

Affordable Housing Plan Shadow Section 106 Agreement

Condition 42 ***Affordable Housing Plan*

Prior to the Implementation Date an Affordable Housing Plan shall be submitted to the Council for approval.

Such plan to set out particulars of all residential accommodation, and to include details of the following, as relevant to that site.

- a) Number of units, size of dwellings and tenure mix*
- b) Confirmation that the phase would deliver a minimum of 50% market tenure units*
- c) The confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units*
- d) Demonstration of how all units would meet relevant lifetime homes and relevant size and layout standards*
- e) Details of the quantity, location and type of ancillary external residential amenity space to be provided.*

No housing development within the phase to be implemented other than in accordance with the details approved in writing by the Local Planning Authority.

Prior to first occupation of the relevant building affordable housing wheelchair units as approved shall be provided, fitted out and retained in accordance with the plans as approved.

Reason: To secure housing provision of high quality housing with a sustainable and accessible mix of unit sizes and tenures in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP3, DP4 DP5 and DP6 of the London Borough of Camden Local Development Framework Development Policies.

HS2 Replacement Housing Regents Park Estate
Planning reference 2015/3076/P
February 2016

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1. Introduction

This Affordable Housing Plan (AHP) has been prepared by the London Borough of Camden ("The Applicant") to support the detail submitted in respect to Regents Park Estate [HS2 Replacement Housing] planning permission reference no. 2015/3076/P granted on 9 December 2015. That permission grants consent for:

Two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots including on green/ open space in plots 2, 3, 4. Development would range from 3 to 11 storeys in height, with associated landscape and public realm works, reorganisation of car parking and associated infrastructure works, following demolition of Dick Collins Hall, Victory Public House and the Cape of Good Hope Public House. All in association with High Speed 2 proposals.

This AHP has been prepared as the HS2 Railway Scheme is on course to go ahead on time and in accordance with the Government's scheduled commencement date programmed as at the date of this AHP February 2016 and is defined as Scenario One the Shadow Section 106 Agreement. This AHP further provides information on both Phase 1 and 2 of the planning approval.

2. Overview

The HS2 Railway scheme requires the land to the south of the existing rail lines, which directly affect three of the Regent's Park Estate residential blocks, Ainsdale, Silverdale and Eskdale along with Council properties in Cobourg and Melton Street.

The HS2 Bill has not yet been passed but if it does, these blocks will be demolished at the beginning of 2018 and therefore replacement homes must be delivered in advance of this. Camden is opposed to the HS2 plans but is committed to finding high quality and appropriately located homes for the residents of Regent's Park Estate who would be affected by this HS2.

The sites selected for the replacement homes have been chosen because they are the most deliverable in the tight programme set out by HS2. The proposals include:

- 116 new homes on eight sites within the Regent's Park Estate all of which are within a ten minute walk from the blocks to be demolished.
- A replacement TRA hall in a central location on the estate, with a design that gives this community asset more flexibility for a variety of uses.
- A replacement public house on Albany Street, as well as two new commercial units on Hampstead Road.
- Significant improvements to communal gardens, public realm and open spaces on the estate. These improvements will serve residents of the neighbouring existing homes as well as of the new homes.

The Planning Permission requires the demolition of the TRA Hall on Redhill Street, the Victory Pub Albany Street and the former Cape of Good Hope pub, also on Albany Street. The proposals will be delivered in 2 phases and a minimum of 94 homes must be complete

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before the demolition of the residential blocks on the land required by HS2, due at the beginning of 2018.

Additional housing units are being provided than the number required to replace the homes to be demolished. This is being done so that should any sites become delayed in their delivery, there are additional sites to make up the need. The extra units will be split in tenure according to policy requirements. Overall, 91% of the new housing will be affordable homes. The new homes will:

- Meet the needs of the existing residents to be rehoused in terms of the size of the homes and their tenure.
- Meet lifetime homes criteria that seek to ensure that the homes meet a range of needs over time.

