



35 Percent <35percentelephant@gmail.com>

Aylesbury estate redevelopment

Websdale, Nathalie <NWebsdale@nhhg.org.uk> 24 September 2015 at 17:41
To: "35percentelephant@gmail.com" <35percentelephant@gmail.com>
Cc: "Davies, Kate" <KDavies@nhhg.org.uk>, "Williams, Mark" <Mark.Williams@southwark.gov.uk>

Dear Jerry,

In response to your letter of 21 September to Kate Davies, please find answers to your questions about Aylesbury rents below.

As stated in the S106 agreement between Notting Hill Housing and Southwark Council, rent levels will be set according to the formula in the Guidance for Rents on Social Housing, May 2014 and the "Rent Standard Guidance April 2015" including Appendix 1. We therefore don't yet know exact figures for the new rents. Any figures provided are forecast rents only and are subject to market forces and government policy.

The following information on new Aylesbury homes was provided to the GLA as part of our 2015-2018 Affordable Housing Programme bid:

- 1. Notting Hill Housing bid for 348 homes under this programme.
- 2. The bid was for 328 at Capped Rent and 20 homes at Discounted Rent.

Note: The 20 at Discounted Rent were Extra Care homes which have now been converted into social rent homes (Capped Rent).

- 3. The following table illustrates the prospective Aylesbury rents that were entered into IMS. All figures are inclusive of service charges.

Note: "Aylesbury B&C" refers to the First Development Site. "Ph1, Ph2, Ph3" etc. refers to the development plots within the First Development Site at that point in time.

	Rent type	Unit Type	Prospective Rent per week	% of MR

			in £	
Aylesbury B&C Ph1 SR	Capped Rent	1bed	156.97	35.68
159 units	Capped Rent	2bed	166.19	31.84
	Capped Rent	3bed	175.43	30.3
Aylesbury B&C Ph2 SR	Capped Rent	1bed	162.46	49.99
92 units	Capped Rent	2bed	172	43
	Capped Rent	3bed	181.57	29.05
Aylesbury B&C Ph3 SR	Capped Rent	1 bed	168.15	51.74
57 units	Capped Rent	2bed	178.02	44.51
	Capped Rent	3bed	187.92	30.07
Aylesbury B&C Ph1 Extra Care SR	Capped Rent	1 bed	151.66	43.33
20 units	Capped Rent	2 bed	160.57	40.14
Aylesbury B&C Ph1 Extra Care AR	Discounted Rent	1bed	192	54.86
20 units	Discounted Rent	2bed	239	59.75

Kind regards,

Nathalie Websdale
Marketing, Communications and Involvement Manager

Aylesbury Estate Regeneration

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From: 35 Percent [<mailto:35percentelephant@gmail.com>]
Sent: 21 September 2015 14:38
To: Davies, Kate
Cc: mark.williams@southwark.gov.uk
Subject: Aylesbury estate redevelopment

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