GREATER LONDON AUTHORITY

(By email)

Our reference: MGLA060921-2188

17 January 2022

Dear

Environmental Information Regulations (EIR) Internal Review

I write in response to your further correspondence of the 3 September 2021.

You have expressed dissatisfaction with the way that the Greater London Authority (GLA) responded to your initial request (MGLA220721-9032). I am now responding to you under the GLA's internal review procedure.

Background

On 22 July 2021 you submitted the following request:

Please provide a copy of the Affordable Housing Grant application submitted by Lambeth council to yourselves in or around April 2021 in relation to the GLA's 2021-26 funding programme.

The GLA responded to you on 16 August and informed you that the information held within scope of your request is exempt from disclosure under Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR.

Internal Review

In support of your request for an Internal Review, you have stated:

I am writing to request an internal review of Greater London Authority's handling of my FOI request 'AH Grant Application'.

I am happy for you to redact any numbers from which the per unit cost of the construction can be calculated and to simply provide the rest of the application.

I have carried out this Internal Review as someone who was not involved in the initial handling of your original request.

GREATER LONDON AUTHORITY

Outcome

I have reviewed the application submitted by LB Lambeth and in summary, I uphold our original decision of applying Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR, of some of the content contained within. This applies to:

mation,

• the number of anticipated homes

Further content falls with the exception to disclose under Regulation 12 (4)(d) (Material in the course of completion, unfinished documents and incomplete data).

ICO guidance¹ [para 8] states that:

at the exception refers to both material in the course of completion and unfinished documents implies that these terms are not necessarily synonymous. While a particular document may itself be finished, it may be part of material which is still in the course of completion.

In this instance, there are elements of the application that will come forward and is set out in the decision report approving the 2021-22 Joint Delivery Plan². This sets out the forecast dates for start on site, which can only follow post planning and following the discharge of any necessary conditions attached to GLA funding. There will be a further iteration of this information in the annual report in 2022.

We consider the public interest engages these exceptions, especially as the matter is subject to current public debate. The exceptions allows the Council and other parties to think in private and have free and frank debate.

If following this Internal Review, you remain dissatisfied, you may make a complaint to the Information Commissioner to investigate whether the GLA has complied with the provisions of the Environmental Information Regulations. You can write to the Information Commissioner at the following address:

Information Commissioner's Office Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

lan Lister Information Governance Manager

¹ eir material in the course of completion.pdf (ico.org.uk)

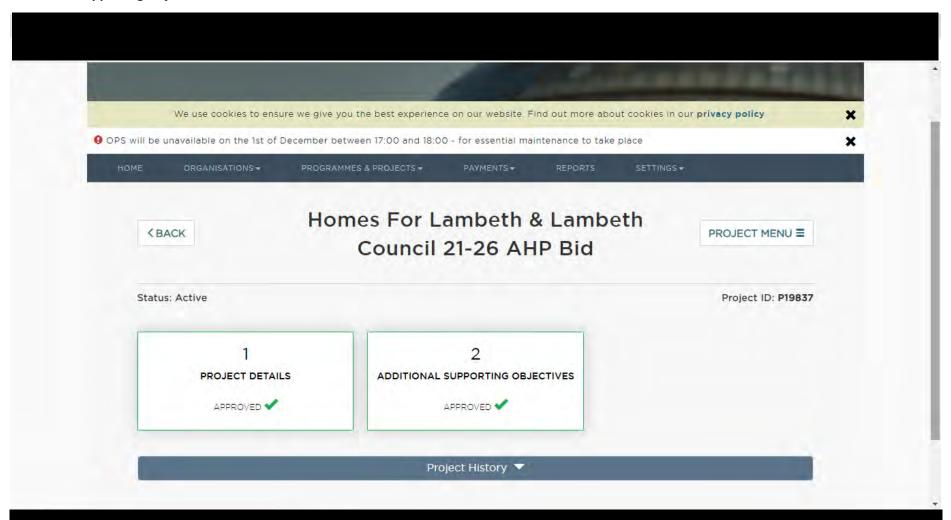
² Agenda item - Council and Homes for Lambeth Joint Delivery Plan | Lambeth Council

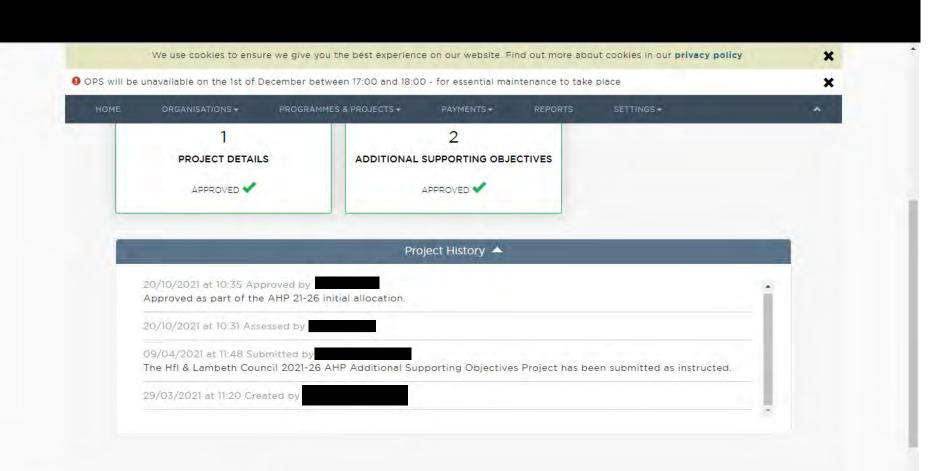
List of 2021-26 HFL GLA Funded Lambeth Projects

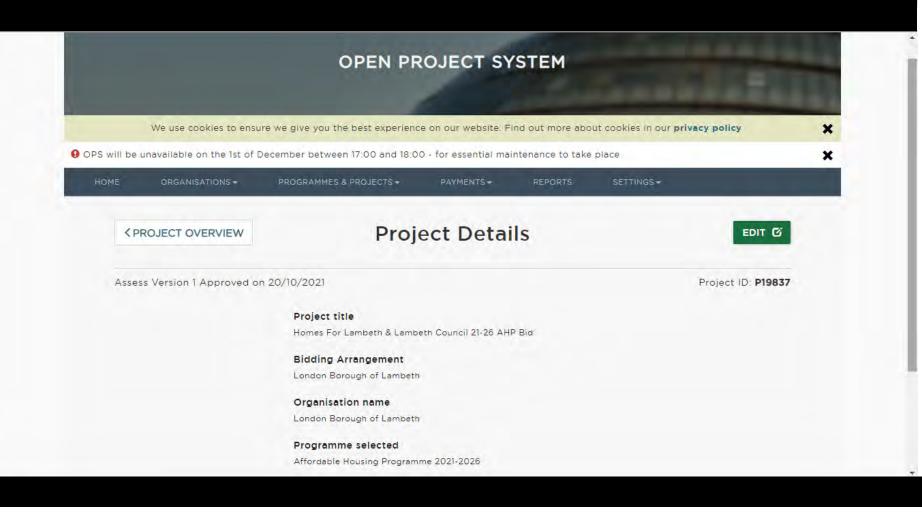
• OPS will be unavailable on the 1st of December between 17:00 and 18:00 - for essential maintenance to take place

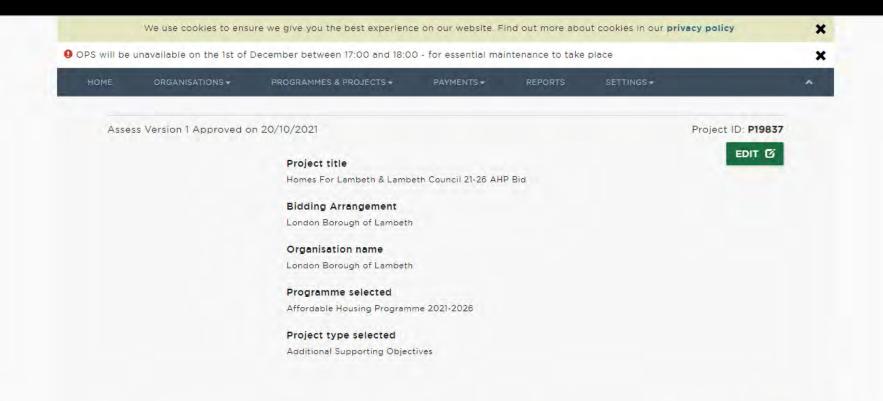
номе	ORGANISATIONS ▼	PROGRAMMES	S & PROJECTS ▼	PAYME	ENTS▼	REPORTS	SETTINGS ▼		
PROJECT ID	PROJECT TITLE		ORG NAME	ORG CODE	PROGRA	ММЕ	PROJECT TYPE	STATUS	MODIFIED
P19837	Homes For Lambe Council 21-26 AHP		London Borough of Lambeth	10137		nle Housing me 2021-	Additional Supporting Objectives	Active	Oct 20, 2021 10:35
P19842	Westbury Estate P	hase 3	London Borough of Lambeth	10137		nle Housing me 2021-	Named Projects	Active	Oct 14, 202 11:44
P19841	South Lambeth Es	tate Phase 3	London Borough of Lambeth	10137		nle Housing me 2021-	Named Projects	Active	Oct 14, 20 11:44
P19840	Somerleyton Road	l Phase 3	London Borough of Lambeth	10137		nle Housing me 2021-	Named Projects	Active	Oct 14, 20 11:39
P19835	Fenwick Estate Ph	ase 1	London Borough of Lambeth	10137		nle Housing me 2021-	Named Projects	Active	Oct 14, 20.
P19833	Central Hill Phase	1	London Borough of Lambeth	10137		nle Housing me 2021-	Named Projects	Active	Oct 14, 20 11:34

Additional Supporting Objectives

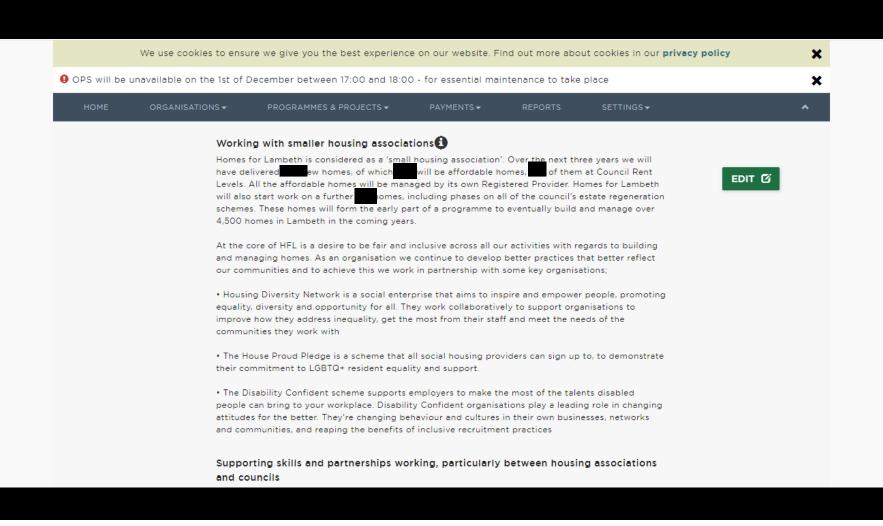


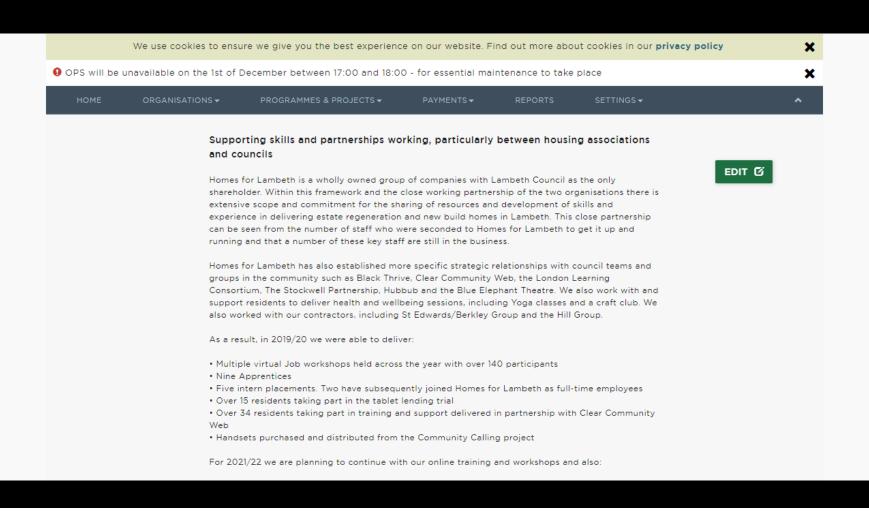


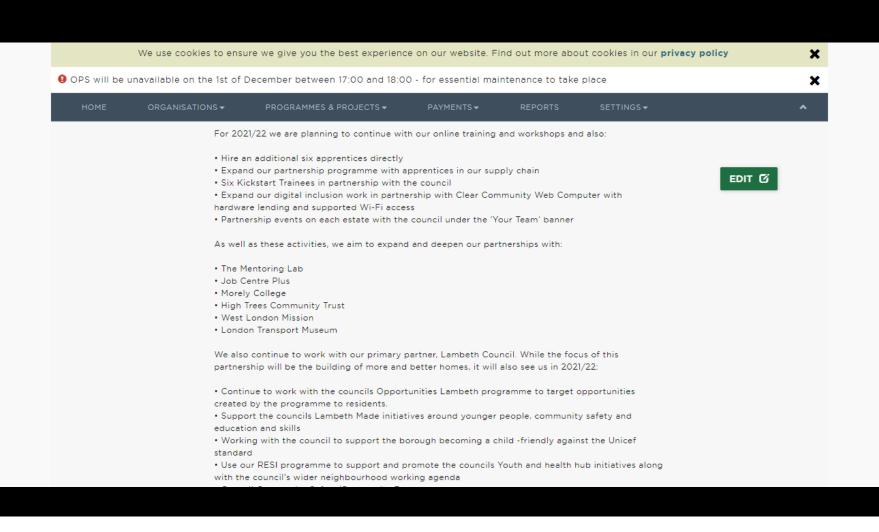


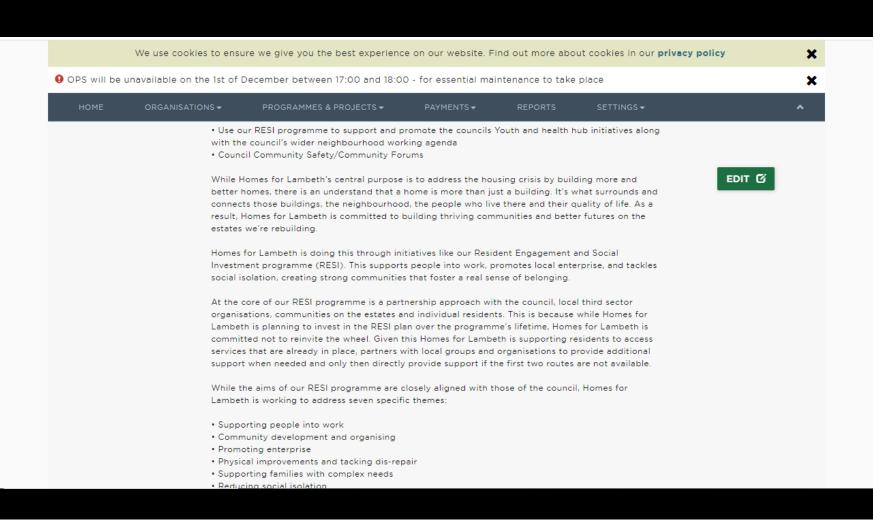


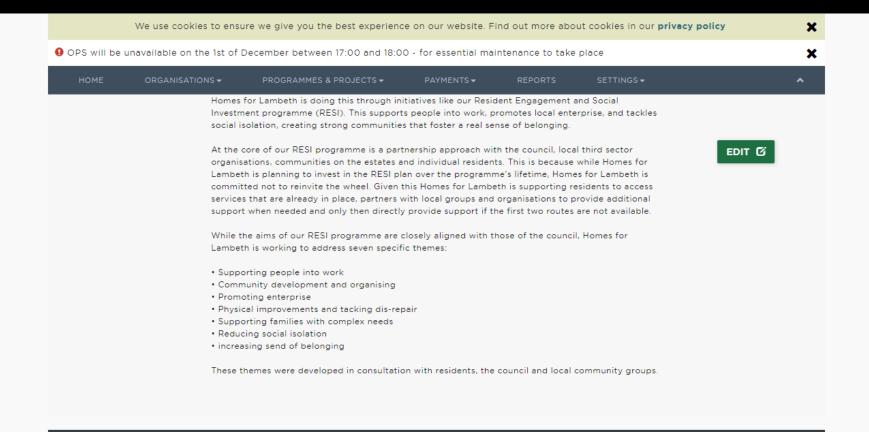










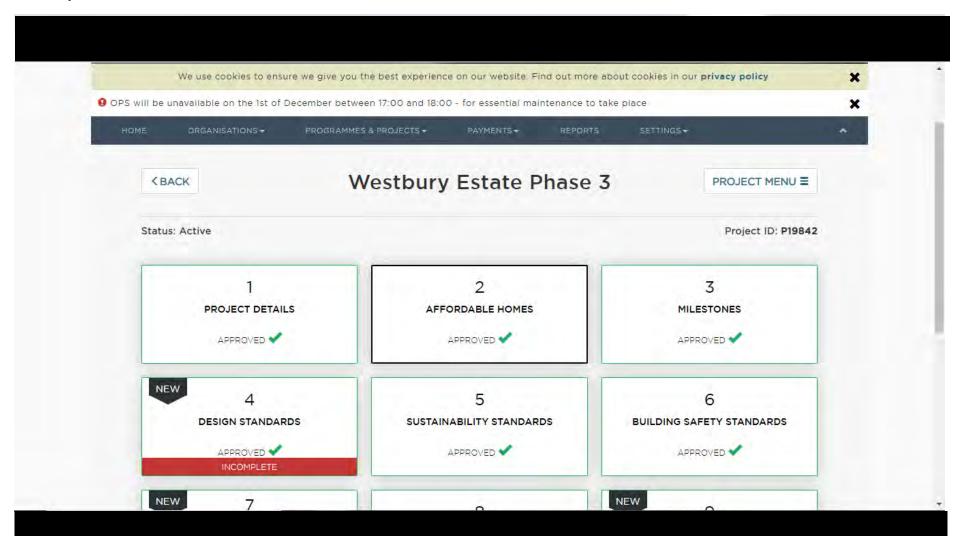


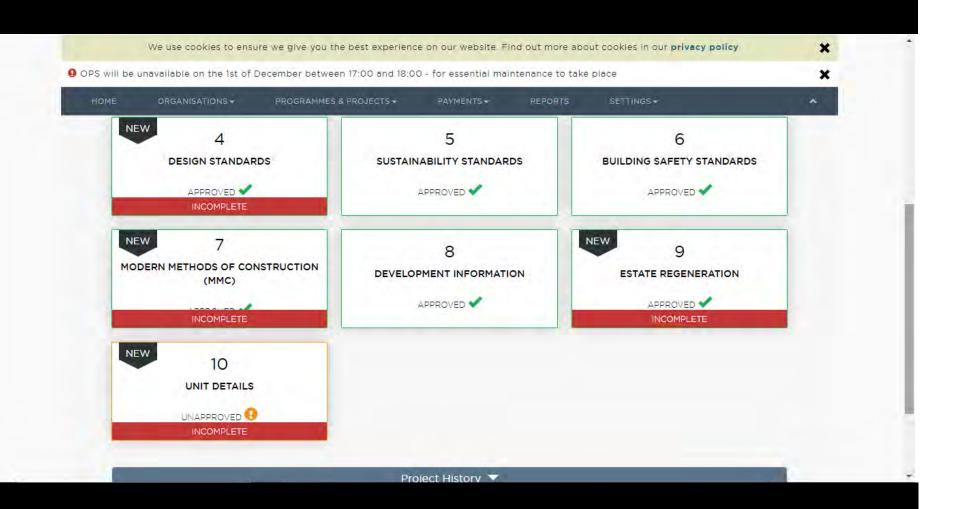
Copyright © Greater London Authority 2017

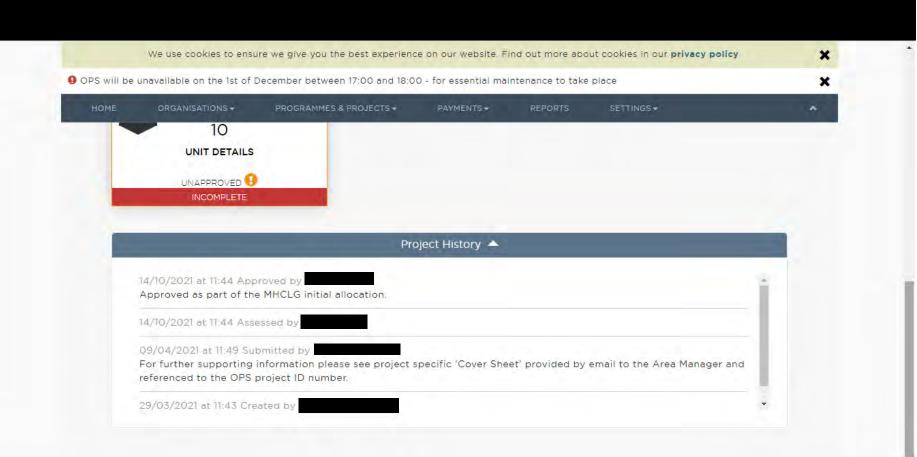
About GLA OPS | PROD 10.6.14683

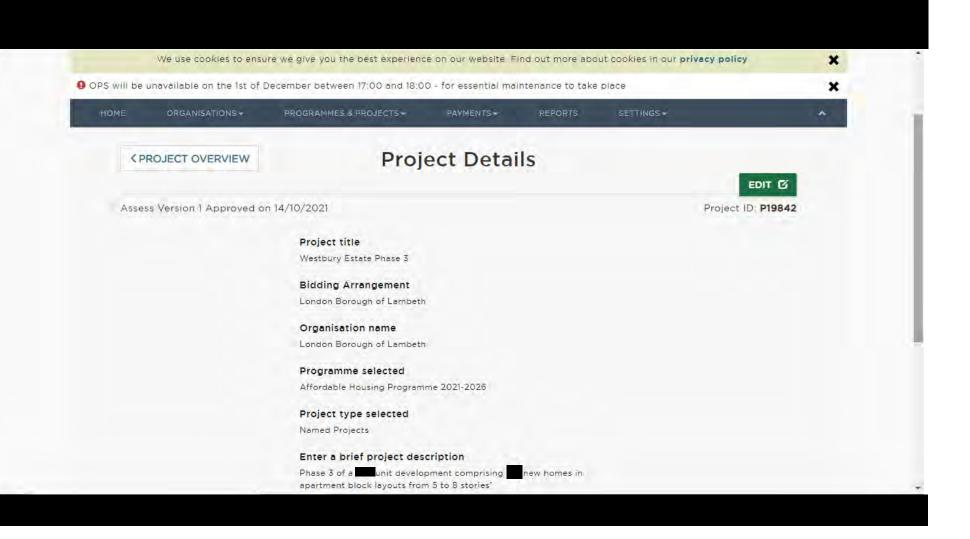
Privacy Policy | Accessibility Statement

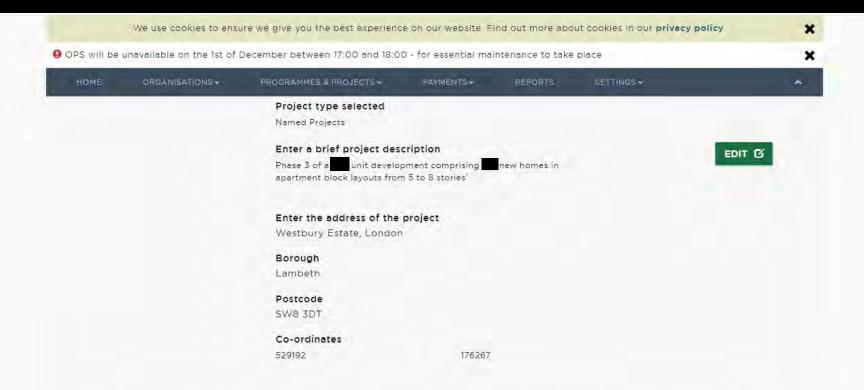
Westbury Estate Phase 3

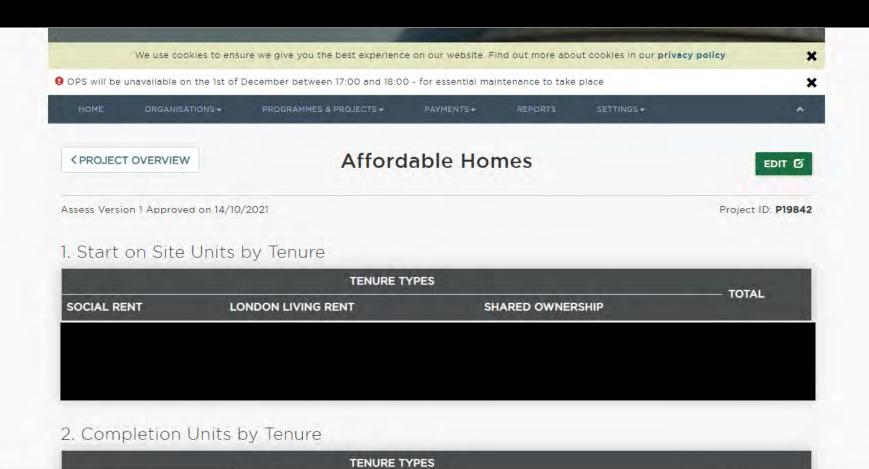


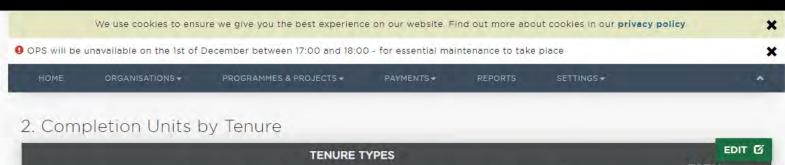








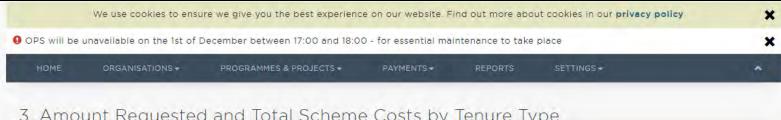




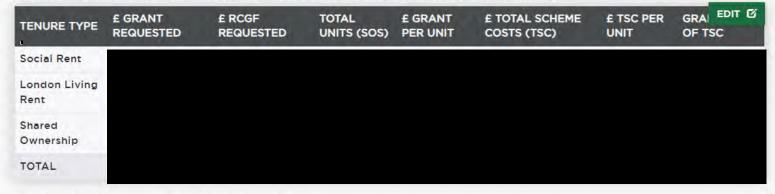


3. Amount Requested and Total Scheme Costs by Tenure Type

TENURE TYPE	£ GRANT REQUESTED	£ RCGF REQUESTED	TOTAL UNITS (SOS)	£ GRANT PER UNIT	£ TOTAL SCHEME COSTS (TSC)	£ TSC PER UNIT	GRANT AS % OF TSC
Social Rent							
London Living							
Rent							
Shared							
Ownership							



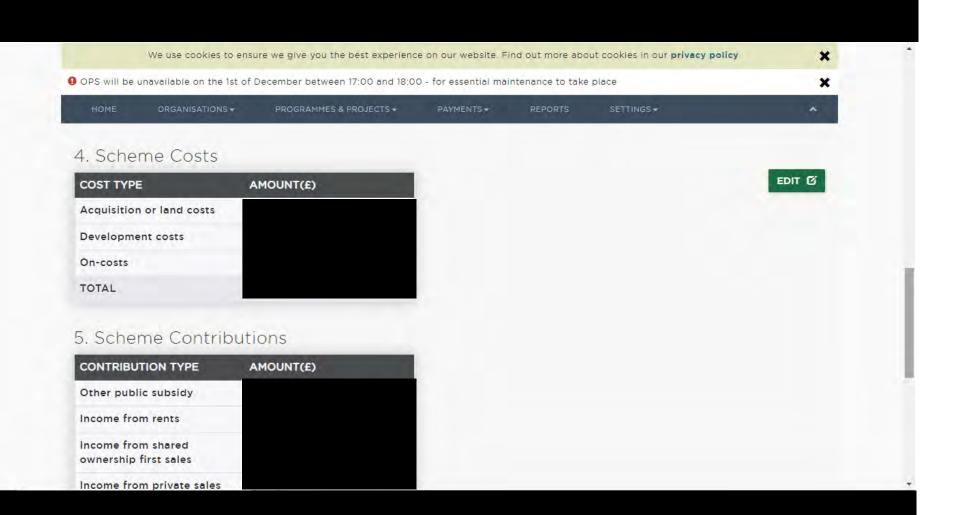
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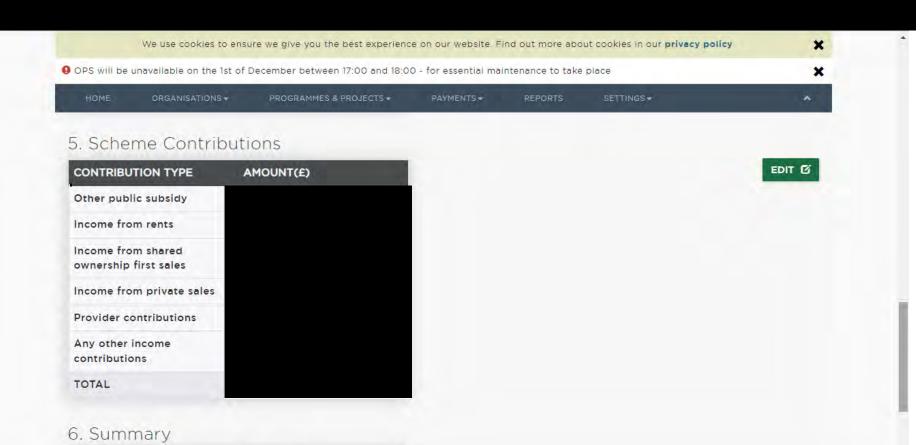


Justify the grant requested for this project

The levels of grant we have modelled and requested within this application ensures the viability of this project with aim of maximising provision of additional, affordable homes. A successful settlement of grant will ensure the HFL Business Plan and HFL / LBL Joint Delivery Plan continues to take forward positive estate regeneration within the borough.

