

	%:	39.3%	12%	48.7%	100%
Proposed outline phase(s):	<i>habitable rooms:</i>	3,955	1,292	5,412	10,659
	%:	37.1%	12.1%	50.8%	100%
Regeneration programme total	<i>habitable rooms:</i>	5,566	1,780	7,330	14,676
	%	37.9%	12.1%	50%	100%
Net change against AAAP tenure target	%:	+0.4%	-0.4%	0	-

111. Taking account of the contribution of early and proposed detailed phases the proposal will deliver 50% affordable habitable of which around 75% would be at social rent and 25% intermediate. The remaining habitable rooms (50%) would be private in accordance with AAAP policy BH3 (Tenure mix). The tenure split is detailed in the development specification and will be delivered even if the total number of units or habitable rooms changes as a result of detailed design, subject to achieving the 4,790 habitable rooms within the outline to secure full replacement of affordable housing.
112. The introduction of intermediate tenures will provide a wider range of affordable tenures which is in keeping with the aspirations of the action area. The introduction of intermediate housing will include shared ownership and shared equity products as well as intermediate housing products designed specifically for the needs of Aylesbury leaseholders who wish to remain in the area. Affordable housing re-provision in this way is in accordance with the intention of London Plan Policy 3.14 and AAAP Policy D1 (Phasing).

Dwelling sizes

113. The AAAP requires a mix of housing sizes to be provided on the redeveloped estate to help meet the re-housing needs of existing Aylesbury residents and to provide a mix that will meet the wider needs of residents in the borough (Policy BH4 Size of homes). A maximum of proportion of studios is set out (3%) as there is no identified need for studio units in the affordable sector, in addition to a minimum proportion of homes with two or more beds (70%), three bedrooms (20%), four bedrooms (7%) and five or more bedrooms (3%). Together with the detailed application and early phases of the regeneration programme the proposed size of homes across the estate is set out in Table 16 below.
114. **Table 16: Dwelling sizes overview against AAAP Policy BH4 (Size of homes) – Maximum scenario/Illustrative masterplan**

		Two or more bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms	
	Size target (%)	70% (minimum)	20% (minimum)	7% (minimum)	3% (minimum)	Total
Early Phases	<i>units</i>	278	30	35	5	408
	%	68.1%	7 %	8.5%	1.2%	-