

OLD KENT ROAD

Affordable Housing Delivery
2016 – 2023



3,333 Homes
IN TOTAL

Affordable Housing Total 1,709 Homes 51.2% Affordable

708 Homes

COMPLETED

Affordable Housing Total 338
Homes 47.7% Affordable

1,825 Homes

UNDER CONSTRUCTION

Affordable Housing Total 1,059
Homes 58% Affordable

800 Homes

IN THE PIPELINE

Affordable Housing Total 312
Homes 39% Affordable

The document sets out the delivery of affordable housing in the Old Kent Road by individual site location, with information including flat sizes and the tenure mix of the affordable housing as well as the identity of the social housing landlord. It includes completed schemes, those currently under construction, including their completion dates and those about to start building. The total number of homes completed, under construction and in the pipeline and the percentage of those that are affordable are measured by units. The percentage of affordable housing delivered on individual sites is measured by habitable rooms. Affordable housing is defined as;

SOCIAL HOUSING

Social rented housing, sometimes referred to as “council rents “ is rented at no more than 40-45% of market rents. At least 25% of all homes in a new development must be social rented.

Social rent housing

Homes where rents must not exceed the rent levels determined by the formula set out in the Homes and Communities Agency Rent Standard Guidance. It is required to be maintained at that level in perpetuity by the Section 106 planning agreements attached to each planning permission.

The landlords for this accommodation are identified in the following list. They are usually either the council or a Housing Association. In the case of Housing Associations the council has nomination rights to the affordable housing they provide from it's housing waiting list.

A local lettings policy is in operation in Old Kent Road which allocates 50% of new council homes to local residents (See policy AAP4 "Quality Affordable Homes" of the draft Old Kent Road Area Action Plan, December 2020).

The council's housing waiting list currently only includes people applying for social rented housing. An analysis of need against delivery is provided at the end of this document.

INTERMEDIATE HOUSING

Intermediate housing includes 'low cost home ownership' and 'Discount Market Rent'. At least 10% of all homes in new development must be intermediate.

Low cost home ownerships

Shared ownership - homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to 'staircase' to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no suitable purchaser is found within three months eligibility is widened to households with an income no greater than £90 000 (as updated annually by the Mayor of London). The Mayor states the open market value of a shared ownership home should not exceed £600,000.

Shared equity - homes that are part-owned but where no rent is charged on the unowned share.

Community Land Trusts - homes for sale where values are capped by a fixed multiple of household income for eligible residents and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.

Discount market sale - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.