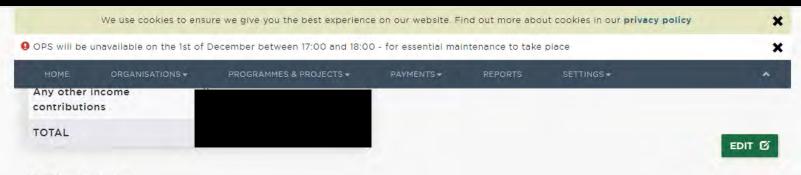
4. Scheme Costs





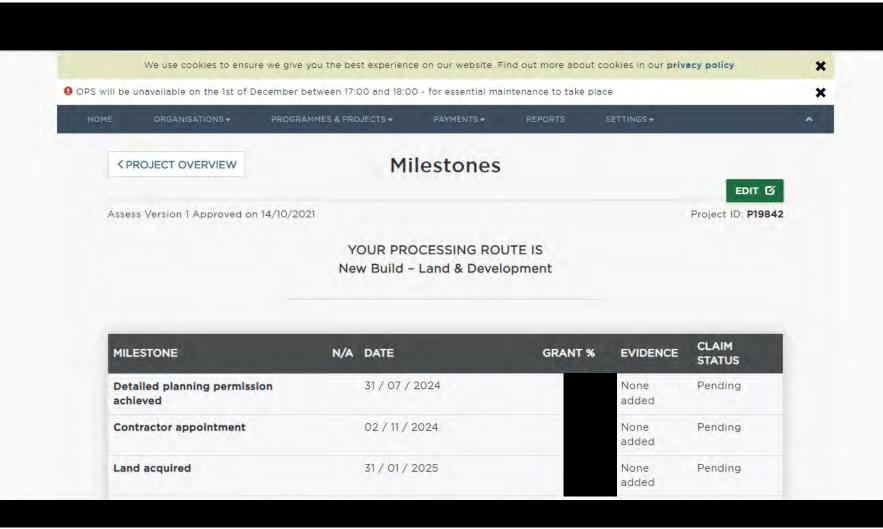
SUMMARY ITEM

AMOUNT(£)



6. Summary



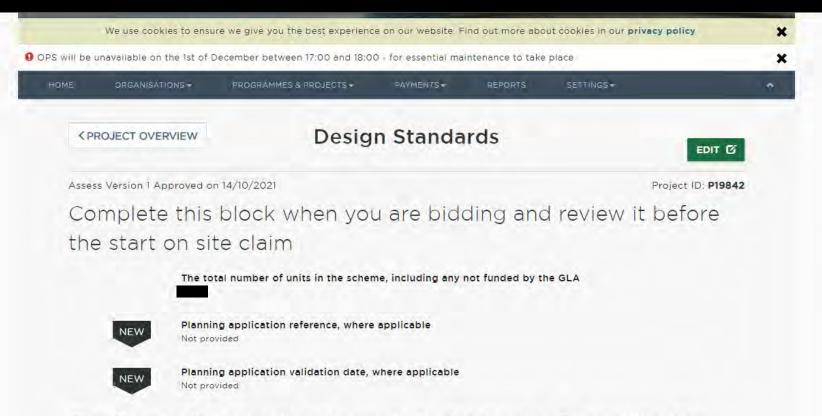


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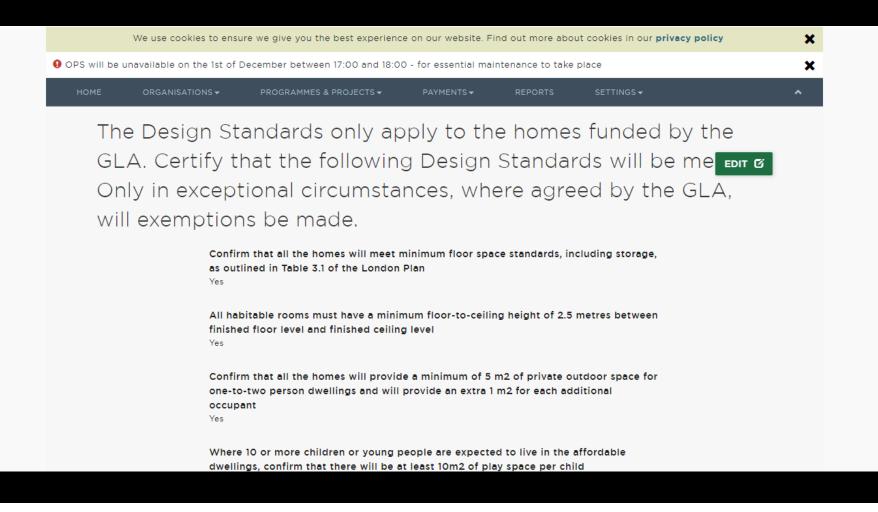
OPS will be unavailable on the 1st of December between 17:00 and 18:00 - for essential maintenance to take place

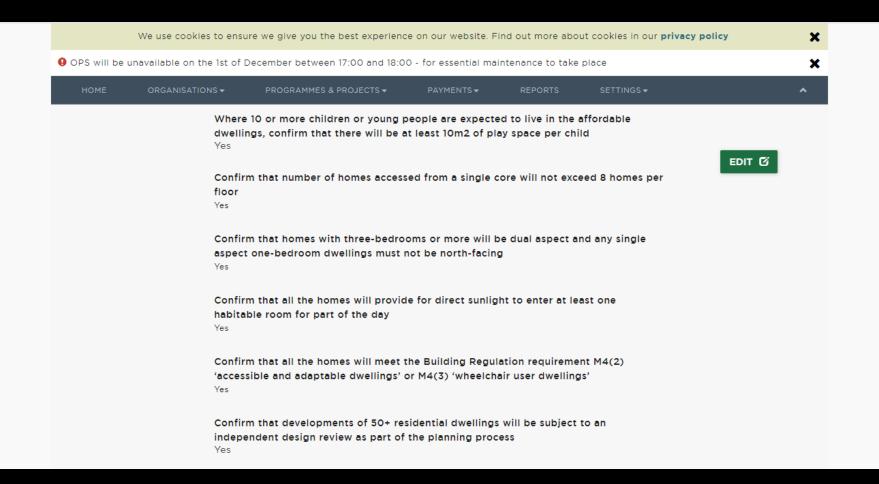
HOME ORGANISATIONS PROGRAMMES & PROJECTS PAYMENTS REPORTS SETTINGS

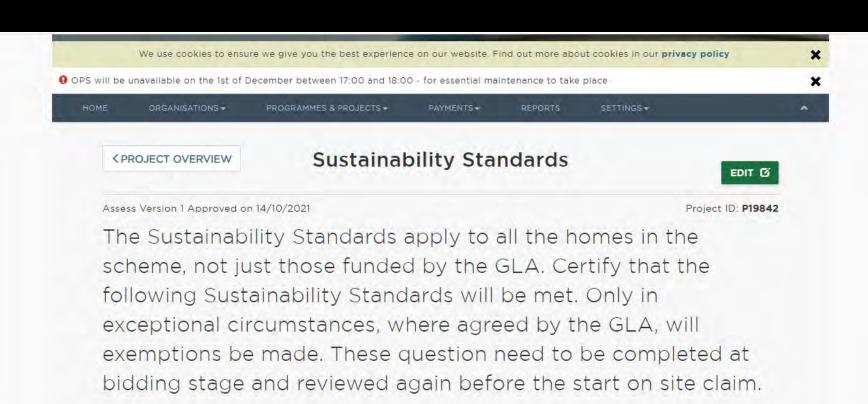
MILESTONE	N/A	DATE	GRANT %	EVIDENCE	CLAII EDIT &
Detailed planning permission achieved		31 / 07 / 2024		None added	Pending
Contractor appointment		02 / 11 / 2024		None added	Pending
Land acquired		31 / 01 / 2025		None added	Pending
Start on Site		31 / 01 / 2025		None added	Pending
Completion		31 / 08 / 2027		None added	Pending



The Design Standards only apply to the homes funded by the

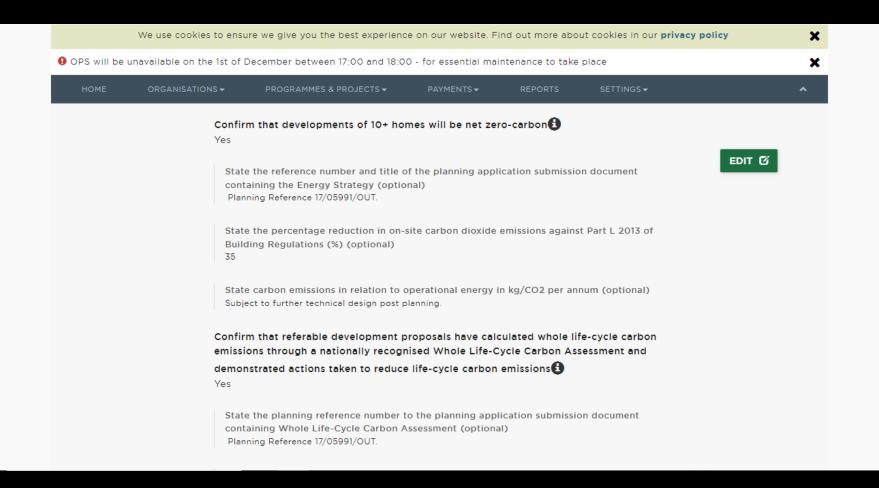


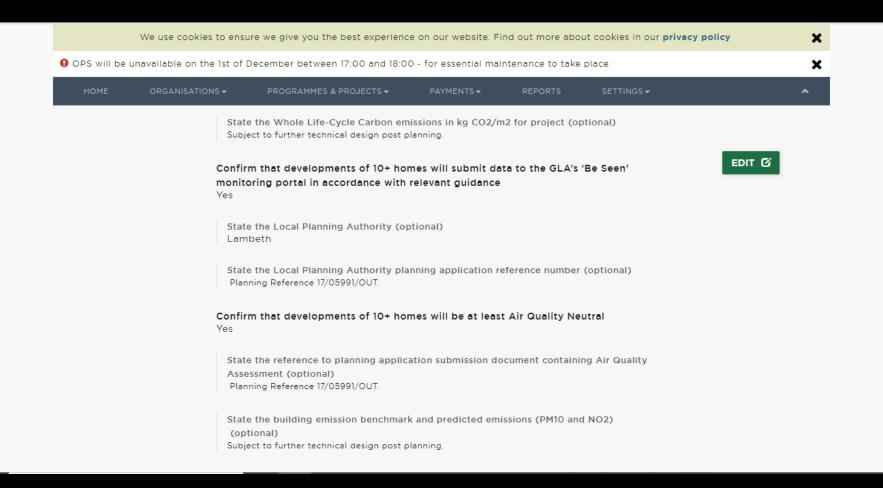


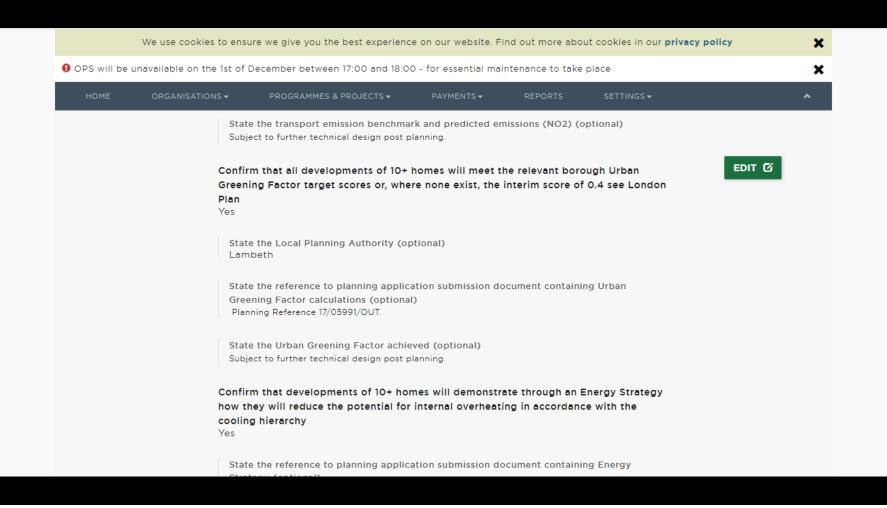


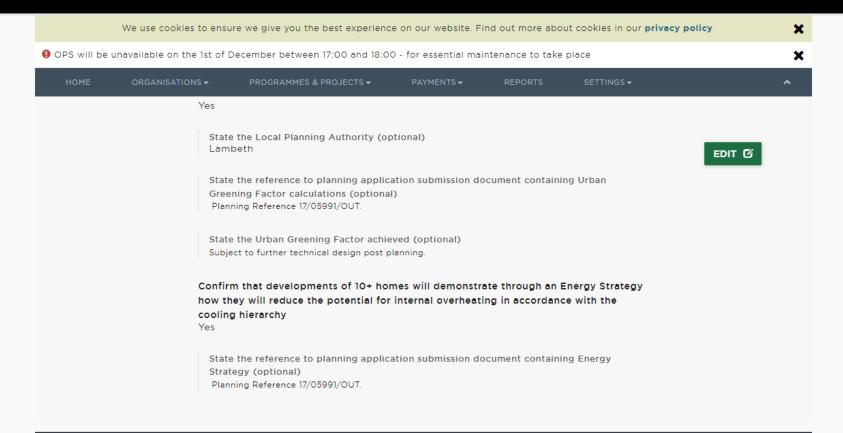
Confirm that developments of 10+ homes will be net zero-carbon

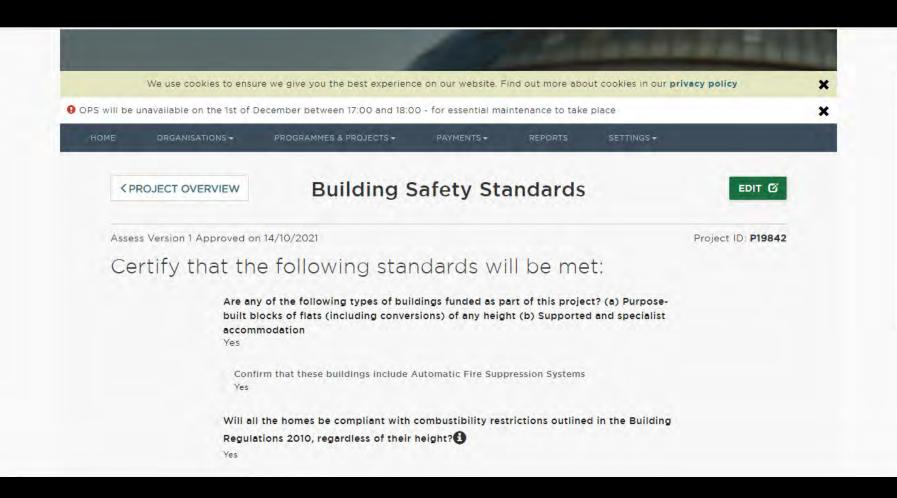
State the reference number and title of the planning application submission document

