

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
April 2020

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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 Cobourgh 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:

- 118 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 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% (by Habitable Room) 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 Regent's 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 (sqm)	25	42	58	68	78		25	42	58	68	78		42	58	68	78	
Total GIA (sqm)	6777						1381						1296				182
	8158																

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

	Social Rented						Resident Leaseholder					
Unit Sizes	1b	2b	3b	4b	5b	Tot	1b	2b	3b	4b	Tot	Total units
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 provided 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 118 new homes across Phase 1 and 2. Under Scenario One as defined in the Shadow Section 106 (HS2 goes ahead), these 118 will provide 99 social rented properties, 6 intermediate properties and 13 market properties.

The proportion of affordable housing provision across the development is 91% calculated by habitable room. 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)													
	Social Rented					Intermediate					Private			
Unit sizes	1b	2b	3b	4b	5b	1b	2b	3b	4b	5b	1b	2b	3b	Total
Total no. of units	32	29	29	8	1	1	5	0	0	0	4	9	0	118
Affordable/private split by floorspace	8530 (90%)										965 (10%)			9495
Habitable Rooms	371 (91%)										35 (9%)			406

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 St Car Park	1	4	6	1			1			13	
Rydal Water	15	5	2				2			24	
Varndell Street Corner		1	5	1	1					8	
Newlands Plot	8 (1wc)	14	3	6						31	
Cape of Good Hope	4		8			1	2			15	
St Bedes	1wc		2							3	
Total Units	88					6				94	
Floorspace	7,582										7,582
Habitable Rooms	334										334

Phase 1 units are a 100% affordable housing (by habitable room and floorspace) in the following % split by habitable room and units:

- 89% social rented (88 units)
- 11% intermediate affordable (6 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 24 additional homes and its breakdown is as follows:

	Additional Housing												
	Social Rented					Intermediate				Private			Total
	1b	2b	3b	4b	5b	1b	2b	3b	4b	1b	2b	3b	
Newlands Plot	1wc												1
Dick Collins Hall										4	9		13
The Victory Pub	2	4 1wc	3										10
Total Units	11					0				13			24
Floorspace	948* (49.5%)									965 (50.4%)			1,913
Habitable Rooms	37 (51%)									35 (49%)			72

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 deliver 24 units.

- The additional housing part of the scheme delivers greater than the policy requirements for 50% affordable floorspace in the following proportions:
- 51% of the units in phase 2 would be affordable when calculated by habitable room (37HR) and 50% when calculated by floorspace (948sqm NIA).
 - Of the affordable floorspace 100% is proposed to be social rented, delivering 11 social rented units.
 - The proposed private residential units equate to 49% (by habitable room) of the total quantum of the additional homes in phase 2 (35HR) and 50% when calculated by floorspace (965sqm NIA).
 - When the scheme is looked at as a whole (both phases), the project delivers the following split of affordable to private (by habitable room): 91% of the scheme is provided as affordable floorspace of which 90% is social rented and 10% is intermediate.
 - 9% of the scheme is private.

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 49% 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 3 fully adapted (M4(2)) wheelchair units which meet the assessed need of residents from the red blocks. Phase 1 will make provision for 2 wheelchair units in the Newlands block and St Bedes block. Phase 2 makes provision for a wheelchair unit in the The Victory Pub site. Details of wheelchair units are also provided in Appendix A.

Fully adapted (M4(2)) units are located at:

St Bedes;

Newlands;

The Victory Pub

Appendix A Schedule of Residential Accommodation

Replacement Housing

Plot No	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	TOTAL RESI (sqm)	TOTAL RESI (sqft)	AMENITY SPACE (sqm)
Robert Street (Kirkfell)							
1	1B2P	1	2	SR	60	614	7
2	3B5P Duplex	1 and 2	5	SR	101	1055	14
3	3B5P Duplex	1 and 2	5	SR	101	1055	14
4	3B5P Duplex	1 and 2	5	SR	102	1055	14
5	3B5P Duplex	1 and 2	5	SR	101	1055	14
6	4B6P Duplex	1 and 2	6	SR	118	1227	14
7	2B4P	2	3	LH	72	753	7
8	3B4P Duplex	3 and 4	5	SR	101	1055	14
9	2B3P Duplex	3 and 4	3	SR	87	904	14
10	2B3P Duplex	3 and 4	3	SR	87	904	14
11	2B3P Duplex	3 and 4	3	SR	88	904	14
12	2B3P Duplex	3 and 4	3	SR	87	904	14
13	3B4P Duplex	3 and 4	5	SR	101	1055	14
Rydal Water (Mardale)							
1	1B2P	1	2	SR	55	603	8
2	1B2P	1	2	SR	59	603	8
3	3B4P	1	3	SR	88	646	8
4	1B2P	1	2	SR	56	958	8
5	1B2P	2	2	SR	56	603	7
6	1B2P	2	2	SR	60	603	7
7	1B2P	2	2	SR	55	646	7
8	3B5P	2	5	SR	88	958	7
9	1B2P	3	2	SR	56	603	8
10	1B2P	3	2	SR	59	603	8
11	1B2P	3	2	SR	55	646	8
12	3B5P	3	5	SR	88	958	8
13	1B2P	4	2	SR	56	603	7
14	1B2P	4	2	SR	55	603	7
15	2B4P	4	3	LH	74	807	8
16	2B4P	4	3	SR	74	807	8
17	1B2P	5	2	SR	55	603	8
18	2B4P	5	3	SR	74	603	8
19	1B2P	5	2	SR	56	807	8
20	2B4P	5	3	LH	74	807	8
21	1B2P	6	2	SR	56	603	7
22	1B2P	6	2	SR	55	603	7
23	2B4P	6	3	SR	74	807	7
24	2B4P	6	3	SR	74	807	7