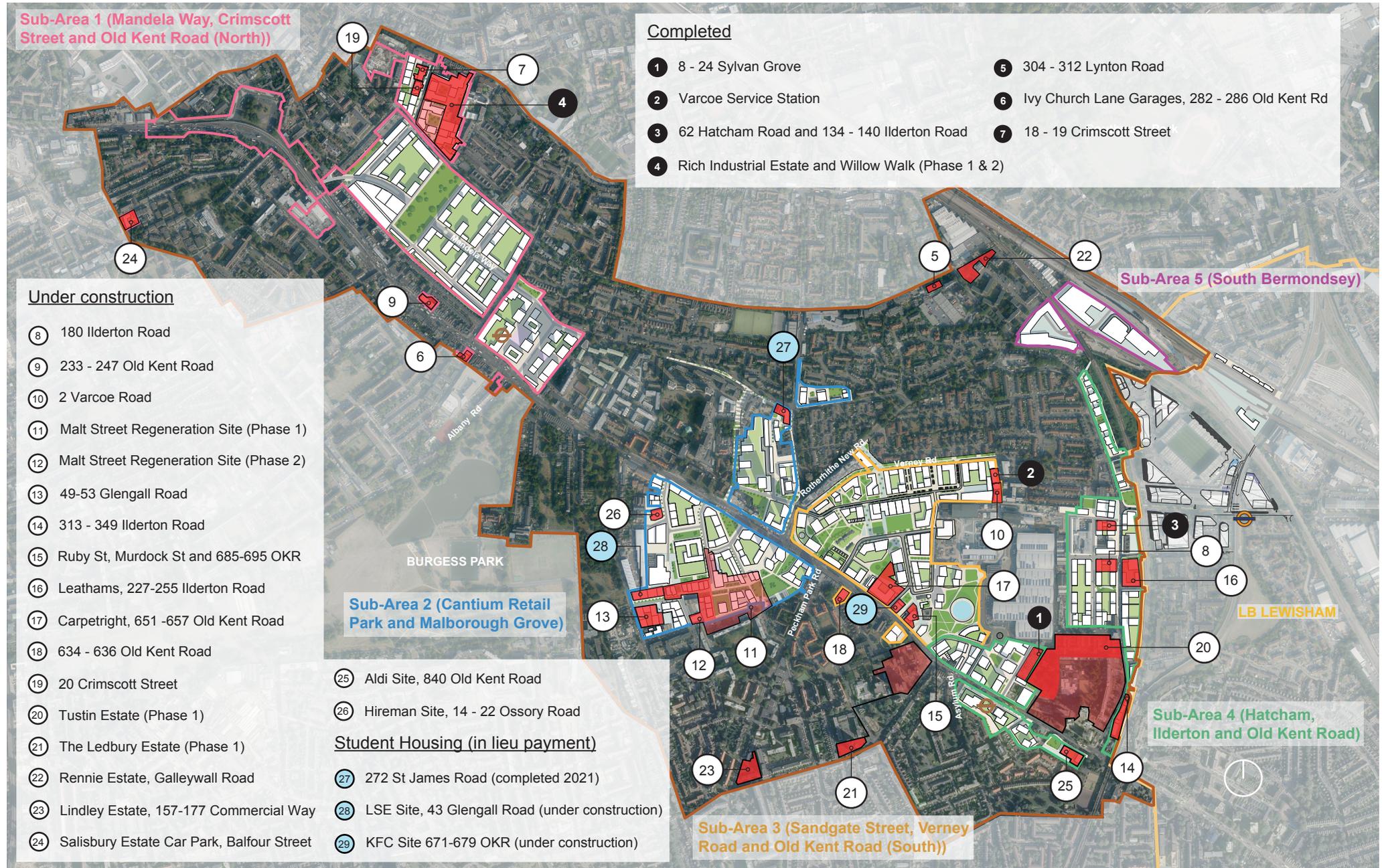
Starter Homes - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households but do not remain affordable in perpetuity.