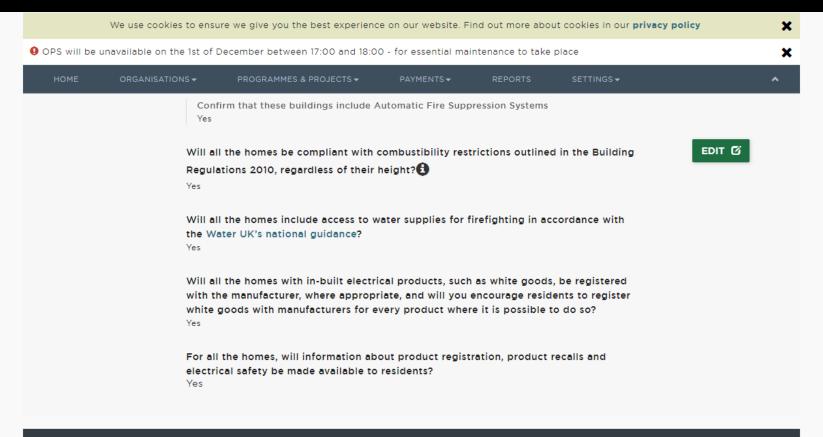


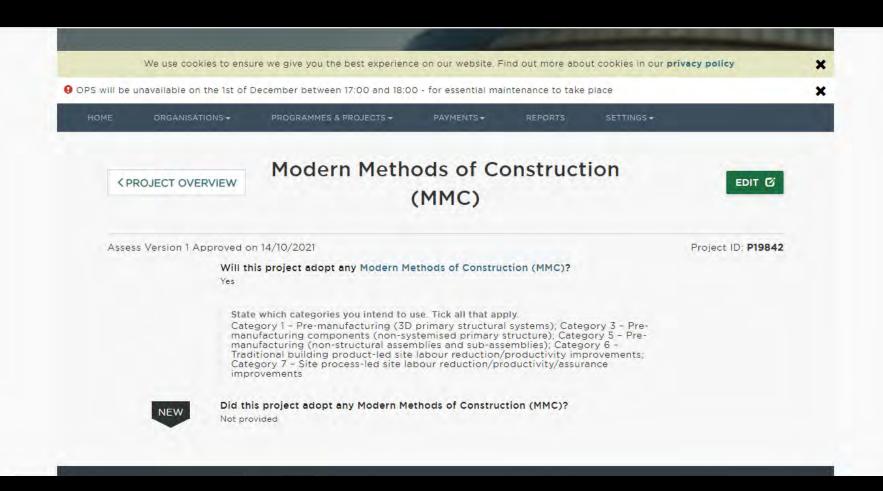


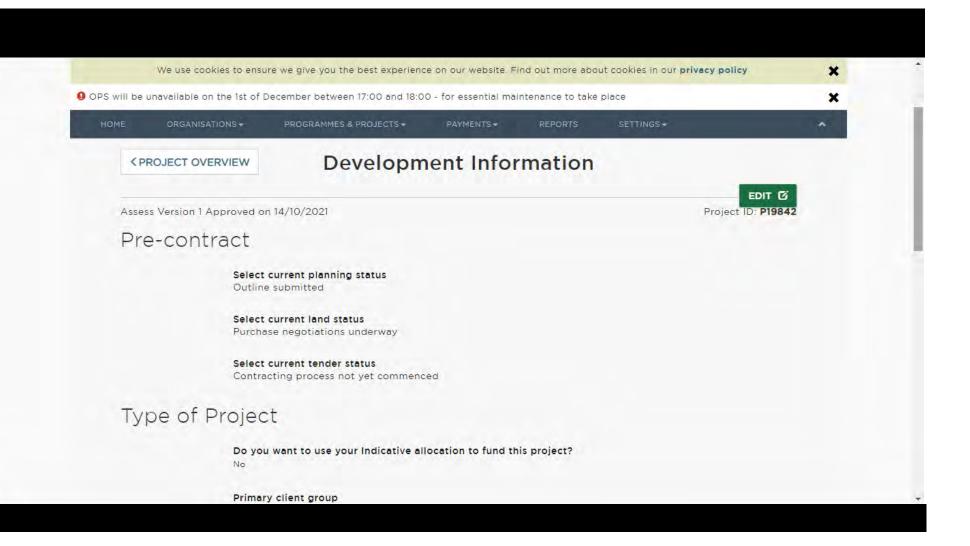


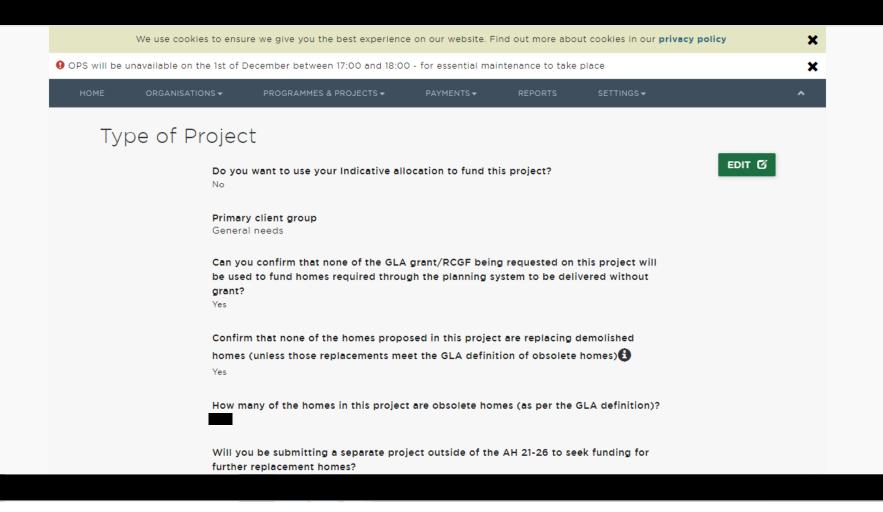


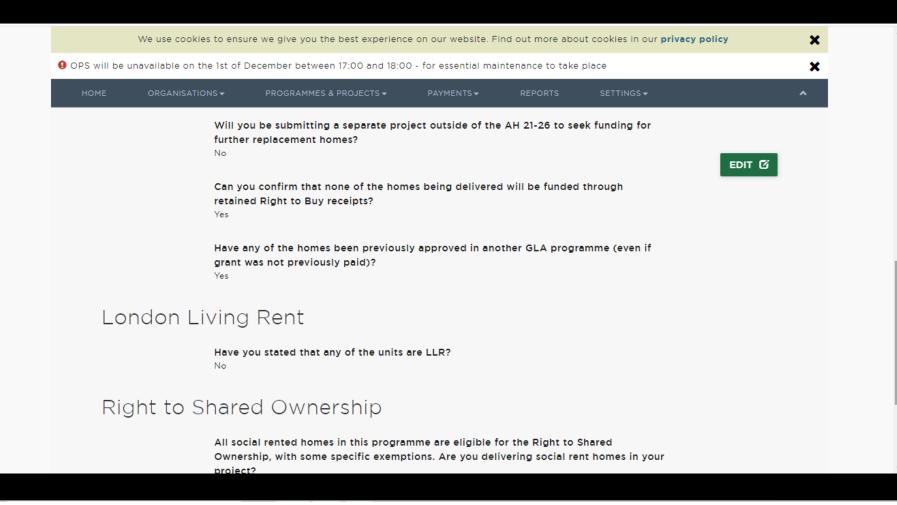


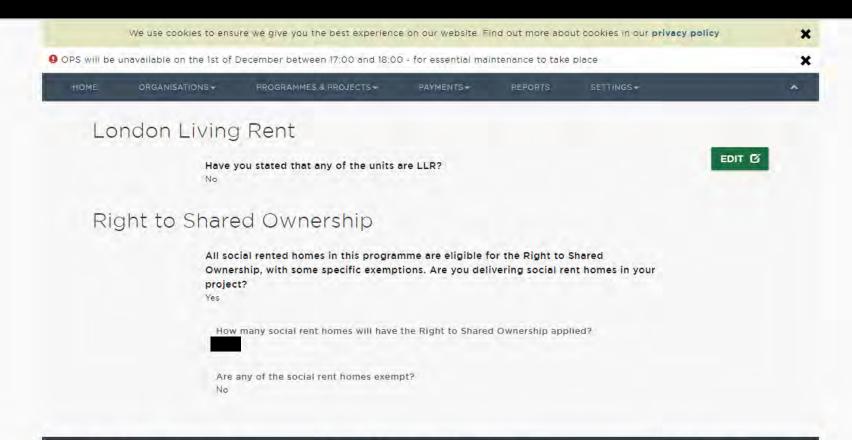


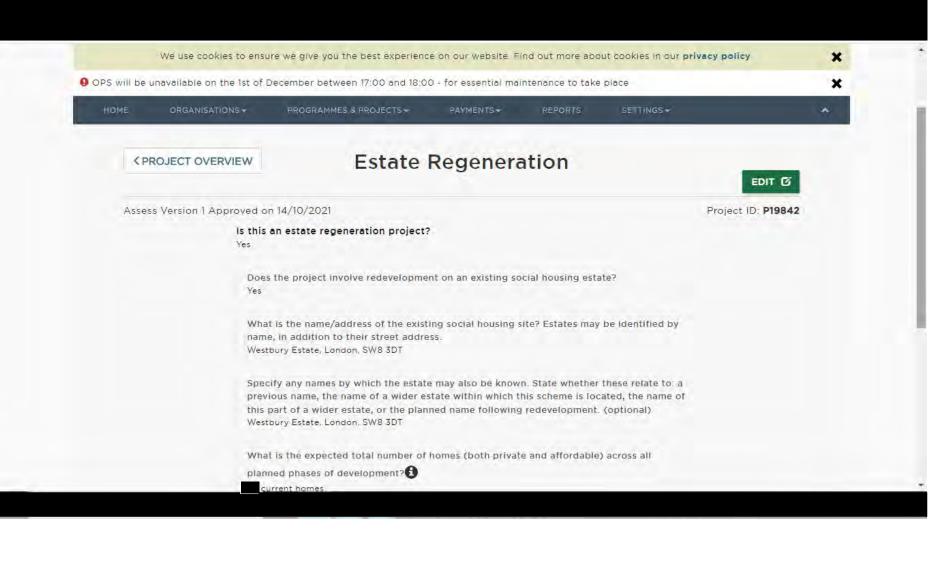


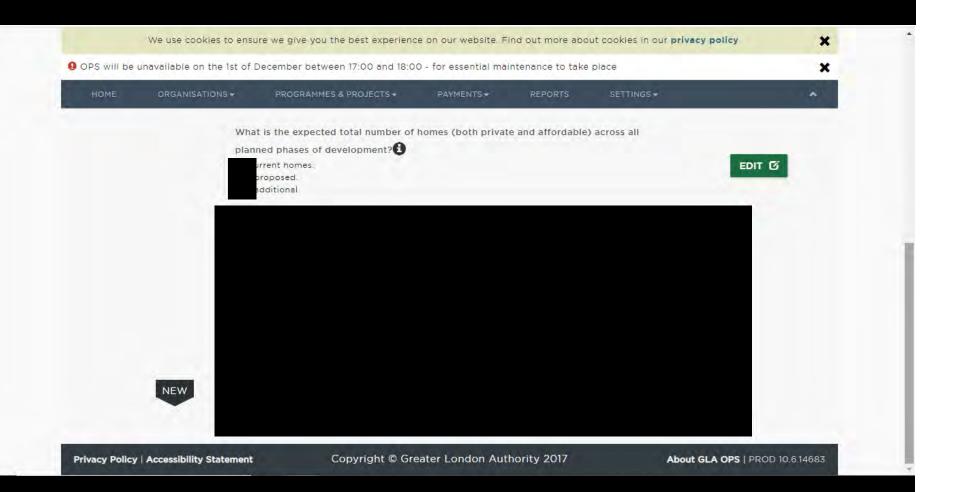




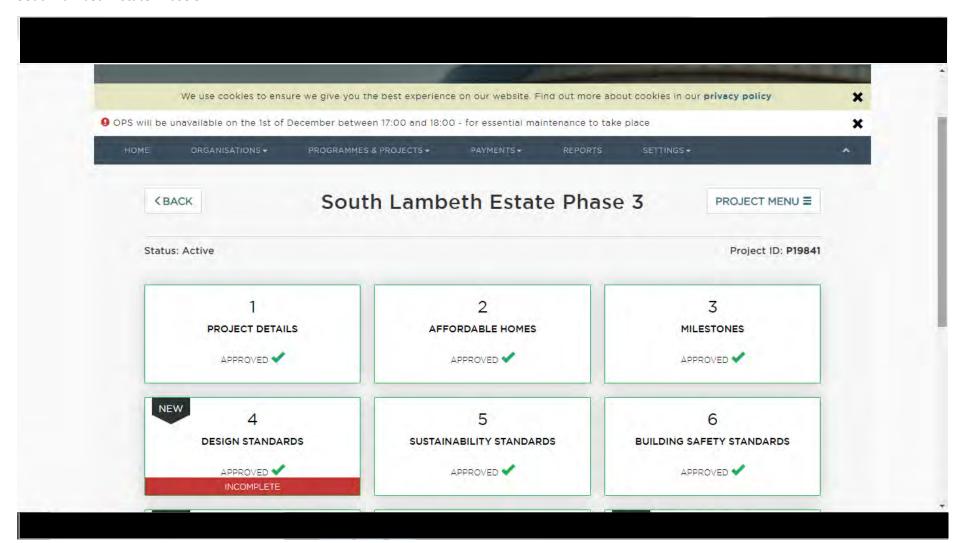


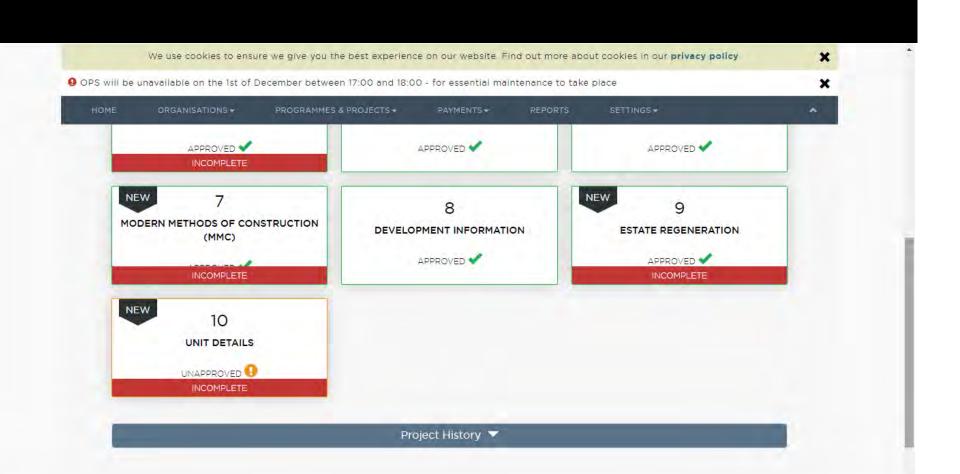


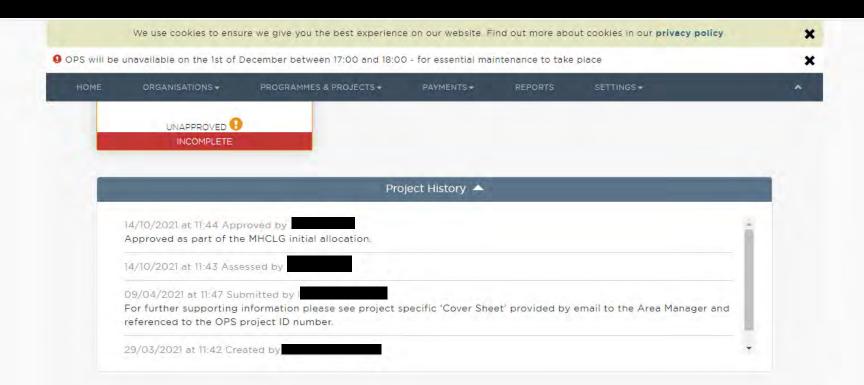


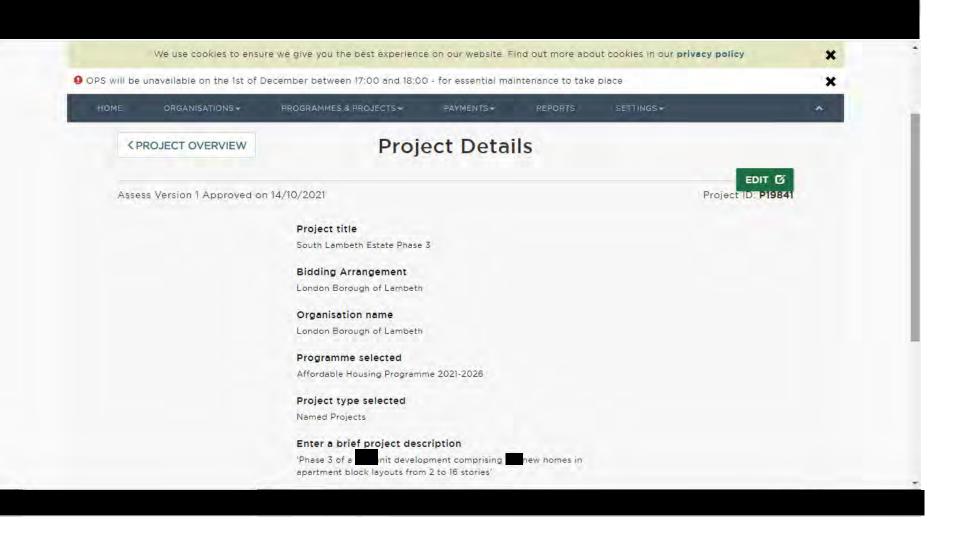


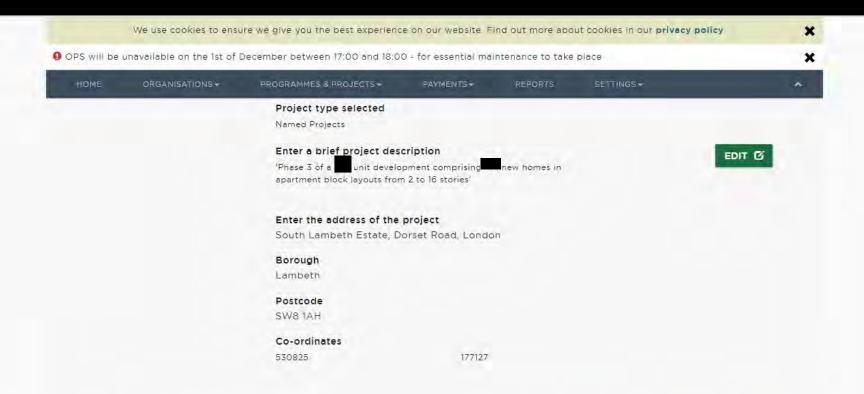
South Lambeth Estate Phase 3

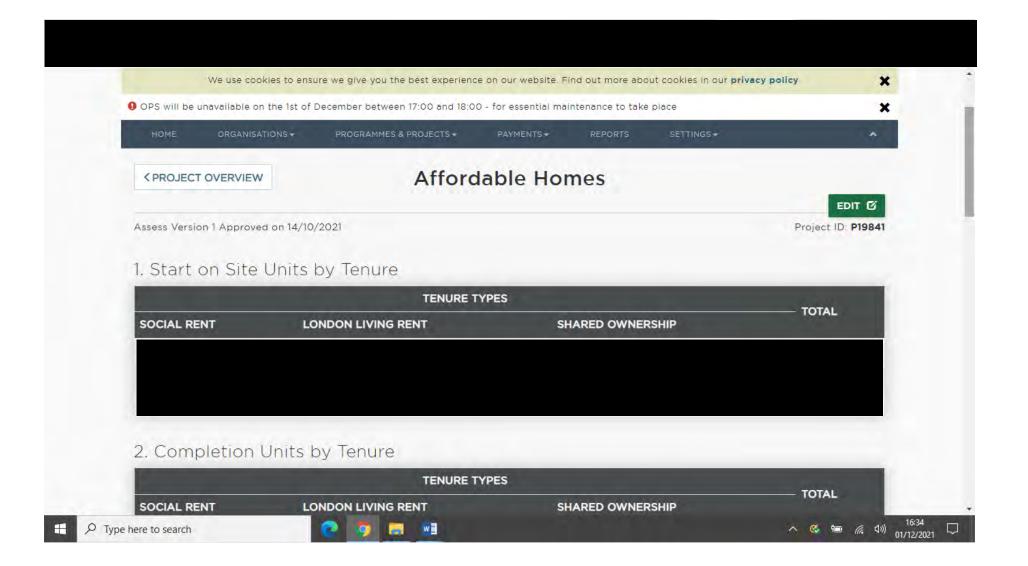


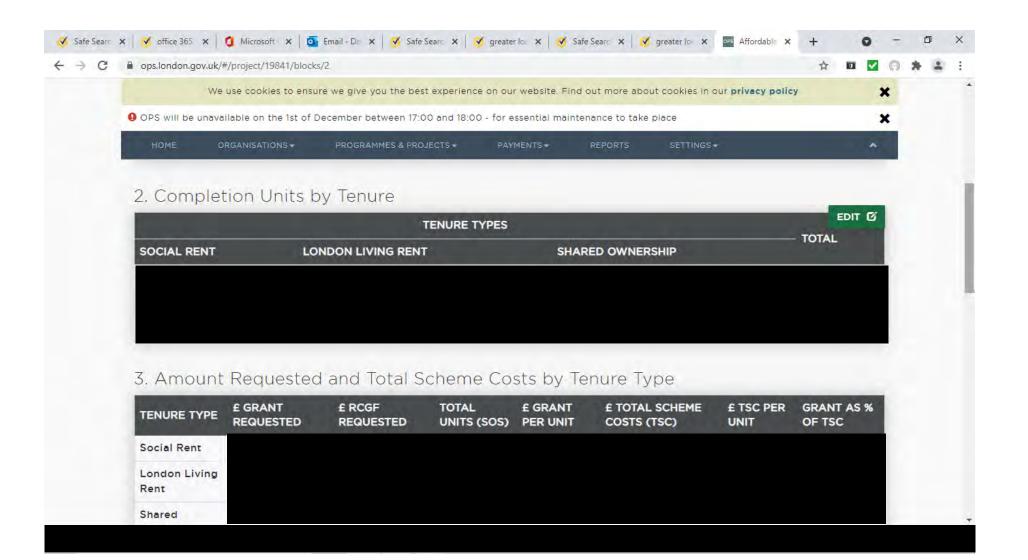


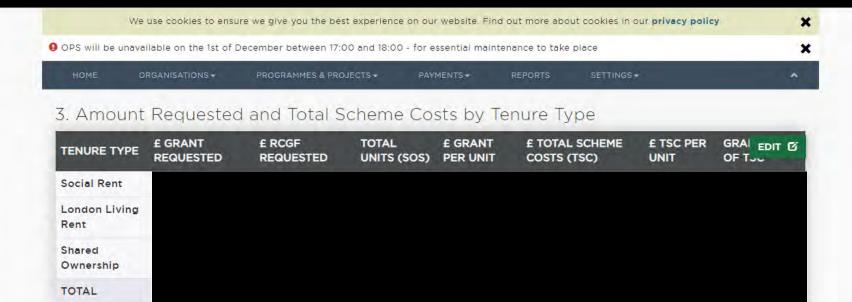










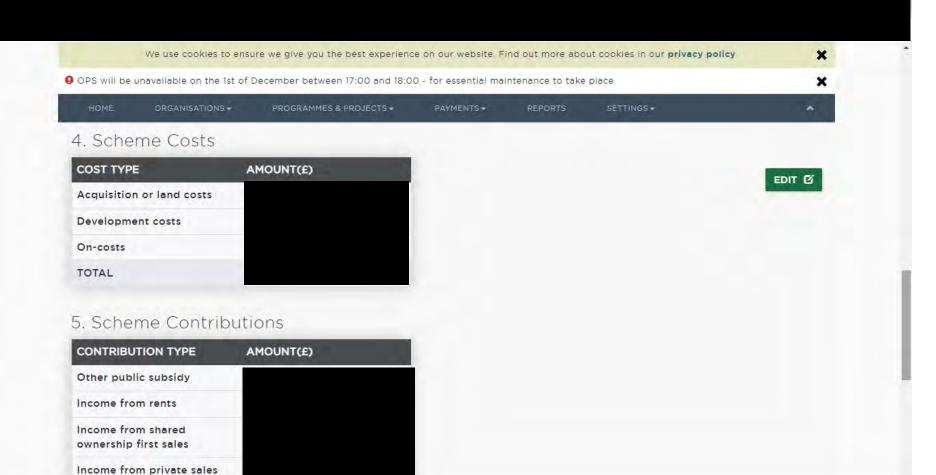


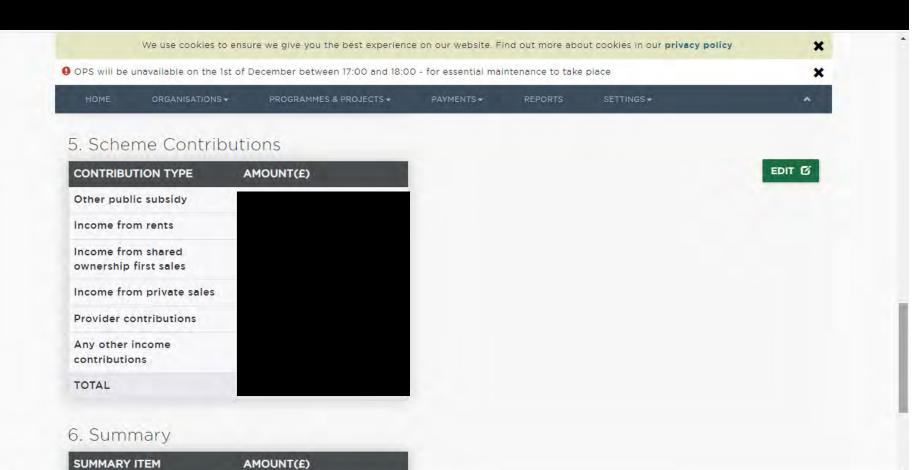
Justify the grant requested for this project

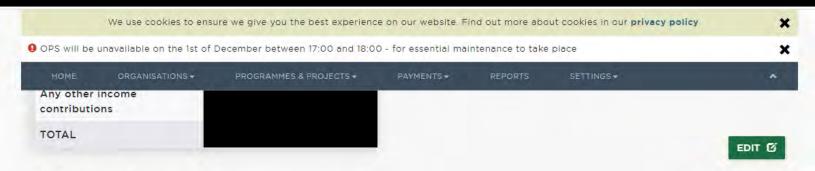
The levels of grant we have modelled and requested within this application ensures the viability of this project with aim of maximising provision of additional, affordable homes. A successful settlement of grant will ensure the HFL Business Plan and HFL / LBL Joint Delivery Plan continues to take forward positive estate regeneration within the borough.

4. Scheme Costs

COST TYPE AMOUNT(£)

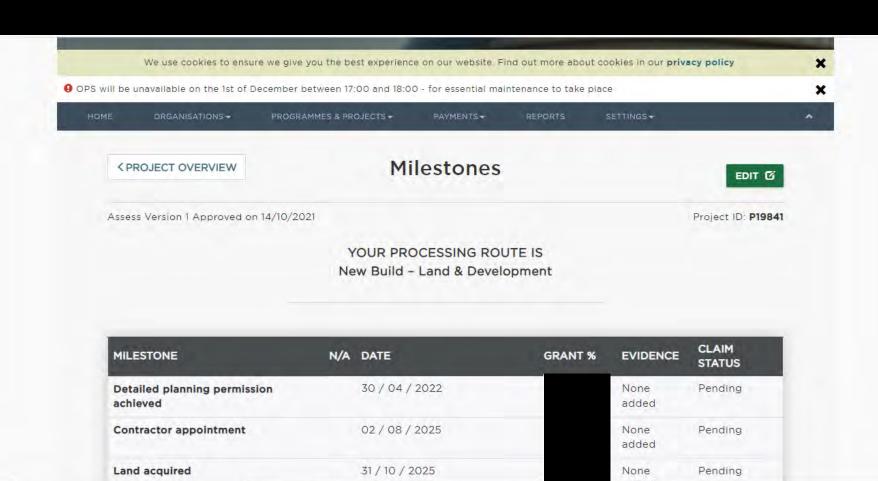






6. Summary

SUMMARY ITEM	AMOUNT(£)
TOTAL SCHEME COSTS	
TOTAL SCHEME CONTRIBUTIONS	
TOTAL ELIGIBLE GRANT	
GRANT REQUESTED	
RCGF REQUESTED	
GRANT % OF TOTAL COSTS	





YOUR PROCESSING ROUTE IS New Build - Land & Development

EDIT [

MILESTONE	N/A	DATE	GRANT %	EVIDENCE	CLAIM STATUS
Detailed planning permission achieved		30 / 04 / 2022		None added	Pending
Contractor appointment		02 / 08 / 2025		None added	Pending
Land acquired		31 / 10 / 2025		None added	Pending
Start on Site		31 / 10 / 2025		None added	Pending
Completion		31 / 03 / 2028		None added	Pending



The Design Standards only apply to the homes funded by the GLA. Certify that the following Design Standards will be met.



The Design Standards only apply to the homes funded by the GLA. Certify that the following Design Standards will be me only in exceptional circumstances, where agreed by the GLA, will exemptions be made.

Confirm that all the homes will meet minimum floor space standards, including storage, as outlined in Table 3.1 of the London Plan

Yes

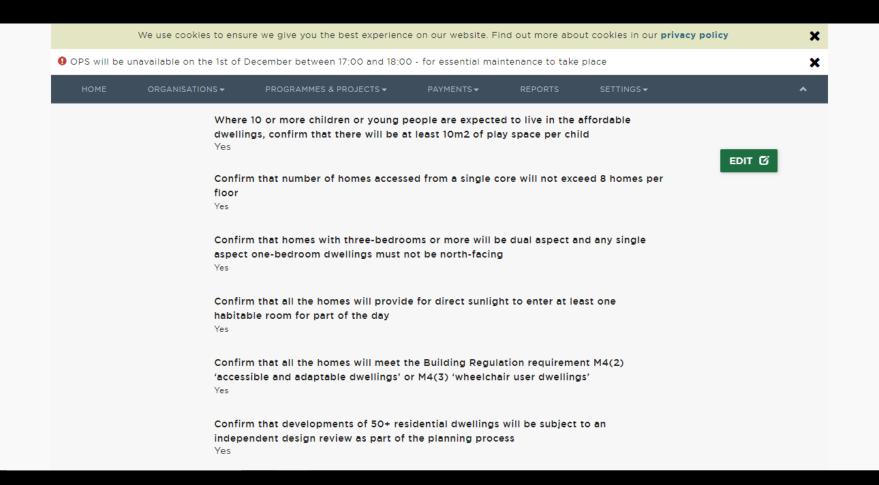
All habitable rooms must have a minimum floor-to-ceiling height of 2.5 metres between finished floor level and finished ceiling level

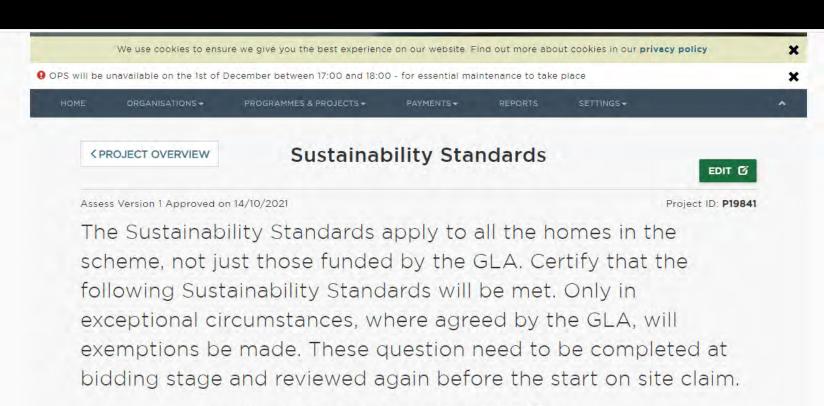
Yes

Confirm that all the homes will provide a minimum of 5 m2 of private outdoor space for one-to-two person dwellings and will provide an extra 1 m2 for each additional occupant

Yes

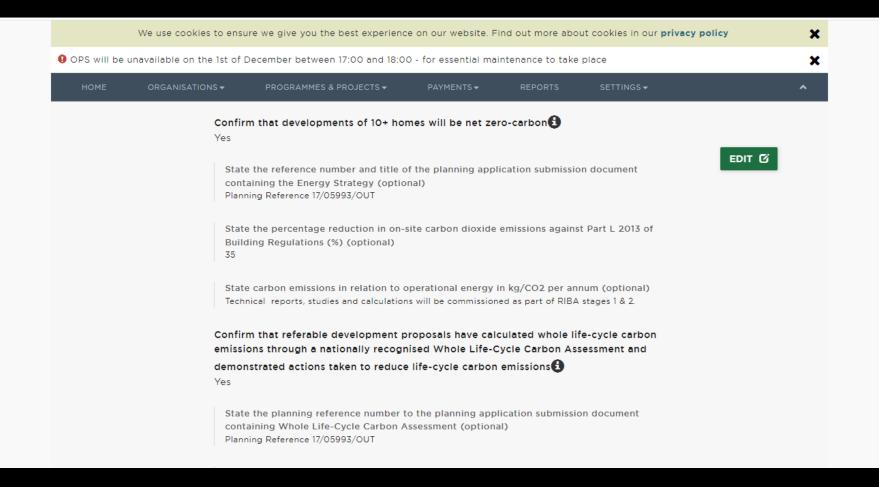
Where 10 or more children or young people are expected to live in the affordable dwellings, confirm that there will be at least 10m2 of play space per child

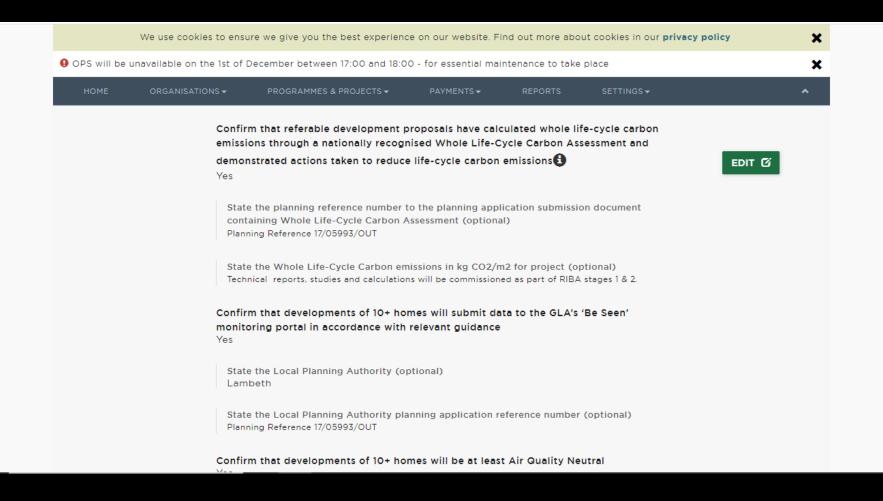


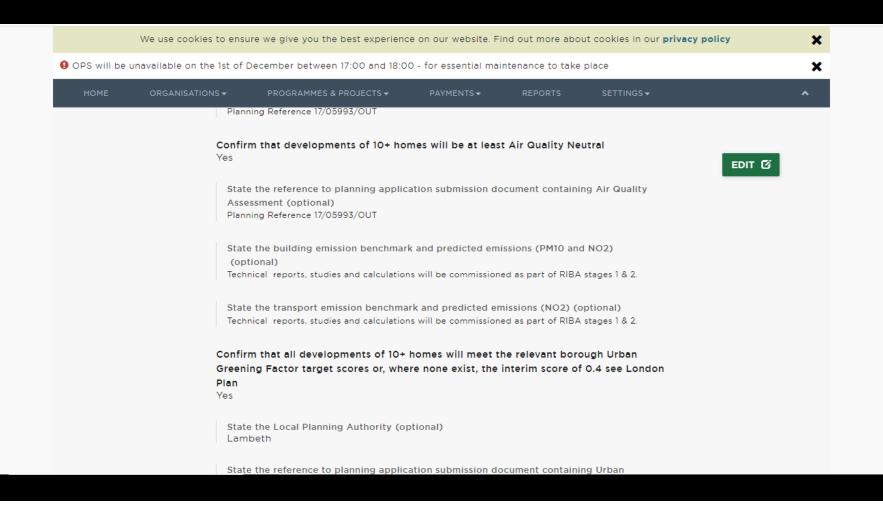


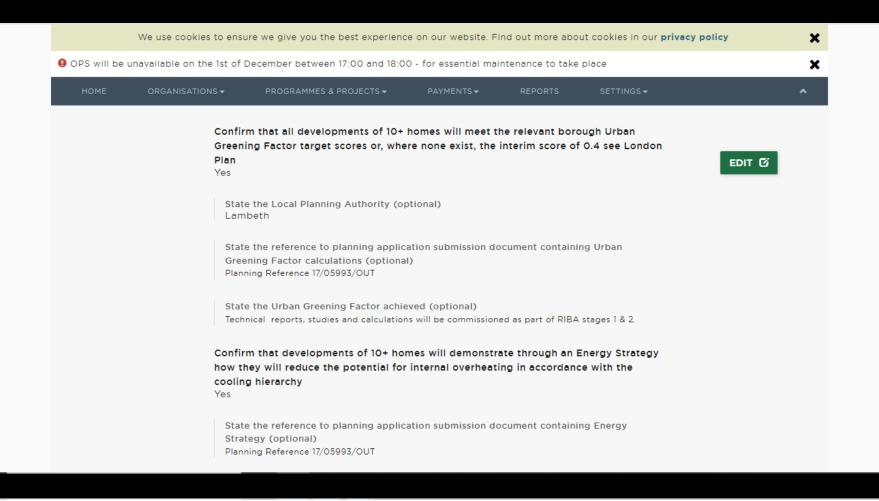
Confirm that developments of 10+ homes will be net zero-carbon 49

