

Strategic Planning Committee

13 August 2020

Updates

Application Ref: Neopost House, Romford, RM1 2AR, Ref; P0094.20

Update

Page 37, Paragraph 6.8.12

Since the publication of the Committee report, the LPA has received the FVA review by an independent financial consultant. It is concluded that Development with 50% affordable housing (14 London Affordable Rent units and 27 shared ownership units) generates a deficit of about £2,000,000 against the viability Bench-mark.

In the light of the FVA review it is considered that;

- That the proposed affordable housing offering is generous and the maximum viable amount; and
- The tenure split presented represents the best combination of units to enable the delivery of the maximum number of affordable housing units on this site -which in this case is 50%.
- The scheme for the proposed development with the level of affordable housing as offered could only be delivered through social housing provider on board.
- The independent financial review report does not require a financial review mechanism. Hence, the review clause is recommended to be removed from the heads of terms.

Furthermore, the applicant has also confirmed that the appropriate exchange of contracts with Clarion Housing Association has been completed. As such, the scheme in its entirety is now fully funded and construction is ready to commence immediately upon the grant of planning permission.

Further the social housing provider in this case Clarion has requested an additional clause in regard to mortgagee in possession to allow lending to take place. This is a standard clause in many legal agreements and is acceptable in this case.

The officers consider that the revised heads of terms would be in line with the council's objective in achieving delivery of affordable housing in the Borough

Therefore, in light of the above, the following changes to the report are made:

Page 16

Paragraph 2.1 – DELETE sub paragraph i)

Paragraph 2.1, Heads of Terms – Add:

Mortgagee in possession clause in relation to registered provider

Page 37

DELETE Paragraph 6.8.12

Clarifications/Corrections

Page 16 – Paragraph 1.4 – There are two paragraphs 1.4 – these should be combined – add to last sentence “housing”

Page 16 – Heads of Terms No.2 – For clarification, this is known as a late stage review

Page 32 – Paragraph 6.3.29 – For clarification the noise levels on balconies of block A would be 69db.

Additional Representations

Page 23, Paragraph 5.10

One additional representation has been received since the publication of the report, raising the following points:

- Loss of privacy, lack of ever green tree screening, density, insufficient provision for social infrastructure adding pressure on services such as GPs, Environmental design as part of a cohesive overall plan for Romford, rather than singular piecemeal developments.

Officer Comment: The issues (privacy distance), have already been previously raised and are addressed in the report.

The proposed development would have a density of 338u/h which is an acceptable range for the location.

In respect of the social infrastructure the scheme would provide; 50% affordable housing, £70,000 contribution to park improvements, £94,000 carbon offset, up to £192,550 Community Infrastructure Levy (CIL) for Crossrail and £962,750 Havering CIL (subject to any applications for relief).