



BY EMAIL ONLY

1st July 2020

Dear Daren,

RE: RE-DEVELOPMENT OF GREGGS BAKERY, TWICKENHAM

I am writing to confirm our support for the affordable housing units on the proposed re-development of the Greggs Bakery site in Twickenham.

The design of these homes looks great, and we believe the mix and layout of the units will be acceptable to our management colleagues and that they will not cause concern in the future.

We are supportive of the current tenure mix of 15 London Affordable Rent, 29 Shared Ownership and 2 London Living Rent. We appreciate the adjustments that have been made to the London Living Rent houses, so we are able to charge the rents on these homes to be the same as London Affordable Rents to ensure their affordability.

I can confirm that we assumed that two-thirds of the Shared Ownership homes should be affordable to households with an income of less than £47,000 as per Richmond's policy. The values in this area are high therefore to ensure affordability we have assumed low initial equity sales (25%), with 2% rents charged on the unsold equities.

I hope it goes well when you go to planning committee, and I look forward to hearing the outcome. Hopefully, we will be able to continue working together to provide great, much needed homes for the Borough.

Yours sincerely,

Avril Roberts
New Business Advisor