



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>

6 January 2022 at 12:18

Dear Yvonne,

As stated below, the applicant has fulfilled the policy requirements and this is exactly the same scenario as both 313-349 Ilderton Road and 671-679 Old Kent Road (KFC) which officers and members accepted. In both cases, the s106 is clear that a nominations agreement must be entered into prior to occupation of the student housing. This scheme is no different.

The basis/evidence for the rent assumptions is set out in section 14.1 of the viability report, but for the avoidance of doubt, the rents assumed for the affordable student units comply with the GLA definitions.

Kind regards

Elizabeth

On Tue, 4 Jan 2022 at 18:20, Lewis, Yvonne <Yvonne.Lewis@southwark.gov.uk> wrote:

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

Chief Executive's Department | London Borough of Southwark

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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.

14/06/2022, 15:19

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