

AFFORDABLE HOUSING STATEMENT

Abbey Road Phase 3, Belsize Road, London,
NW6 4DX

On behalf of:

London Borough of Camden

Date: May 2022

Prepared by: Julian King
Fiona Kilminster
Jane Leung

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1. INTRODUCTION AND INSTRUCTIONS

- 1.1. Gerald Eve LLP is instructed by London Borough of Camden (“the Applicant”) to produce an Affordable Housing Statement (‘AHS’) in support of a planning application (“the Application”) for the redevelopment of Emminster and Hinstock, Abbey Co-Operative Community Centre, Belsize Priory Health Centre, Belsize Road, London, NW6 4DX (“the Site”) located within the administrative boundary of the London Borough of Camden (“LBC” or “the Council”).
 - 1.2. This Affordable Housing Statement is submitted on behalf of the Applicant and has been prepared in support of the detailed planning application.
 - 1.3. The remainder of this report is set out as follows:
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2) The Proposed Scheme

3) Local Planning Context: Affordable Housing

4) Financial Viability and Overall Affordable Housing Proposal

5) Detailed Affordable Housing Proposal: Tenure and Mix of Units

6) Detailed Affordable Housing Proposal: Rental Levels and Affordability

7) Conclusion

2. THE SITE AND PROPOSED DEVELOPMENT

Introduction

- 2.1. The Site is located within the Kilburn Ward of the London Borough of Camden ('LBC'). The Site comprises the Belsize Priory Health and Community Centre, affordable housing units predominantly occupied by property guardians and nine small retail units on the ground floor of the Site:
- One of these units is vacant and temporarily used for contractor storage
 - Four are occupied by a party shop for a combination of storage and retail
 - Two are occupied by a piano shop
 - One is occupied by an off-licence/grocery shop
 - One is used by the Tenant Management Organisation (TMO) (which is being relocated to a new unit in the Phase 1 development)
 - There is also a hot food takeaway and a public house.
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The Site is accessible from two roads, the B509 (Belsize Road), which runs along the south of the Site and Abbey Road, which runs along the north easter border. To the northeast of the Site is Snowman House and Casterbridge; as well as the Belsize Open Space and a private car park for the existing residents.

The Proposed Development

- 2.2. The proposed redevelopment ('the Scheme') comprises a planning application for the proposal for the redevelopment of Emminster and Hinstock, Abbey Co-Operative Community Centre, Belsize Priory Health Centre, Belsize Road, London, NW6 4DX 9-11 ('the Site') to provide a development comprising 139 residential units, commercial / retail space and public realm improvements. The site is also known as Abbey Road Phase 3.
- 2.3. This application has been considered in comparison to a Hybrid permission for the Abbey Road Regeneration, including Phase 3 offering 100 units and commercial space. The affordable housing provision should be considered holistically across all the phases and also as part of the wider estate regeneration. The residential provision comparing Extant and Hybrid Phase 3 only is set out in Table 1 below.
- 2.4. A detailed description of the Site and its surroundings is contained within the Planning Statement. A summary of the planning application is therefore provided in the section below.
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Planning History or Application Background

- 2.5. As above, Abbey Road Phase 3 is part of a larger regeneration programme for the Abbey Road area. An Original Outline consent (ref. 2012/0096/P) was approved in 2012, which established a three-phase plan where all existing buildings on Site including link bridges are demolished and Phase 1 of the redevelopment comprised residential dwellings with ancillary retail, Phase 2 comprised a health and community centre and Phase 3 provided further residential accommodation with ancillary commercial space. The full details of this application are as follows:

'Outline application for phased redevelopment of site to provide up to 296 residential (Class C3) units (including up to 133 affordable units), up to 1,300 sqm of commercial floor space (Class A1-A5), up to 1,055sqm of business floorspace (Class B1), up to 2,500sqm community and health floorspace (Class D1) and associated space for parking, plant, servicing, ancillary storage and energy centre, all in five buildings as follows: Block C (up to 2 and 3 storey community and health uses), Blocks A, B, D and E (predominantly up to 6 and 7 storeys residential and commercial uses) and Block A (up to 6 to 12 storeys of residential and commercial uses); provision of open space and landscaping; alterations to

existing highway layout and creation of new vehicular and pedestrian access routes; all following demolition of Belsize car park building, Abbey Coop Community Centre and Hinstock and Emminster blocks (including Belsize Priory Health centre, residential and commercial units), site-wide walkways and pedestrian railway bridge. Application provides detail for approval of layout and access only and not scale, appearance or landscaping.'

- 2.6. A subsequent Hybrid permission (2013/4678/P) secured full planning consent for the Phase 1 of the regeneration, which secured consent for 141 units in Phase 1. Permission was granted in May 2014, with a hybrid permission which also secured outline consent for Phase 3 delivering further residential elements along with commercial floorspace. This Hybrid consent superseded the previous Outline consent granted in 2012 which was not implemented. The full details of this application are as follows:

'Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two-storey building following demolition of existing high-level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways.'

Table 1: Breakdown of residential provision comparing Extant and Hybrid Phase 3 only

Use	Extant (2013/4678/P)			Proposed Phase 3		
	Units	Area NSA (sqft)	Area NSA (sqm)	Units	Area NSA (sqft)	Area NSA (sqm)
Phase 1 - Private Sale	75	60,127	5586	75	60,127	5,586
Phase 1 - Social Rent	66	55,929	5196.7	66	55,929	5,197
Phase 3 - Private Sale	52	42,840	3979.9	93	62,838	5,838
Phase 3 - Shared Ownership	12	8,299	770.9			
Phase 3 - Intermediate (Camden Living)				10	7,182	667
Phase 3 - Social Rent	36	27,491	2553.9	36	29,659	2,755
Affordable Provision – by unit (%)	47%			40%		
Totals	241	194,686	18087	280	215,734	20,043

Source: Applicant

- 2.7. Within this Hybrid consent, Phase 3 Outline permission was to deliver 100 residential units and commercial space (A1-A5, B1). The updated proposal seeks to increase the quantum of residential units delivered and alter the amount of commercial space to be provided. The scheme comprises of 139 residential units (46 affordable), commercial / retail. This application has been considered in comparison to an extant outline permission for Phase 3 offering 100 units (48 affordable), flexible commercial floorspace, landscaping and public realm improvements. The current proposal for Phase 3

will offer 280 dwellings over all phases (102 London Affordable Rent units and 10 Camden Living Intermediate Units). We will assess the original extant permission and the updated proposal within this report. Across Phase 1 as completed and Phase 3 as proposed, Phases 1 and 2 remain consistent in both scenarios.