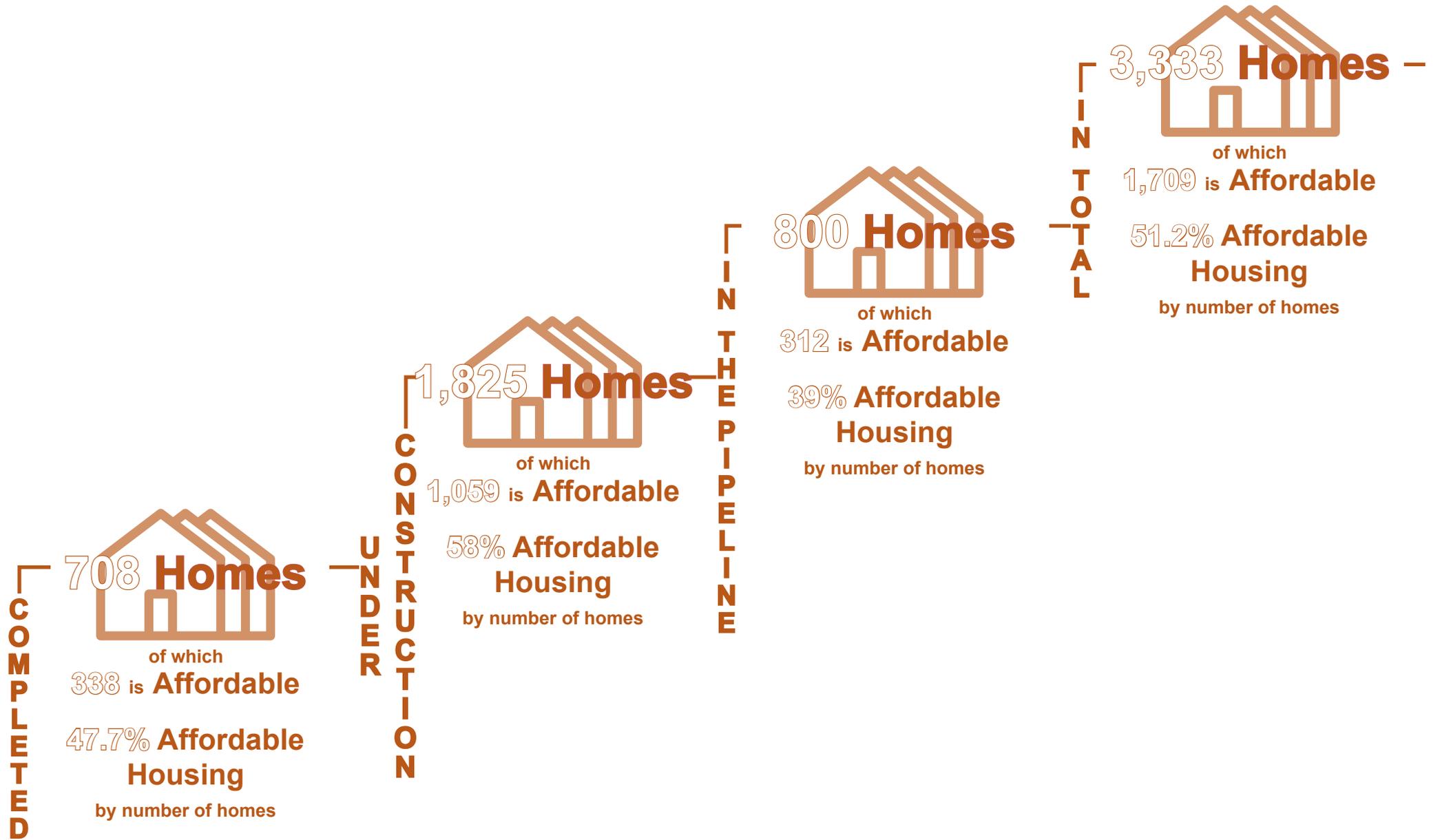
Discount Market Rents

Schemes that have a discounted market rent equivalent to London Living Rent.

London Living Rent - homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit.

London Affordable Rent, Affordable Rent and Discount Market Rent are not considered to be affordable and therefore do not fall under social rented or intermediate housing.





Affordable Housing Delivery

1) 8 - 24 Sylvan Grove, SE15 1PE

COMPLETED DECEMBER 2018

Type: Mixed - Use Application reference number: 15/AP/1330 Approved: September 2015



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

80 Affordable Homes
80 Total Homes

100% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
23	41	16	0

Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

2) Varcoe Service Station, SE16 3DG

COMPLETED DECEMBER 2019

Type: Mixed - Use Application reference number: 16/AP/5235 Approved: July 2017



Landlord:
Pocket Homes

Contact:
Pocket@pockethomes.com



100%

57 Affordable Homes
57 Total Homes

Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

100% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
57	0	0	0

3) 62 Hatcham Road and 134 - 140 Ilderton Road, SE15 1TW

COMPLETED FEBRUARY 2023

Type: Mixed - Use Application reference number: 17/AP/3757 Approved: November 2018



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



36.7%

26 Affordable Homes
86 Total Homes

36.7% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
6	5	15	0

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

All 37% of the affordable homes will be social rent, the remaining 63% of homes will be let at London Affordable Rents.

