

82. Conclusions on land use

The provision of housing meets the requirements of the AAAP; the noted shortfall of 50 units against the illustrative target is justified by the design parameters of the FDS and is discussed further in the housing section below. Whilst the FDS does not provide a retail space as required by the AAAP it is considered that a community space will help support a community in transition and bring activity to Westmorland Square. The request for a flexible use of this space to permit either an Early Years facility or a gym is considered to be a suitable response to both the aspirations of the AAAP and the needs of this evolving area. The provision of specialised accommodation in the form of the Extra Care Units and the Learning Difficulties to meet an identified need will enhance the range of housing choices and support a diverse community. The proposed land uses are considered to be in compliance with the needs and requirements of the AAAP and are therefore satisfactory.

Re-provision of housing

83. The Aylesbury Estate regeneration programme proposes the demolition of 2,758 homes in total. The FDS accounts for 566 of these units with a planned replacement of 830 units. The redevelopment of the FDS will provide an uplift of 264 units and 1146 habitable rooms compared to the existing housing provision. This is in compliance with London Plan Policy 3.14 and Core Strategy policy SP5 in terms of there being an uplift in overall housing numbers and as such the re-provision of housing is supported.

The overriding objective of the AAAP is to deliver high quality housing over a range of tenures. Policy BH.1: Number of homes, seeks the provision of 4200 new homes across the Aylesbury Estate. This figure is inclusive of the FDS, Site 1A, Site 7 and the Outline Scheme. Although the FDS contains less units than estimated for Site 1B/1C in the AAAP, it still increases the number of units beyond the existing, and makes an appropriate contribution to the overall AAAP target.

84. When built, the existing units on the FDS provided 100% social rented housing. 55 units within the FDS have since become leasehold housing as a result of the 'Right to Buy' programme. The Mayor's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. Based on the information available, the housing baseline for the FDS (dated February 2008) is set out in Table 18 below. This baseline formed the basis for the AAAP, and pre-dates the redevelopment of sites 1A and 7.

Table 18

Unit type	Baseline Housing - FDS		
	Social Rent	Private market	Totals
One-bedroom	278	14	292
Two-bedroom	129	20	149
Three-bedroom	72	16	88
Four-bedroom	26	4	30
Total Units	511	55	566
Total habitable rooms	1397	178	1575

85. The proposed housing re-provision for the FDS is outlined in Table 19 below.