All have private amenity space in the form of a balcony, garden or terrace. Many of the units will also have access to communal gardens. 10% of the new homes will be wheelchair homes or suitable for conversion to wheelchair homes in the future. As these homes are being provided following a Housing Need Assessment of the residents to be rehoused, less than 10% wheelchair units are needed in the outset. The allocated wheelchair units are therefore flexible so that they can be altered to match what is required.

3. Background

The Regent's Park Estate is a 2239 home Council owned housing estate situated between Regents Park and Euston Station. The estate comprises a large number of Post war housing blocks, a number of historic open spaces and some mixed uses. Directly to the east of the estate is an area earmarked for the expansion of Euston Station as part of the HS2 project being proposed by Central Government. This will provide new high speed rail links between London and the Midlands and North.

The existing homes to be demolished as a result of HS2 scheme, along with the tenure and sizes are set out in the table below. The properties to be demolished are referred to as 'red blocks'.

	Social Rented						Resident Leaseholders						Non-resident Leaseholder					
	ST	1b	2b	3b	4b	Tot	ST	1b	2b	3b	4b	Tot	1b	2b	3b	4b	Tot	
Ainsdale	1	2	19	0	0	22	0	0	9	0	0	9	1	6	1	0	8	
Eskdale	8	18	11	11	1	49	1	0	1	2	0	4	2	3	0	2	7	
Silverdale	7	21	17	10	2	57	0	1	4	2	1	8	1	1	2	0	4	
Cobourg and Melton Street	5	2	1	0	0	8	0	2	0	1	0	3	1	0	1	1	3	
Total	21	43	48	21	3	136	1	3	14	5	1	24	5	10	4	3	22	
Assumed GIA per unit type (sq.m.)	25	42	58	68	78		25	42	58	68	78		42	58	68	78		
Total GIA (sq.m.)	6777						1381						1296					182
	8158																	

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The Council has assessed the needs of social tenants and resident leaseholders from red blocks

Unit Sizes	Social Rented						Resident Leaseholder					Total units
	1b	2b	3b	4b	5b	Tot	1b	2b	3b	4b	Tot	
Assessed housing need	66	39	23	7	1	136	4	14	5	1	24	160
Of which x must be wheelchair units	1	1										
Allowance for yellow blocks*	3	1				4						4
Total	69	40	23	7	1	140	4	14	5	1	24	164
Units reprovided at Netley	42	26	2	0	0	70	0	0	0	0	0	70
Remaining no. of units to be replaced based on housing need	26	15	21	7	1	70	4	14	5	1	24	94
Of which x must be wheelchair units	1	1										

* The 'yellow blocks' Indicate residential blocks (Gilfoot, Langdale, Coniston and Cartmel) that will face significant construction impacts but will not be demolished (based on HS2 Ltd.'s Environmental Statement analysis).

4. Shadow S.106 Agreement Condition 42 a) Scenario One AHP

Number of units, size of dwellings and tenure mix

The Regents Park Estate Replacement Housing scheme will deliver 116 new homes across Phase 1 and 2. Under Scenario One as defined in the Shadow Section 106 (HS2 goes ahead), these 116 will provide 77 social rented properties, 29 intermediate properties and 10 market properties.

The proportion of affordable housing provision across the development is 91% calculated on the basis of number of units. The proposed tenure and mix of affordable homes that is expected to be achieved across the proposals is set out in the table below

In accordance with this AHP, the proposed mix of tenures exceeds the objectives of the London Plan and Camden's Core Strategy in relation to the delivery of affordable housing which only requires 50% of residential floorspace to be delivered as affordable.

