

Wednesday, 21 November 2018

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By Email



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Dear Anna

Former Barnes Hospital – Affordable Housing Provision

We have been asked to provide commentary in respect of the affordable housing provision at the proposed scheme, in respect of:

- Suitability of Scheme Design
- Affordable Housing offers taking into account the Council's affordability restrictions and opportunities for grant funding
- Affordable housing design quality

This letter sets out our responses to the above.

Scheme Design

The affordable housing provision must be considered within the overall all scheme design; in this case the design has evolved over a significant period of discussion with the Council, and in conjunction with both the borough's planning team and design officers.

The proposed scheme design now includes 3 larger residential blocks, each with one principal entrance; this design replaced a scheme with a greater number of smaller blocks.

We have sought advice from Registered Providers operating in the borough including Richmond Housing Partnership, who advised that the mix and type of homes are supported generally. However, we have been advised that Affordable or Social Rented housing requires its own core in order to help maintain service charges at an affordable level.

As a result, within the design as developed, it is not desirable to include Rented accommodation as this would be contrary to Registered Providers' preferred management requirements.

In addition, Intermediate tenures are more valuable (i.e. the price an RP will pay for the units is higher) and as such it provides greater opportunity to maximise on-site affordable housing.

On that basis the affordable housing is proposed as Intermediate Housing (Shared Ownership).

Affordable Housing Offers & Grant Funding

Whilst we have engaged with Registered Providers working with the borough, at this stage they have declined to provide offers on the mix assumed within the application as the affordable housing mix is not confirmed.

The final quantum of affordable housing, the mix of unit types and tenure is not confirmed and will be dependent on the progress of the financial viability discussions with the Council and their appointed advisors.

The Applicant is willing to seek formal offers to inform the viability discussions and resultant level of affordable housing at an appropriate time.

The affordable housing proposals are below 40% and as such would not qualify for grant funding at this stage, unless demonstrate through the financial viability assessment.

Affordable Housing Design Quality

The Applicant confirms that the Affordable Housing provision will meet the London Housing Design Guide and all standards required to ensure eligibility for grant funding in the event that it is available.

We have confirmed with the Council's preferred Registered Providers that this standard would be appropriate.

Yours sincerely

A handwritten signature in black ink, appearing to read "Gareth Turner". The signature is written in a cursive, flowing style.

Gareth Turner
Director