- 2.8. Consideration has been given to the benefits of the revised approach in affordable housing to the baseline position set out in 2014 hybrid permission. For phase 3 this outline permission saw 36 Social Rent unit (skewed towards 1 and 2 beds) and 12 Shared Ownership units. This has been improved on to deliver 36 Social Rent units (skewed towards 2 and 3 beds) and 10 Camden Living units. Whilst the overall number of units decreases by two units, the offer is improved with housing that addresses an improved mix need. Furthermore the switch from Shared Ownership to Camden Living is superior from an affordability perspective and is in line with the Camden priorities.
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- 2.9. Full floorplans for the Scheme can be found in the Design and Access Statement which will be submitted alongside this application.
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Land Use

- 2.10. The scheme for the redevelopment of the Site proposes the demolition of the existing residential buildings, health and community center, public house and retail units on Site and the redevelopment of the Site. The proposals comprise three residential buildings ranging in height from four to eleven storeys, with the height stepping up towards the junction of Abbey and Belsize Road. The proposals will provide 139 residential units, with ancillary flexible commercial floorspace at ground floor and a private communal garden to the rear which will include children's play space. The development is proposed to be car-free, with the exception of wheelchair accessible parking which will be accommodated adjacent to the Site.
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- 2.11. The proposed Phase 3 development consists of 139 residential units comprising 93 private sale dwellings, 46 units will be for affordable housing. Within the affordable housing provision, 36 units will be social rented and 10 will be intermediate rent, in the form of Camden Living rent.
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- 2.12. Phase 3 is the final stage in the of multiphase redevelopment. The wider redevelopment (Phase 1-3) will deliver 280 dwellings in total. Of these 112 will be affordable units. In addition to this, retail / commercial space will be delivered as well as a Community and Health Centre.
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2.13. Affordable Housing

- 2.14. A summary of the affordable unit breakdown within the block for Extant (Phase 1 full and Phase 3 outline) alongside Proposed Phase 3 (Phase 1 completed and Phase 3 proposed) is provided in the following table.
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Table 2: Housing provision breakdown

Phases	Phase 3 - 2014 Outline	Overall Mix - 2014 Position (Phase 1 + Phase 3)	Phase 3 Proposed	Overall Mix - 2021 Position (Phase 1 + Phase 3)
Total Affordable Homes	48	114	46	112
Total Market Homes	52	127	93	168
Social Rent	36	102	36	102
1b	25	51	7	33
2b	4	17	12	25
3b	7	32	17	42
4b	0	2	0	2
Shared Ownership / Camden Living	12	12	10	10
1b	6	6	2	2
2b	3	3	8	8
3b	3	3	0	0
Total Homes	100	241	139	280

Source: Applicant

3. PLANNING CONTEXT

Introduction

- 3.1. In this section we provide a brief overview of relevant planning background to the Scheme. A more detailed assessment is contained within the Planning Statement, which has been submitted to the London Borough of Camden ('LBC') as part of the Application.
- 3.2. This section also provides an overview of key planning policies associated at national, regional and local level including an overview of the planning background relating to the Application. Additional reference should be made to the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG'), the London Plan, the Mayor's Housing SPG, LBC's local policies as well as the New London Plan.
- 3.3. The affordable housing strategy for the Application has been set in accordance with National and Regional Planning Policy guidance and has had regard for the following:
- National Planning Policy Framework (2021), ('NPPF')
 - The London Plan (2021).
 - Mayor's Affordable Housing and Viability Supplementary Guidance (August 2017), ('SPG')
- 3.4. Locally, it has also had regard for the following LBC policies and guidance:
- Camden Local Plan (July 2017)
 - Camden Planning Guidance Housing (as amended January 2021) (CPGH3)
- 3.5. The following evidence base, Housing Strategy and funding programme documents have also been considered:
- Camden– Intermediate Housing Strategy (Cabinet Report, April 2016) ('IHS')
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National Planning Policy Framework

- 3.6. The National Planning Policy Framework ("NPPF"), originally published in March 2012 and most recently revised in February 2021, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF has a clear presumption in favour of sustainable development and in determining planning applications local planning authorities should take account of this.
- 3.7. The NPPF recognises the place of viability testing, in both plan-making and decision-making.
- 3.8. Paragraph 41 of the NPPF looks to guide Authorities to address and resolve planning issues at the pre-application stage, including the need to deliver improvements in infrastructure and affordable housing.
- 3.9. Paragraph 57 of the NPPF states: -
- 'Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'*
- 3.10. National Planning Policy Guidance (NPPG) refers to viability under Planning Obligations (published 19 May 2016) and Viability (published 6 March 2014 and updated 24 July 2018).
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The London Plan (2021)

- 3.11. The London Plan is the Regional Spatial Strategy for Greater London defined to include the 32 Boroughs and the City of London.
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- 3.12. The London Plan was formally adopted on 2nd March 2021.
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- 3.13. The London Plan promises to change one of the key foundations of planning policy for development in Greater London. A principal concept in the London Plan is “Good Growth,” which is defined as “sustainable growth that works for everyone” to improve the health and quality of life for all Londoners, and in particular by rebalancing housing development towards more genuinely affordable homes for Londoners to buy and rent.
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- 3.14. The London Plan Policy H5 states that the strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:
- requiring residential and mixed-use developments major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach;
 - using grant to increase affordable housing delivery beyond the level that would otherwise be provided.
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- 3.15. The London Plan with suggested minor changes sets out the policy in relation to the required tenure split under Policy H7. This includes the following:
- Minimum of 30 per cent low cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes;
 - A minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared Ownership;
 - The remaining 40 per cent to be determined by the borough as low cost rented homes or intermediate products based on identified need.
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- 3.16. The policy also emphasises the Mayor’s priority to deliver “genuinely affordable housing” including all of the affordable housing products listed in the above section.
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- 3.17. The policy also sets out the annual household income requirements and affordability levels for intermediate housing.
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- 3.18. For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of new household income.
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- 3.19. The London plan policy H8 requirement for viability testing of regeneration projects indicates that all estate renewal should aim to replace the loss of existing affordable housing by new housing at existing or higher densities with at least the equivalent level of overall floorspace.
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- 3.20. Policy H8 also states that all development proposals that include the demolition and replacement of affordable housing are required to follow the Viability Tested Route and should seek to provide an uplift in affordable housing in addition to the replacement affordable housing floorspace. Therefore, a FVA is required to demonstrate that the maximum viable uplift in affordable housing has been achieved.
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- 3.21. The proposed wider regeneration will offer 112 affordable units (compared to the existing 74 units). This adheres to the London Plan Policy H8. In addition to this, the former residents in existing buildings have already been decanted and rehoused in the finished Phase One residential provision. Accordingly, and consistent with the approach permitted by part D of Policy H8 of the London Plan, the replacement low cost rented affordable housing is being delivered as London Affordable Rent (LAR) rather than
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social rent. The replacement and additional affordable housing have been integrated into the development and will enable a mixed and inclusive community to be created.

