

submitted with the application. Whilst the illustrative masterplan would not have the status of a 'approved plan' under any planning permission (since it was submitted for illustrative purposes only), it does indicate that the maximum 2,745 homes is not an unreasonable assumption, subject to detailed design and amenity testing. However, in line with the normal provisions of an outline application and Environmental Statement, the application also includes a minimum scenario, which sets out the lowest quantum of development which would be permissible under the outline application. In terms of housing, this is stated to be 1,700 new homes. It is therefore necessary to assess whether this minimum scenario would also deliver the policy requirements in terms of new housing and affordable housing. An indicative dwelling mix and tenure split is set out in the development specification which is summarised in Tables 11 and 12.

Aylesbury Estate – Housing baseline (May 2008).

89. Whilst the estate originally comprised entirely social rented accommodation, over time a number of units have been purchased by tenants through the 'right to buy' scheme. The Mayor of London's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. The housing baseline is set out in the table below and is taken from May 2008 before regeneration commenced and dwellings were demolished.

**Table 8:** Aylesbury Estate housing baseline (May 2008)

Unit type	Social Rent	Leasehold	Totals
Studio	31	7	38
One-bedroom	841	102	943
Two-bedroom	605	141	746
Three-bedroom	541	171	712
Four-bedroom	197	73	270
Five-bedroom	34	15	49
<b>Total Units</b>	<b>2,249</b>	<b>509</b>	<b>2758</b>
<b>Total habitable rooms</b>	<b>6,887</b>	<b>1,773</b>	<b>8,660</b>

Aylesbury Estate – early redevelopment phases

90. Since the 2008 baseline, a number of early phases of the estate redevelopment have taken (or are taking) place –these are known as 'site 1a' and 'site 7' (see planning history). The cumulative housing contribution of these early redevelopments is as set out in the table below:

**Table 9:** Aylesbury Estate – early redevelopment phases

Unit type	Social Rent	Intermediate	Private market	Totals
One-bedroom	43	18	69	130
Two-bedroom	57	44	107	208
Three-bedroom	19	0	11	30
Four-bedroom	25	0	10	35
Five-bedroom	4	0	1	5
<b>Total Units</b>	<b>148</b>	<b>62</b>	<b>198</b>	<b>408</b>
<b>Total</b>	<b>541</b>	<b>162</b>	<b>198</b>	<b>1,294</b>

<b>habitable rooms</b>				
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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)

<b>Unit type</b>	<b>Social rent</b>	<b>Affordable rent</b>	<b>Intermediate</b>	<b>Private market</b>	<b>Unit type</b>
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
<b>Total Units</b>	<b>277</b>	<b>27</b>	<b>102</b>	<b>424</b>	<b>830</b>
<b>Total habitable rooms</b>	<b>1014</b>	<b>54</b>	<b>326</b>	<b>1327</b>	<b>2721</b>

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)

<b>Unit type</b>	<b>Social rent</b>	<b>Intermediate</b>	<b>Private market</b>	<b>Totals</b>
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
<b>Total units</b>	<b>1,018</b>	<b>378</b>	<b>1,349</b>	<b>2,745</b>
<b>Total habitable rooms</b>	<b>3,955</b>	<b>1,292</b>	<b>5,412</b>	<b>10,659</b>

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)

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