

## Stag Brewery – Affordable Housing Offer Note

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This note is provided as an addendum to our notes dated 15<sup>th</sup> February 2023 and April 2023 which set out the Applicants Affordable Housing offer to the London Borough of Richmond Upon Thames (LBRuT). It also follows 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.

There has been no physical change to the affordable housing offer that received resolution to approve at Planning Committee in July 2023.

As a result of the changes made to the scheme to respond to the Secretary of State's statement on 24 July 2023 confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres, there has been an increase of private unit habitable rooms by 53. Consequently, the percentage of affordable housing by habitable rooms has moved from 7.8% to 7.5% since our note of April 2023.

For the avoidance of doubt, the affordable housing offer previously agreed is set out below:

**1. 80/20 Split affordable Housing offer** based on LBRuT's Affordable Housing Team's comments.

Total Private	: up to 1,010 (up from 1,003 in April 2023)
<b>Total Affordable housing unit</b>	<b>: 65 (7.5% on hab rooms, -0.3% from April 2023)</b>
Total Social Rent	: 52 (80% by units) (38 in Building 19; 14 in Building 18)
Total Intermediate	: 13 (20% by units) (Building 18)
Total Floorspace	: 6,250 sqm (NSA)
Total hab rooms	: 241

This note is accompanied by the following material:

- i. A typical level plan; and
- ii. An accommodation schedule summarising this proposed mix accompanies this note.

The mix was discussed with Richmond Housing Partnership, who have confirmed via letter, dated 4 May 2023, they would be happy with the mix and split of accommodation as well as its location within the scheme.