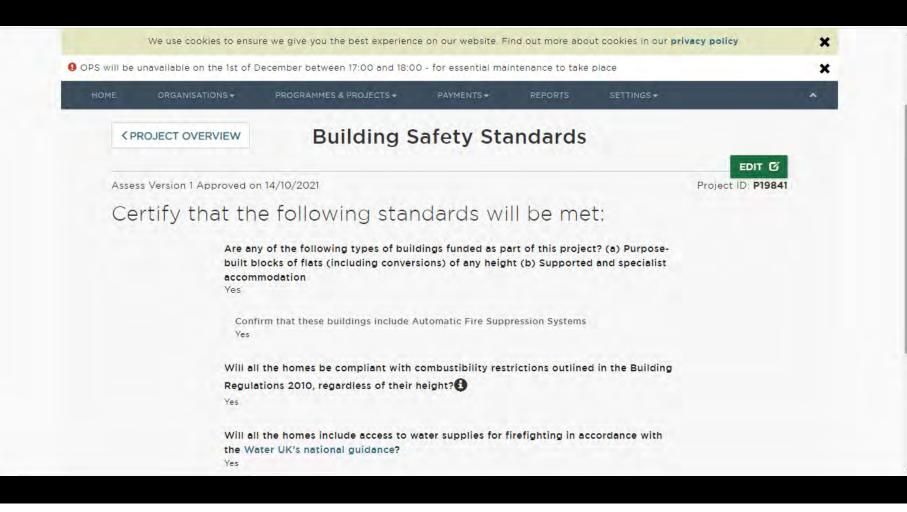
State the reference number and title of the planning application submission document containing the Energy Strategy (optional)