No	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	TOTAL RESI (sqm)	TOTAL RESI (sqft)	AMENITY SPACE (sqm)
Varndell (Caudale)							
1	2B3P Duplex	G and 1	4	SR	87	969	7
2	3B5P House	G, 1, 2	5	SR	120	1163	12
3	3B5P House	G, 1, 2	5	SR	118	1173	11
4	5B8P House	G, 1, 2	8	SR	138	1378	12
5	4B6P	2	6	SR	107	1119	10
6	3B5P	3	5	SR	94	969	10
7	3B5P	4	5	SR	94	969	10
8	3B5P	5	5	SR	93	969	10
Newlands (Lindale)							
2	2B4P	1	3	SR	73	786	8
3	4B7P Duplex	1 and 2	5	SR	131	1184	15
4	4B6P Duplex	1 and 2	6	SR	123	1313	15
5	3B5P Duplex	1 and 2	6	SR	128	1378	15
6	2B4P	2	3	SR	73	786	7
7	2B4P	3	3	SR	73	786	8
8	4B7P Duplex	3 and 4	5	SR	131	1184	15
9	4B6P Duplex	3 and 4	6	SR	123	1313	15
10	3B5P Duplex	3 and 4	6	SR	112	1378	15
11	2B4P	4	3	SR	73	786	7
12	2B4P	5	3	SR	73	786	8
13	4B7P Duplex	5 and 6	6	SR	131	1184	15
14	4B6P Duplex	5 and 6	6	SR	123	1313	15
15	3B5P Duplex	5 and 6	5	SR	112	1378	15
16	2B4P	6	3	SR	73	786	7
17	2B4P	7	2	SR	73	592	8
18	1B2P	7	2	SR	55	592	8
19	2B4P	7	3	SR	72	786	8
20	1B2P	7	2	SR	56	775	8
21	2B4P	8	3	SR	73	592	7
22	1B2P	8	2	SR	55	592	7
23	2B4P	8	3	SR	72	786	7
24	1B2P	8	2	SR	56	775	7
25	2B4P	9	3	SR	73	592	8
26	1B2P	9	2	SR	55	592	8
27	2B4P	9	3	SR	72	786	8
28	1B2P	9	2	SR	56	775	8
29	2B4P	10	3	SR	73	592	7
30	1B2P	10	2	SR	55	592	7
31	2B4P	10	3	SR	72	786	7
32	1B2P	10	2	SR	56	775	7

No	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	TOTAL RESI (sqm)	TOTAL RESI (sqft)	AMENITY SPACE (sqm)
Cape of Good Hope							
1	2B4P Duplex	G and B	3	LH	106	1141	12
2	2B4P Duplex	G and B	3	LH	104	1098	12
3	3B5P Duplex	G and 1	5	SR	105	1130	7
4	3B6P	1	5	SR	100	1103	12
5	1B2P	1	2	SR	52	581	6
6	1B2P	2	2	SR	52	1103	12
7	1B2P	2	2	LH	50	581	6
8	3B6P	2	5	LH	100	549	7
9	1B2P	3	2	LH	52	1103	12
10	1B2P	3	2	LH	50	581	6
11	3B6P	3	5	LH	100	549	7
12	3B5P	4	5	SR	103	990	18
13	3B5P Duplex	4	5	SR	101	1087	14
14	3B5P Duplex	4	5	LH	91	1119	12
15	3B5P	5	5	LH	91	990	10
St Bedes (Bowfell)							
1	1B2P WCH	G	2	SR	66	710	13
2	3B4P	1	5	SR	82	861	7
3	3B4P	2	5	SR	82	861	7

Additional Housing

No	DWELLING TYPE	FLOOR	HABITABLE ROOMS	TENURE	TOTAL RESI (sqm)	TOTAL RESI (sqft)	AMENITY SPACE (sqm)
Dick Collins Hall							
1	1B2P	GF	2	MARKET	51	549	20.4
2	2B4P	GF and 1	3	MARKET	90	969	24.3
3	1B1P	GF	2	MARKET	48	517	24.3
4	1B2P	1	2	MARKET	60	646	8.26
5	2B4P	1	3	MARKET	79	850	8.87
6	2B4P	1	3	MARKET	78	840	8.63
7	1B2P	2	2	MARKET	60	646	8.26
8	2B4P	2	3	MARKET	92	990	8.87
9	2B4P	2	3	MARKET	92	990	8.4
10	2B4P	3	3	MARKET	83	893	7.46
11	2B4P	3	3	MARKET	92	990	8.79
12	2B4P	4	3	MARKET	83	893	7.46
13	2B4P	4	3	MARKET	92	990	8.79
The Victory Pub							
1	2B4P	GF	4	SR	71	764	18
2	1B2P	1	2	SR	56	603	13.98
3	2B3P	1	3	SR	70	753	5.85
4	3B5P	1	5	SR	92	980	14.35
5	1B2P	2	2	SR	55	603	7.29
6	2B3P	2	3	SR	67	753	5.84
7	2B3P WCH	2	3	SR	90	969	14.35
8	3B5P	3 and 4	5	SR	110	1184	14.58
9	3B6P	3 and 4	5	SR	139	1496	11.7
10	2B4P	3	3	SR	90	969	14.35
Newlands							
1	1B2P WCH	G	2	SR	75	807	31