Affordable Housing Delivery

4) Rich Industrial Estate and Willow Walk, SE1 (Phase 1 & 2)

COMPLETED JANUARY 2023

Type: Mixed - Use Application reference number: 15/AP/2474 Approved: March 2016



Landlord:
Peabody Housing Association

Contact:
Housing@peabody.org.uk



35%

135 Affordable Homes
406 Total Homes

25% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
39	26	25	0

10% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
23	20	2	0

All intermediate homes will be shared ownership.

5) 304 - 312 Lynton Road, SE1 5DD

COMPLETED AUTUMN 2022

Type: Residential Application reference number: 20/AP/2367 Approved: February 2021



Landlord:
Wandle Housing Association

Contact:
sales@wandle.com



38.3%

6 Affordable Homes
19 Total Homes

26.7% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
0	1	3	0

11.6% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	2	0	0

6) Ivy Church Lane Garages, 282 - 286 Old Kent Road, SE1 5UE

COMPLETED SPRING 2022

Type: Mixed - Use Application reference number: 16/AP/4589 Approved: May 2017



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

21 Affordable Homes
21 Total Homes

100% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
6	9	6	0

Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

Affordable Housing Delivery

7) 18 - 19 Crimscott Street, SE1 5TE

COMPLETED MARCH 2023

Type: Mixed - Use Application reference number: 17/AP/3170 Approved: February 2018



Landlord:
London Borough of Southwark
Contact:
Housing@southwark.gov.uk



34%
13 Affordable Homes
43 Total Homes

20.9% Social Rent Homes				9.3% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
0	2	2	5	0	1	1	2

8) 180 Ilderton Road, SE15 1NT

UNDER CONSTRUCTION MARCH 2020
Completion Summer 2023

Type: Mixed - Use Application reference number: 17/AP/4546 Approved: September 2018



Landlord:
Southern Housing Group
Contact:
sales@southernhousing.org.uk



72.6%
61 Affordable Homes
84 Total Homes

26.2% Social Rent Homes				46.4% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
2	6	8	0	*18	18	9	0

*1 bed figure includes 1 studio flat
All intermediate homes will be shared ownership.
The remaining 27.4% of homes will be let at London Affordable Rents.

9) 233 - 247 Old Kent Road, SE1 5LU

UNDER CONSTRUCTION MARCH 2020
Completion November 2023

Type: Mixed - Use Application reference number: 18/AP/0928 Approved: April 2019



Landlord:
London Borough of Southwark
Contact:
Housing@southwark.gov.uk



50%
13 Affordable Homes
24 Total Homes

54% Social Rent Homes				0% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
6	7	0	0	0	0	0	0

Affordable Housing Delivery

10) 2 Varcoe Road, SE16 3DG

Type: Residential **Application reference number:** 18/AP/2895 **Approved:** March 2020

UNDER CONSTRUCTION JUNE 2020
Completion Summer 2023



Landlord:
Southern Housing Group
Contact:
sales@southernhousing.org.uk



23% Social Rent Homes					77% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
7	7	3	0		35	22	0	0	

50 intermediate homes will be shared ownership.

11) Malt Street Regeneration Site, SE1 (Phase 1)

Type: Mixed - Use **Application reference number:** 17/AP/2773 **Approved:** June 2019 (reserved matters Feb 21)

CONSTRUCTION PAUSED UNTIL JANUARY 2024
Completion date pending



Landlord:
Peabody Housing Association
Contact:
Housing@peabody.org.uk



27.2% Social Rent Homes					9.8% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
14	28	41	0		24	24	0	0	

Construction began September 2021, currently paused as of June 2022 until January 2024. Completion date to be confirmed.

All intermediate homes will be shared ownership.

12) Malt Street Regeneration Site, SE1 (Phase 2)

Type: Mixed - Use **Application reference number:** 20/AP/3242 **Approved:** June 2019 (reserved matters Feb 21)

CONSTRUCTION PAUSED UNTIL JANUARY 2024
Completion date pending



Landlord:
Peabody Housing Association
Contact:
Housing@peabody.org.uk



20.4% Social Rent Homes					34% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
20	0	23	5		*28	50	16	0	

Construction began September 2021, currently paused as of June 2022 until January 2024. Completion date to be confirmed.