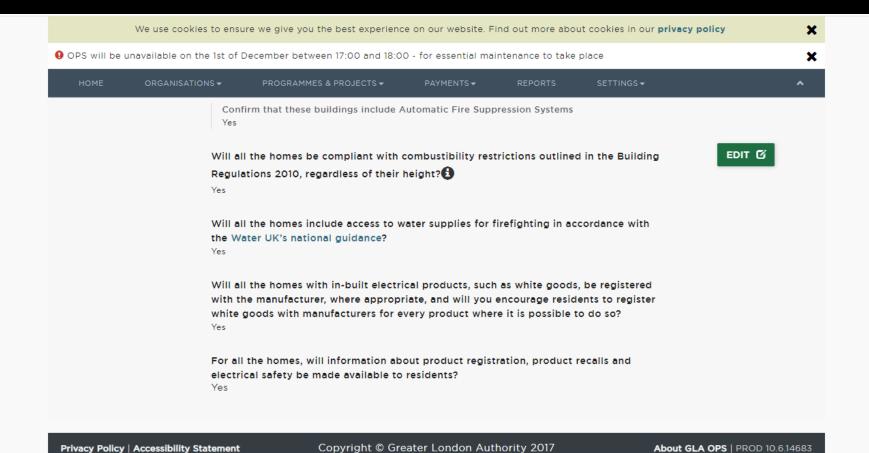




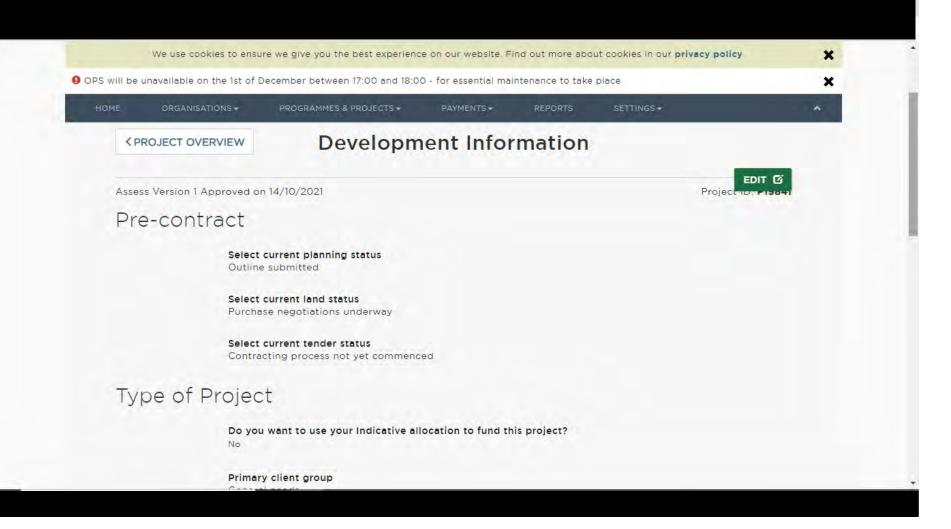


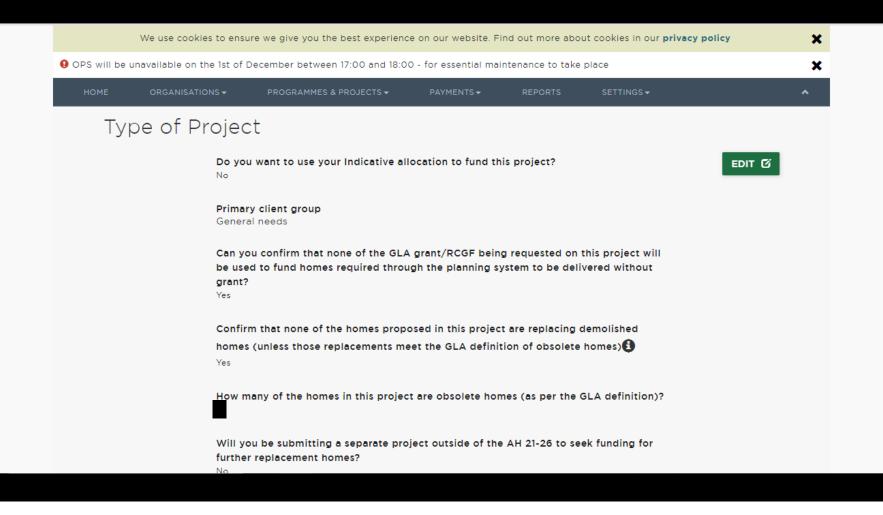


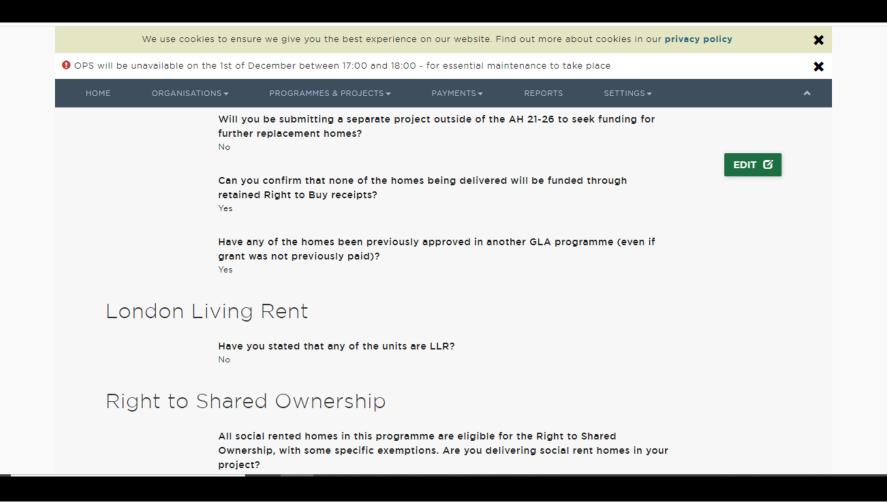


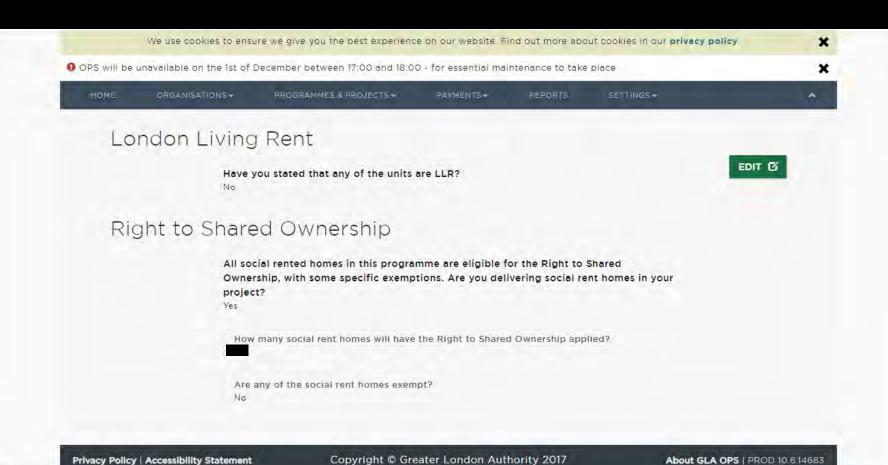


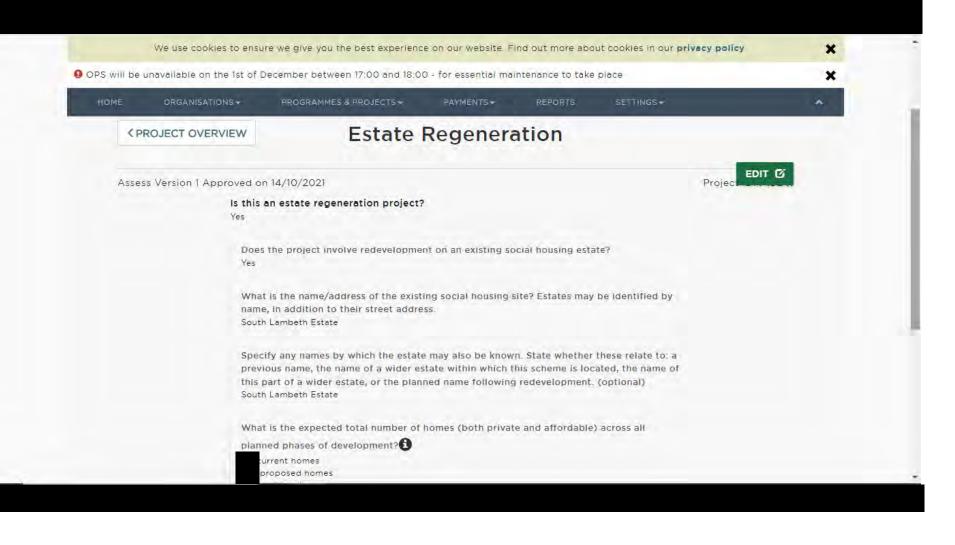


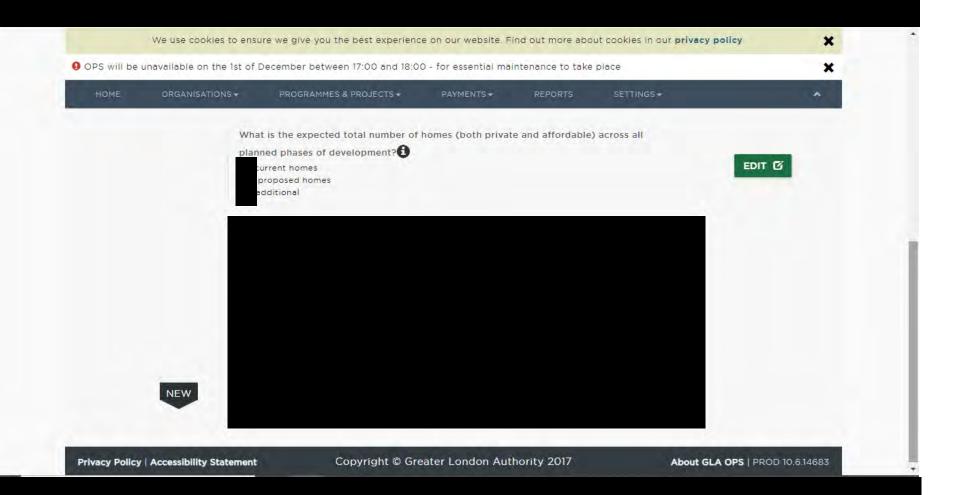




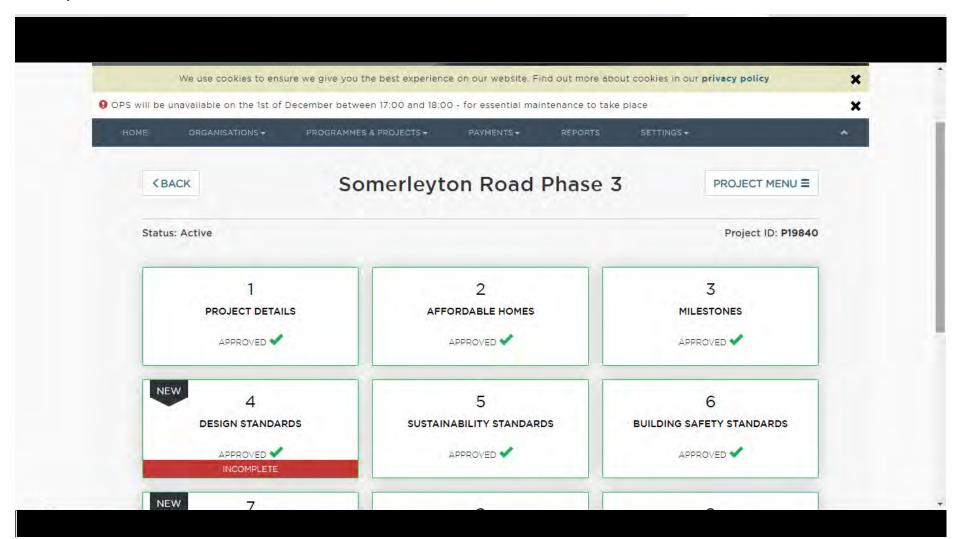


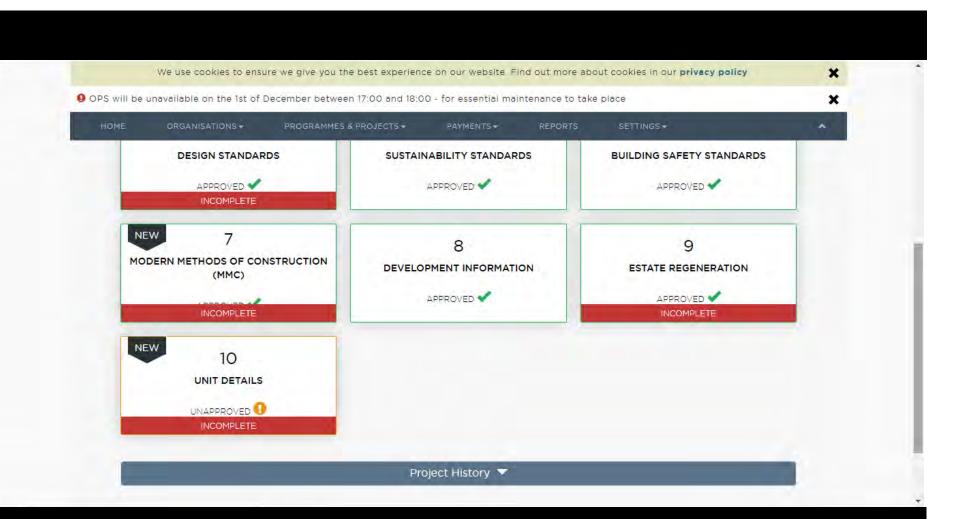


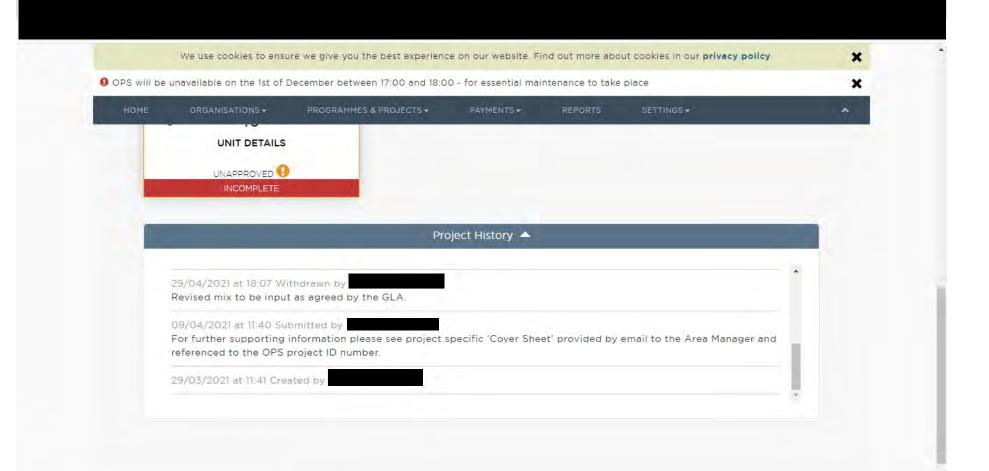


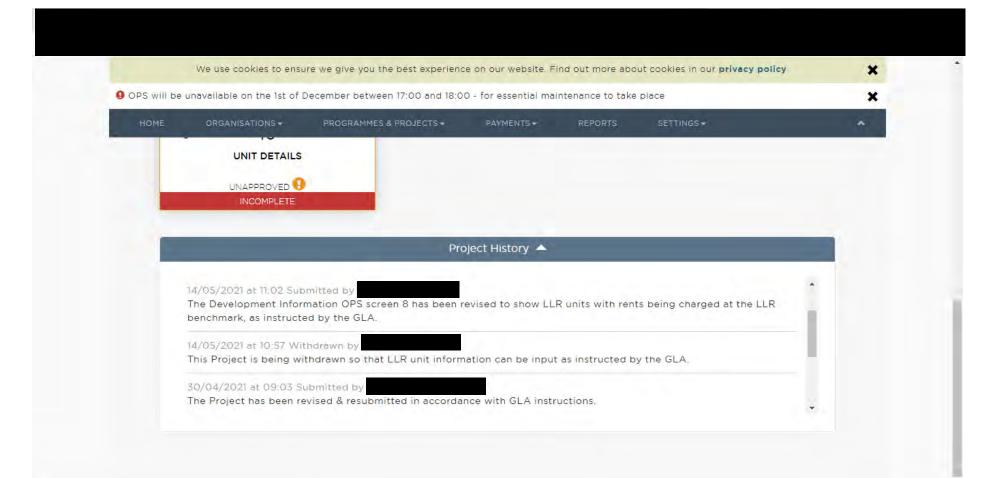


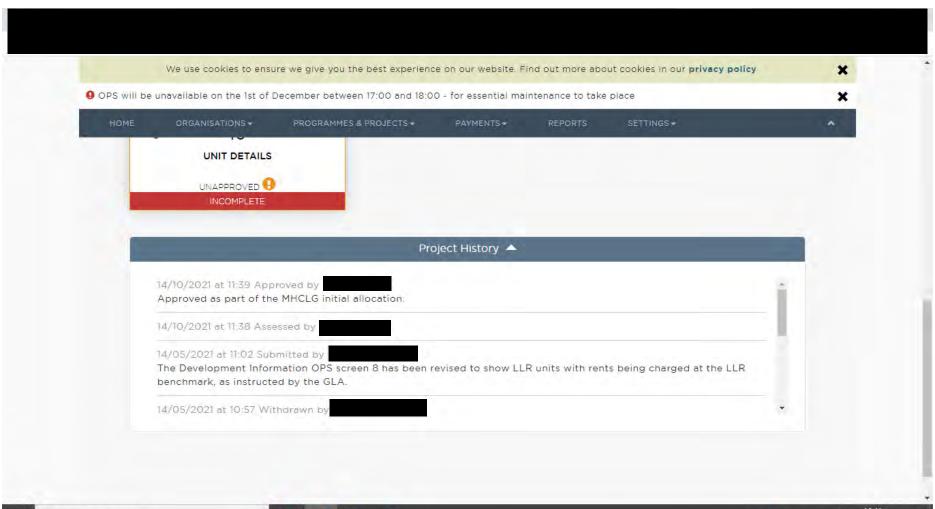
Somerleyton Road Phase 3



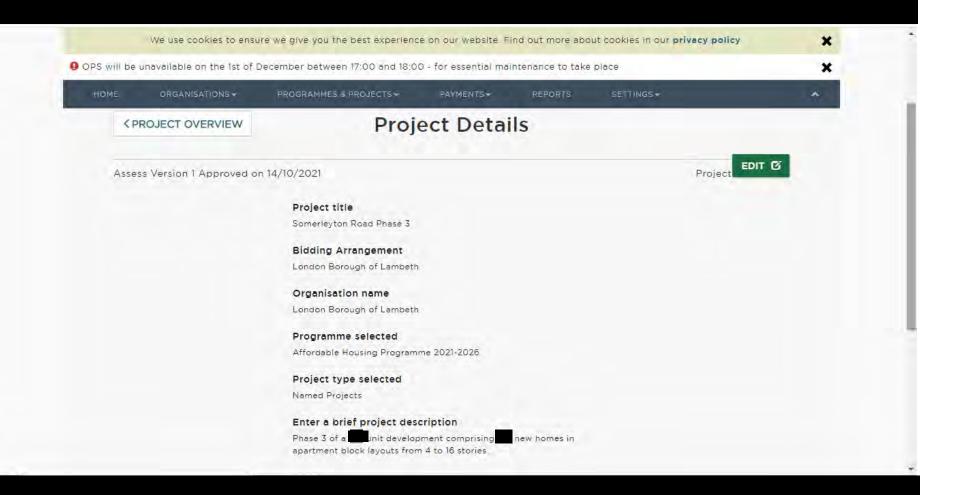


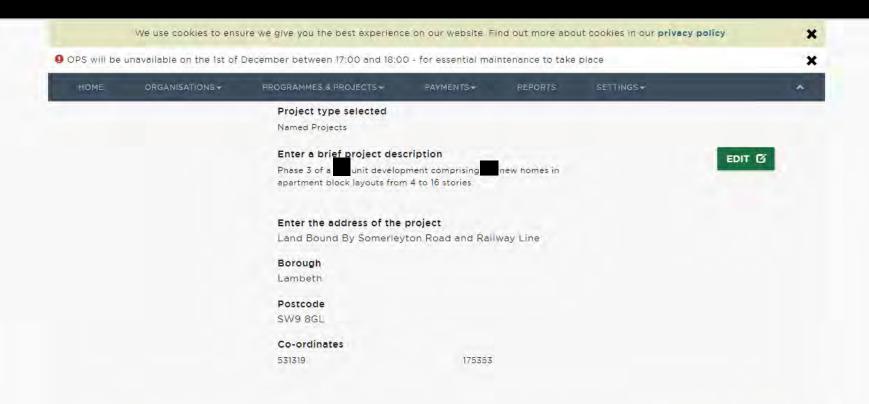


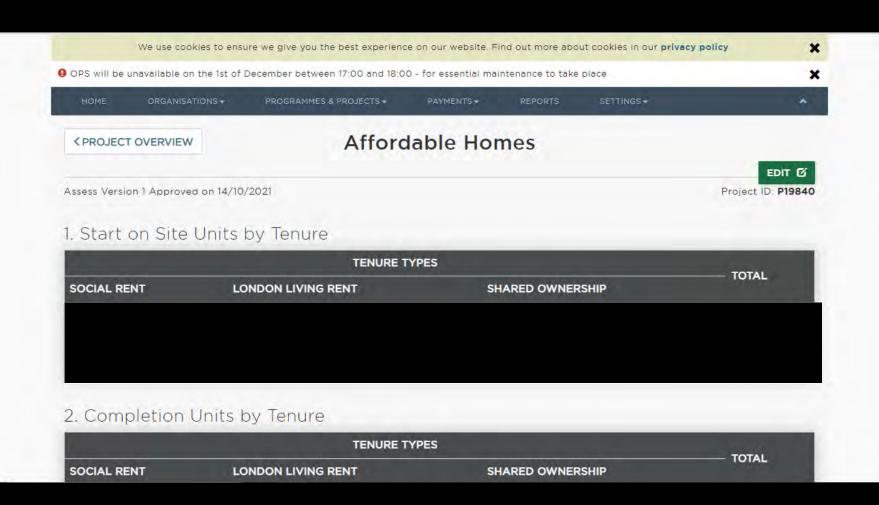


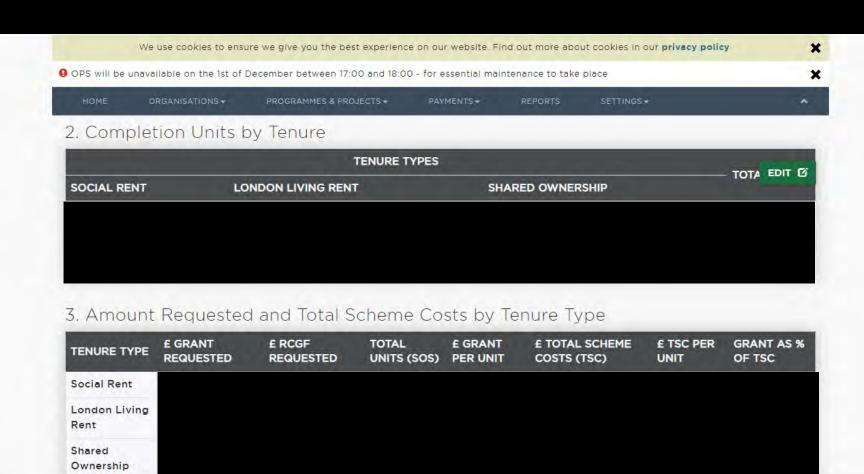


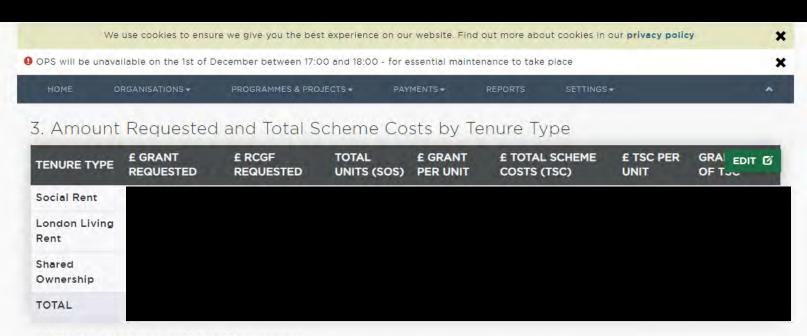








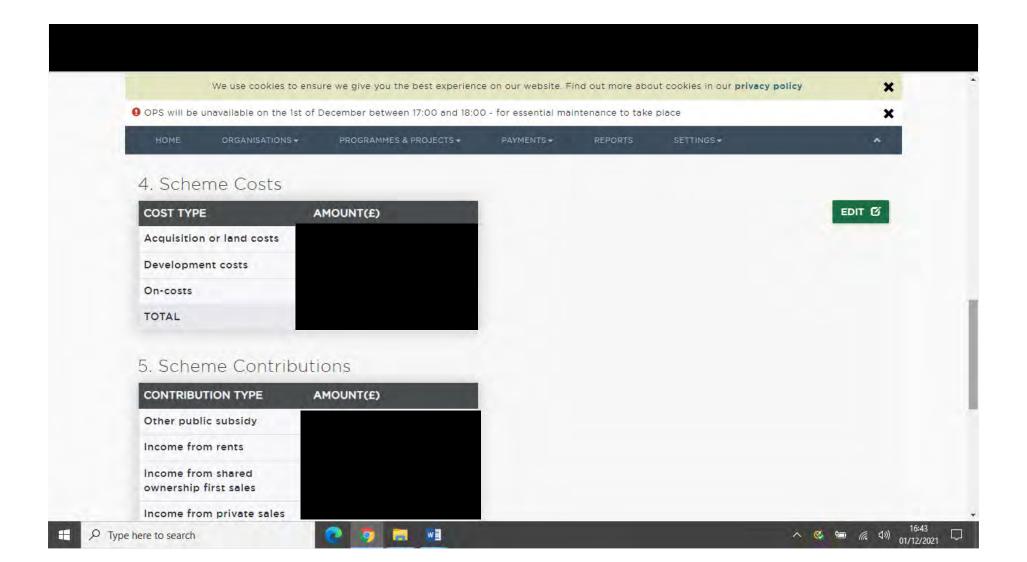


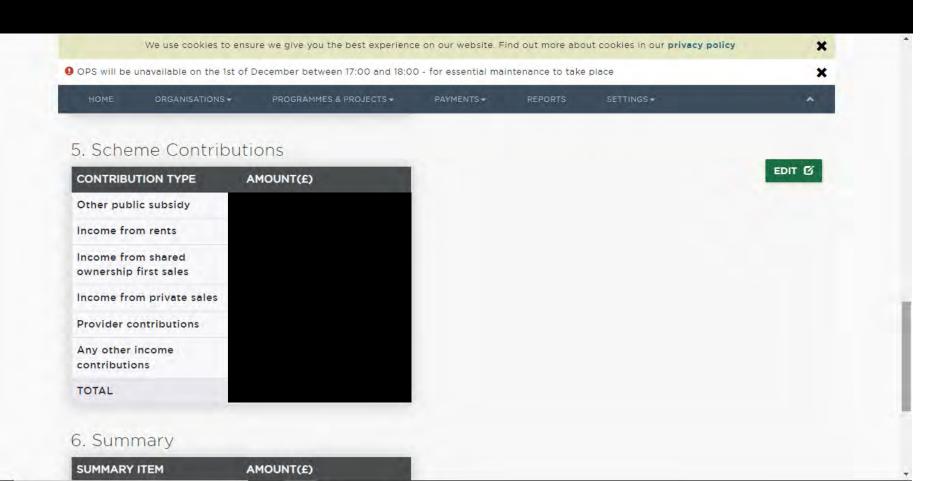


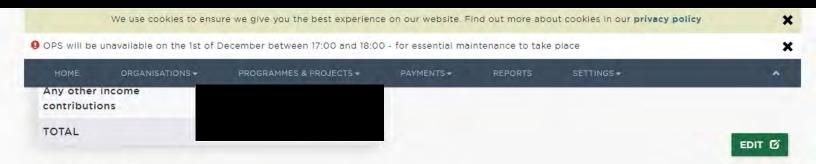
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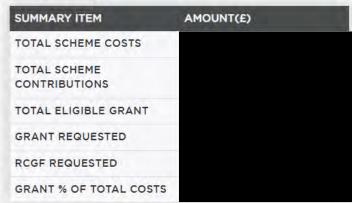
4. Scheme Costs

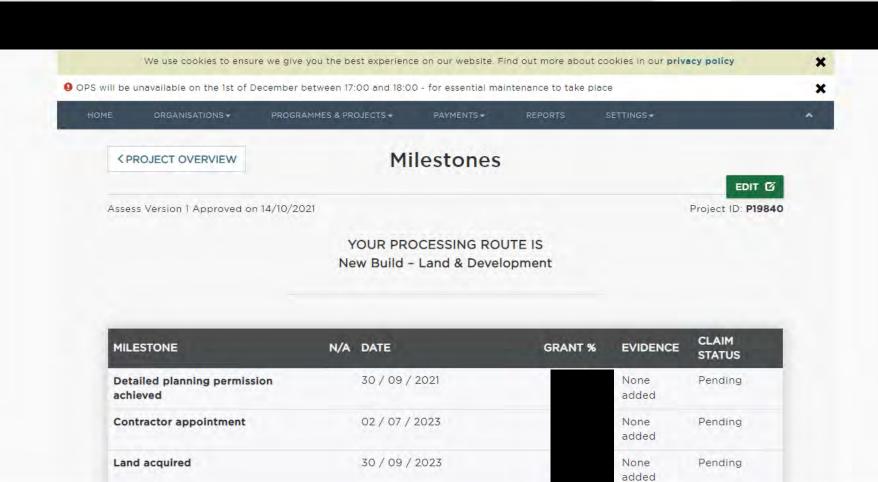






6. Summary



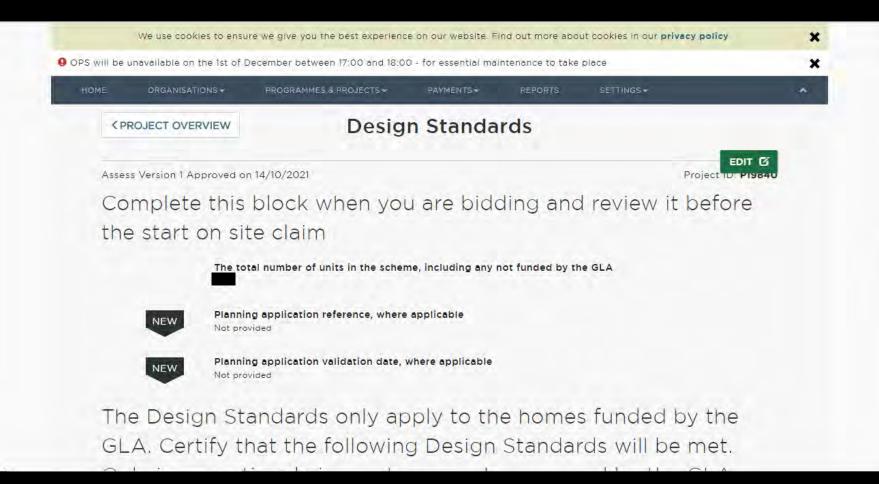


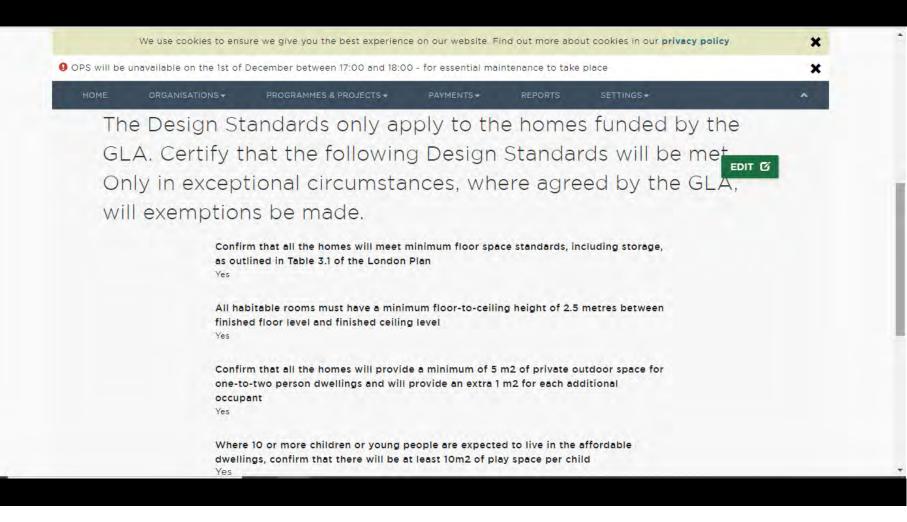
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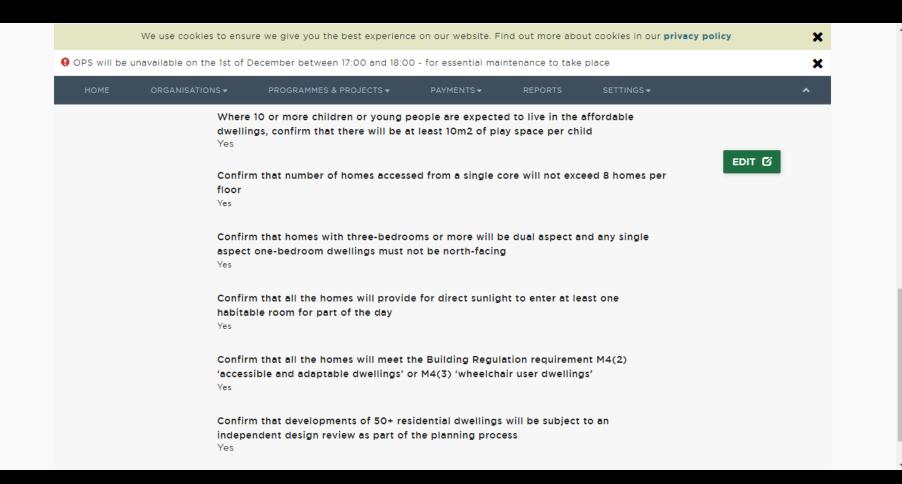
OPS will be unavailable on the 1st of December between 17:00 and 18:00 - for essential maintenance to take place

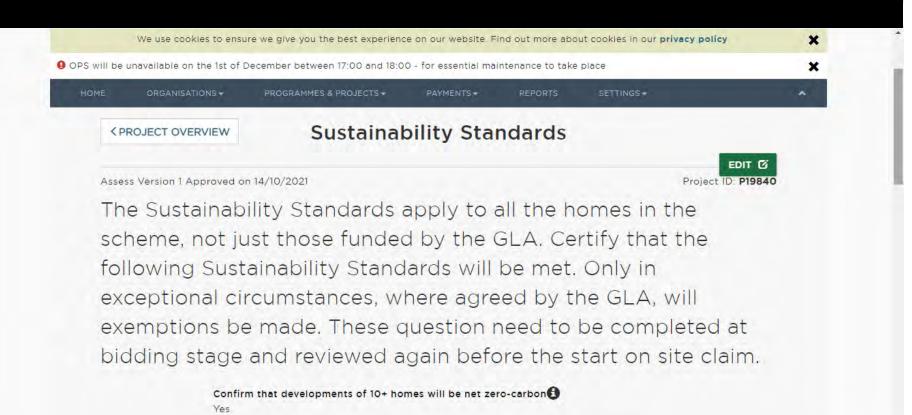
HOME ORGANISATIONS* PROGRAMMES & PROJECTS* PAYMENTS* REPORTS SETTINGS*

MILESTONE	N/A DATE	GRANT %	EVIDENCE	CLAII EDIT &
Detailed planning permission achieved	30 / 09 / 2021		None added	Pending
Contractor appointment	02 / 07 / 2023		None added	Pending
Land acquired	30 / 09 / 2023		None added	Pending
Start on Site	30 / 09 / 2023		None added	Pending
Completion	28 / 02 / 2026		None added	Pending



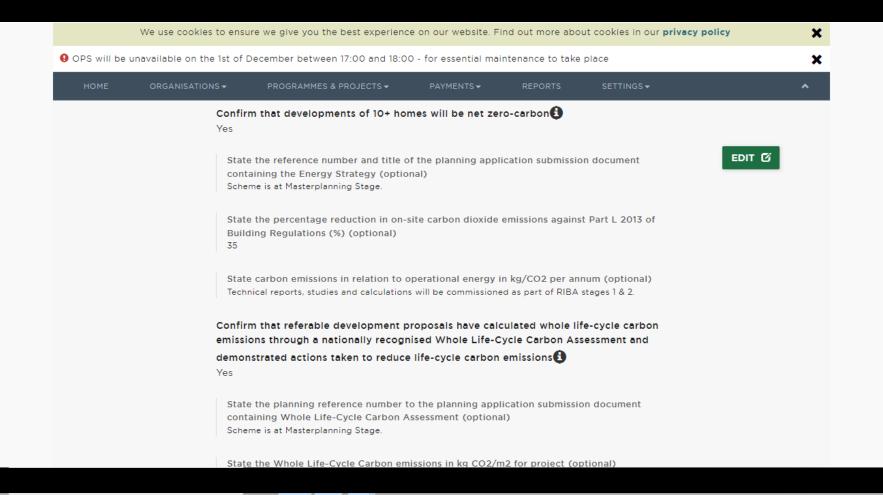


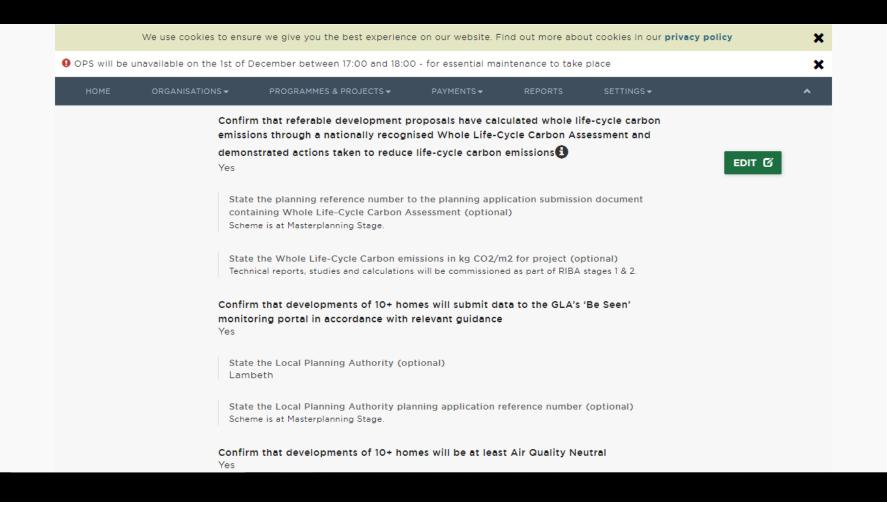


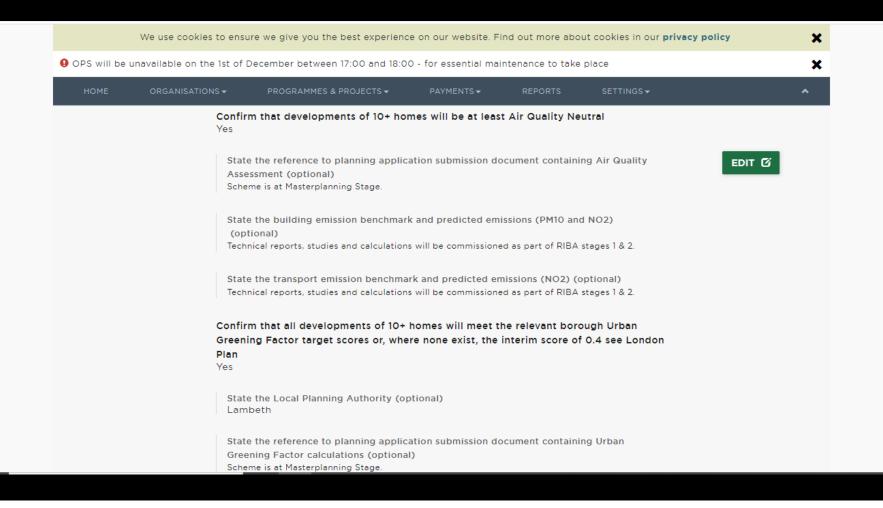


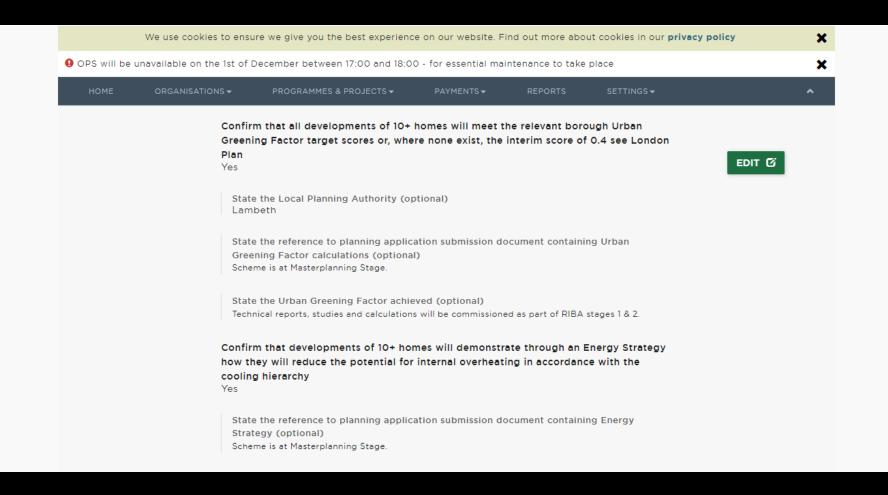
State the reference number and title of the planning application submission document

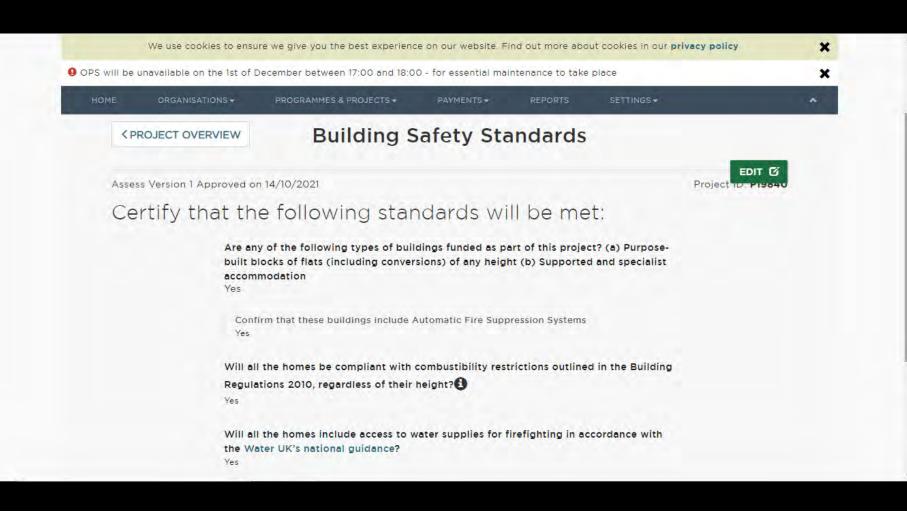
containing the Energy Strategy (optional)
Scheme is at Masterplanning Stage.