- 3.22. The London Plan is aligned to the GLA's SPG for Affordable Housing and Viability which is discussed in the following section.
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Mayor's Affordable Housing and Viability Supplementary Guidance (August 2017)

- 3.23. The Mayor's Housing SPG (March 2016) has been updated to reflect the London Plan consolidated with alterations (2016). It provides updated guidance on a range of strategic policies including housing supply, residential density, housing standards; build to rent developments, student accommodation and viability appraisals. This SPG replaces the Mayor's Housing SPG 2012 and the Mayor's Housing Standards Policy Transition Statement.
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- 3.24. In August 2017 the Mayor published the final SPG. We have therefore had regard to the SPG in this statement.
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- 3.25. The key theme from the SPG is the GLA's flexibility with regards to tenure mix on new developments. Point 2.40 of the document refers to the following flexibility allowed in regard to tenure mix is applied to the scheme.
- 30% low-cost rent (social rent or affordable rent) with rent set at levels that the LPA considers genuinely affordable;
 - 30% as Intermediate products, with London Living Rent and/ or shared ownership being the default tenures assumed in this category;
 - The remaining 40% to be determined by the relevant LPA.
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- 3.26. Further guidance on the above tenures as rental levels is discussed in Section 6 of this statement.
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Local Planning Policy

Local Plan (July 2017)

- 3.27. At the local level, the Camden Local Plan (July 2017) sets out the strategic policies for the borough. It replaces the former Core Strategy and Development Policies Document as the basis for planning decisions and future development in the borough.
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- 3.28. Policy H1 (Maximising Housing Supply), of Camden's Local Plan (July 2017), sets out the Council's overall borough-wide strategic target to meet or exceed a total of 16,800 additional homes from 2016/17-2030/31, including 11,130 additional self-contained homes. Within this, the policy indicates that where sites are underused or vacant, the council will expect the maximum reasonable provision of housing that is compatible with other uses on the site.
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- 3.29. Policy H2 (Maximising the supply of self-contained housing from mixed-use schemes), supports the policy aims of Policy H1. Where housing is required as part of a mix of uses, if 1,000 sqm (GIA) of additional floor space or more is proposed, self-contained housing is required to be provided on site.
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- 3.30. Within this policy, in the Central London Area and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road, where development involves additional floor space of more than 200 sqm (GIA), the council will require 50% of all additional floor space to be self-contained housing, subject to Site specific conditions. However, the Site is not located within any of these zones.
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- 3.31. Policy H3 (Protecting Existing Homes), focuses on protecting all housing floorspace where people live long term. It also seeks to protect individual self-contained houses and flats (Use Class C3) and individual houses and flats shared by 3-6 occupiers who share facilities (houses in multiple occupation or HMOs, Use Class C4).
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- 3.32. Policy H4 (Maximising the supply of affordable housing), sets out the council's objective to achieve a contribution to affordable housing from all developments that provide one or more additional home and include a total addition to residential floor space of 100 sqm GIA or more. In these instances, the Council will seek to negotiate the maximum reasonable amount of affordable housing on the following basis:
- Guideline mix of affordable housing types is 60% social-affordable rented housing and 40% Intermediate;
 - Targets are based on an assessment of development capacity whereby 100 sqm (GIA) of housing floorspace is generally considered to create capacity for one home;
 - Targets are applied to additional floorspace proposed, not existing or replacement;
 - Sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes;
 - An affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings;
 - For developments with capacity for 25 or more additional homes, the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution;
 - Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing;
 - For developments with capacity for 10 or more additional dwellings, the affordable housing should be provided on Site
 - Where affordable housing cannot practically be provided on Site, or off-site provision would create a better contribution (in terms of quantity or quality), the Council may accept provision of affordable housing off site in the same area, or exceptionally a payment in lieu.

All of the above requirements are subject to assessment on a site-by-site basis.

Table 3: Sliding Scale for Affordable Housing Percentage Targets

Floorspace range 1 or more additional homes with an additional residential floorspace of...	Capacity (rounded floorspace addition ÷ 100 sq m)	Affordable housing percentage target (capacity x 2%)
... 100 sq m GIA and above, but less than 150 sq m GIA	1 additional home	2%
... 150 sq m GIA and above, but less than 250 sq m GIA	2 additional homes	4%
... 450 sq m GIA and above but less than 550 sq m GIA	5 additional homes	10%
... 950 sq m GIA and above but less than 1,050 sq m GIA	10 additional homes	20%
... 1,450 sq m GIA and above but less than 1,550 sq m GIA	15 additional homes	30%
... 1,950 sq m GIA and above but less than 2,050 sq m GIA	20 additional homes	40%
... 2,450 sq m GIA and above	25 additional homes or more	50%

Source: CPGH3

- 3.33. Policy H7 (Large and Small Homes), seeks to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
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- 3.34. The Council's overall preference is set out in the Dwelling Size Priorities table at point 3.189 of the Core Strategy. The table is based on the outputs of the Camden Strategic Housing Market Assessment. An extract from this table, focusing specifically on affordable housing is set out below.
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3.35. **Table 4: Local Plan – Policy H7, Dwelling Size Priorities**

Tenure	1 Bed (or Studio)	2 Bedroom	3 Bedroom	4 Bedroom (or more)
Social-Affordable	lower	high	high	medium
Intermediate	high	medium	lower	lower
Market	medium	high	high	lower

Source: LB Camden Local Plan (2017)

- 3.36. The above table indicates that the greatest requirement in the market sector is likely to be for two- or three-bedroom homes, followed by one-bedroom homes/studios. The greatest requirement in the social-affordable (social) sector is likely to be for two- and three-bedroom homes followed by homes with four bedrooms or more albeit that in respect of Intermediate homes, there is a greater requirement for 1 bedroom and 2-bedroom homes.
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Camden Planning Guidance Housing (January 2021)

- 3.37. The Camden Planning Guidance Housing (CPGH3) was published in January 2021. It provides a Supplementary Planning Document (SPD) that is in line with the Local Plan. This updated version replaces CPG2 Housing (as amended March 2019) and Interim Housing CPG March 2019.
- 3.38. It is an additional 'material consideration' in planning considerations but it should be noted that the Local Plan carries more statutory weight than the CPGH3. Where there are conflicting policies, the Local Plan will prevail.
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Summary

- 3.39. A review of national, regional and local policies demonstrates that the LBC is generally aligned with national and GLA policies.
- 3.40. The affordable housing policy agenda has undergone important change at the London level, with the emergence of GLA policy through the SPG. The SPG supports flexibility within affordable housing offers and encourages LPAs to adopt this strategy.
- 3.41. The London Plan reflects this approach also. Namely policy H8 Loss of existing housing and estate redevelopment.
- 3.42. Under the local policies the LBC policies seeks the maximum provision of affordable housing on all mixed-use developments with a capacity for more than 10 dwellings or 1,000 sqm (gross) of additional floor space.
- 3.43. LBC seeks Schemes containing 60% Social-Affordable and 40% Intermediate.
- 3.44. The Unit mix specified places an emphasis on larger family sized accommodation for the Social-Affordable units, with a more flexible, site-specific approach for the Intermediate Rented units.
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4. FINANCIAL VIABILITY AND OVERALL AFFORDABLE HOUSING PROPOSAL

