



Elizabeth Woodall <ewoodall@hghconsulting.com>

Re: Avonmouth House planning application (21/AP/4297)

1 message

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

23 December 2021 at 13:17

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

On Wed, 22 Dec 2021 at 15:36, Lewis, Yvonne <Yvonne.Lewis@southwark.gov.uk> wrote:

Dear Elizabeth

I have been reviewing your application with Tom. The documents suggest that it is the applicant's intention to provide the student accommodation via a nomination rights agreement. As such, it would be assessed under clause (3) of Policy P5 of the Southwark Plan 2022, and I understand the proposal is to provide 35% of the proposed student rooms as affordable student rooms in order to comply with this policy.

The submitted planning statement specifies that the accommodation would be provided for the London Southbank University or a University of London member institution. A letter expressing support for the provision of affordable student rooms from the University of London has also been submitted. However, under the current submission there is little indication that a nomination rights agreement has seriously been explored or progressed with potential partners to date. To be accepted as a nominations scheme, all rooms would have to be used exclusively by students of the partner institution, and this would be secured within a s106 agreement.

It is important to be absolutely clear on this point at the outset, because without a firm commitment to the nominations being demonstrated in the application, we will be required to assess the application on the basis of it being a direct-let scheme, including compliance with the requirement for 35% conventional affordable housing (as well as affordable student housing) under clause (2) of Policy P5.

It would be best to understand your position before we start the process of assessing the scheme viability, since the letting type would clearly have an impact on values in the FVA.

I look forward to hearing from you.

Kind regards

Yvonne

Yvonne Lewis

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