	Total Quantum of Housing (Replacement and Additional)													Total
	Social rented					Intermediate					Private			
Unit sizes	1b	2b	3b	4b	5b	1b	2b	3b	4b	5b	1b	2b	3b	
Total no. of units	28	16	22	8	3	6	16	6	1	0	1	1	8	116
Floorspace (sq.m.)	6317					2289					828			
Affordable/ private spilt by floorspace	8606										828			9434

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Phase 1

Phase 1 proposes the demolition of the former Cape of Good Hope Public House and the provision of 94 units across 6 development sites. The breakdown for Phase 1 is as follows:

	Replacement Housing									
	Social Rented					Intermediate				Total
	1b	2b	3b	4b	5b	1b	2b	3b	4b	
Robert Site Car Park	1	1	6	1			4			13
Rydal Water (former one stop shop)	15	1wc	2				6			24
Varndell Street Corner	0	1	5	1	1					8
Newlands Plot	8 (1wc)	12	3	5			2		1	32
Cape of Good Hope	1		3			4	2	5		15
St Bedes	1wc		2							3
Total Units	70					24				94
Floorspace	5,627					1,955				7,582

Phase 1 units are a 100% affordable housing scheme in the following % split by floorspace and units:

- 5627sq.m (NIA) or 74% social rented floorspace (70 units)
- 1955sq.m (NIA) or 26% intermediate affordable floorspace (24 units)

Phase 2

Phase 2 proposes the demolition of the Victory Public House and the demolition of Dick Collins Tenants and Residents Association Hall once development at Robert Street site is completed. Phase 2 will deliver 22 additional homes and its breakdown is as follows:

	Additional Housing											
	Social Rented					Intermediate			Private			Total
	1b	2b	3b	4b	5b	1b	2b	3b	1b	2b	3b	
Dick Collins Hall		1wc			2	1		1	1		5	11
The Victory	1		1	1		1	2			1	3	10
Newlands	1wc											1
Total Units	7					5			10			22
Floorspace	690					334			828			1,852
Affordable/ private by floorspace	1,024								828			1,852

It is proposed that these additional residential units are delivered in line with the principles of other LB Camden's Community Investment Programme housing schemes. There are two plots that make up this portion of the development plus one additional unit from the Newlands Plot. The buildings would be mixed tenure and pepper potted in terms of size and tenure across the two plots delivering 22 units in the following mix of tenures and unit sizes:

The additional housing part of the scheme delivers greater than the policy requirements for 50% affordable floorspace in the following proportions:

- 1024sq.m (NIA) of floorspace is affordable housing, equating to 55% of the total quantum of the additional homes floorspace.
- Of the affordable floorspace 67% is proposed to be social rented (690sq.m NIA) and 35% is intermediate floorspace (334sq.m) delivering 7 social rented units and 5 intermediate affordable units.
- 828sq.m of floorspace is private residential equating to 47% of the total quantum of the additional homes floorspace. When the scheme is looked at as a whole the projects delivers the following split of affordable to private floorspace: 91% of the

scheme is provided as affordable floorspace of which 73% is social rented and 27% is intermediate.

- 9% of the scheme is private floorspace.

5. Shadow S.106 Agreement Condition 42 b) Scenario One AHP

Confirmation that the phase would deliver a minimum of 50% market tenure units

The scheme as provided by this AHP would deliver the following market tenure units:

- Phase 1 would deliver 0% market tenure units
- Phase 2 would deliver 45.5% market tenure units

Overall this AHP would deliver 9% market tenure units.

6. Shadow S.106 Agreement Condition 42 c) Scenario One AHP

The confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units

It is confirmed that the Council would retain the freehold for all properties in the new development. The affordable social rented accommodation will be delivered and owned by the Council. The Council are currently developing a Local Letting Plan for the rehousing of Council tenants in the red blocks.

The shared ownership management arrangements will be managed by the Council's Leaseholder Services Section.

7. Shadow S.106 Agreement Condition 42 d) and e) Scenario One AHP

Demonstration of how all units would meet relevant lifetime homes and relevant size and layout standards.