Introduction

- 4.1. In this section of the report the proposed affordable housing offer is set out.
- 4.2. In accordance with planning policy, the level of affordable housing that can be supported by the proposal is determined by scheme viability.
- 4.3. The development proposes to deliver the following affordable housing breakdown:

Table 5: Proposed affordable housing provision

Use	Affordable Housing			
	By Unit	Hab Room	By Floorspace exclusive of communal areas	By Floorspace inclusive of communal areas
Extant (All phases)	47%	49.2%	47%	47%
Updated (All Phases)	40%	46.9%	43%	42%
Phase 3 Proposed (individually)	33%	41.1%	37%	36%

Source: The Applicant

- 4.4. There is currently proposed a significant provision of 33% affordable housing in Phase 3 based on a unit basis/41.1% on a habitable room basis/ 37% on a floorspace basis¹. This is broadly in line with the aspirations of Policies H1, H2, H4, H7 and H8 of the London Plan regarding the overall percentage and a tenure split of approximately 78% Social- Affordable Rented, and 12% Intermediate Rented within this, when assessed on a unit basis.
- 4.5. The proposed Phase 3 development consists of 139 residential units comprising 93 private sale dwellings, and 46 affordable units, the scheme will also provide commercial / retail space. Within the affordable housing provision, 36 units will be social rented and 10 will be intermediate rent, in the form of Camden Living rent. The existing buildings Emminster and Hinstock currently provide 74 affordable units on site. However, it is important to consider that all of these are one-beds or studios and holistically there will be a net addition of affordable homes across the wider regeneration as seen in the table below:

- 4.6. **Table 6: Affordable Housing unit uplift**

Affordable Provision	Existing Units	All Phases including Updated Phase 3	Uplift
Number of Units	74	112	51%
Number of Habitable Rooms	148	395	166%
Floor Space (sqm) - NSA	4580	8619	78% ²

Source: The Applicant

¹ Please note, on a floorspace basis including apportioned communal areas this equates to 36% for Phase 3 and 41.6% across all phases.

² Please note, with the inclusion of communal areas, the uplift equates to 128%.

4.7. The proposed affordable housing offer is set out in the following table.

Table 7: Proposed Affordable Housing Offer

Use	All Phases including Proposed Phase 3		
	Units	Area NSA (sqft)	Area NSA (sqm)
Phase 1 - Private Sale	75	60,127	5586
Phase 1 - Social Rent	66	55,929	5196
Phase 3 - Private Sale	93	62,838	5,838
Phase 3 - Shared Ownership	-	-	-
Phase 3 - Intermediate (Camden Living)	10	7,182	667
Phase 3 - Social Rent	36	29,659	2,755
Affordable Provision – by unit (%)	40%		
Affordable Provision – by hab room (%)	46.9%		
Affordable Provision – by floorspace (%)	43%		
Totals	280	215,734	20,043

Source: The Applicant

Summary

- 4.8. The wider redevelopment (Phase 1-3) will deliver 280 dwellings in total. Of these 112 (46 units in Phase 3) will be affordable units and has been assessed on the basis of financial viability, in accordance with Policy H4 of Camden's Local Plan. This represents an uplift of 38 affordable units compared to the affordable housing provision at Abbey Road Estate. This represents a 51% uplift on the existing affordable units and equates to an 78% uplift in affordable floor area that will all be delivered on-site as Social Affordable and Intermediate Rent.
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5. DETAILED AFFORDABLE HOUSING PROPOSAL: TENURE AND MIX OF UNITS

Introduction

- 5.1. This section provides further detail on affordable housing requirements in the LBC. The Applicant's affordable housing proposal is then discussed in relation to this.

Affordable Housing Definition

- 5.2. The NPPF (2021) defines affordable housing as follows:

"Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)". (NPPF, 2021).

Affordable Housing Tenure and Types

- 5.3. There are a wide range of affordable housing products that can be delivered to accommodate households with different needs and income levels. All affordable housing products fall into two broad categories; social housing and intermediate housing.
- 5.4. Affordable Rent and Intermediate Rent are the housing products proposed for this Scheme, in line with Camden's policy requirements.

Social/ Affordable Housing

- 5.5. In line with the NPPF, affordable housing for rent is set in accordance with Government's rent policy for Social Rent (SR) or Affordable Rent (AR) or is at least 20% below local market levels.
- 5.6. SR homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Guidance. The rent levels for SR homes use a capped formula (SPG).
- 5.7. AR homes represent a discount of up to 80% market levels.
- 5.8. London Affordable Rent ('LAR') homes are a form of SR/AR and are capped at benchmark levels published by the Greater London Authority (SPG).
- 5.9. A breakdown of the proposed Social Affordable Rented units is set out in the table below.

Table 8: Social Affordable Rented Unit Breakdown

Phases	Phase 3 - 2014 Outline	Overall Mix - 2014 Position (Phase 1 + Phase 3)	Phase 3 Current	Overall Mix - 2022 Position (Phase 1 + Phase 3)
Social Rent	36	102	36	102
1b	25	51	7	33
2b	4	17	12	25
3b	7	32	17	42
4b	0	2	0	2

Source: The Applicant

Intermediate Housing

- 5.10. Intermediate Housing includes:
"Intermediate housing includes 'low cost home ownership' products and 'discount market rent' products" (pp.24).
- 5.11. Camden Living is the intermediate product that will be provided as part of this scheme.
- 5.12. Camden Living is a LBC owned provider of intermediate rented housing for people living and working in the borough. The intermediate rented homes are provided at below the market rent but above social rent. These homes are funded by Camden Council's Community Investment Programme.
- 5.13. This tenure type seeks to ensure that the majority of intermediate rent homes in each scheme is affordable to households with gross annual incomes between £31,530 and £42,040 (adjusted annually by wage inflation). Also offering up to 3 year tenancies at the capped Camden living rents.
- 5.14. Rent policy to have higher rents for larger property to ensure majority of rents could be set between £195 and £215 per week.
- 5.15. The GLA suggests that LPAs should seek to ensure that intermediate homes are provided for households with a range of incomes below the upper limit and include a range of dwelling types in terms of a mix of unit sizes (measured by number of bedrooms).
- 5.16. A breakdown of the proposed Intermediate Rented units is set out in the table below.