*Figure includes 4 studio flats

All intermediate homes will be shared ownership.

Affordable Housing Delivery

13) 49-53 Glengall Road, SE15 6NF

Type: Mixed - Use **Application reference number:** 17/AP/4612 **Approved:** January 2019

UNDER CONSTRUCTION SEPTEMBER 2021
Completion January 2024



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



26.8% Social Rent Homes					14.8% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
9	21	12	0		8	5	10	0	

All intermediate homes will be shared ownership.

14) 313-349 Ilderton Road, SE15 1NW

Type: Mixed - Use **Application reference number:** 20/AP/1329 **Approved:** May 2021 (subject to legal agreement)

UNDER CONSTRUCTION OCTOBER 2021
Completion February 2024



Landlord:
TBD

Contact:
TBD



27.3% Social Rent Homes					12.3% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
21	9	11	0		2	13	2	0	

250 student rooms contribute towards the number of total homes. *All intermediate homes will be shared ownership.*

15) Land by Ruby Street, Murdock Street and 685-695 Old Kent Road, SE15

Type: Mixed - Use **Application reference number:** 18/AP/0196 **Approved:** December 2020

CONSTRUCTION PAUSED MAY 2022
Completion date pending



Landlord:
TBD

Contact:
TBD



25.4% Social Rent Homes					10.8% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
8	10	9	0		4	6	2	0	

Construction began October 2021, currently paused as of May 2022. No information currently as to when the site will restart.

Affordable Housing Delivery

16) Leathams, 227 - 255 Ilderton Road, SE15

Type: Mixed - Use Application reference number: 19/AP/1773 Approved: January 2021

UNDER CONSTRUCTION FEBRUARY 2022
Completion Spring 2025



Landlord:
Notting Hill Genesis

Contact:
sales@nhg.org.uk



40.2%

92 Affordable Homes
253 Total Homes

27.8% Social Rent Homes				12.4% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
10	24	24	0	16	12	6	0

17) Carpetright, 651 - 657 Old Kent Road, SE15 1NQ

Type: Mixed - Use Application reference number: 19/AP/1710 Approved: December 2021

UNDER CONSTRUCTION JANUARY 2023
Completion January 2025



Landlord:
TBD

Contact:
TBD



40%

92 Affordable Homes
262 Total Homes

29% Social Rent Homes				11% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
12	30	16	6	5	23	0	0

18) 634 - 636 OLD KENT ROAD, SE15 1JB

Type: Mixed - Use Application reference number: 17/AP/1646 Approved: November 2017

UNDER CONSTRUCTION JUNE 2022
Completion March 2024



Landlord:
Hexagon Housing Association

Contact:
customer_desk@hexagon.org.uk



35.6%

16 Affordable Homes
46 Total Homes

17.8% Social Rent Homes				17.8% Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
4	2	2	0	4	2	2	0

All intermediate homes will be shared ownership.

Affordable Housing Delivery

19) 20 Crimscott Street, London, SE1 5TF

Type: Mixed - Use Application reference number: 19/AP/1286 Approved: September 2019

UNDER CONSTRUCTION MARCH 2023

Completion January 2025



Landlord:
N/A
Contact:
N/A



0%

0 Affordable Homes

9 Total Homes

0% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

20) Tustin Estate, SE1 (Phase 1)

Type: Mixed - Use Application reference number: 22/AP/1221 Approved: December 2022

UNDER CONSTRUCTION NOVEMBER 2022

Completion March 2025



Landlord:
London Borough of Southwark
Contact:
Housing@southwark.gov.uk



100%

167 Affordable Homes

167 Total Homes

70.7% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

60 14 33 11

29.3% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

8 9 32 0

All intermediate homes will be shared equity.

