

Table 19

	FDS Schedule of Accommodation				
Unit type	Social Rent	Affordable Rent	Intermediate	Private market	Totals
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 (-234)	27 (+27)	102 (+102)	424 (+369)	830 (+264)
Total habitable rooms	1014 (-383)	54 (+54)	326 (+326)	1327 (+1149)	2721 (+1146)

86. It is noted that there will be 105 fewer affordable units or three fewer affordable habitable rooms than at present. This will be discussed further below.

#### Affordable housing

87. The Aylesbury Estate was originally constructed to provide 100% social rented accommodation. Since completion a number of homes have been acquired by tenants under the 'Right to Buy' programme and are now held on leaseholds occupied either by the original tenants, subsequent private purchasers or private market renters.
88. One of the main objectives of the AAAP is to provide a socially sustainable neighbourhood with a range of tenures providing greater housing choice and helping to create a mixed and balanced community whilst supporting the viability of the overall development.
89. AAAP Policy BH3: 'Tenure mix' seeks a minimum of 50% affordable housing within the Action Area Core and goes further to specify a split of 41% private housing and 59% affordable housing within Phase 1 with a split of 75:25 between social rented/intermediate housing.
90. London Plan Policies 3.8 – 'Housing choice' and 3.9 – 'Mixed and balanced communities' aims to provide Londoners with a choice of homes they can afford within communities that have a mixed tenure and household income.
91. Policy 3.11 – 'Affordable housing targets' and 3.12 – 'Negotiating affordable housing on individual private residential and mixed use schemes' of the London Plan seek to maximise the provision of affordable housing whilst recognising the need to provide mixed and balanced communities.
92. London Plan Policy 3.14 'Existing Housing' resists the loss of housing, including affordable housing, without suitable equivalent replacement. This policy states that, at least, equivalent floorspace should be provided in housing developments. Guidance within the Mayor's Housing SPG makes clear that the re-provision of housing may be considered in terms of units numbers and/or habitable rooms.
93. The FDS is located within the Action Area Core and makes up Phase 1 together with Site 1A and Site 7. The cumulative schedule of accommodation for these sites is detailed in Table 20

99. The AAAP recognises that there will be a loss of affordable units as a result of the regeneration of the estate and estimates this to be in the region of 150 units. The FDS contains two of the largest housing blocks on the estate, at Chiltern and Bradenham. These blocks contain many smaller units. The application scheme includes a higher number of larger family affordable units, including houses. As such, the loss of affordable housing is not significant when calculated in habitable rooms.

100. Consequently, re-provision of high quality affordable housing to provide 1394 affordable habitable rooms compared to an existing provision of 1397 habitable rooms results in a very small net reduction of just three habitable rooms which is considered acceptable given the scale, ambition and complexity of the wider regeneration programme. It is noted that the overall masterplan will include full re-provision of all affordable housing, in terms of habitable rooms.

Maximum reasonable amount of affordable housing

101. London Plan Policy 3.12 seeks the maximum reasonable amount of affordable housing on residential schemes whilst having regard to local and regional guidelines and the need to provide mixed and balanced communities. The applicants have submitted a viability statement in response to a request from the GLA, and the GLA have confirmed that they accept that the proposed level of affordable housing is the maximum reasonable amount in accordance with policy 3.12.

102. The AAAP was subject to viability testing which concluded that 50% affordable housing was an appropriate level of affordable housing provision for the regeneration of the estate. The overall redevelopment programme is itself only deliverable when public funding is taken into account.

103. As such it is considered that the 51.2% affordable housing being provided on the FDS is the maximum reasonable amount of affordable housing that can be provided. This would also provide an appropriate tenure split offering a wider range of housing options in the local area, and complies with the requirements of the AAAP.

Conclusions on affordable housing

104. The affordable housing provision on the FDS will exceed the Masterplan-wide target of 50% affordable housing. Whilst it is noted that the 51.2% affordable provision on the FDS is slightly below the site specific aim of 59% affordable housing for Phase 1, the Councils development partnership with Notting Hill Housing Trust to deliver the wider masterplan can ensure that the overall target of 50% can be achieved.

105. The scheme provides a wider range of affordable housing types than at present, with a significant number of family homes, including 35 large social rented family houses. The design of the housing is 'tenure blind', with high quality affordable housing fully integrated into every block.

106. It is noted that there are a small number of affordable rent units comprising 20 of the Extra Care units and all seven of the learning difficulties units. These will be capped at Local Housing Allowance to ensure they will be affordable to Southwark residents. Normal 'social rent' specialist supported housing is at risk of becoming unaffordable because of the service charges residents have to pay on top of their rent. The service charges cover the various extra staff and maintenance costs associated with supported housing. Service charges are included within the rent figure of 'affordable rents', which can make the affordable rent supported housing properties more attractive to residents on restricted incomes as the prices are fully inclusive of all charges. The remainder of the Extra Care accommodation will be also be affordable but under the Social Rent tenure.