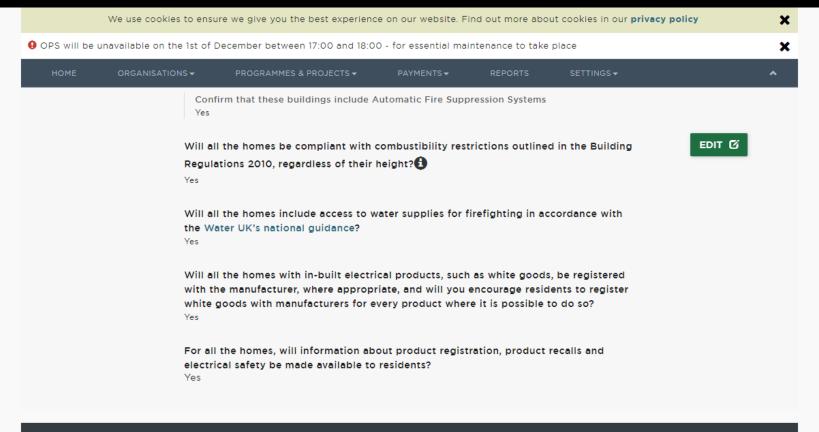


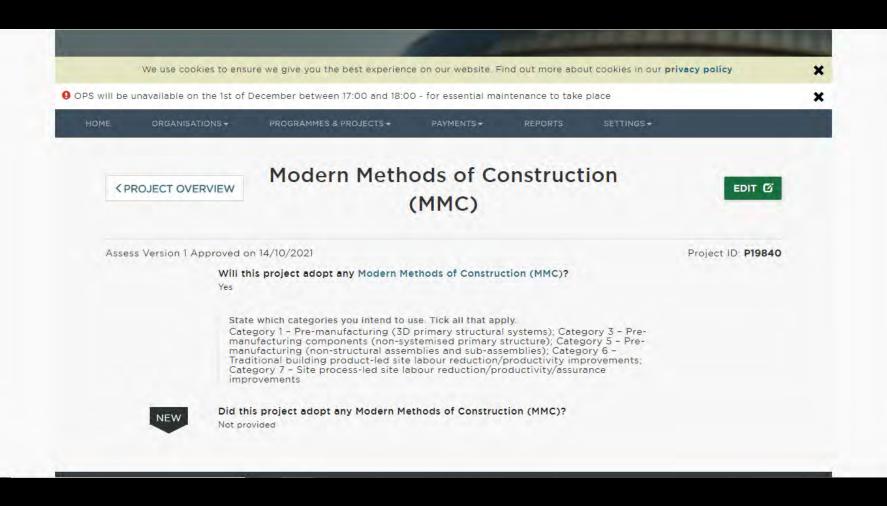


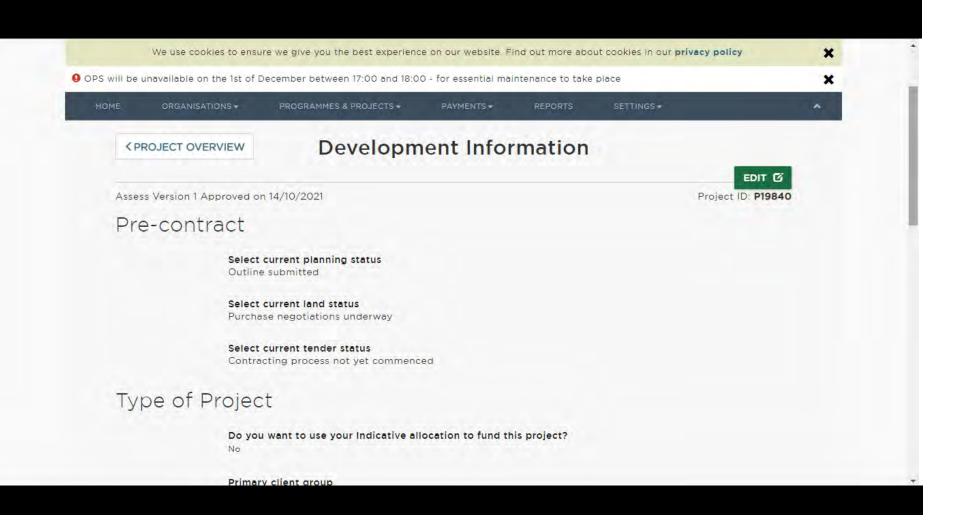


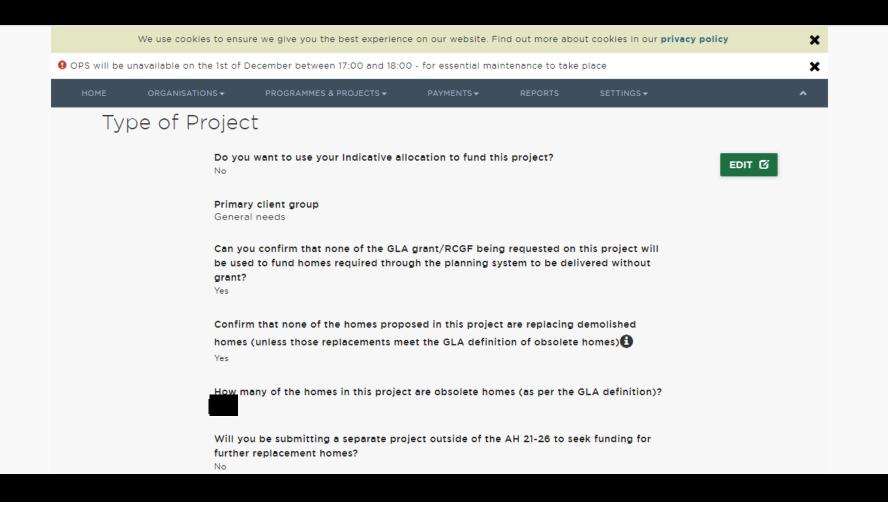


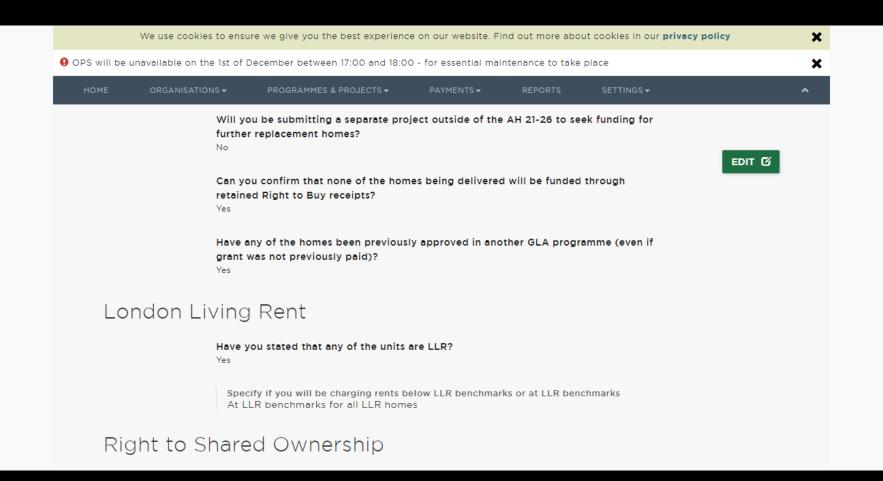


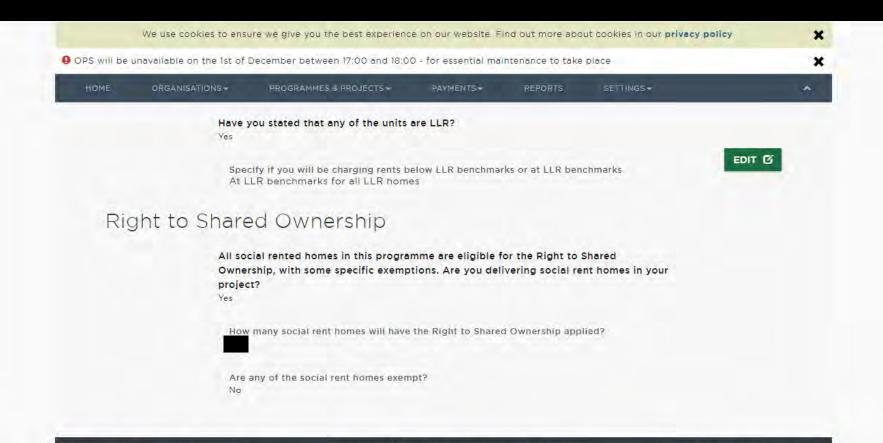








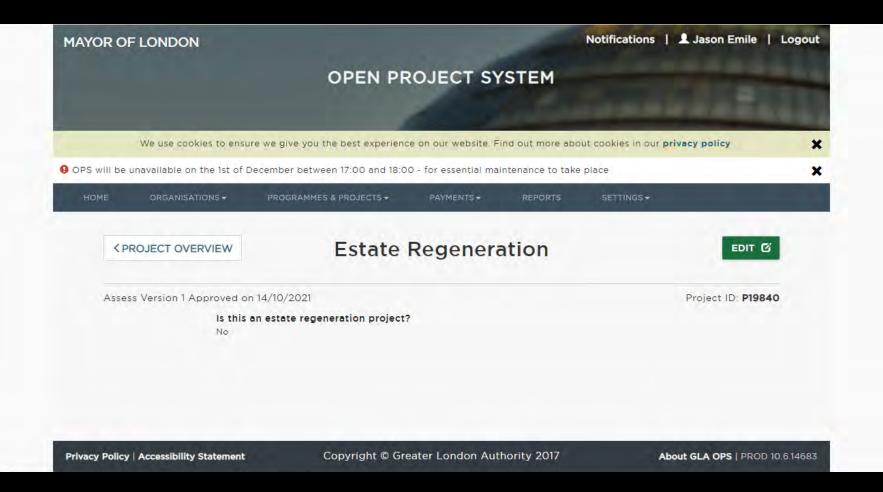




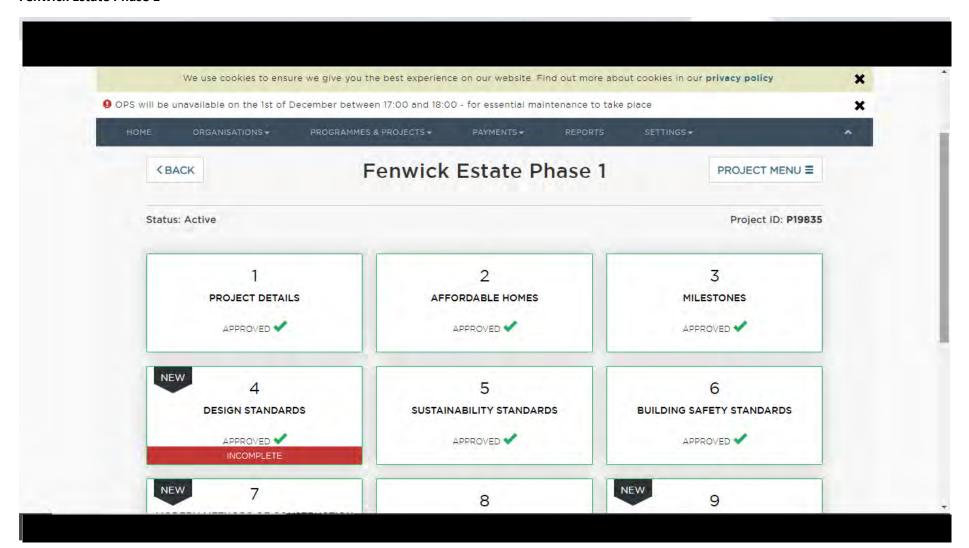
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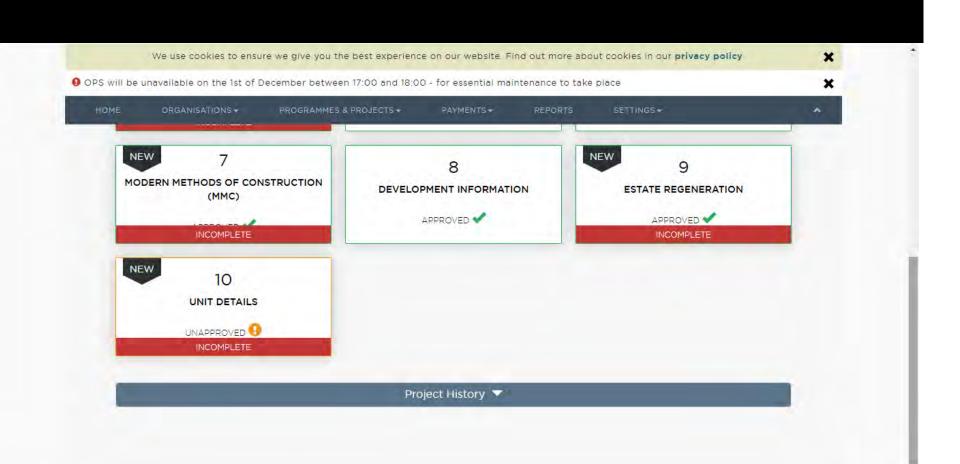
About GLA OPS | PROD 10.6.14683

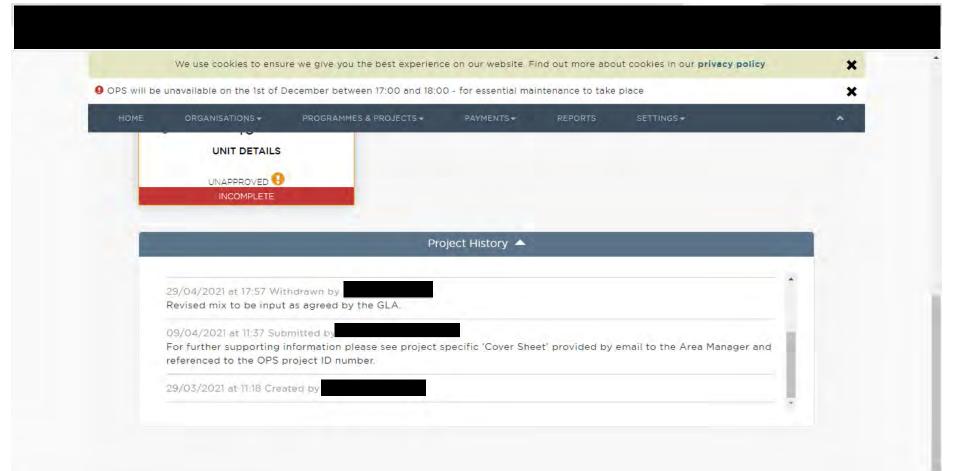
Privacy Policy | Accessibility Statement

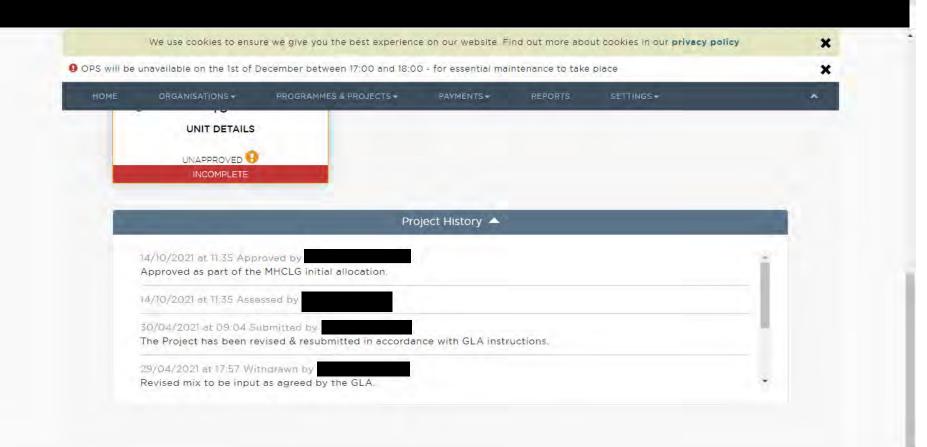


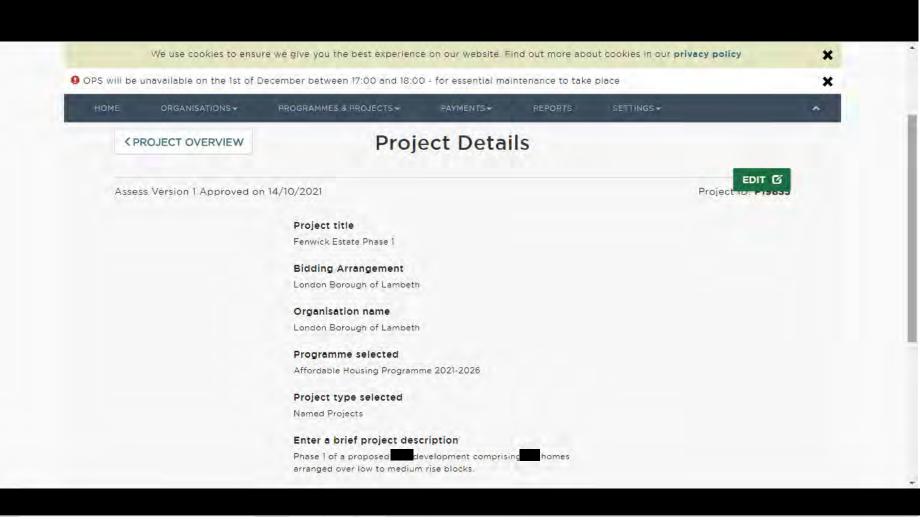
Fenwick Estate Phase 1

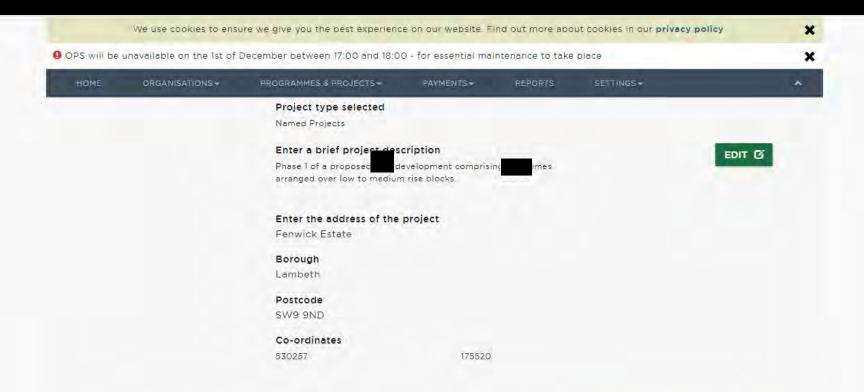


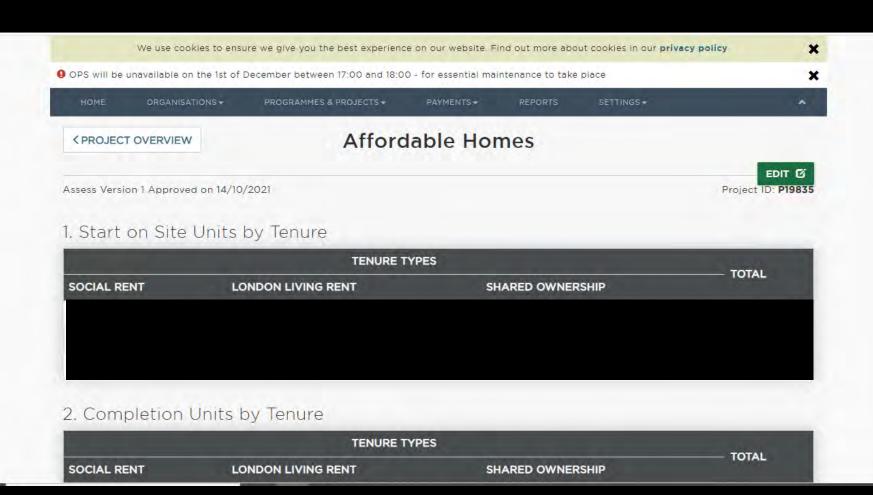


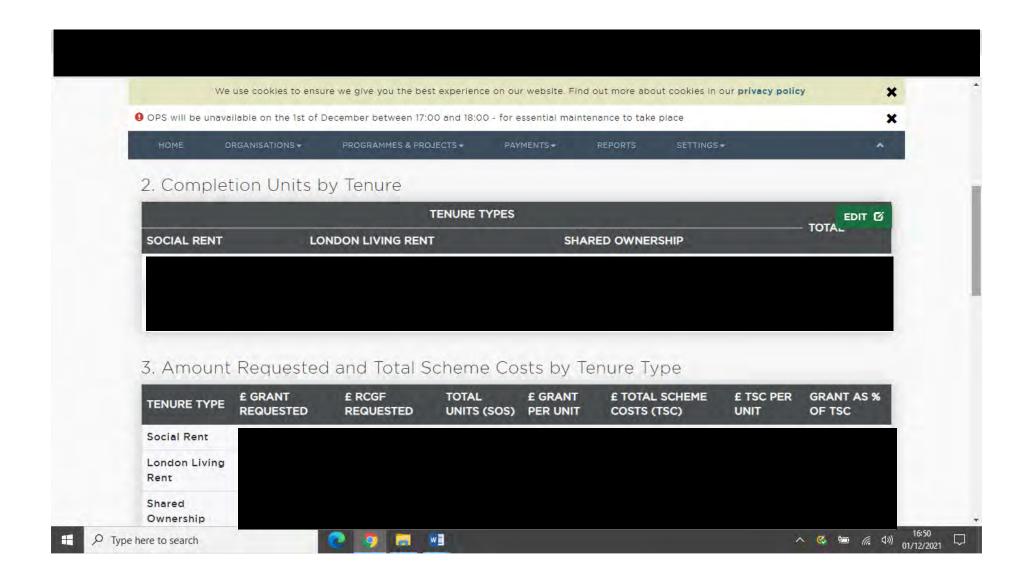
















Justify the grant requested for this project

The levels of grant we have modelled and requested within this application ensures the viability of this project with aim of maximising provision of additional, affordable homes. A successful settlement of grant will ensure the HFL Business Plan and HFL / LBL Joint Delivery Plan continues to take forward positive estate regeneration within the borough.

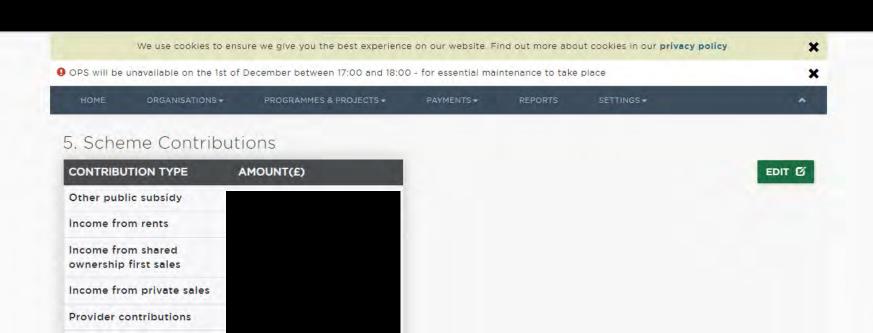
4. Scheme Costs

COST TYPE AMOUNT(£)



Income from shared ownership first sales

Income from private sales

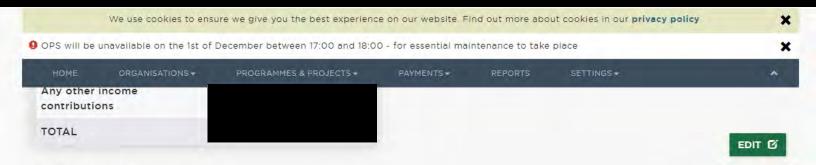


6. Summary

TOTAL

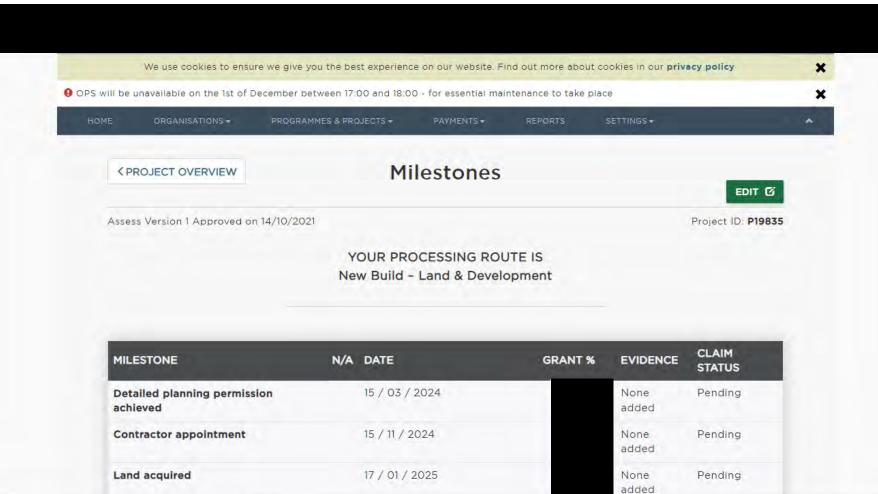
Any other income contributions

SUMMARY ITEM AMOUNT(£)



6. Summary

SUMMARY ITEM	AMOUNT(£)
TOTAL SCHEME COSTS	
TOTAL SCHEME CONTRIBUTIONS	
TOTAL ELIGIBLE GRANT	
GRANT REQUESTED	
RCGF REQUESTED	
GRANT % OF TOTAL COSTS	

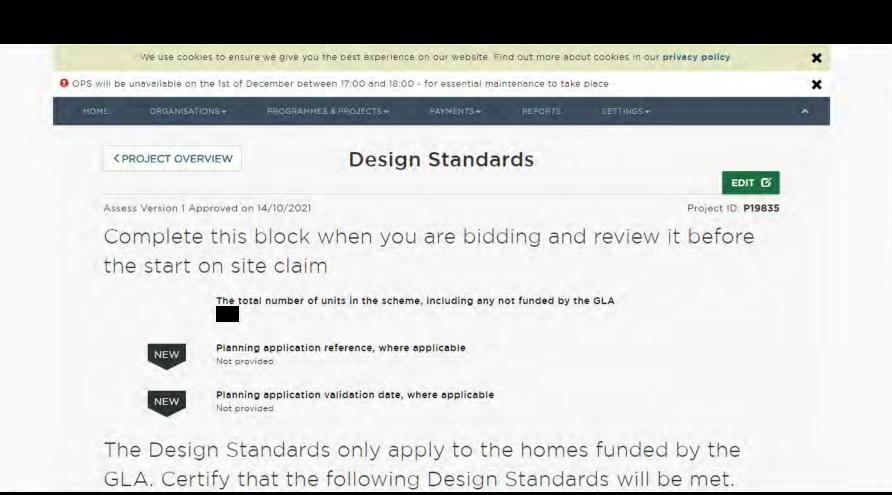


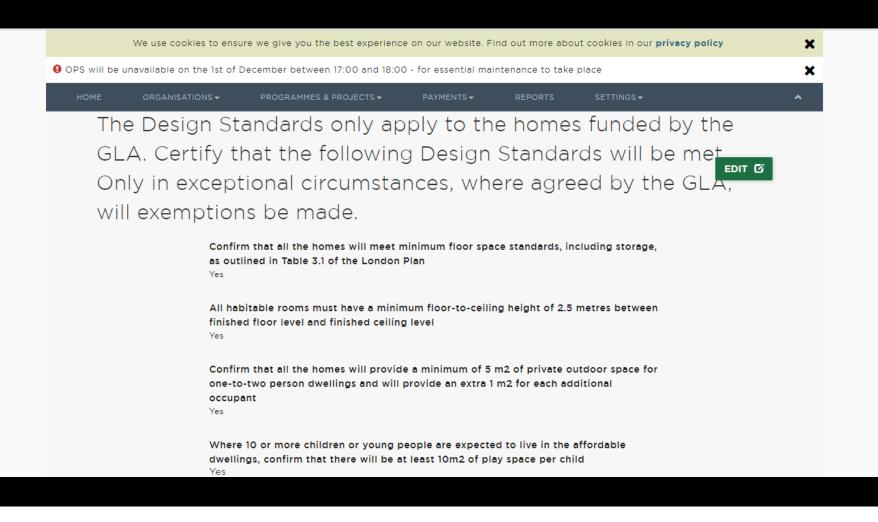
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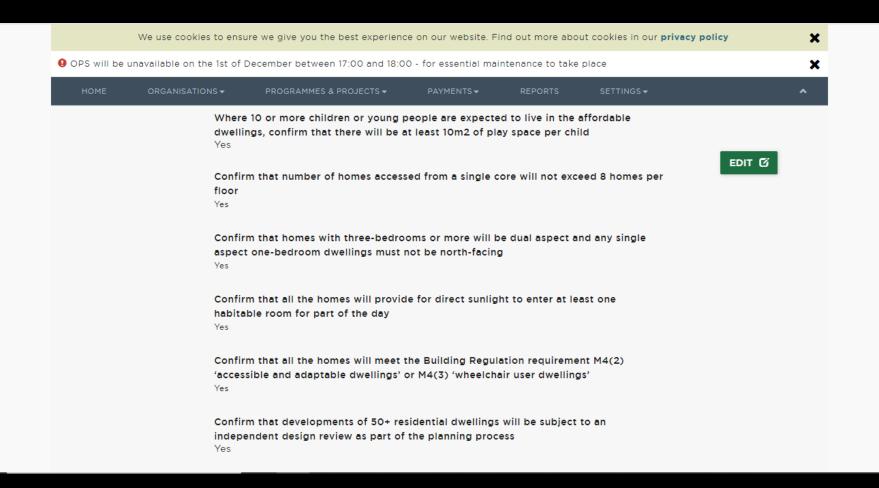
OPS will be unavailable on the 1st of December between 17:00 and 18:00 - for essential maintenance to take place

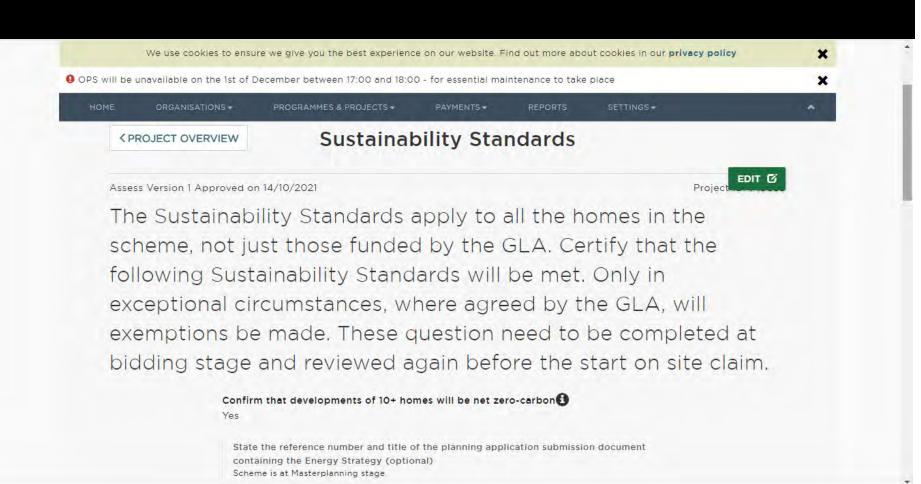
HOME ORGANISATIONS* PROGRAMMES & PROJECTS* PAYMENTS* REPORTS SETTINGS*

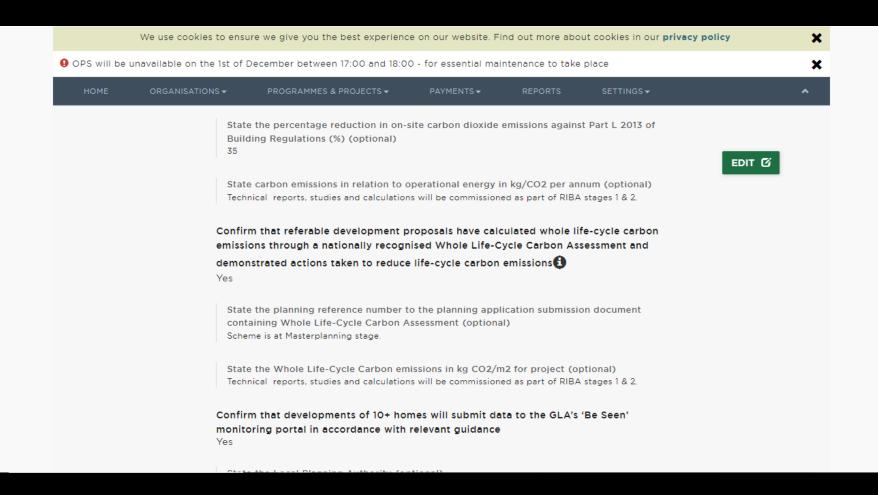
MILESTONE	N/A	DATE	GRANT %	EVIDENCE	CLAII EDIT &
Detailed planning permission achieved		15 / 03 / 2024		None added	Pending
Contractor appointment		15 / 11 / 2024		None added	Pending
Land acquired		17 / 01 / 2025		None added	Pending
Start on Site		17 / 01 / 2025		None added	Pending
Completion		16 / 07 / 2027		None added	Pending