21) The Ledbury Estate, SE15 (Phase 1)

Type: Mixed - Use Application reference number: 22/AP/0554 Approved: December 2022

UNDER CONSTRUCTION APRIL 2023

Completion April 2025



Landlord:
London Borough of Southwark
Contact:
Housing@southwark.gov.uk



75%

60 Affordable Homes

80 Total Homes

56% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

25 7 8 5

All 45 social rent homes contribute to the 209 social rent homes being re-provided on site from the demolished scheme.

Phase 2 of this development will include an uplift of 51 social rent units.

19% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

1 7 7 0

All intermediate homes will be shared equity homes that are re-provided on site from the demolished scheme.

Affordable Housing Delivery

22) Rennie Estate, Galleywall Road, SE16 3PH

Type: Residential **Application reference number:** 20/AP/0269 **Approved:** March 2021

UNDER CONSTRUCTION APRIL 2023

Completion Winter 2024



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

49 Affordable Homes

49 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

20 17 10 2

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

23) Lindley Estate, 157-177 Commercial Way, London, SE15 1AU

Type: Residential **Application reference number:** 21/AP/0749 **Approved:** August 2021

UNDER CONSTRUCTION APRIL 2023

Completion Summer 2025



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

44 Affordable Homes

44 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

17 16 9 2

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

24) Salisbury Estate Car Park, Balfour Street, London SE17 1PA

Type: Residential **Application reference number:** 19/AP/1506 **Approved:** November 2019

UNDER CONSTRUCTION APRIL 2023

Completion Autumn 2023



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

26 Affordable Homes

26 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

10 11 5 0

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

Affordable Housing Delivery

25) Aldi Site, 840 Old Kent Road, SE15 1JS

Type: Mixed - Use Application reference number: 19/AP/1322 Approved: November 2020

UNDER CONSTRUCTION JANUARY 2023
Completion January 2025



Landlord:
Metropolitan Thames Valley

Contact:
contactus@mtvh.co.uk



100%

171 Affordable Homes
171 Total Homes

36.4% Social Rent Homes 63.6% Intermediate Homes

36.4% Social Rent Homes					63.6% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
14	30	12	2		45	62	6	0	

All intermediate homes will be shared equity.

26) Hireman Site, 14-22 Ossory Road, SE1 5AN

Type: Mixed - Use Application reference number: 19/AP/7610 Approved: August 2022

UNDER CONSTRUCTION JANUARY 2023
Completion January 2025



Landlord:
TBD

Contact:
TBD



100%

71 Affordable Homes
71 Total Homes

19.7% Social Rent Homes 80.3% Intermediate Homes

19.7% Social Rent Homes					80.3% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
2	6	4	2		31	21	5	0	

*Figure includes 3 studio flats

All intermediate homes will be shared equity.

27) 272 St James Road, London, SE1 5JX

COMPLETED SEPTEMBER 2021

Application reference number: 18/AP/0156

Approved: March 2020



S106 Negotiated
£3,200,00



S106 Received
£3,200,000

28) LSE Site, 43 Glengall Road, London

UNDER CONSTRUCTION FEBRUARY 2022

Application reference number: 20/AP/0039

Approved: December 2020

Completion February 2024



S106 Negotiated
£1,100,000



S106 Received
£1,100,000

29) KFC Site 671-679 Old Kent Road, London, SE15 1JS

UNDER CONSTRUCTION AUGUST 2022

Application reference number: 20/AP/2701

Approved: January 2022

Completion August 2024



S106 Negotiated
£2,000,000



S106 Received
£0



£4,300,000
TOTAL S106
CONTRIBUTION
RECEIVED



£2,000,000
TOTAL S106
CONTRIBUTION
OUTSTANDING

Affordable Housing Delivery

Summary of Private & Affordable Housing Delivery

COMPLETED	Private Homes	Affordable Homes
 <p>708 Homes</p>	TOTAL	TOTAL
	370	338
UNDER CONSTRUCTION	Private Homes	Affordable Homes
 <p>1,825 Homes</p>	TOTAL	TOTAL
	766	1,059
IN THE PIPELINE	Private Homes	Affordable Homes
 <p>800 Homes</p>	TOTAL	TOTAL
	488	312
1,624		1,709
3,333 Total Homes - Completed + Under Construction + In the pipeline		

This comprises of figures from Malt Street Regeneration site (Phase 1 & 2) and Ruby Street/Murdock Street site.

