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BY EMAIL

Ms Harsha Bhundia
Principal Planner
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
London
KT1 1EU

Our ref: 26902/A3/GP
23rd November 2021

Dear Harsha,

**CAMBRIDGE ROAD ESTATE, ROYAL BOROUGH OF KINGSTON UPON THAMES, LONDON, KT1
PLANNING APPLICATION REF. 20/02942/FUL
AFFORDABLE HOUSING CLARIFICATION**

We write on behalf of our client, Cambridge Road (RBK) LLP (a joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston) in response to recent discussions to enhance the affordable housing provision proposed as part of the Cambridge Road Estate regeneration project.

Further to recent discussions, we write to clarify that the 20 Intermediate – Shared Equity/Shared Ownership are to be excluded from the affordable housing provision because they are not compliant with the GLA's household income cap for intermediate housing. They will be identified within the s106 legal agreement separately in order to fulfil the commitment in the Landlord Offer and will still be offered as shared equity homes to those who may not meet the household income cap.

The revised affordable housing provision is therefore set out within the table below.



FS 29637

Registered in England
Number: 0C342692

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Tenure	Previous Affordable Housing Proposal		Proposed Amendments	
	Homes	% of hab rooms	Homes	% of hab rooms
Social Rent	767	36.26%	767	36.26%
Intermediate – Shared Equity/Shared Ownership (Non GLA Compliant)	100	5.64%	20 0	1.12% 0
Intermediate (Including Shared Equity/Shared Ownership – GLA Compliant) ¹	-	-	80	4.52%
Additional Intermediate ²	-	-	74	3.1%
Total	867	41.9%	941 921	45% 43.88%
Uplift			+74 +54	+3.1% +1.98%

The affordable housing provision for the outline part of the Application is now:

767 social rent homes (83.27%)
~~20 shared equity/shared ownership~~
 154 intermediate homes (16.73%)

~~45%~~ 43.88% (by hab room) or ~~43.36%~~ 42.44% affordable housing provision across the masterplan (by unit).

In relation to Phase 1, the affordable provision is as follows:

150 social rent homes (100%)
~~15 shared equity/shared ownership~~
 0 intermediate homes

~~39.7%~~ 36.2% (by hab room) or ~~36.5%~~ 33.18% affordable housing provision in Phase 1 (by unit).

The housing mix for the affordable homes in Phase 1 is:

1 bed – ~~58 homes (35.2%)~~ 54 homes (36%)
 2 bed – ~~50 homes (30%)~~ 43 homes (28.6%)
 3 bed – ~~44 homes (27%)~~ 40 homes (26.6%)
 4 bed – 10 Homes (6%) (6.7%)
 5 bed – 2 Homes (1.2%) (1.4%)
 6 bed – 1 Home (0.6%) (0.7%)

¹ Eligible to households on £90,000 or less.

² As above.

The uplift in affordable housing provision is shown below:

Tenure		Units	Hab Rooms	Sqm (GIA)
Social Rent	Existing	653	2,238	42,196
	Proposed	767	2,350	66,818
	Uplift	+114	+112	+24,622
Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Existing	0	0	0
	Proposed	20	72	2,041
	Uplift	20	+72	+2,041
Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Existing	0	0	0
	Proposed	154	493	14,331
	Uplift	+154	+493	+14,331
Private (incl. existing leaseholders)	Existing	179	807	14,322
	Proposed	1,229	3,562	102,967
	Uplift	+1,050	+2,755	+88,645
TOTAL	Existing	832	3,045	56,518
	Proposed	2,170	6,477	186,157
	Uplift	+1,338	+3,432	+129,693
Total Affordable Homes		941 921	2,915 2,843	83,190 81,149
Net Additional Affordable Homes		+288 +268	+565 +493	+40,994 +38,953

Should you have any queries in relation to this letter then please don't hesitate to ask me, otherwise we look forward to discussing the application further with you in advance of determination.

Yours sincerely,

GREG PITT
Planning Director