Table 9: Intermediate Rented Unit Breakdown

Phases	Phase 3 - 2014 Outline	Overall Mix - 2014 Position (Phase 1 + Phase 3)	Phase 3 Current	Overall Mix - 2021 Position (Phase 1 + Phase 3)
Shared Ownership / Camden Living	12	12	10	10
1b	6	6	2	2
2b	3	3	8	8
3b	3	3	0	0

Source: The Applicant

Mix of Units

- 5.17. As this Scheme will provide both Social Affordable and Intermediate Rented accommodation, it is useful to analyse the proposed mix in relation to the unit mix requirements set by the Council.
- 5.18. It should be noted that the Applicant undertook extensive engagement during the pre-planning application process and consulted with the Council on the proposed unit mix offered.
- 5.19. As set out above, the Council seeks the provision of a mix housing sizes, both large and small units, as set out in Policy H7.
- 5.20. CPGH3 (January 2021) is more descriptive and confirms the overall unit mix objectives for both tenures.
- 5.21. The following table sets out both the CPGH3 unit mix requirements along with a comparison on what the Scheme is proposing to deliver, in respect of the Social Affordable accommodation.
-

5.22. **Table 10: Social Affordable Unit Mix Requirements and Scheme Proposals**

Unit Type	No. Units	% of Units of overall Scheme	CPG3 Housing Unit Mix Requirements
1 bed	7	19%	No more than 15%
2 bed	12	33%	35%
3 bed	17	47%	30% or 50% if no 4 bed-room homes provided
4 bed	0	0%	
Totals	36		100%

Source: CPGH3

5.23. The above table demonstrates that the Scheme meeting policy in terms of the provision of larger family units, with circa 47% of the Social Affordable units being delivered as 3-bedroom units, in line with the Council's requirements.

5.24. Further to this, the scheme proposes 80% 2/3 bed or larger homes. The contribution of the scheme to the wider Estate Regeneration, considers replacement of the existing provision, which comprises 74 units on site all comprised of studio or 1-bedroom units.

5.25. The CPGH3 is less prescriptive on the Intermediate unit mix and sets out the following broad requirements:

- Studios/ 1 Beds: A substantial proportion is expected in all schemes;
- 2 Bed: A proportion of high quality two-bedroom/four person homes may be included where they are genuinely suitable for sharers and dedicated to letting on a shared basis to two eligible households;
- 3 Bed: Generally we will not support provision of intermediate homes with three bedrooms or more.

5.26. It is evident that the Intermediate offer provided as part of this Scheme is in accordance with the above criteria. A proportion of 1 beds will be delivered, equating to 100% of Camden Living intermediate units.

5.27. A proportion of the units will be delivered as high quality 2 beds, equating to 50% of the intermediate offer. They comprise three 2 bed/ 3 person units.

5.28. The Scheme proposes an excellent mix of units, in line with the planning policy requirements to meet a variety of housing needs, across both the Social Affordable and Intermediate tenures.

Design of the Units

5.29. The affordable housing units have been designed in accordance with the London Plan and the GLA's Supplementary Planning Guidance.

5.30. The tables found at **Appendix 1** sets out the detailed schedule of accommodation to show the individual breakdown of the housing unit sizes.

5.31. The proposed units will meet the minimum space standards for new dwellings. The design proposals are designed to be tenure blind, both inside and out. The units will maximise dual aspect, with many

achieving triple aspect to get the full benefits of natural cross ventilation. All of the homes will be provided with MHVRs, an example of many energy saving measures to help reduce long term costs for residents. A mix of 1, 2 and 3 bedroom homes across all tenures are proposed across and designed to Cat M4(2) and M4(3) and NDSS standards. All of which demonstrate the quality of the housing to be provided.

Wheelchair Accessible Units

- 5.32. As per policy D7 of the London Plan at least 10% of dwellings are to be wheelchair user dwellings (meeting Building Regulation requirement M4(3)). All other dwellings are to be accessible and adaptable (meeting Building Regulation requirement M4(2)).
-
- 5.33. As required by Camden Policy H6, 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2); and requires 10% of new-build self-contained homes in each development to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).
-
- 5.34. The development is proposed to be car-free, with the exception of wheelchair accessible parking which will be accommodated adjacent to the Site.
-
- 5.35. A total of 15 wheelchair units (category M4(3)) are proposed across all tenures, which equates to 10.79% of all units.
-
- 5.36. Camden Living tenure and Social Rent tenure Wheelchair dwellings are proposed in Block A, Private Sale Wheelchair dwellings are provided in Blocks B and C. Category M4(3) Social Rent & Camden Living (Affordable Rent) units are to be designed, built and fitted-out as Wheelchair Accessible Dwellings to comply with Building Regulation M4(3)(2)(b).
-
- 5.37. Category M4(3) Private Sale units are to be designed and built as Wheelchair Adaptable Dwellings to comply with Building Regulation M4(3)(2)(a). All remaining units are to be Category M4(2).
-

Summary

- 5.38. In general terms, the design is intended to deliver a range of unit sizes across the development. The design mediates between the Local Plan and need to deliver a high proportion of affordable housing and maximum number of units overall, as well as the wish to maximise the number of units delivered in an acceptable planning volume.
-
- 5.39. The Scheme delivers a range of different sized accommodation, including 1 bed to 3-bedroom units. Unit sizes are in line with Camden Local Plan requirements and have been designed to comply with Lifetime Homes and the relevant accessible housing standards set out within the London Plan and the Camden Local Plan.
-
- 5.40. The Social Affordable Rented accommodation will meet the needs of a range of households, including family households.
-
- 5.41. The Intermediate accommodation will meet the needs of a wide range of households, ranging from single and couple households in the one beds to smaller families or potentially sharers living in the 2 bed (3P) units.
-

6. DETAILED AFFORDABLE HOUSING OFFER: INCOME LEVELS & AFFORDABILITY

Introduction

- 6.1. In this section the affordability of the proposed tenure split is considered in further detail.

Social Rent

- 6.2. It is proposed that the Social element of the Scheme will have rental levels that will be set in line with the Government's formula rent caps. The caps for the social rented units are set out in the following table. We anticipate that the social rents charged by the Council will be below this level.

Table 12: Formula rent caps for 2022-23

Unit Size	London Affordable Weekly Rents Benchmark Levels (£)
1 Bed and bedsits	£155.73
2 Bed	£164.87
3 Bed	£174.03
4 Bed	£183.18
5 Bed	£192.35
6 or more	£201.50

Source: Guidance Limit on annual rent increases 2022-23. Issued April 2022

Service Charges

- 6.3. As defined in para 3.21 of the CPGH3 'service charges' are levied by landlords to recover the costs they incur in providing services to a building. These costs will include matters such as general maintenance and repairs, insurance of the building and, where the services are provided, central heating, lifts, lighting and cleaning of common areas.
- 6.4. As service charges are paid in addition to the rental charge, it is anticipated that the level of service charge will be set at a reasonable and affordable level. The internal design and communal amenity space will be designed in a way that ensures durability and low maintenance ensuring service charges are kept to a minimum.

