

habitable rooms				
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91. Table 10 below sets out the housing provision proposed within the detailed planning (full) application that is being considered alongside this proposal.

Table 10:Aylesbury Estate - proposed detailed phase (FDS)

Unit type	Social rent	Affordable rent	Intermediate	Private market	Unit type
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
Total Units	277	27	102	424	830
Total habitable rooms	1014	54	326	1327	2721

92. Table 11 below sets out a schedule of accommodation for the outline proposal, based on the submitted illustrative masterplan. This sets out the tenure split under the maximum scenario (2,745 units).

Table 11:Aylesbury Estate –Outline proposal (maximum/illustrative masterplan)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	264	118	283	665
Two-bedroom	329	175	463	967
Three-bedroom	189	39	310	538
Four-bedroom	160	36	192	388
Five-bedroom	76	10	101	187
Total units	1,018	378	1,349	2,745
Total habitable rooms	3,955	1,292	5,412	10,659

93. Table 12 below sets out a schedule of accommodation for the outline proposal. This sets out the tenure split under the minimum scenario (1,700 units).

Table 12:Aylesbury Estate – proposed outline application (minimum)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	163	73	175	411
Two-bedroom	205	108	287	600

Three-bedroom	117	24	192	333
Four-bedroom	99	22	119	240
Five-bedroom	47	6	63	116
Total units	631	233	836	1,700
Total habitable Rooms	2,448	800	3,350	6,598

Reprovision of housing

94. Table 13 below provides an overview the proposed reprovision of housing across the Aylesbury Estate regeneration programme. It sets out the contribution made by the early phases, the FDS against both the minimum and maximum number of dwellings proposed under this application.

Table 13: Housing reprovision overview against Aylesbury Estate baseline (May 2008) – minimum and maximum scenario

		Minimum scenario	Maximum scenario
Estate baseline	<i>units:</i>	2,758	2,758
	<i>habitable rooms:</i>	8,660	8,660
Early phases	<i>units:</i>	408	408
	<i>habitable rooms:</i>	1,294	1,294
Proposed detailed phase	<i>units:</i>	830	830
	<i>habitable rooms:</i>	2,721	2,721
Proposed outline phase(s)	<i>units:</i>	1,700	2,745
	<i>habitable rooms:</i>	6,598	10,659
Regeneration programme total	<i>units:</i>	2,938	3,983
	<i>habitable rooms:</i>	10,613	14,674
Net change against baseline	<i>units:</i>	+180	+1,225
	<i>habitable rooms:</i>	+1,953	+6,014

95. Across all phases of the regeneration programme the cumulative impact is a net gain of 180 dwellings (+1,953 habitable rooms) under the minimum scenario or a net increase of up to 1,225 dwellings (+6,014 habitable rooms) under the maximum scenario. Increasing the housing supply in Southwark and London is a key driver of the AAP and London Plan policy and in this respect the outline proposal will contribute to these aims even under the minimum scenario by increasing the net number of dwellings across the estate.
96. AAP Policy BH1 (Number of homes) assumed around 4,200 new dwellings would be reprovided across the estate. However, fewer dwellings have come forward at the detailed design stage for Site 7 (147 rather than 165) and the FDS (830 rather than 880). The maximum number of dwellings proposed under the outline proposal is 1.5% fewer than envisaged under the AAP (2,745 rather than 2,786) (AAP Policy MP2 –