And

Details of the quality, location and type of ancillary external residential amenity space to be provided

The proposals have been designed to meet or exceed the quality standards set through the London Housing Design Guide in order to ensure that long lasting and successful housing is delivered. In particular the following key criteria have been met:

- 100% of the units are designed to be Lifetime Homes;
- 100% of the units meet or exceed the minimum space standards set;
- 100% of the units are at least dual aspect and at Varndell Street there are some triple aspect units;
- 100% of the units achieve the minimum floor to ceiling height of 2.5m, in many cases achieving better standards than this such as at Robert Street where living spaces have been designed to have a floor to ceiling height of 3.2m in principal rooms; and
- 100% of the units meet or exceed the private amenity space standards set out for different unit sizes with many of the larger family units having two separate amenity spaces.

Appendix A sets out table which shows the size of each unit, London Design Guide proposed Area and amount of amenity space. It highlights the proposed high quality of the scheme and demonstrates compliance with the London Housing Design Guide.

Wheelchair units

The replacement housing proposals makes provision for 4 wheelchair units which meets the assessed need of residents from the red blocks. Phase 1 will make provision for 3 wheelchair units in the new Rydal Water block (2 bed unit); the new Newland block (1 bed unit) and St Bedes Mews site (1 bed unit). Phase 2 makes provision for a 2 bed wheelchair unit in the Dick Collins Hall site. Details of wheelchair units are also provided in Appendix A.

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Appendix A Schedule of Residential Accommodation

Replacement Housing

No.	DWELLING REFERENCE	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	LHDG AREA (sqm)	TOTAL RESI NIA-Flat (sqm)	TOTAL RESI NIA-Flat (sqft)	AMENITY SPACE (sqm)
Robert Street									
1	S1_01_01	1B2P	1	2	S/R	50	57	614	7
2	S1_01_02	3B5P Duplex	1 and 2	5	S/R	96	98	1055	14
3	S1_01_03	3B5P Duplex	1 and 2	5	S/R	96	98	1055	14
4	S1_01_04	3B5P Duplex	1 and 2	5	S/R	96	98	1055	14
5	S1_01_05	3B5P Duplex	1 and 2	5	S/R	96	98	1055	14
6	S1_01_06	4B6P Duplex	1 and 2	6	S/R	107	114	1227	14
7	S1_02_01	2B4P	2	3	LH	70	70	753	7
8	S1_03_01	3B4P Duplex	3 and 4	5	S/R	87	98	1055	14
9	S1_03_02	2B3P Duplex	3 and 4	3	LH	77	84	904	14
10	S1_03_03	2B3P Duplex	3 and 4	3	LH	77	84	904	14
11	S1_03_04	2B3P Duplex	3 and 4	3	LH	77	84	904	14
12	S1_03_05	2B3P Duplex	3 and 4	3	S/R	77	84	904	14
13	S1_03_06	3B4P Duplex	3 and 4	5	S/R	87	98	1055	14
Former One Stop Shop									
1	S2_01_01	1B2P	1	2	S/R	50	56	603	8
2	S2_01_02	1B2P	1	2	S/R	50	56	603	8
3	S2_01_03	1B2P	1	2	S/R	50	60	646	8
4	S2_01_04	2B4P WCH	1	3	S/R		89	958	8
5	S2_02_01	1B2P	2	2	S/R	50	56	603	7
6	S2_02_02	1B2P	2	2	S/R	50	56	603	7
7	S2_02_03	1B2P	2	2	S/R	50	60	646	7
8	S2_02_04	3B5P	2	5	S/R	86	89	958	7
9	S2_03_01	1B2P	3	2	S/R	50	56	603	8
10	S2_03_02	1B2P	3	2	S/R	50	56	603	8
11	S2_03_03	1B2P	3	2	S/R	50	60	646	8
12	S2_03_04	3B5P	3	5	S/R	86	89	958	8
13	S2_04_01	1B2P	4	2	S/R	50	56	603	7
14	S2_04_02	1B2P	4	2	S/R	50	56	603	7
15	S2_04_03	2B4P	4	3	LH	70	75	807	8
16	S2_04_04	2B4P	4	3	LH	70	75	807	8
17	S2_05_01	1B2P	5	2	S/R	50	56	603	8
18	S2_05_02	1B2P	5	2	S/R	50	56	603	8
19	S2_05_03	2B4P	5	3	LH	70	75	807	8
20	S2_05_04	2B4P	5	3	LH	70	75	807	8
21	S2_06_01	1B2P	6	2	S/R	50	56	603	7
22	S2_06_02	1B2P	6	2	S/R	50	56	603	7
23	S2_06_03	2B4P	6	3	LH	70	75	807	7
24	S2_06_04	2B4P	6	3	LH	70	75	807	7

