

## Stag Brewery – Affordable Housing

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This note is provided as an updated addendum to our note dated 4<sup>th</sup> April 2023 which set out the Applicants Affordable Housing offer to the London Borough of Richmond Upon Thames (LBRuT). This followed the Council’s Affordable Housing Team’s consideration of that offer as set out in the email from Lucy Thatcher dated 22<sup>nd</sup> March 2023.

This note is accompanied by the following material.

1. A Plan and an accommodation schedule summarising the original **Embellished affordable offer** discussed with the Council in January 2023. This proposed:

Total Private	: 986
<b>Total Affordable housing unit</b>	<b>: 85 (7.6% by hab rooms)</b>
Total Social Rent	: 46 (54% by units) (Building 19)
Total Intermediate	: 39 (46% by units) (Building 10)
Total Floorspace	: 6,338 sqm (NSA)
Total hab rooms	: 241

2. A Plan and an accommodation schedule summarising the **Embellished and Optimised affordable offer** dated February 2023 based on an optimised quantum of social family housing.

Total Private	: 986
<b>Total Affordable housing unit</b>	<b>: 77 (7.8% by hab rooms)</b>
Total Social Rent	: 38 (49% by units) (Building 19)
Total Intermediate	: 39 (51% by units) (Building 10)
Total Floorspace	: 6,278 sqm (NSA)
Total hab rooms	: 249

### LBRuT’s Affordable Housing Team’s

The Council’s comments in response to the **Embellished and Optimised affordable offer** set out above specifically identified a preference for increasing the quantum of social rented to 80%. There comments suggested this would equate to the following unit numbers:

Total Affordable housing unit	: 73 (6.87% of total units)
Total Social Rent	: 58 (80% by units)
Total Intermediate	: 15 (20% by units)

We have taken this guidance and sought to logically incorporate the mix into the available blocks. Building 19 has remained as social rented with optimised family accommodation comprising 38 units. However Building 10 was based on a mix of intermediate 1 and 2 bed units. It would not be possible to accommodate the remaining 20 social rented units (family sized) and the 15 intermediate units within the same space previously accommodating 39 intermediate 1 and 2 bed unit (Block 10). It is therefore proposed to utilise a proportion of Building 19 to accommodate both the additional social rent as well as the intermediate housing as follows:

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NTH

23 May 2023

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3. **80/20 Split affordable Housing offer** based on LBRuT’s Affordable Housing Team’s comments.

Total Private	: 1003
<b>Total Affordable housing unit</b>	<b>: 65 (7.8% by hab rooms)</b>
Total Social Rent	: 52 (80% by units) (Building 19)
Total Intermediate	: 13 (20% by units) (Building 18)
Total Floorspace	: 6,250 sqm (NSA)
Total hab rooms	: 241

A Plan and an accommodation schedule summarising this proposed mix accompanies this note.

As the mix also now optimises family accommodation in the additional social rent units, the quantum of units is less than Richmond Housing Teams assumptions.

The latest mix has been discussed with Richmond Housing Partnership (RHP) who have confirmed they would be happy with the mix and split of accommodation, as well as its location within the scheme. This was confirmed to LBRuT in a letter from RHP, dated 4 May 2023.

### Phasing

The first embellished offer note, dated 15 February 2023, set out the proposed affordable housing delivery phasing. For the avoidance of doubt, the fundamental proposal for 100% of the affordable housing to be delivered before 190 private residential units are occupied anywhere in the development remains as per the note dated 15 February 2023. We have set the proposed phasing out below:

- A minimum of 52 social rented units across Buildings 18 and 19 (80% of all AH) and a minimum of 13 intermediate units in Building 18 (20% of all AH) will be delivered prior to the occupation of more than 190 private residential units anywhere in the development.