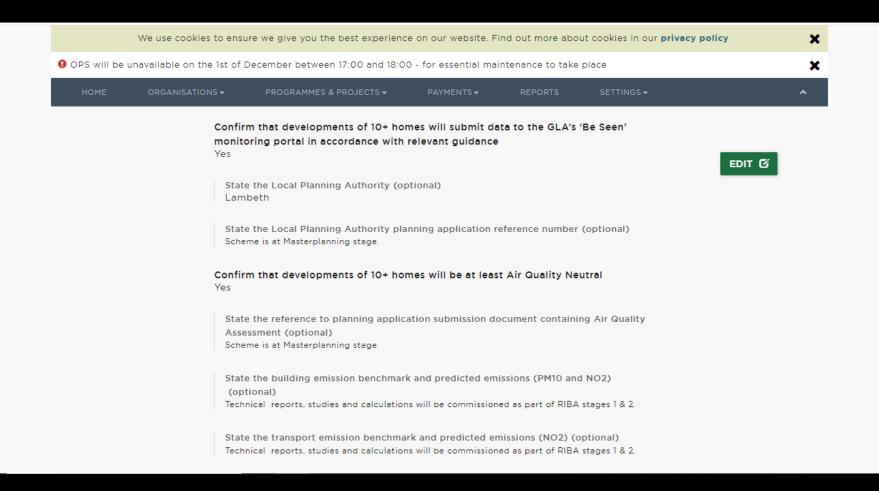


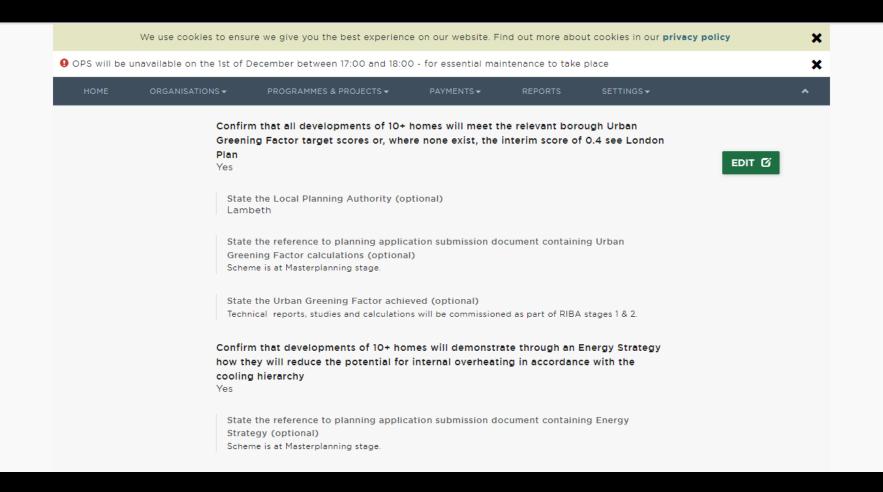


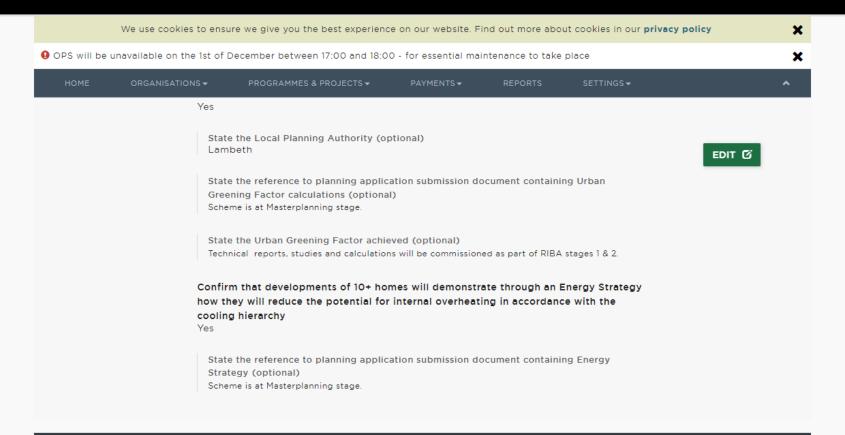


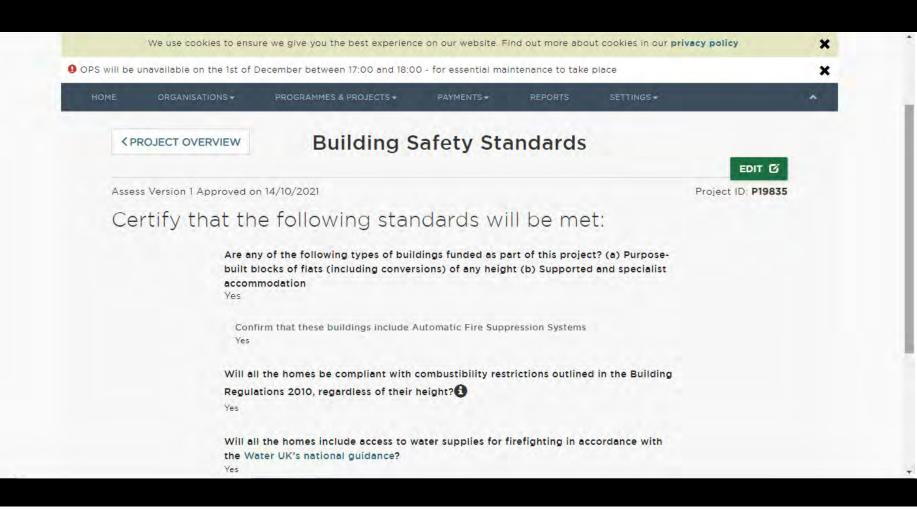


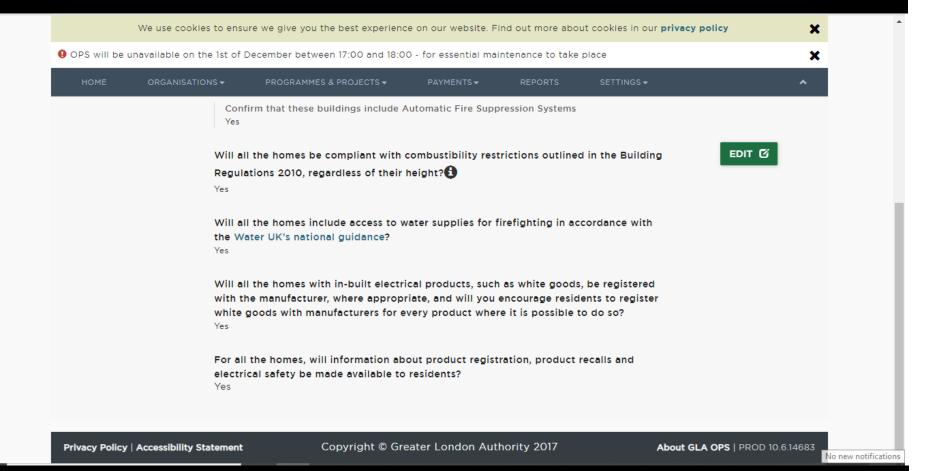


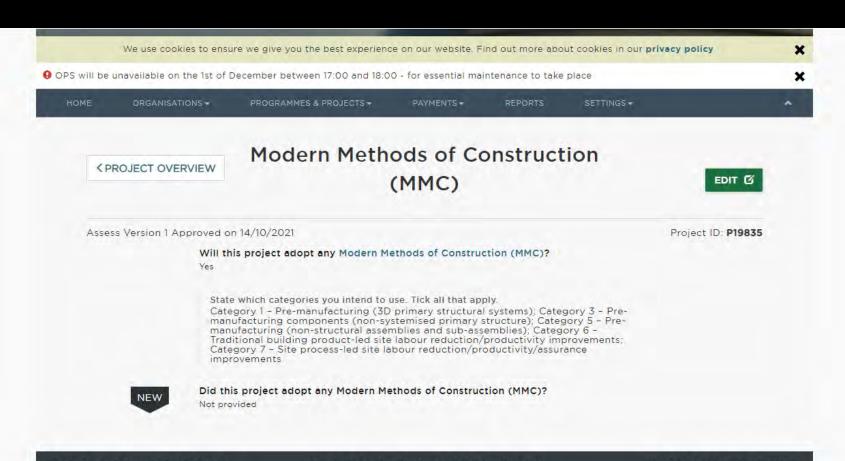


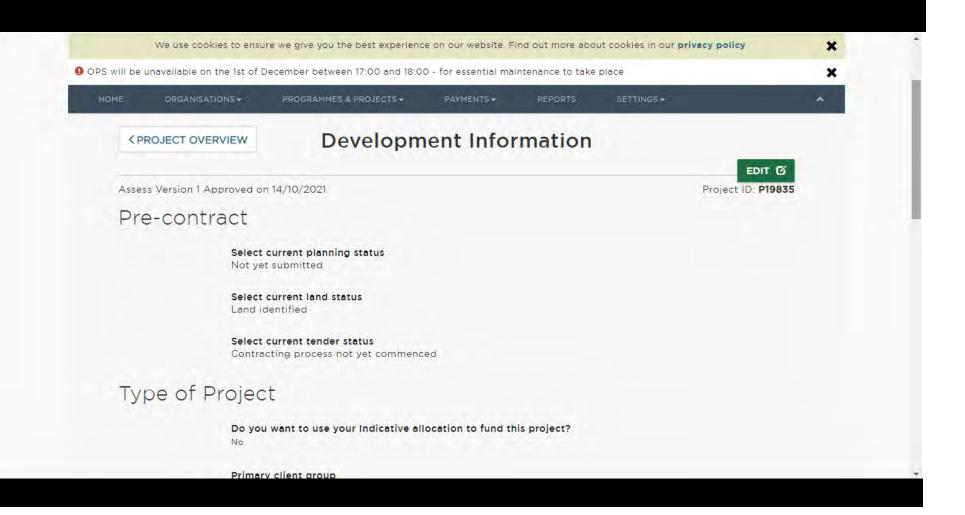


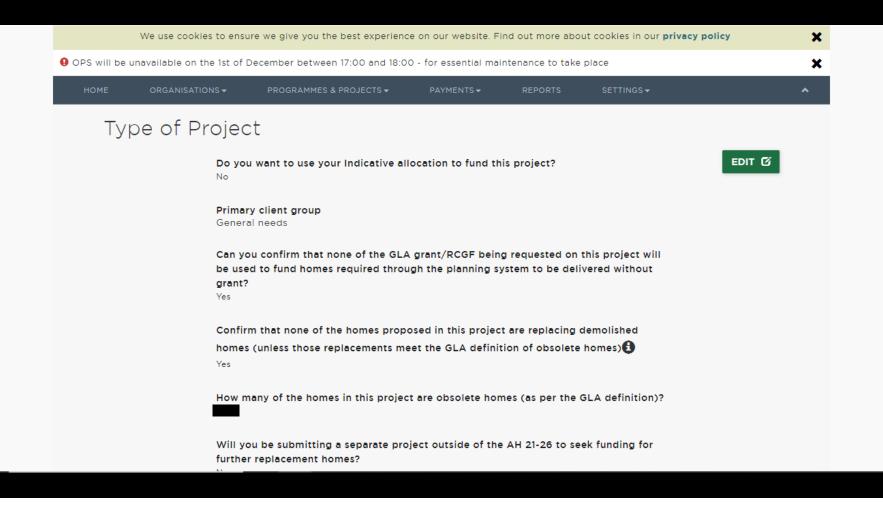


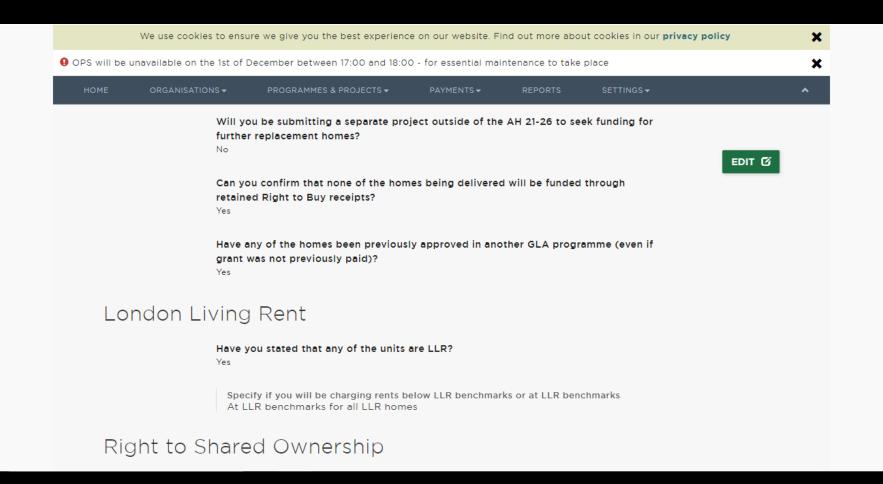


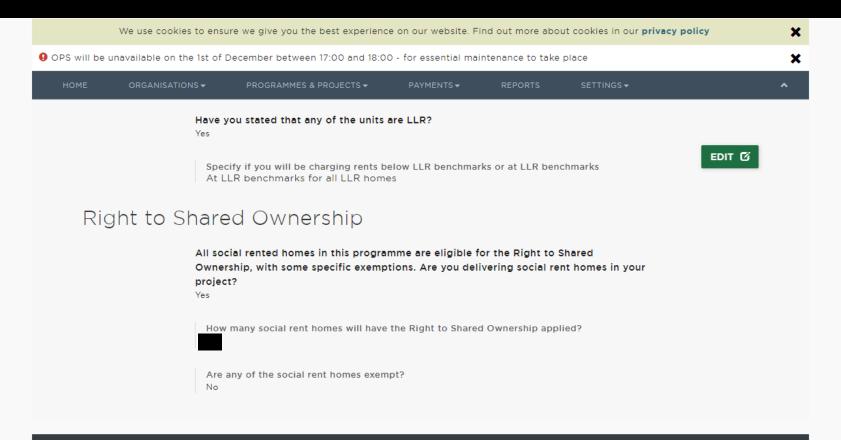


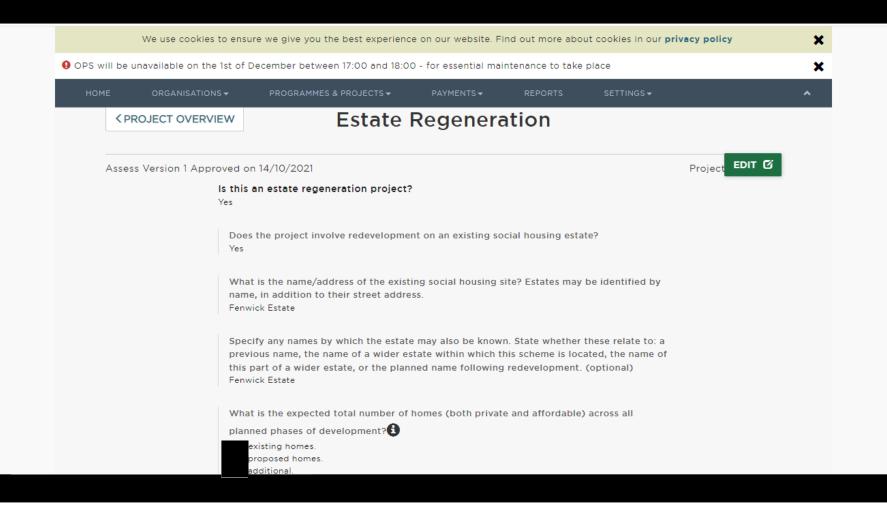


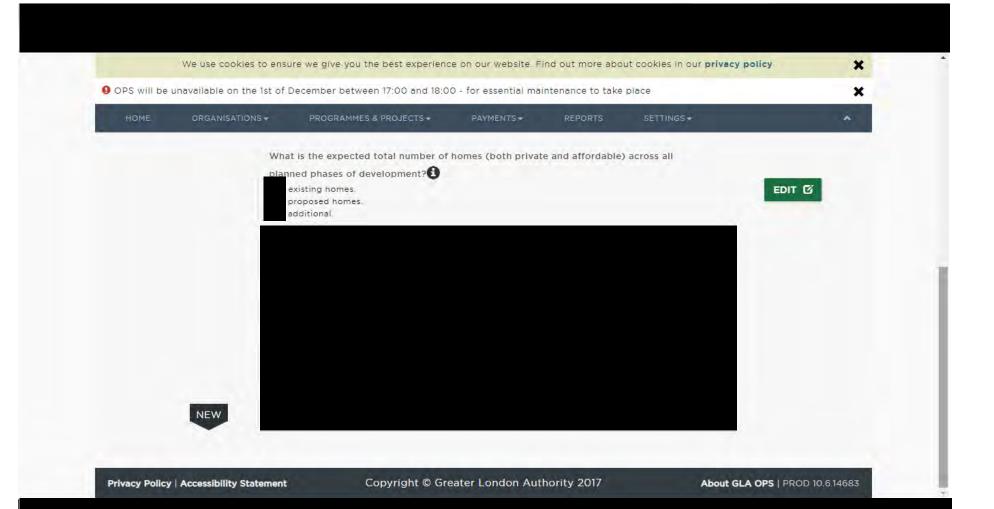




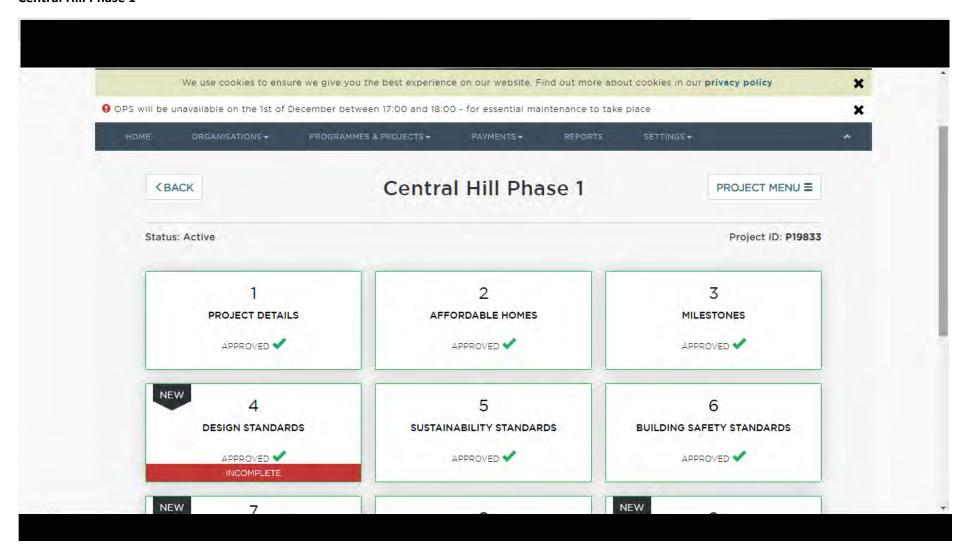


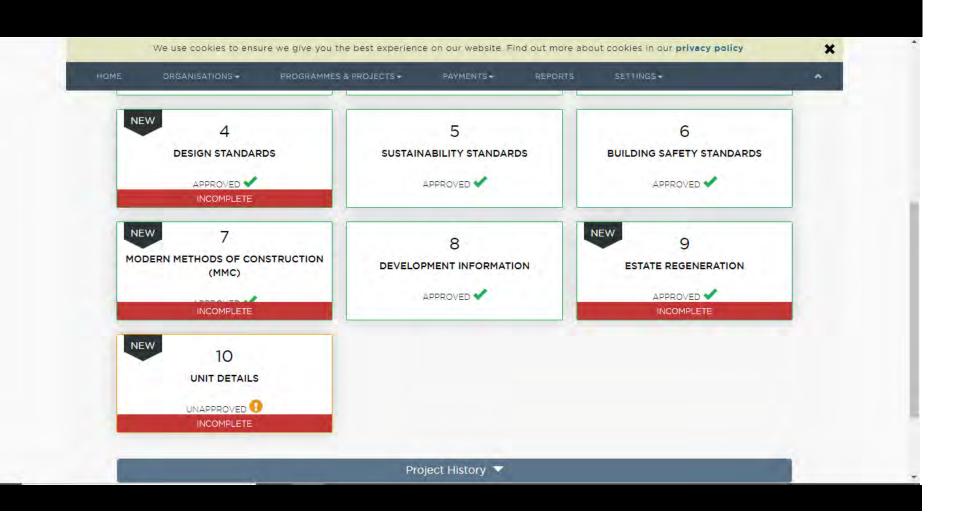


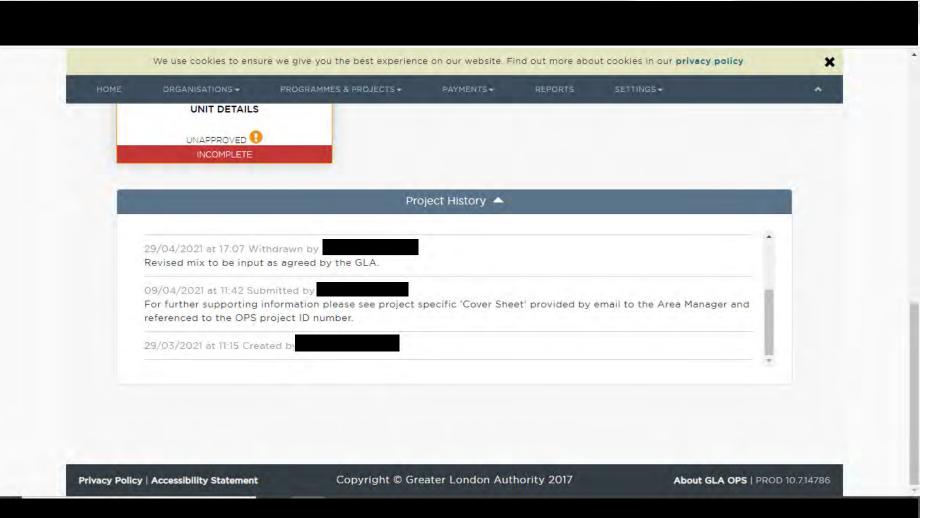




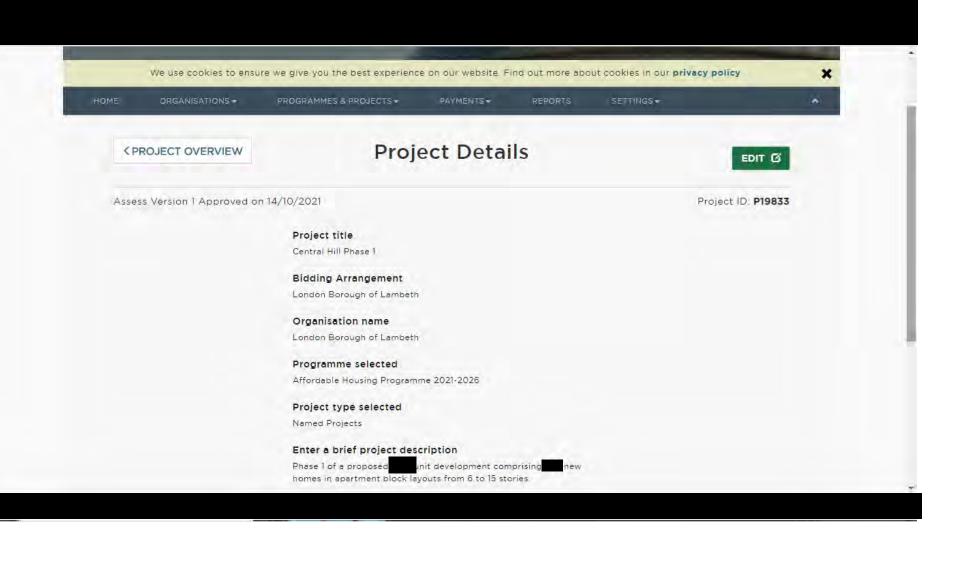
Central Hill Phase 1



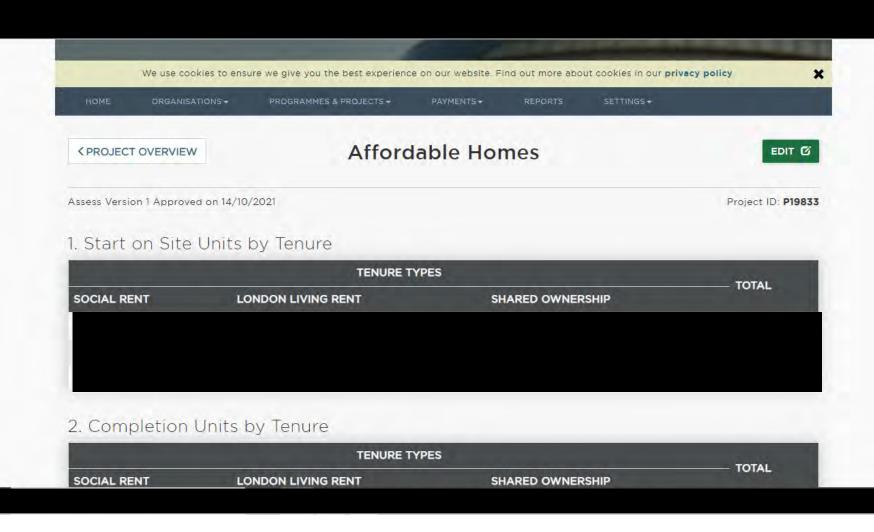


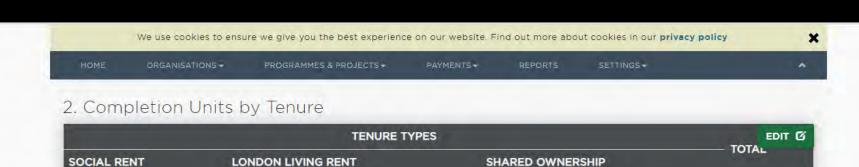






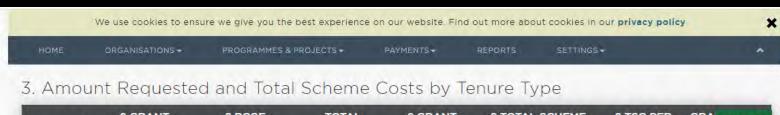






3. Amount Requested and Total Scheme Costs by Tenure Type





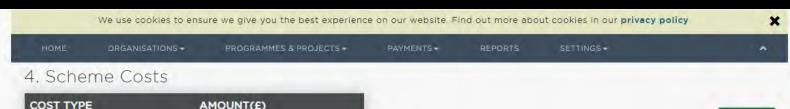


Justify the grant requested for this project

The levels of grant we have modelled and requested within this application ensures the viability of this project with aim of maximising provision of additional, affordable homes. A successful settlement of grant will ensure the HFL Business Plan and HFL / LBL Joint Delivery Plan continues to take forward positive estate regeneration within the borough.

4. Scheme Costs

COST TYPE	AMOUNT(£)	
Acquisition or land costs		

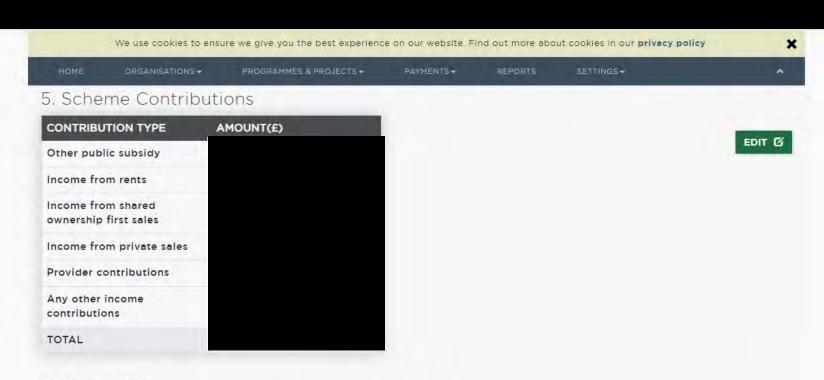


EDIT &

COST TYPE AMOUNT(£) Acquisition or land costs Development costs On-costs TOTAL

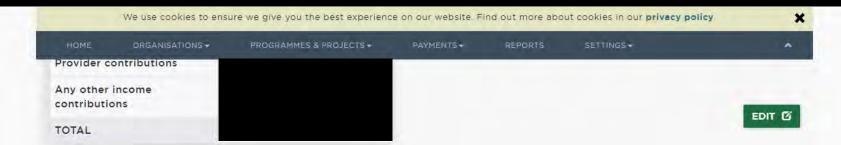
5. Scheme Contributions

CONTRIBUTION TYPE	AMOUNT(£)
Other public subsidy	
Income from rents	
Income from shared ownership first sales	
Income from private sales	
Provider contributions	



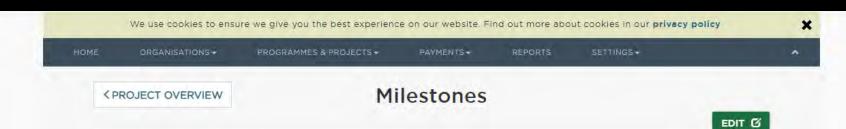
6. Summary

SUMMARY ITEM	AMOUNT(£)
TOTAL SCHEME COSTS	
TOTAL SCHEME	



6. Summary

SUMMARY ITEM	AMOUNT(£)
TOTAL SCHEME COSTS	
TOTAL SCHEME CONTRIBUTIONS	
TOTAL ELIGIBLE GRANT	
GRANT REQUESTED	
RCGF REQUESTED	
GRANT % OF TOTAL COSTS	



YOUR PROCESSING ROUTE IS

Assess Version 1 Approved on 14/10/2021

New Build - Land & Development

Project ID: P19833

MILESTONE	N/A DATE	GRANT %	EVIDENCE	CLAIM STATUS
Detailed planning permission achieved	16 / 12 / 2022		None added	Pending
Contractor appointment	19 / 01 / 2024		None added	Pending
Land acquired	19 / 04 / 2024		None added	Pending
Start on Site	19 / 04 / 2024		None added	Pending

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HOME

ORGANISATIONS -

PROGRAMMES & PROJECTS

DAVMENTS -

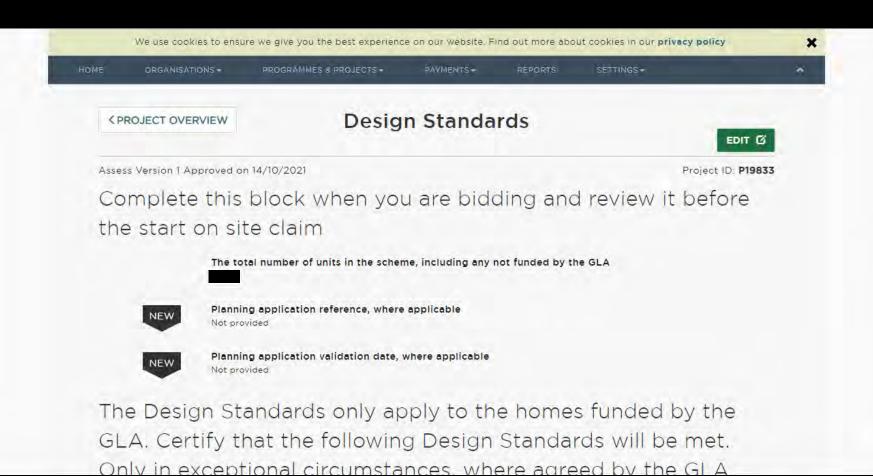
REPORTS

SETTINGS.

