



Elizabeth Woodall &lt;ewoodall@hghconsulting.com&gt;

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**RE: Avonmouth House planning application (21/AP/4297)**

1 message

**Lewis, Yvonne** <Yvonne.Lewis@southwark.gov.uk>  
To: Elizabeth Woodall <ewoodall@hghconsulting.com>  
Cc: "Weaver, Thomas" <Thomas.Weaver@southwark.gov.uk>

4 January 2022 at 18:20

Dear Elizabeth

What I want to establish is the degree of certainty attached to the nominations agreement. There appears to be no more than a general letter of interest from University of London, but the submitted viability assessment relies heavily on the assumption that the scheme would be delivered as a nomination scheme for UoL. Where schemes are assessed as nominations, there would normally be some degree of active involvement by the University itself – this was certainly the case for the UAL scheme at Peckham, where the university had been very clear on their requirements for room types and the rents that they could support. In the absence of any information from UoL, it is not clear how the stated rents have been arrived at.

If this scheme were to be reported to our Planning Committee, then to be described as a nominations scheme some reassurance would be required as to the certainty that the identified university would commit, and the s106 would have to be drafted with this as a certain outcome. As submitted, it does not seem that this level of certainty exists.

Where there is doubt, we would have to proceed on a twin track approach which also values the development as a direct let scheme.

As of this is said, of course, without prejudice to our assessment of the application, which as you know is contrary to the site allocation in the soon-to-be-adopted Southwark Plan 2022.

Kind regards

Yvonne

**Yvonne Lewis**

Group Manager, Strategic Applications

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**From:** Elizabeth Woodall <ewoodall@hghconsulting.com>  
**Sent:** Thursday, December 23, 2021 1:17 PM  
**To:** Lewis, Yvonne <Yvonne.Lewis@SOUTHWARK.GOV.UK>  
**Cc:** Weaver, Thomas <Thomas.Weaver@southwark.gov.uk>  
**Subject:** Re: Avonmouth House planning application (21/AP/4297)

Dear Yvonne,

Thanks for your email.

I understand what you're saying but there is no policy requirement (under NSP Policy P5 or London Plan Policy H15) for the nomination agreement to be in place until the point of occupation of the student accommodation. This is the view that has been taken by the Council on other PBSA schemes and indeed is reflected in the wording of the S106 agreement for Tribe's scheme at [313-349 Ilderton Road](#):

2. **Student Accommodation Nominations Agreement**
- 2.1 Not to Occupy the Student Accommodation until a Student Accommodation Nominations Agreement has been entered into with the University of London or other Higher Education Institution in respect of the Student Accommodation.
- 2.2 Subject to paragraph 2.1 to comply with the terms of the relevant Student Accommodation Nominations Agreement in respect of the letting of the Student Accommodation.

As per the KFC, Ilderton Road, Eagle Wharf, and other recent PBSA schemes, we have provided a letter of support from UoL with the application, which unequivocally supports the proposed development for PBSA, so it is reasonable for the Council to progress the application on the basis that it's going to be a nominations scheme.

I trust this clarifies the position and the applicant's commitment to this being a nominations scheme, but please confirm if you require anything further.

Kind regards,

Elizabeth

**Elizabeth Woodall**

Associate

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