**Combined Development Areas 1 & 2**

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Habitable rooms	NSA (m2)
<b>Private</b>	45	241	446	229	25	<b>986</b>	<b>2,929</b>	<b>80,798</b>
Percentage	5%	24%	45%	23%	3%			
<b>Intermediate</b>	0	22	17	0	0	<b>39</b>	<b>95</b>	<b>2,440</b>
Percentage	0%	56%	44%	0%	0%			
<b>Social Rent</b>	0	12	14	20	0	<b>46</b>	<b>146</b>	<b>3,898</b>
Percentage	0%	26%	30%	43%	0%			

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Percentage	Habitable rooms	Percentage	NSA (m2)	Percentage
<b>Private</b>	45	241	446	229	25	<b>986</b>	<b>92%</b>	<b>2,929</b>	<b>92%</b>	<b>80,798</b>	<b>93%</b>
<b>Affordable</b>	0	34	31	20	0	<b>85</b>	<b>7.9%</b>	<b>241</b>	<b>7.6%</b>	<b>6,338</b>	<b>7.3%</b>
<b>Total</b>	45	275	477	249	25	<b>1,071</b>		<b>3,170</b>		<b>87,136</b>	

**Habitable Rooms**

Social Rent Intermediate  
61% 39%

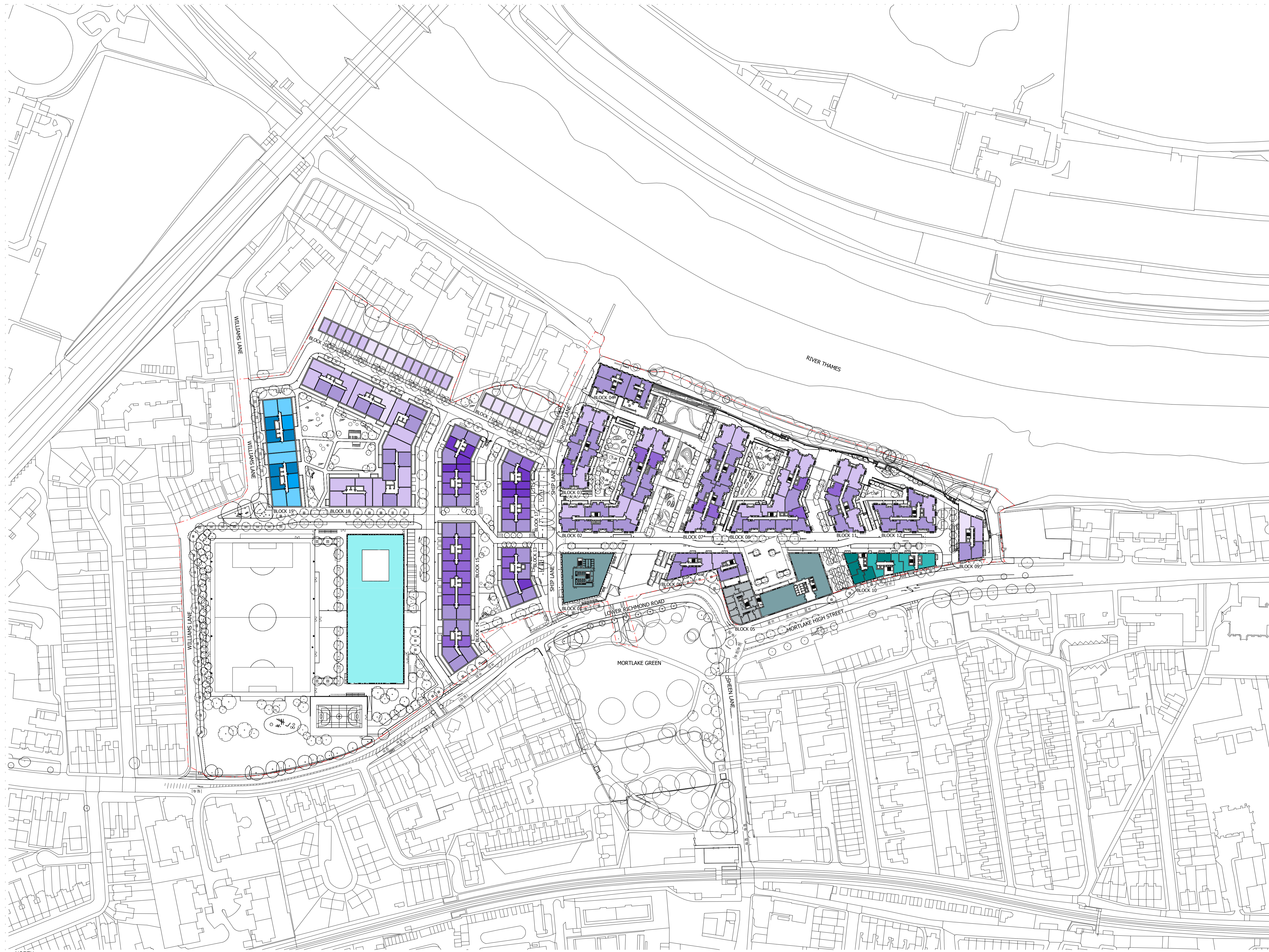
**Units**

Social Rent Intermediate  
54% 46%

**NSA**

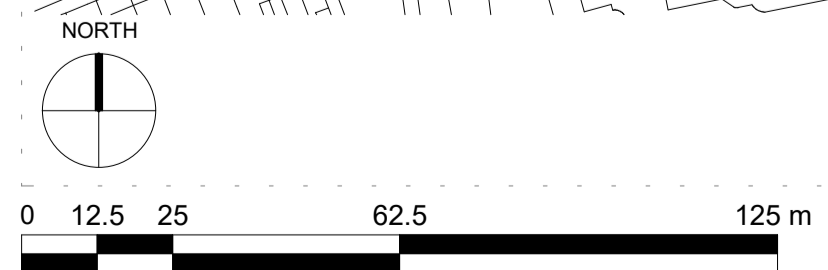
Social Rent Intermediate  
62% 38%

Development Area 2 is applied for in outline and therefore the unit NSA areas are subject to change through detailed design and the submission of subsequent reserved matters applications



NOTES:  
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 NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 4B7P
- 4B8P
- 1B2P INT
- 2B4P INT
- 1B2P SR
