

**ACTON GARDENS
PHASE 7.2**

Reserved Matters Application

**Affordable Housing
Statement**

January 2021



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This Affordable Housing statement has been compiled by Acton Gardens LLP and is submitted in support of the Reserved Matters Planning Application for Phase 7.2 Acton Gardens, pursuant to the extant Hybrid Outline Planning Permission for the Remaining Area of the Acton Gardens Masterplan (LPA Ref: 182579OUT), granted by the London Borough of Ealing on 24th December 2018.

This statement confirms the proposals of Acton Gardens LLP in relation to:

- addressing the housing needs and decanting of existing tenants and leaseholders to enable the redevelopment of the remaining phases of the South Acton Estate regeneration to progress;
- proposals for new Affordable homes, dwelling mix and tenures;
- rent setting, affordability and approach to setting affordable service charges;
- management of Affordable homes and the redeveloped Acton Gardens estate;
- Affordable Housing standards and quality.

The Acton Gardens project has been recognised in the GLA Good Practice Guide for Regeneration. This good standard was reflected in a residents' survey undertaken in March 2018, which confirmed a shift in the views of existing residents following the completion of earlier phases of the Approved Masterplan, from predominately seeking rehousing elsewhere to now preferring to remain on the estate.

1) **Background and Planning History**

Acton Gardens is an award-winning regeneration project delivered by Acton Gardens LLP in partnership with the London Borough of Ealing. The proposals are the subject of a Principal Development Agreement (PDA), between the London Borough of Ealing and Acton Gardens LLP. The PDA covers assessment of scheme viability, cross subsidy and proposals for dealing with Land Value and overage.

Acton Gardens LLP is a 50/50 joint venture between Countryside Properties UK Ltd ('Countryside') and London and Quadrant Housing Association ('L&Q'). Countryside provide development and project management services and are responsible for selling private sale homes. L&Q is responsible for the long-term ownership and management of the new homes for rent and leasehold and for delivering homes for Affordable Rent, Shared Ownership and Market Rent. L&Q is also responsible for managing the Commercial Lettings and for managing the freeholds of apartment blocks and commercial homes. This ensures an integrated and holistic approach to managing the redeveloped Acton Garden's estate via a sole Registered Provider (RP).

The regeneration of Acton Gardens is underpinned by two key principals;

- a. That any tenant or resident leaseholder expressing a preference to remain on the Acton

Gardens estate will be accommodated subject to suitable accommodation being available on a like for like basis. There is a full request of return for all decanted secure Social Rent tenants

- b. AG LLP will seek to re-provide the total number of affordable habitable rooms that were in existence in 2005 (subject to decant requirements, financial viability and housing need).


The regeneration commenced with stand-alone planning permissions for Phase 1 Acton Gardens and redevelopment delivered by Catalyst Housing Group with LB Ealing. The original Masterplan for Acton Gardens (LPA Ref: P/2012/0708) ('Original Masterplan') was subsequently granted permission in 2012 for 2,350 new homes / 7,779 habitable rooms across Phases 2 – 11.

The S.106 Agreement attached to the Original Masterplan required that, of the 7,779 new habitable rooms to be provided, 3,922 habitable rooms need to be delivered for affordable tenures, equating to a 50.4% affordable housing provision (measured on a habitable room basis). Of this total, the S.106 Agreement required the following tenure split:

- 3,014 habitable rooms (equivalent to 76.8%) to be provided in rented tenure (inclusive of 174 habitable rooms for persons over 55 years of age); and 908 habitable rooms (equivalent to 23.2%) to be provided in intermediate tenure;
- or such other figures as shall be agreed with the Council under the Financial Viability Test for a Phase.

Subsequent to this, the Hybrid Outline Application with details for Phase 9.2 (LPA Ref: 182579OUT) was permitted within the remaining masterplan area ('Revised Masterplan'). The S.106 Agreement (as varied) attached to the Revised Masterplan clarifies that the South Acton Estate Regeneration will deliver 6,088 affordable habitable rooms of which 4,644 habitable rooms are to be provided in affordable rented tenure (to include 174 habitable rooms for persons over 55 years of age) and 1,444 habitable rooms to be provided as Intermediate Housing

As set out in the table below, these planning permissions will ensure that all original affordable rent habitable rooms across the estate (which includes the earlier Catalyst Phases 2.1 and 2.2 and Acton Gardens Phase 1) that were in existence as of 2005 shall be fully re-provided as part of the South Acton Estate Regeneration.

Stage	Affordable hab room provision
Affordable rent habitable rooms (hr) as existing at 2005	4,641
	
Affordable rent hr delivered in subsequent Catalyst Phases 2.1 and 2.2 and Acton Gardens Phase 1	786
Affordable rent hr delivered pursuant to Original Masterplan	1,405
Affordable rent hr permitted under Revised Masterplan	2,453
Total Affordable rent hr provision	4,644

Pursuant to the residential provision of the Revised Masterplan, Phases 9.2, 9.4, 8.1 and 8.2 are now permitted in detail which comprises a total of 748 homes with 852hr as affordable rent; 242hr as shared ownership; and 1204hr as private. Accordingly, the total homes delivered or with detailed planning permission to date across the entire development site (which includes both Catalyst Phases 2.1 and 2.2 alongside Acton Gardens Phase 1) is set out below:

	New Homes Delivered		
	<i>Private</i>	<i>Shared Ownership</i>	<i>Affordable Rent</i>
TOTAL	1,259units (u) (3,787hr)	392u (1,128hr)	862u (3,014hr)
TOTAL	7,929hr (4,142hr affordable = 52%)		

Table 1: Affordable Housing brought forward in the Delivered Masterplan Area

Of the 1,950 homes (6,156hr) permitted under the Revised Masterplan, as set out above, 748 new homes (2,271hr) have been gained detailed planning permission under Phase 9.2, 9.4, 8.1 and 8.2 with 1,202 new homes (3,885hr) therefore remaining. Of the 3,885 habitable rooms, 1,944 are required to be delivered as affordable tenures split between Affordable Rent (1,628hr of which are to be 174 Senior Living habitable rooms) and Shared Ownership (316hr).

