there be a demand for such units (there is no current demand for a fully wheelchair adapted unit amongst current residents). Due to the existing building constraints, the ability to convert into wheelchair adaptable units is limited. Therefore, the proposed wheelchair adaptable units are located where the link building has been extended: Flats 7, 13 and 19 adjacent to the lift along Camden Park Road.

The existing format and layout of the building means that the scheme cannot be fully Lifetime Homes compliant. All internal unit layouts will achieve Lifetime Homes compliance; however, due the pre-existing configuration of the building, not all corridors are able to fully comply with Lifetime Homes standards. Nevertheless, every entrance has been widened to enable wheelchair access throughout the building.

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.

Phasing and Decant Strategy

Origin would like the works to be completed in phases to allow residents to remain on site and to limit disruption wherever possible. The phasing strategy will be more developed at detailed design stage but currently the design team are working towards a 2 or 3 phase development. See D&A Statement for further details.