- 2B4P SR
- 3B6P SR
- HOTEL
- OFFICE
- SCHOOL



FOR INFORMATION	29/03/23	RKB	-
Revision description	Date	Check	Rev

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 The Department Store  
 248 Ferndale Road London SW9 8FR  
 T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com  
 www.squireandpartners.com

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Drawing  
**PROPOSED MASTERPLAN TYPICAL FLOOR LEVEL - EMBELLISHED AFFORDABLE OFFER**

Drawn	Date	Scale
RKB	28/03/23	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	SQP-ZZ-SK-065	-

**Combined Development Areas 1 & 2**

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Habitable rooms	NSA (m2)
<b>Private</b>	45	241	446	229	25	<b>986</b>	<b>2,929</b>	<b>80,798</b>
Percentage	5%	24%	45%	23%	3%			
<b>Intermediate</b>	0	22	17	0	0	<b>39</b>	<b>95</b>	<b>2,440</b>
Percentage	0%	56%	44%	0%	0%			
<b>Social Rent</b>	0	0	3	30	5	<b>38</b>	<b>154</b>	<b>3,838</b>
Percentage	0%	0%	8%	79%	13%			

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Percentage	Habitable rooms	Percentage	NSA (m2)	Percentage
<b>Private</b>	45	241	446	229	25	<b>986</b>	<b>93%</b>	<b>2,929</b>	<b>92%</b>	<b>80,798</b>	<b>93%</b>
<b>Affordable</b>	0	22	20	30	5	<b>77</b>	<b>7.2%</b>	<b>249</b>	<b>7.8%</b>	<b>6,278</b>	<b>7.2%</b>
<b>Total</b>	<b>45</b>	<b>263</b>	<b>466</b>	<b>259</b>	<b>30</b>	<b>1,063</b>		<b>3,178</b>		<b>87,076</b>	