Revised Masterplan	Affordable Rent	Shared Ownership	Private	TOTAL
Units (Indicative breakdown)	691	180	1,079	1,950
Hab Rooms	2,453 (39.8%)	558 (9%)	3,145 (51.1%)	6,156
9.2 & 9.4 & 8.1/8.2				
Units	231	88	429	748
Hab Rooms	825 (36.3%)	242(10.67%)	1,204 (53%)	2,271
Remaining				
Units (Indicative breakdown)	460	89	650	1,202
Hab Rooms	1,628 (41.9%)	316 (8.1%)	1,941 (50%)	3,885

2) Phase 7.2

The next phase of the Revised Masterplan area, which forms the basis of this Planning Application, is proposed to comprise Acton Gardens Phase 7.2. This proposal will deliver a total of 185 new homes, broken down by tenure as follows:

- 25 'London Affordable Rented' homes (132 habitable rooms); and
- 44 'London Affordable Rented' (over 55's 'Active Living') homes (88 habitable rooms); and
- 18 Intermediate homes (54 habitable rooms); and
- 98 Private Sale homes (287 habitable rooms).

Phase 7.2	Affordable Rent (inc. over 55's)	Shared Ownership	Private	TOTAL
Units	69	18	98	185
Hab Rooms	220 (40.07%)	52 (9.47%)	277 (50.46%)	549
Remaining				
Units (indicative breakdown)	391	71	552	1,017
Hab Rooms	1,408 (42.2%)	264 (7.9%)	1,664 (49.88%)	3,336

The proposed dwelling mix within Phase 7.2 provides an effective balance between Private Sale,

Intermediate and Affordable Rent. This is conducive to enabling a mixed and balance community, avoids concentrations of single tenures and greater housing choice for existing and new residents of Acton Gardens .

This phase will deliver 549 habitable rooms in total, of which of which 220 habitable rooms (40.07%) will be Affordable Rent and 52 habitable rooms (9.47%) will be Shared Ownership tenure.

Additionally, 64% of the Affordable Rented homes provided on this phase are for over 55's, responding to the housing need on the South Acton Estate, which demands M4 adaptable properties and an more enhanced specification requirements. Mix requirements have been based on analysis of the needs of residents on the Council's Housing Register and existing residents and leaseholders who need to be decanted to the new homes from existing blocks on the estate which are subject to clearance.

The above approach has been discussed with the planning officer through the pre-application process.

3) Affordable Rent Setting

The rented homes on Phase 7.2 will be charged London Affordable Rents (LARs). London Affordable Rents are set by the GLA and are reviewed by the GLA each year. Every April the rent levels are updated for the previous September. LARs are published by the GLA on an annual basis exclusive of service charges.

Acton Gardens has adopted the GLA's London Affordable Rent model since Phase 5. These rents are let at lower levels than typical affordable rents, which set at 80% of market rent. Homes let as London Affordable Rent are typically substantially below the "80% of market rent" level.

4) Service Charge Setting

L&Q undertake a comprehensive review of service chargeable elements of every phase the phase and future residents are be notified of these ahead of individual block completions.

Service charges cover the general maintenance and servicing of the communal areas such as cleaning grounds maintenance and serving of mechanical and electrical building components. Items including lifts, windows, roof, fire protection components and cyclical decorations are assessed against life expectancy and replacement costs are assumed to generate a sinking fund budget which will be contributed to, discounted by 50% to enhance affordability.

A small management fee to this service charge is applied by L&Q, and occupiers are charged building insurance which is provided centrally

L&Q service charges comply with all relevant legislation – the Landlord & Tenant Act 1985, Rent Act 1977, Welfare Reform Act 2012 and the Commonhold and Leasehold Reform Act 2002.

The above process exceeds the demands of the Regulator, which as part of its Rent Standard, requires registered providers to provide clear information to residents about how their service charges are set and how they have changed.

5) **Management of Affordable Homes**

All the Affordable Rent, Intermediate and Private sale homes developed by Acton Gardens on the South Acton regeneration estate will be managed by L&Q. L&Q is one of the largest Registered Providers in London with circa 90,000 in management. A member of the G15 group of leading housing associations in London, L&Q has an extensive track record of delivering housing management services to new and existing multi-tenure developments.

L&Q is committed to delivering excellent customer services on all the developments it manages as well as provide comprehensive housing, estate management and regeneration services to all residents; irrespective of tenure. L&Q has established a local estate office in Acton Gardens on Phase 6 to ensure that it delivers these services from a local base.

Further details pertaining to the management of Affordable Homes are contained within the Block Management Plan forming part of the Planning Application.

6) **Affordable Housing Standards**

All Affordable Housing designed and constructed by Acton Gardens LLP will comply with the requirements of the GLA's London Housing Design Guide and L&Q's own Design standards, Specification and Employer's Requirements which are reviewed regularly to reflect lessons learned from customer feedback and from extensive experience of developing residential and commercial developments both by L&Q and Countryside.

Acton Gardens LLP

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