- 6.5. **Table 13: Indicative Service Charge**

Unit Type	Service Charge (per week)
1 Bed	£52.52
2 Bed	£53.75
2 Bed (Wheelchair)	£52.63

Source: Applicant

- 6.6. Please note that the above service charges are indicative at this stage and subject to change once the detailed design and scheme specifications are completed.

Intermediate Rent

- 6.7. It is noted that Camden has a comprehensive policy regarding the required rental levels and subsequent affordability and income thresholds that would be required to afford these.
- 6.8. The scheme includes the provision of Camden Living Rent, therefore Camden Living Rent levels have been assumed. Camden Living homes allow teachers, nurses and others earning around £30,000 to £40,000 to afford to rent in Camden.
- 6.9. The CPGH3 guidance confirms that intermediate homes could be provided at rents affordable to households with higher incomes but should not exceed the maximum of £60,000 adopted in the Mayor's Affordable Housing and Viability SPG (August 2017). The Applicant realises this and has decided to provide the more affordable Camden Living Rented homes, with the lower eligibility income caps, as part of the development.

- 6.10. **Table 14: Proposed Weekly Intermediate Rents and Annual Household Income**

Unit Type	Weekly Rent	Annual Household Income
1B2P	229.28	£42,727
2B3P	269.00	£50,129
2B4P	323.08	£60,207

Source: Applicant/GE

- 6.11. The above affordability assumptions are estimated at this stage and are subject to change. They are considered reasonable based on the current GLA income and affordability requirements.

Summary

- 6.12. The social rented units will meet the affordability requirements of both the Council and the GLA and are considered to be "genuinely affordable".
- 6.13. The affordability of the Intermediate Rented units has been set in line with the Camden HIS, the IHCPG and the wider GLA affordability criteria. The units will be accessible to households earning up to £60,000 per household, per annum.
-

7. CONCLUSION

- 7.1. Affordable housing is an important element in the proposed delivery of the scheme.
-
- 7.2. For the outline permission for Phase 3 (under the Hybrid consent) this permission saw 36 Social Rent unit (skewed towards 1 and 2 beds) and 12 Shared Ownership units. This has been improved on to deliver 36 Social Rent units (skewed towards 2 and 3 beds) and 10 Camden Living units. Whilst the overall number of units decreases by two units, the offer is improved with housing that addresses as an improved mix need and in the switch from Shared Ownership to Camden Living superior from an affordability perspective.
-
- 7.3. The London plan policy H8 requirement for viability testing of regeneration projects indicates that all estate renewal should aim to replace the loss of existing affordable housing by new housing at existing or higher densities with at least the equivalent level of overall floorspace. The current proposals target 33% affordable housing in Phase 3 and 40% across all phases (on a unit basis). On a floorspace basis, this equates to 37%³ in Phase 3 and 43% across all phases. The FVA determines that while this fall short of the policy target, this is the maximum achievable, viable, affordable housing contribution for this site.
-
- 7.4. There is currently proposed a significant provision of 33% affordable housing in Phase 3 based on a unit basis/ 41.1% on a habitable room basis/ 37% on a floorspace basis³ This is broadly in line with the aspirations of Policies H1, H2, H4, H7 and H8 of the London Plan regarding the overall percentage and a tenure split of approximately 78% Social- Affordable Rented, and 12% Intermediate Rented within this, when assessed on a unit basis.
-
- 7.5. The affordable units are to be delivered as a mix of both Social Affordable and Intermediate Rented, in line with Camden's policy requirements.
-
- 7.6. The Social-Affordable housing will be delivered as social rent in line with local and GLA policy guidance.
-
- 7.7. The Intermediate housing will be provided as Camden Living Rent. The proposed household income requirements for this product are within the Council and GLA requirements and will be accessible to households on incomes of up to £60,000 per annum.
-
- 7.8. The Applicant has undertaken extensive consultation with the Council to design suitable affordable housing that will meet the needs of a wide range of households in housing need and can be effectively managed by a Registered Provider in the longer term.
-

³ Please note, on a floorspace basis including apportioned communal areas this equates to 36% for Phase 3 and 41.6% across all phases.

Appendix 1

Project:	19_049 - Abbey Area Phase 3
Document:	Detailed Schedule of Accommodation
Revision:	P6
Revision Notes:	Aligned to current BIM model 13.04.2022
Date:	13.04.2022
Document number:	ARR-PTE-ZZ-ZZ-SA-A-9820
Document title:	Detailed Schedule of Accommodation

**Pollard
Thomas
Edwards**

Note:	Block A communal parts are allocated within the Social Rent GIA. Camden living GIA represents the relevant units only.		
Note:	SR	Social Rent	
	CL	Camden Living	
	PS	Private Sale	

SUMMARY SCHEDULE BY TENURE UNIT NUMBERS				
	SR	CL	PS	Grand Total
1B2P	6	2	42	50
1B2P WCH	1		3	4
2B3P WCH	9	1		10
2B4P	3	7	48	58
3B5P	16			16
3B6P WCH	1			1
TOTAL	36	10	93	139
CAMDEN LOCAL PLAN Dwelling Size Priorities	1B - no more than 15%			
	2B - 35%			
	3B - 30% (or 50% if 20% 4B homes not provided)			
	4B - 20%			

SUMMARY SCHEDULE OF TENURE UNIT NUMBERS BY BLOCK				
	SR	CL	PS	Grand Total
Block A	36	10	0	46
Block B	0	0	60	60
Block C	0	0	33	33
TOTAL	36	10	93	139
%	25.9%	7.2%	66.9%	

SUMMARY SCHEDULE ASPECT		
	No. of Units	%
Single	55	40%
Dual	45	32%
Triple	39	28%
Grand Total	139	100%

SUMMARY BY UNIT NUMBERS				
	SR	CL	PS	Grand Total
No. of Units	36	10	93	139
%	25.9%	7.2%	66.9%	
%	33.1%		66.9%	

SUMMARY BY HABITABLE ROOMS				
	SR	CL	PS	Grand Total
No. of Habitable Rooms	135	28	234	397
%	34.0%	7.1%	58.9%	
%	41.1%		58.9%	

SUMMARY BY RESIDENTIAL GIA (SQ.M) * Residential Use only				
(the following GIAs include close sided balconies but exclude all open sided balconies)				
Note: refer to drawings ARR-PTE-ZZ-XX-SK-A- for confirmation of GIA Measure				
Total G.I.A.	SR	CL	PS	Grand Total
	3906	754	8211	12871
%	30.3%	5.9%	63.8%	
	36.2%		63.8%	

SUMMARY BY GIA (SQ.M) - AFFORDABLE SPLIT * Residential Use only				
Total G.I.A.	SR	CL		Grand Total
	3906	754		4659
%	83.8%	16.2%		

EXISTING / PROPOSED AFFORDABLE GIA (SQ.M)				
	EXISTING		PROPOSED	
Total G.I.A.	SOCIAL RENT		CAMDEN LIVING	TOTAL AFFORDABLE
	3793.5*		754	4659
Note*	Based on the Survey information provided by Wates (Murphey Surveys, May 2020 Rev A) the existing floorspace across Emminster and Hinstock is 3793.5 sqm (GIA) (N.B this does not include any lower floor circulation space as the surveyor did not have access).			

