

-ADDENDUM For PLANNING COMMITTEE-

27th April 2023

Item 5.1: 22/02663/PRE: 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road Croydon, CR0 2BX

To clarify, the 15% affordable housing offer is split as follows:

- 30% will be delivered as London Living Rent
- 20% will be delivered as Discount Market Rent at 80% market rent, capped at eligibility criteria within the London Plan (*i.e. capped at household incomes of £60k per annum*).
- 50% will be delivered as Discount Market Rent at 80% market rent in accordance with the National Planning Policy Framework

Paragraph 6.73 should now read:

Whilst the split would accord with H11 of the London Plan (given the scheme is build to rent), the proposal to have 50% of these affordable units at a discount 80% of market rent, is not in accordance with the requirements of policy H11 of the London Plan, which requires this element of the affordable offer to be provided at a range of genuinely affordable rents. However, the proposal would accord with national policy in the NPPF. Officers have concerns with the offer and we would need to work with the GLA on this going forward. Currently, GLA officers are stating this 50% would not comply with the eligibility criteria in the London Plan, i.e. they would not be affordable to households on incomes of up to the current income cap of £60,000 and GLA officers would not treat these units as affordable housing when considering the scheme. However, we are alive to the current economic climate and would welcome feedback from Members.

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