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No.	DWELLING REFERENCE	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	LHDG AREA (sqm)	TOTAL RESI NIA-Flat (sqm)	TOTAL RESI NIA-Flat (sqft)	AMENITY SPACE (sqm)
Varndell									
1	S3-00-01	2B3P Duplex	G and 1	4	S/R	77	90	969	7
2	S3-00-02	3B5P House	G, 1, 2	5	S/R	102	108	1163	12
3	S3-00-03	3B5P House	G, 1, 2	5	S/R	102	109	1173	11
4	S3-00-04	5B8P House	G, 1, 2	8	S/R	126	128	1378	12
5	S3_02_01	4B6P	2	6	S/R	99	104	1119	10
6	S3_03_01	3B5P	3	5	S/R	86	90	969	10
7	S3_04_01	3B5P	4	5	S/R	86	90	969	10
8	S3_05_01	3B5P	5	5	S/R	86	90	969	10
Newlands									
2	S4_01_01	2B4P	1	3	S/R	70	73	786	8
3	S4_01_02	3B5P Duplex	1 and 2	5	S/R	96	110	1184	15
4	S4_01_03	4B6P Duplex	1 and 2	6	S/R	107	122	1313	15
5	S4_01_04	4B7P Duplex	1 and 2	6	S/R	117	128	1378	15
6	S4_02_01	2B4P	2	3	S/R	70	73	786	7
7	S4_03_01	2B4P	3	3	S/R	70	73	786	8
8	S4_03_02	3B5P Duplex	3 and 4	5	S/R	96	110	1184	15
9	S4_03_03	4B6P Duplex	3 and 4	6	S/R	107	122	1313	15
10	S4_03_04	4B7P Duplex	3 and 4	6	S/R	117	128	1378	15
11	S4_04_01	2B4P	4	3	S/R	70	73	786	7
12	S4_05_01	2B4P	5	3	S/R	70	73	786	8
13	S4_05_02	3B5P Duplex	5 and 6	5	S/R	96	110	1184	15
14	S4_05_03	4B6P Duplex	5 and 6	6	S/R	107	122	1313	15
15	S4_05_04	4B7P Duplex	5 and 6	6	LH	117	128	1378	15
16	S4_06_01	2B4P	6	3	S/R	70	73	786	7
17	S4_07_01	1B2P	7	2	S/R	50	55	592	8
18	S4_07_02	1B2P	7	2	S/R	50	55	592	8
19	S4_07_03	2B4P	7	3	S/R	70	73	786	8
20	S4_07_04	2B4P	7	3	S/R	70	72	775	8
21	S4_08_01	1B2P	8	2	S/R	50	55	592	7
22	S4_08_02	1B2P	8	2	S/R	50	55	592	7
23	S4_08_03	2B4P	8	3	S/R	70	73	786	7
24	S4_08_04	2B4P	8	3	S/R	70	72	775	7
25	S4_09_01	1B2P	9	2	S/R	50	55	592	8
26	S4_09_02	1B2P	9	2	S/R	50	55	592	8
27	S4_09_03	2B4P	9	3	S/R	70	73	786	8
28	S4_09_04	2B4P	9	3	S/R	70	72	775	8
29	S4_10_01	1B2P	10	2	S/R	50	55	592	7
30	S4_10_02	1B2P	10	2	S/R	50	55	592	7
31	S4_10_03	2B4P	10	3	LH	70	73	786	7
32	S4_10_04	2B4P	10	3	LH	70	72	775	7