**Habitable Rooms**

Social Rent Intermediate  
62% 38%

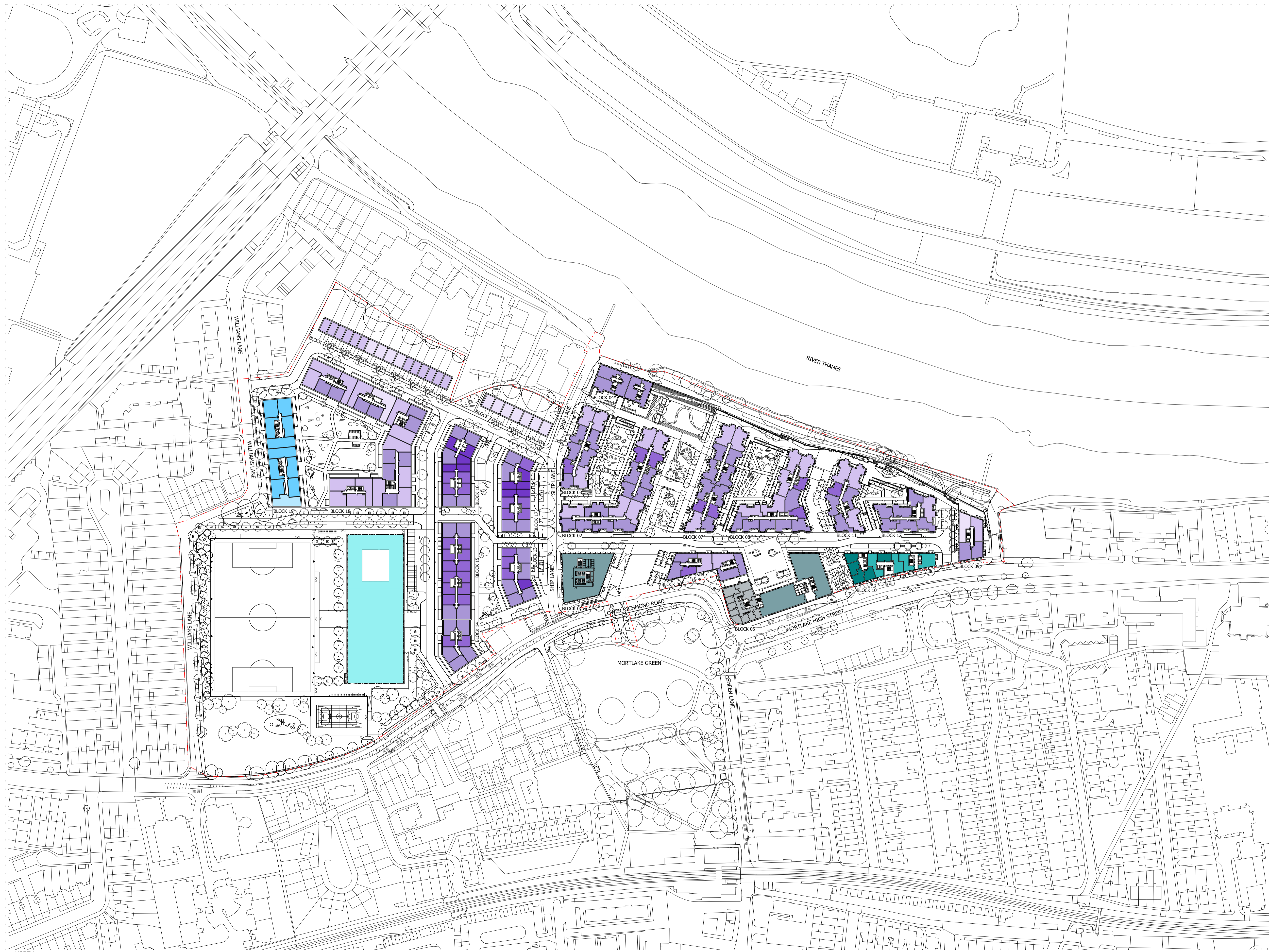
**Units**

Social Rent Intermediate  
49% 51%

**NSA**

Social Rent Intermediate  
61% 39%

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FOR INFORMATION	29/03/23	RKB	-

