

Reprovision of housing

24 Table 6 below provides an overview of the delivered, committed and proposed reprovision of housing within the Aylesbury Estate renewal programme (broken down by the contribution made by early phases, the proposed detailed phase and the proposed outline masterplan), against the established housing baseline for Estate.

		Social rent	All affordable	All units
Estate baseline	<i>units:</i>	2,402	2,402	2,758
	<i>habitable rooms:</i>	7,345	7,345	8,634
Early phases	<i>units:</i>	148	210	408
	<i>habitable rooms:</i>	541	703	1,294
Proposed detailed phase	<i>units:</i>	301	403	815
	<i>habitable rooms:</i>	1,047	1,374	2,659
Proposed outline masterplan	<i>units:</i>	1,014	1,390	2,733
	<i>habitable rooms:</i>	3,936	5,173	10,513
Regeneration programme total	<i>units:</i>	1,463	2,003	3,956
	<i>habitable rooms:</i>	5,524	7,250	14,466
Net change against baseline	<i>units:</i>	-939	-399	+1,198
	<i>habitable rooms:</i>	-1,821	-95	+5,832

Table 6: Housing reprovision overview against Aylesbury Estate February 2008 baseline.

25 Table 6 demonstrates that when the housing contribution of the early phases and proposed detailed and outline phases are considered cumulatively, the programme would result in a net gain of 1,198 units, or, 5,832 habitable rooms at the estate in total. However, it is noted that the proposal would result in a net loss of 939 social rented units (39%), or, 1,821 social rented habitable rooms (25%).

26 When the assessment of affordable housing reprovision is widened to include the proposed intermediate tenure (in accordance with the intention of London Plan Policy 3.14 and related SPG), the extent of this loss is reduced somewhat to 399 (17%) fewer affordable units, or, 95 (1%) fewer affordable habitable rooms overall.

27 It is important to recognise that London Plan Policy 3.14 has been designed to enable a degree of flexibility (in terms of mix and tenure) when reprovinding housing and affordable housing. This is in order to allow for the delivery of new homes that respond to local need and contribute towards sustainable mixed and balanced communities. **Nevertheless, whilst the programme as a whole would generate a substantial uplift in housing overall, given the net loss of affordable units and net loss of affordable habitable rooms (albeit the latter loss is comparatively marginal), GLA officers must conclude that the application does not comply with London Plan Policy 3.14.**

28 Notwithstanding the above, it is acknowledged that the adopted Aylesbury APP envisages that the proposed regeneration of Aylesbury Estate is likely to result in a small net loss of affordable housing (approximately 150 units). As discussed in paragraph 18 above, when the Aylesbury AAP was considered against the London Plan as a whole, the Mayor found it to be in general conformity. Accordingly, GLA officers accept that the principle of a limited degree of affordable housing net loss has now been established in this case.

29 Whilst the loss of affordable housing units appears high (and above that cited within the Aylesbury AAP), GLA officers note that the loss in terms of affordable habitable rooms is much less significant. This serves to demonstrate that, to a large extent, the loss of affordable units occurs as a result of the replacement of existing smaller dwellings by new (larger) family sized homes - in