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No.	DWELLING REFERENCE	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	LHDG AREA (sqm)	TOTAL RESI NIA-Flat (sqm)	TOTAL RESI NIA-Flat (sqft)	AMENITY SPACE (sqm)
1	S6_00_01	2B4P Duplex	G and B	3	LH	83	106	1141	12
2	S6_00_02	2B4P Duplex	G and B	3	LH	83	102	1098	12
3	S6_00_03	3B5P Duplex	G and 1	5	S/R	102	105	1130	7
4	S6_01_01	3B6P	1	5	S/R	95	103	1103	12
5	S6_01_02	1B2P	1	2	S/R	50	53	581	6
6	S6_02_01	3B6P	2	5	S/R	95	103	1103	12
7	S6_02_02	1B2P	2	2	LH	50	53	581	6
8	S6_02_03	1B2P	2	2	LH	50	51	549	7
9	S6_03_01	3B6P	3	5	LH	95	103	1103	12
10	S6_03_02	1B2P	3	2	LH	50	53	581	6
11	S6_03_03	1B2P	3	2	LH	50	51	549	7
12	S6_04_01	3B5P	4	5	LH	86	92	990	18
13	S6_04_02	3B5P Duplex	4	5	LH	83	104	1087	14
14	S6_04_03	3B5P Duplex	4	5	LH	83	101	1119	12
15	S6_05_01	3B5P	5	5	LH	86	92	990	10
St Bedes									
1	S9_00_01	1B2P WCH	G	2	S/R	/	66	710	13
2	S9_01_01	3B4P	1	5	S/R	70	80	861	7
3	S9_02_01	3B4P	2	5	S/R	70	80	861	7

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No.	DWELLING REFERENCE	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	LHDG AREA (sqm)	TOTAL RESI NIA-Flat (sqm)	TOTAL RESI NIA-Flat (sqft)	AMENITY SPACE (sqm)
1	S5-00-01	5B6P Duplex	G and 1	7	S/R	107	127	1367	10
2	S5-00-02	3B4P Duplex	G and 1	5	Market	87	87	936	8
3	S5-00-03	5B7P Duplex	G and 1	7	S/R	117	122	1313	14
4	S5-01-01	1B2P	1	2	Int	50	52	560	8
5	S5-02-01	1B2P	2	2	Market	50	52	560	8
6	S5-02-02	3B5P	2	5	Int	86	90	969	10
7	S5-02-03	2B3P WCH	2	5	S/R	N/A	87	936	9
8	S5-03-01	3B4P	3	5	Market	74	80	861	10
9	S5-03-02	3B5P	3	5	Market	86	89	958	10
10	S5-04-01	3B4P	4	5	Market	74	80	861	10
11	S5-04-02	3B5P	4	5	Market	86	89	958	10
The Victory									
1	S8_00_01	2B4P	G	3	Market	70	70	753	45
2	S8_01_01	1B2P	1	2	S/R	50	53	570	10
3	S8_01_02	2B3P	1	3	Int	61	70	753	5
4	S8_01_03	3B5P	1	5	S/R	86	89	958	10
5	S8_02_01	1B2P	2	2	Int	50	53	570	6
6	S8_02_02	2B3P	2	3	Int	61	70	753	6
7	S8_02_03	3B5P	2	5	Market	86	89	958	12
8	S8_03_01	3B5P Duplex	3	5	Market	96	103	1109	12
9	S8_03_02	4B6P Duplex	3	6	S/R	83	137	1475	12
10	S8_03_03	3B5P	3	5	Market	86	89	958	12
Newlands									
1	S4_00_01	1B2P WCH	G	2	S/R	/	75	807	31

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