COMPLETED	Social Rent Homes				Intermediate Homes			
	1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +
 <p>338 Homes</p>	74	84	67	5	80	23	3	2
UNDER CONSTRUCTION	Social Rent Homes				Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +	
 <p>1,059 Homes</p>	219	207	157	30	173	194	79	0
IN THE PIPELINE	Social Rent Homes				Intermediate Homes			
1 BED	2 BED	3 BED	4 BED +	1 BED	2 BED	3 BED	4 BED +	
 <p>312 Homes</p>	42	38	73	5	56	80	18	0
	335	329	297	40	309	297	100	2
	1,001 (30%)				708 (21.2%)			
	1,709 (51.2%) Total Homes - Completed + Under Construction + In the pipeline							

This comprises of figures from Malt Street Regeneration site (Phase 1 & 2) and Ruby Street/Murdock Street site.

TOTAL DELIVERY FIGURE

(Social Rent & Intermediate Housing)



51.2% of the 3,333 total homes delivery figure

All Affordable Homes - built, under construction, in the pipeline

1 BED	2 BED	3 BED	4 BED +
644	626	397	42

HOUSING WAITING LIST

(Social Rent only)

**Number of people on Bands 1, 2 and 3 of Southwark's housing waiting list.



*Figures from April 2021 in the OKR area (SE1 4, SE1 5, SE17 1, SE17 2, SE16 3, SE15 1, SE15 2, SE15 6 & SE5 0)

**Bands 1, 2 and 3 are the highest priority bands on Southwark's housing waiting list.

Social Rent homes - built, under construction, in the pipeline

1 BED	2 BED	3 BED	4 BED
335	329	297	40

Demand for Social Rent homes

1 BED	2 BED	3 BED	4 BED
935	1190	928	444
35.8%	27.7%	32%	9%

% of demand for social rented homes met

When will the affordable homes become available?

The housing associations letting teams will be in touch with Southwark, 8-12 weeks prior to the completion of the new homes to seek nominations.

How they are allocating?

All the rented homes will be nominated to via Southwark's nominations and lettings policy.

COVID Impact Survey and Affordable Housing

1000 residents who were living in Southwark were surveyed across all wards for between June and July 2020. When asked what they thought Southwark Council's priorities should be the following information was gathered:

- Respondents who identified as black (80%) or mixed/other (77%) were more likely to rate new affordable homes as high priority.
- Respondents living in social rent housing were more likely to rate the following as high priority compared with owner occupiers:
 - Improving Green and public spaces (62% compared with 48%)
 - New affordable homes (80% compared with 59%) and
 - Improvements to our housing estates (78%, 59%)

Average Housing Association social rents (excluding service charge)

1 BED	2 BED	3 BED	4 BED	5 BED	6 BED +
£103.22	£119.12	£135.69	£151.27	£159.05	£168.04
<i>Net Rent per week as of March 2020</i>					

The average rent for newly built properties completed after March 2020 will be slightly higher than these figures.

London Affordable Rents benchmark figures

(London Affordable Rents will usually be at a discount of between 40 and 60% of market rents. London Affordable Rent is not counted as affordable housing by LBS, this table is for information only)

1 BED	2 BED	3 BED	4 BED	5 BED	6 BED +
£159	£169	£178	£187	£197	£206
<i>Benchmark cap for 2020/21</i>					

Southwark's Shared Ownership affordability thresholds

One, two, three and four bedroom units are to be affordable to households with the total incomes set out below, assuming that no more than 40% of their net income is spent on mortgage, rent and service charges.

As of February 2021, the household breakdown are as follows:

1 BED	2 BED	3 BED	4 BED
£50,071	£59,162	£68,677	£77,886
<i>Net incomes are defined as 70% of gross income</i>			



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