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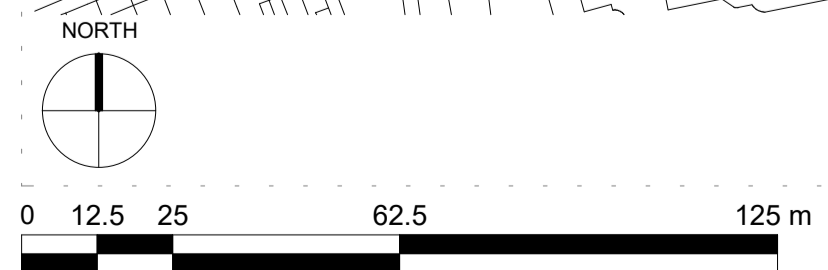
The Department Store  
 248 Ferndale Road London SW9 8FR  
 T: 020 7278 5555 F: 020 7239 0495

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**PROPOSED MASTERPLAN TYPICAL FLOOR LEVEL - EMBELLISHED AND OPTIMISED AFFORDABLE OFFER**

Drawn	Date	Scale
RKB	29/03/23	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	SQP-ZZ-SK-066	-



**Combined Development Areas 1 & 2**

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Habitable rooms	NSA (m2)
<b>Private</b>	45	263	460	211	24	<b>1,003</b>	<b>2,938</b>	<b>80,813</b>
Percentage	4%	26%	46%	21%	2%			
<b>Intermediate</b>	0	8	5	0	0	<b>13</b>	<b>31</b>	<b>788</b>
Percentage	0%	62%	38%	0%	0%			
<b>Social Rent</b>	0	0	3	44	5	<b>52</b>	<b>210</b>	<b>5,462</b>
Percentage	0%	0%	6%	85%	10%			

	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Percentage	Habitable rooms	Percentage	NSA (m2)	Percentage
<b>Private</b>	45	263	460	211	24	<b>1,003</b>	<b>94%</b>	<b>2,938</b>	<b>92%</b>	<b>80,813</b>	<b>93%</b>
<b>Affordable</b>	0	8	8	44	5	<b>65</b>	<b>6.1%</b>	<b>241</b>	<b>7.6%</b>	<b>6,250</b>	<b>7.2%</b>
<b>Total</b>	<b>45</b>	<b>271</b>	<b>468</b>	<b>255</b>	<b>29</b>	<b>1,068</b>		<b>3,179</b>		<b>87,063</b>	