COMMERCIAL FLOORSPACE EXISTING/ PROPOSED GIA (SQ.M)			
Total G.I.A.	EXISTING	PROPOSED	
	835*	305.3	
Note*	Based on the Survey information provided by Wates (Murphey Surveys, May 2020 Rev A).		

SOCIAL RENT UNIT MIX PERCENTAGE EXISTING/ PROPOSED			
	EXISTING	PROPOSED	
Studio	26.0%	-	
1B	74.0%	16.7%	
1B WCH	-	2.8%	
2B WCH	-	25.0%	
2B	-	8.3%	
3B	-	44.4%	
3B WCH	-	2.8%	
	100.0%	100.0%	
Note*	Based on the Survey information provided by Wates (Murphey Surveys, May 2020 Rev A).		

SUMMARY SCHEDULE BY FLOORPLATE RESIDENTIAL G.I.A. (Sq.m)				
(the following GIAs include close sided balconies but exclude all open sided balconies, excludes rooftop plant room)				
Note: refer to drawings ARR-PTE-ZZ-XX-5K-A- for confirmation of GIA Measure				
	BLOCK A	BLOCK B	BLOCK C	Grand Total
Level 0 - Comm parts	82	75	87	
Level 0 - Residential	208	140	283	
Level 0 - Comm + resi	290	214	370	875
Level 1	678	605	605	1887
Level 2	678	605	605	1887
Level 3	678	605	605	1887
Level 4	678	605	364	1647
Level 5	678	605	364	1647
Level 6	327	605	0	931
Level 7	327	364	0	691
Level 8	327	364	0	691
Level 9	0	364	0	364
Level 10	0	364	0	364
Grand Total	4659.4	5298.7	2912.5	12870.6

THE FOLLOWING GIA & GEA MEASURES EXCLUDE ALL BALCONIES

THE FOLLOWING GIA & GEA MEASURES INCLUDE GROUND FLOOR PLANT AND NON-RESIDENTIAL FLOOR SPACE BUT EXCLUDE ROOFTOP PLANT

DETAILED SCHEDULE OF FLOOR PLATE G.I.A. & G.E.A.

BLOCK A

	GIA per floorplate (sq.m)	GEA per floorplate (sq.m)
Level 0	645	706
Level 1	637	698
Level 2	637	698
Level 3	637	698
Level 4	637	698
Level 5	637	698
Level 6	307	348
Level 7	307	348
Level 8	307	348
Grand Total	4753	5239

DETAILED SCHEDULE OF FLOOR PLATE G.I.A. & G.E.A.

BLOCK B

	GIA per floorplate (sq.m)	GEA per floorplate (sq.m)
Level 0	579	628
Level 1	563	620
Level 2	563	620
Level 3	563	620
Level 4	563	620
Level 5	563	620
Level 6	563	620
Level 7	340	382
Level 8	340	382
Level 9	340	382
Level 10	340	382
Grand Total	5318	5879

DETAILED SCHEDULE OF FLOOR PLATE G.I.A. & G.E.A.

BLOCK C

	GIA per floorplate (sq.m)	GEA per floorplate (sq.m)
Level 0	563	617
Level 1	563	620
Level 2	563	620
Level 3	563	620
Level 4	340	382
Level 5	340	382
Grand Total	2932	3243

DETAILED SCHEDULE OF FLAT TYPE						
BLOCK A						
Level	Flat Type	Occupancy	Tenure	Habitable Rooms	Aspect	G.I.A (Sq.m)
Level 0	FT 08	3B6P WCH	SR	5	Triple	121.5
Level 0	FT 02	1B2P WCH	SR	2	Single	65.8
Level 1	FT 03	2B4P	CL	3	Dual	70.1
Level 1	FT 04	2B4P	CL	3	Triple	70.0
Level 1	FT 09	2B3P WCH	SR	3	Single	72.4
Level 1	FT 05	2B3P WCH	CL	3	Single	75.2
Level 1	FT 01	1B2P	CL	2	Single	50.8
Level 1	FT 07	3B5P	SR	5	Triple	86.0
Level 1	FT 06	3B5P	SR	5	Dual	87.8
Level 2	FT 03	2B4P	CL	3	Dual	70.1
Level 2	FT 05	2B3P WCH	SR	3	Single	75.2
Level 2	FT 01	1B2P	CL	2	Single	50.8
Level 2	FT 06	3B5P	SR	5	Dual	87.8
Level 2	FT 07	3B5P	SR	5	Triple	86.0
Level 2	FT 09	2B3P WCH	SR	3	Single	72.4
Level 2	FT 04	2B4P	CL	3	Triple	70.0
Level 3	FT 03	2B4P	CL	3	Dual	70.1
Level 3	FT 05	2B3P WCH	SR	3	Single	75.2
Level 3	FT 01	1B2P	SR	2	Single	50.8
Level 3	FT 06	3B5P	SR	5	Dual	87.8
Level 3	FT 07	3B5P	SR	5	Triple	86.0
Level 3	FT 05	2B3P WCH	SR	3	Single	72.4
Level 3	FT 04	2B4P	CL	3	Triple	70.0
Level 4	FT 03	2B4P	CL	3	Dual	70.1
Level 4	FT 05	2B3P WCH	SR	3	Single	75.2
Level 4	FT 01	1B2P	SR	2	Single	50.8
Level 4	FT 06	3B5P	SR	5	Dual	87.8
Level 4	FT 07	3B5P	SR	5	Triple	86.0
Level 4	FT 05	2B3P WCH	SR	3	Single	72.4
Level 4	FT 04	2B4P	SR	3	Triple	70.0
Level 5	FT 03	2B4P	SR	3	Dual	70.1
Level 5	FT 05	2B3P WCH	SR	3	Single	75.2
Level 5	FT 01	1B2P	SR	2	Single	50.8
Level 5	FT 06	3B5P	SR	5	Dual	87.8
Level 5	FT 07	3B5P	SR	5	Triple	86.0
Level 5	FT 05	2B3P WCH	SR	3	Single	72.4
Level 5	FT 04	2B4P	SR	3	Triple	70.0
Level 6	FT 01	1B2P	SR	2	Single	50.8
Level 6	FT 06	3B5P	SR	5	Dual	87.8
Level 6	FT 07	3B5P	SR	5	Triple	86.0
Level 7	FT 01	1B2P	SR	2	Single	50.8
Level 7	FT 06	3B5P	SR	5	Dual	87.8
Level 7	FT 07	3B5P	SR	5	Triple	86.0
Level 8	FT 01	1B2P	SR	2	Single	50.8
Level 8	FT 06	3B5P	SR	5	Dual	87.8
Level 8	FT 07	3B5P	SR	5	Triple	86.0
				163	3422.6	

DETAILED SCHEDULE OF FLAT TYPE						
BLOCK B						
Level	Flat Type	Occupancy	Tenure	Habitable Rooms	Aspect	G.I.A (Sq.m)
Level 0	FT 10	1B2P WCH	PS	2	Dual	69.7
Level 0	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 11	2B4P	PS	3	Dual	71.8
Level 1	FT 12	2B4P	PS	3	Triple	73.8
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 11	2B4P	PS	3	Dual	71.7
Level 1	FT 12	2B4P	PS	3	Triple	73.5
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 11	2B4P	PS	3	Dual	71.7
Level 2	FT 11	2B4P	PS	3	Dual	71.8
Level 2	FT 12	2B4P	PS	3	Triple	73.8
Level 2	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 12	2B4P	PS	3	Triple	73.5
Level 3	FT 11	2B4P	PS	3	Dual	71.7
Level 3	FT 11	2B4P	PS	3	Dual	71.8
Level 3	FT 12	2B4P	PS	3	Triple	73.8
Level 3	FT 01	1B2P	PS	2	Single	50.8
Level 3	FT 01	1B2P	PS	2	Single	50.8
Level 3	FT 12	2B4P	PS	3	Triple	73.5
Level 4	FT 11	2B4P	PS	3	Dual	71.7
Level 4	FT 11	2B4P	PS	3	Dual	71.8
Level 4	FT 12	2B4P	PS	3	Triple	73.8
Level 4	FT 01	1B2P	PS	2	Single	50.8
Level 4	FT 01	1B2P	PS	2	Single	50.8
Level 4	FT 01	1B2P	PS	2	Single	50.8
Level 4	FT 12	2B4P	PS	3	Triple	73.5
Level 5	FT 11	2B4P	PS	3	Dual	71.7
Level 5	FT 11	2B4P	PS	3	Dual	71.8
Level 5	FT 12	2B4P	PS	3	Triple	73.8
Level 5	FT 01	1B2P	PS	2	Single	50.8
Level 5	FT 01	1B2P	PS	2	Single	50.8
Level 5	FT 12	2B4P	PS	3	Triple	73.5
Level 6	FT 11	2B4P	PS	3	Dual	71.7
Level 6	FT 11	2B4P	PS	3	Dual	71.8
Level 6	FT 12	2B4P	PS	3	Triple	73.8
Level 6	FT 01	1B2P	PS	2	Single	50.8
Level 6	FT 01	1B2P	PS	2	Single	50.8
Level 6	FT 01	1B2P	PS	2	Single	50.8
Level 6	FT 12	2B4P	PS	3	Triple	73.5
Level 7	FT 11	2B4P	PS	3	Dual	71.8
Level 7	FT 12	2B4P	PS	3	Triple	73.8
Level 7	FT 01	1B2P	PS	2	Single	50.8
Level 7	FT 01	1B2P	PS	2	Dual	50.8
Level 8	FT 11	2B4P	PS	3	Dual	71.8
Level 8	FT 12	2B4P	PS	3	Triple	73.8
Level 8	FT 01	1B2P	PS	2	Single	50.8
Level 8	FT 01	1B2P	PS	2	Dual	50.8
Level 9	FT 11	2B4P	PS	3	Dual	71.8
Level 9	FT 12	2B4P	PS	3	Triple	73.8
Level 9	FT 01	1B2P	PS	2	Single	50.8
Level 9	FT 01	1B2P	PS	2	Dual	50.8
Level 10	FT 11	2B4P	PS	3	Dual	71.8
Level 10	FT 12	2B4P	PS	3	Triple	73.8
Level 10	FT 01	1B2P	PS	2	Single	50.8
Level 10	FT 01	1B2P	PS	2	Dual	50.8
				152	3768.5	

DETAILED SCHEDULE OF FLAT TYPE						
BLOCK C						
Level	Flat Type	Occupancy	Tenure	Habitable Rooms	Aspect	G.I.A (Sq.m)
Level 0	FT 10	1B2P WCH	PS	2	Dual	70
Level 0	FT 01	1B2P	PS	2	Single	50.9
Level 0	FT 13	1B2P WCH	PS	2	Triple	73.5
Level 0	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 11	2B4P	PS	3	Dual	71.8
Level 1	FT 12	2B4P	PS	3	Triple	73.9
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 1	FT 11	2B4P	PS	3	Dual	71.7
Level 1	FT 12	2B4P	PS	3	Triple	73.5
Level 1	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 11	2B4P	PS	3	Dual	71.7
Level 2	FT 11	2B4P	PS	3	Dual	71.8
Level 2	FT 12	2B4P	PS	3	Triple	73.8
Level 2	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 01	1B2P	PS	2	Single	50.8
Level 2	FT 12	2B4P	PS	3	Triple	73.5
Level 3	FT 11	2B4P	PS	3	Dual	71.7
Level 3	FT 11	2B4P	PS	3	Dual	71.8
Level 3	FT 12	2B4P	PS	3	Triple	73.8
Level 3	FT 01	1B2P	PS	2	Single	50.8
Level 3	FT 01	1B2P	PS	2	Single	50.8
Level 3	FT 01	1B2P	PS	2	Single	50.8
Level 3	FT 12	2B4P	PS	3	Triple	73.5
Level 4	FT 11	2B4P	PS	3	Dual	71.8
Level 4	FT 12	2B4P	PS	3	Triple	73.8
Level 4	FT 01	1B2P	PS	2	Single	50.8
Level 4	FT 01	1B2P	PS	2	Dual	50.8
Level 5	FT 11	2B4P	PS	3	Dual	71.8
Level 5	FT 12	2B4P	PS	3	Triple	73.8
Level 5	FT 01	1B2P	PS	2	Single	50.8
Level 5	FT 01	1B2P	PS	2	Dual	50.8
				82	2069.3	

GIA Commercial Space			
Block	Unit Type	Area	Level
Block A	COMMERCIAL	96.8	Level 0
Block B	COMMERCIAL	208.5	Level 0
		305.3	

NIA Commercial Space			
Block	Unit Type	Area	Level
Block A	Commercial	96.8	Level 0
Block B	Commercial	96.8	Level 0
Block B	Commercial	82	Level 0
Block B	Commercial Store	13.2	Level 0
Block B	Commercial Store	12	Level 0