**Habitable Rooms**

Social Rent Intermediate  
87% 13%

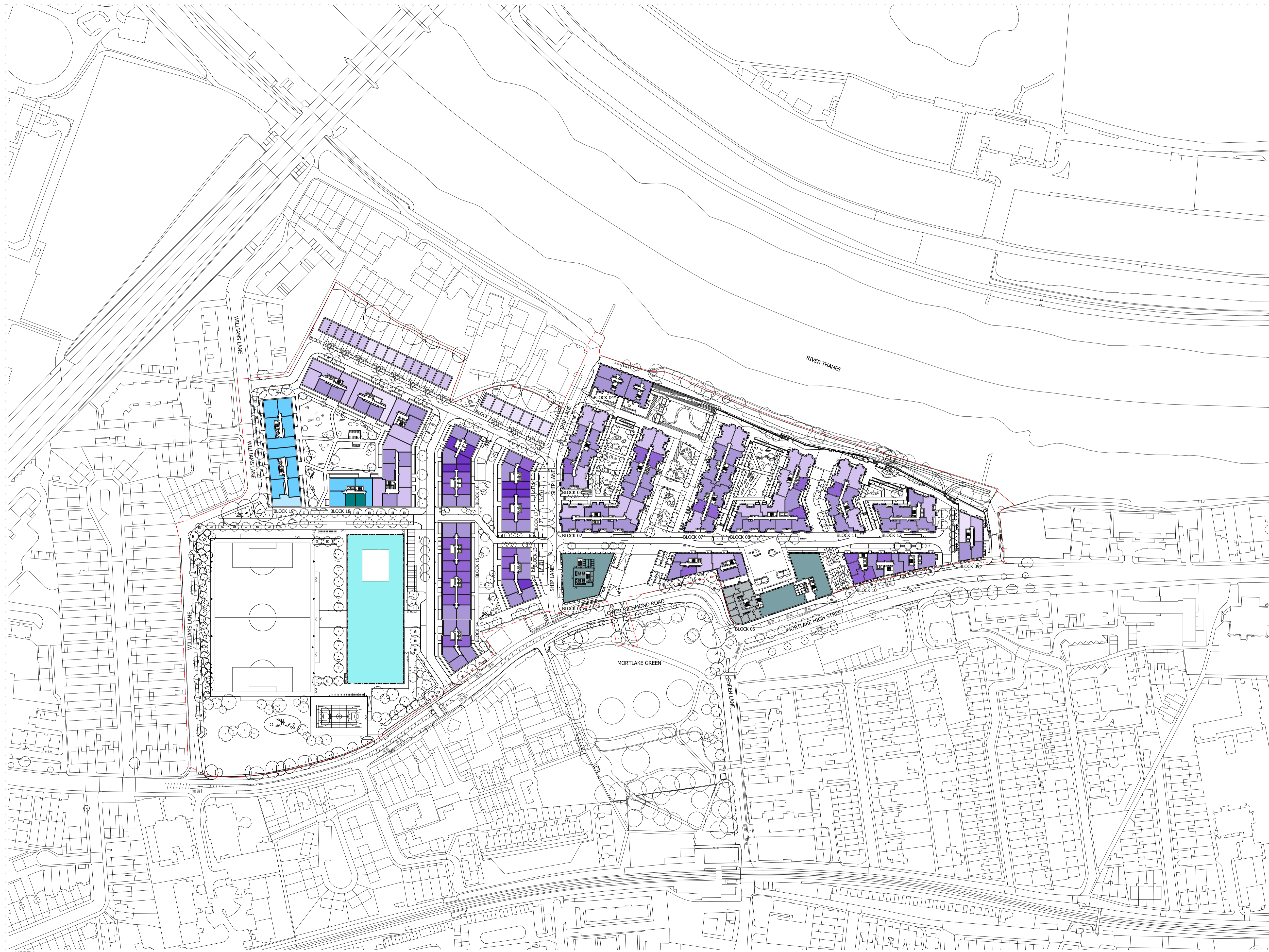
**Units**

Social Rent Intermediate  
80% 20%

**NSA**

Social Rent Intermediate  
87% 13%

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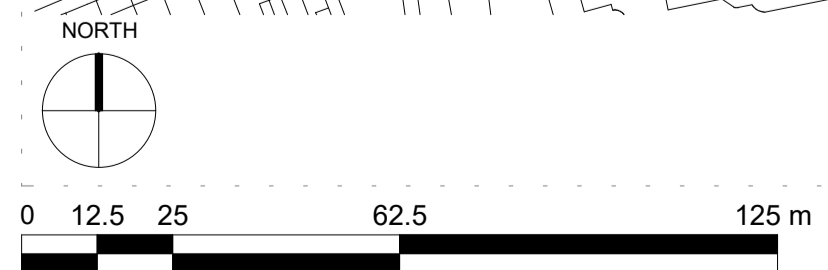
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RKB	29/03/23	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	SQP-ZZ-SK-067	-