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New Build - Land & Development

				EDIT (
MILESTONE	N/A DATE	GRANT %	EVIDENCE	CLAIM STATUS
Detailed planning permission achieved	16 / 12 / 2022		None added	Pending
Contractor appointment	19 / 01 / 2024		None added	Pending
Land acquired	19 / 04 / 2024		None added	Pending
Start on Site	19 / 04 / 2024		None added	Pending
Completion	17 / 11 / 2028		None added	Pending



PROGRAMMES & PROJECTS -

PAYMENTS +

REPORTS

SETTINGS +

The Design Standards only apply to the homes funded by the GLA. Certify that the following Design Standards will be me only in exceptional circumstances, where agreed by the GLA, will exemptions be made.

Confirm that all the homes will meet minimum floor space standards, including storage, as outlined in Table 3.1 of the London Plan

Yes

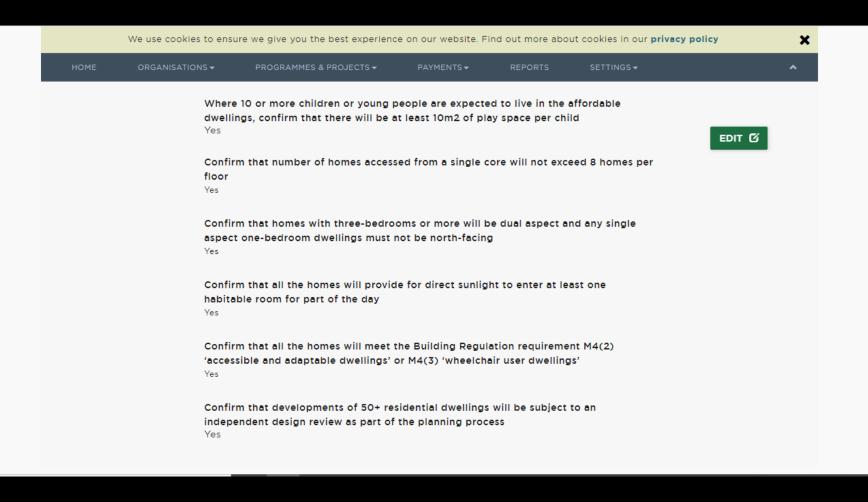
All habitable rooms must have a minimum floor-to-ceiling height of 2.5 metres between finished floor level and finished ceiling level

Yes

Confirm that all the homes will provide a minimum of 5 m2 of private outdoor space for one-to-two person dwellings and will provide an extra 1 m2 for each additional occupant

Yes

Where 10 or more children or young people are expected to live in the affordable dwellings, confirm that there will be at least 10m2 of play space per child Yes



Assess Version 1 Approved on 14/10/2021

Project ID: P19833

EDIT (

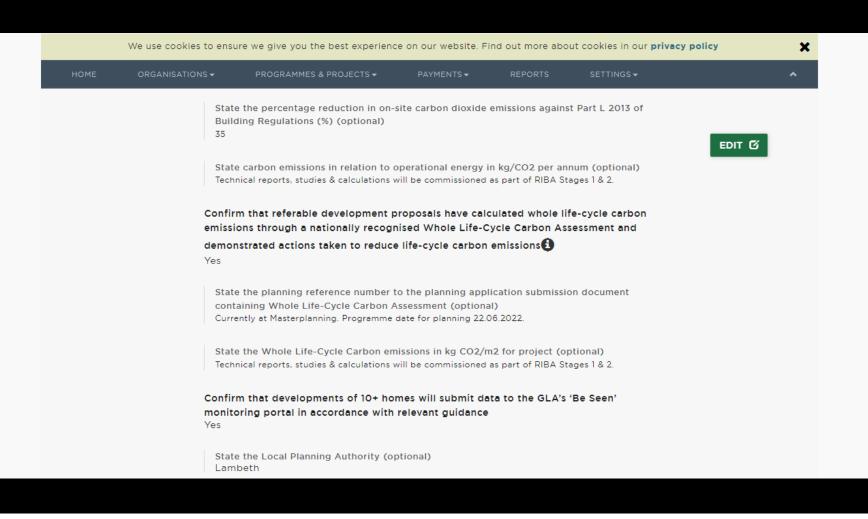
The Sustainability Standards apply to all the homes in the scheme, not just those funded by the GLA. Certify that the following Sustainability Standards will be met. Only in exceptional circumstances, where agreed by the GLA, will exemptions be made. These question need to be completed at bidding stage and reviewed again before the start on site claim.

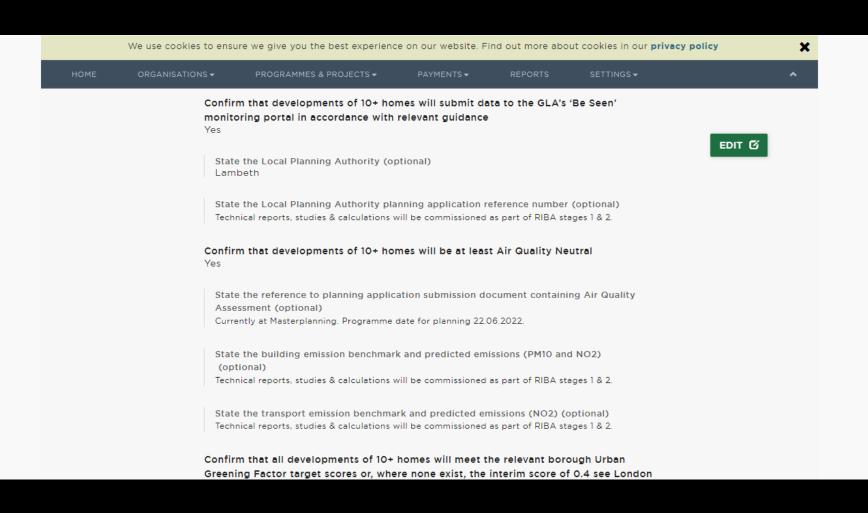
Confirm that developments of 10+ homes will be net zero-carbon $egin{cases} egin{cases} \bullet \end{array}$

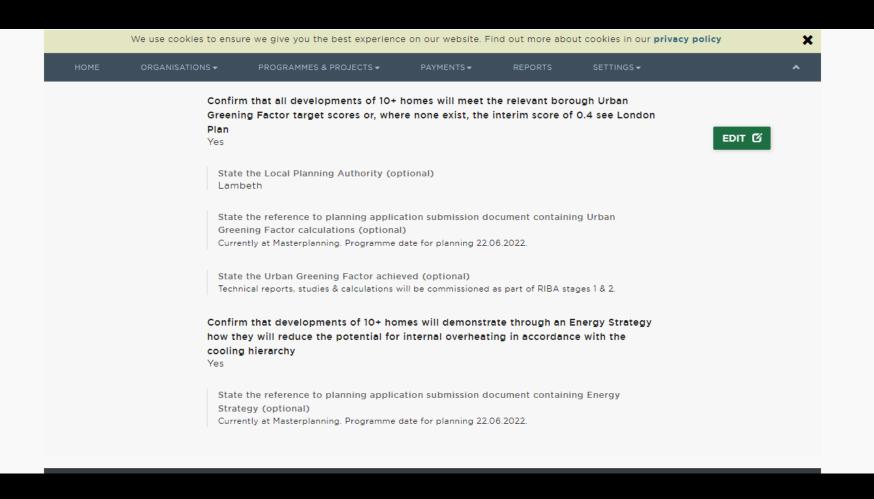
Yes

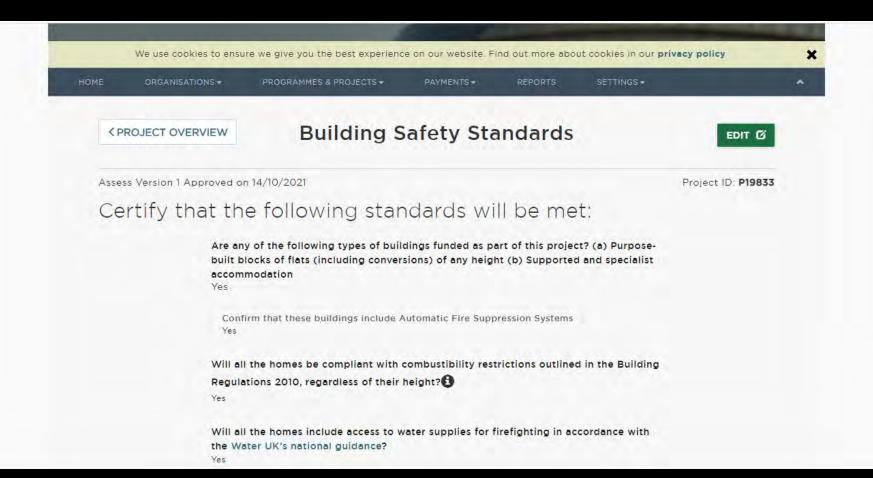
State the reference number and title of the planning application submission document containing the Energy Strategy (optional)

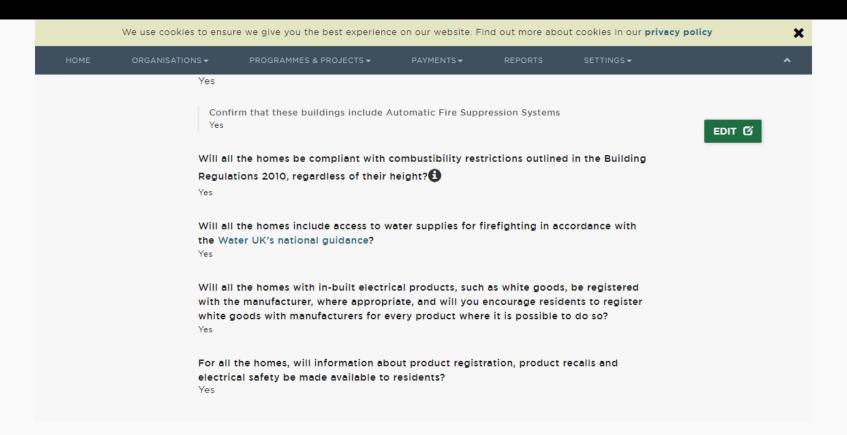
Currently at Masterplanning, Programme date for planning 22.06.2022.











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HOME

ORGANISATIONS -

PROGRAMMES & PROJECTS

PAYMENTS +

REPORTS

SETTINGS -

SPROJECT OVERVIEW

Modern Methods of Construction (MMC)



Assess Version 1 Approved on 14/10/2021

Project ID: P19833

Will this project adopt any Modern Methods of Construction (MMC)?

Yes

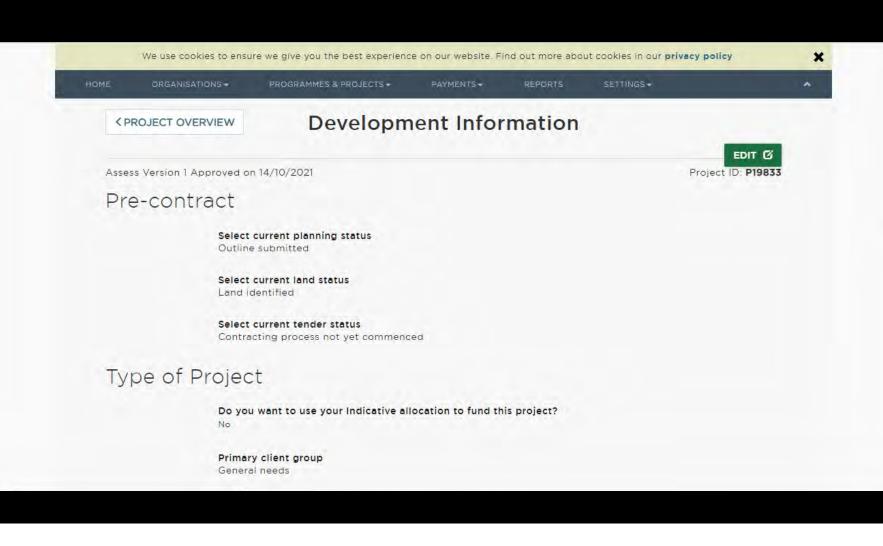
State which categories you intend to use. Tick all that apply.

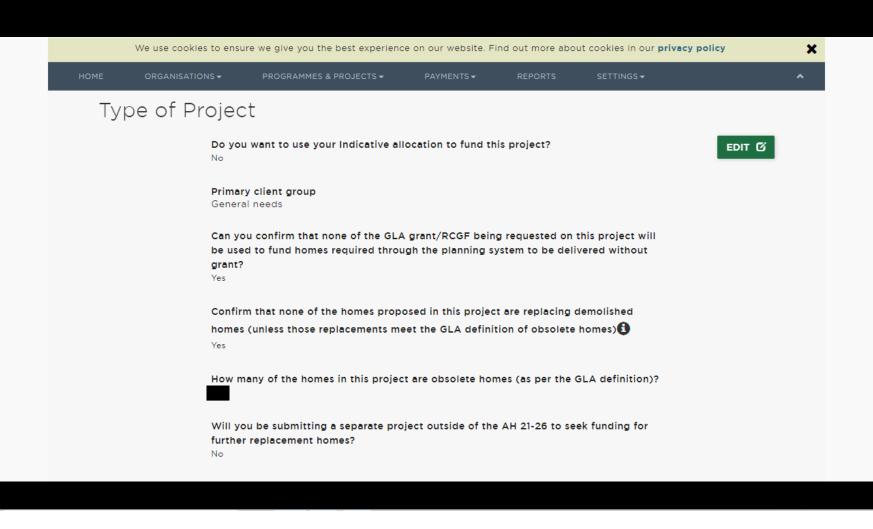
Category 3 - Pre-manufacturing components (non-systemised primary structure); Category 5 - Pre-manufacturing (non-structural assemblies and sub-assemblies); Category 6 - Traditional building product-led site labour reduction/productivity improvements; Category 7 - Site process-led site labour reduction/productivity/assurance improvements

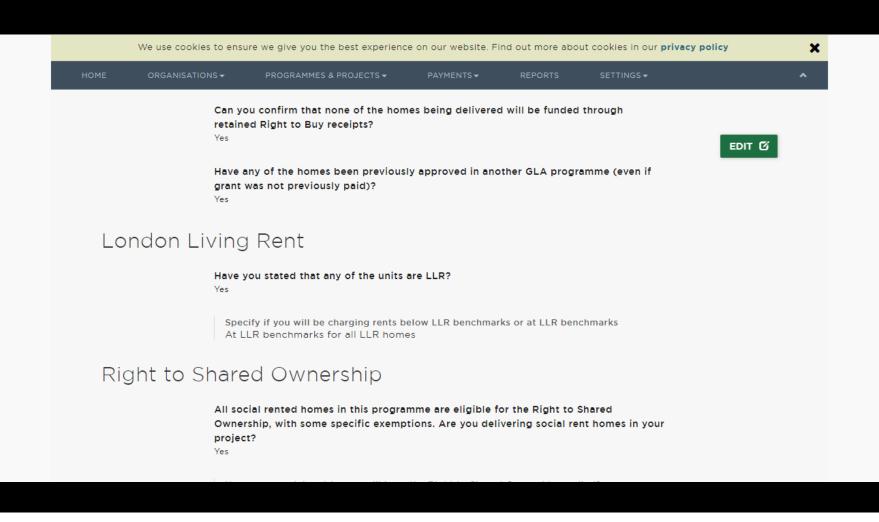


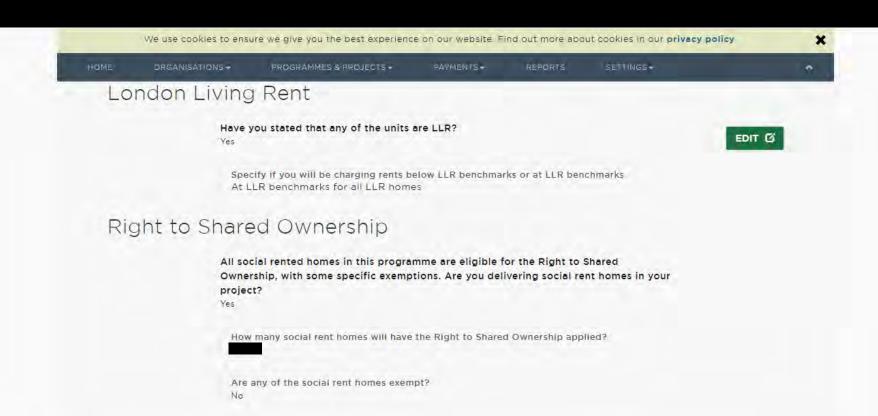
Did this project adopt any Modern Methods of Construction (MMC)?

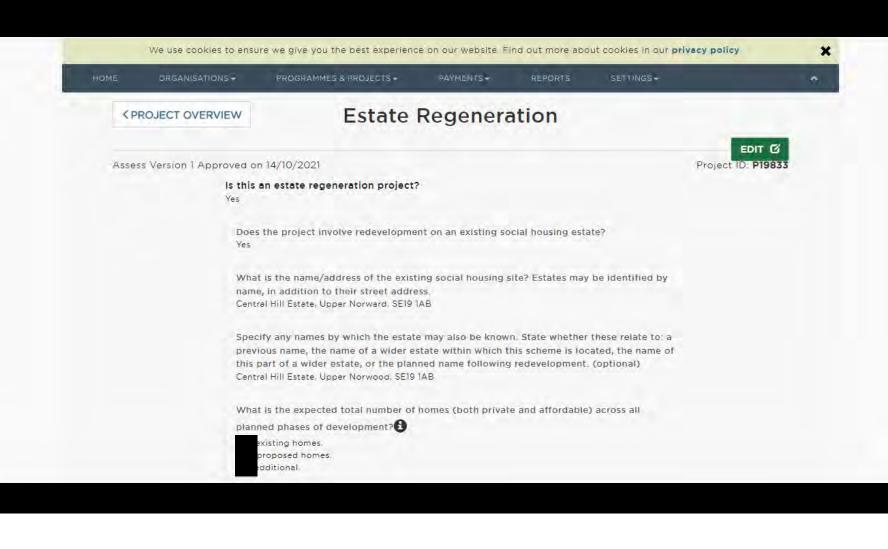
Not provided

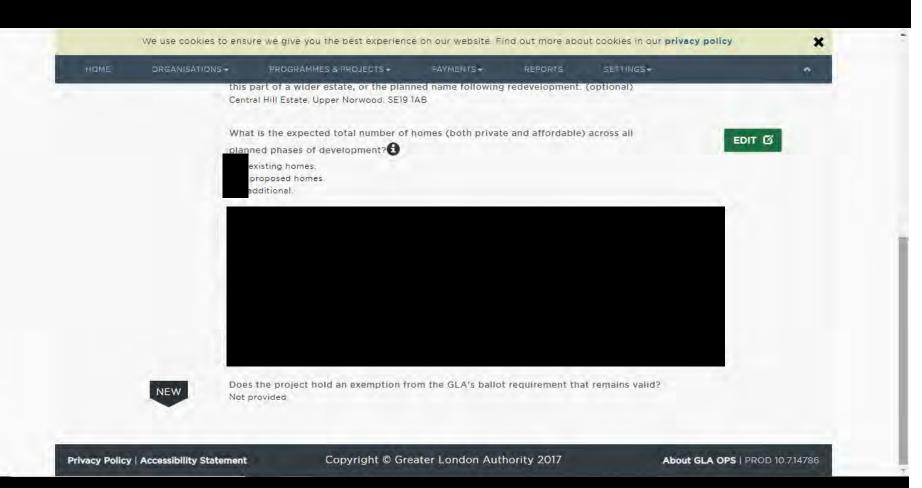


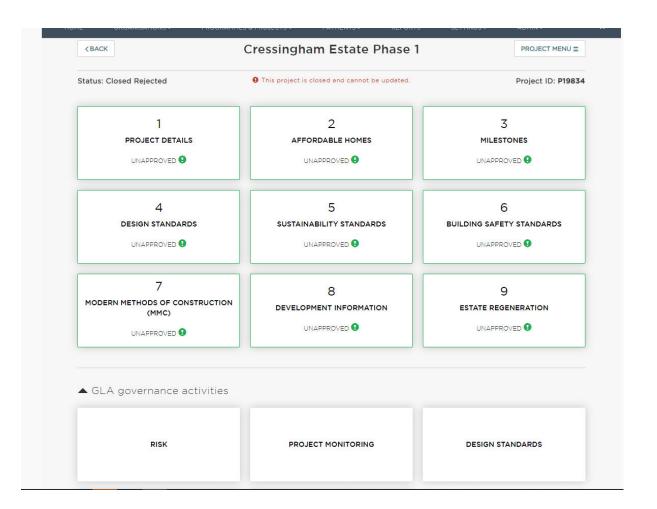












Cressingham Estate Phase 1

Status: Closed Rejected

Project summary report **Project ID: P19834**

Affordable Housing Programme 2021-2026

Named Projects

Project Details

Unapproved changes on 09/04/2021 by

Project title

Cressingham Estate Phase 1

Bidding arrangement

London Borough of Lambeth

Organisation name

London Borough of Lambeth

Programme selected

Affordable Housing Programme 2021-2026

Project type selected

Named Projects

Description

Phase 1 of a proposed development comprising homes arranged as apartment blocks scale of which has to be determined.

Address

Cressingham Gardens Estate, London

Borough

Lambeth

Postcode

SW2 2QN

Co-ordinates

531441 / 173510

Ward

_

Affordable Homes

Unapproved changes on 29/04/2021 by

Amount Requested and Total Scheme Costs by Tenure Type

TENURE TYPE	£ GRANT REQUESTED	£ RCGF REQUESTED	TOTAL UNITS (SOS)	£ GRANT PER UNIT	£ TOTAL SCHEME COSTS (TSC)	£ TSC PER UNIT	GRANT AS % OF TSC
Shared Ownership		I	I				
Social Rent							

TENURE TYPE	£ GRANT REQUESTED	£ RCGF REQUESTED	TOTAL UNITS (SOS)	£ GRANT PER UNIT	£ TOTAL SCHEME COSTS (TSC)	£ TSC PER UNIT	GRANT AS % OF TSC
London Living Rent							
TOTAL							

Milestones

Unapproved changes on 09/04/2021 by

Processing route

New Build – Land & Development

MILESTONE	N/A	DATE	GRANT %	EVIDENCE
Detailed planning permission achieved		30 / 11 / 2024		None added
Contractor appointment		02 / 05 / 2025		None added

MILESTONE	N/A	DATE	GRANT %	EVIDENCE
Land acquired		31 / 07 / 2025		None added
Start on Site		31 / 07 / 2025		None added
Completion		31 / 12 / 2027		None added

Design Standards

Unapproved changes on 07/04/2021 by

The total number of units in the scheme, including any not funded by the GLA



Confirm that all the homes will meet minimum floor space standards, including storage, as outlined in Table 3.1 of the London Plan

All habitable rooms must have a minimum floor-to-ceiling height of 2.5 metres between finished floor level and finished ceiling level
yes
Confirm that all the homes will provide a minimum of 5 m2 of private outdoor space for one-to-two person dwellings and will provide an extra 1 m2 for each additional occupant
yes
Where 10 or more children or young people are expected to live in the affordable dwellings, confirm that there will be at least 10m2 of play space per child
Yes
Confirm that number of homes accessed from a single core will not exceed 8 homes per floor
yes
Confirm that homes with three-bedrooms or more will be dual aspect and any single aspect one-bedroom dwellings must not be north-facing

yes
Confirm that all the homes will provide for direct sunlight to enter at least one habitable room for part of the day
yes
Confirm that all the homes will meet the Building Regulation requirement M4(2) 'accessible and adaptable dwellings' or M4(3) 'wheelchair user dwellings'
yes
Confirm that developments of 50+ residential dwellings will be subject to an independent design review as part of the planning process
Yes
Sustainability Standards

Unapproved changes on 09/04/2021 by

Confirm that developments of 10+ homes will be net zero-carbon
Yes
State the reference number and title of the planning application submission document containing the Energy Strategy
Scheme is at Masterplanning stage.
State the percentage reduction in on-site carbon dioxide emissions against Part L 2013 of Building Regulations (%)
35
State carbon emissions in relation to operational energy in kg/CO2 per annum
Technical reports, studies and calculations will be commissioned as part of RIBA stage 1 & 2.
Confirm that referable development proposals have calculated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrated actions taken to reduce life-cycle carbon emissions
Yes

State the planning reference number to the planning application submission document containing Whole Life-Cycle Carbon Assessment
Scheme is at Masterplanning stage.
State the Whole Life-Cycle Carbon emissions in kg CO2/m2 for project
Technical reports, studies and calculations will be commissioned as part of RIBA stage 1 & 2.
Confirm that developments of 10+ homes will submit data to the GLA's 'Be Seen' monitoring portal in accordance with relevant guidance
Yes
State the Local Planning Authority
Lambeth
State the Local Planning Authority planning application reference number
Scheme is at Masterplanning stage.

Confirm that developments of 10+ homes will be at least Air Quality Neutral
Yes
State the reference to planning application submission document containing Air Quality Assessment
Scheme is at Masterplanning stage.
State the building emission benchmark and predicted emissions (PM10 and NO2)
Technical reports, studies and calculations will be commissioned as part of RIBA stage 1 & 2.
State the transport emission benchmark and predicted emissions (NO2)
Technical reports, studies and calculations will be commissioned as part of RIBA stage 1 & 2.
Confirm that all developments of 10+ homes will meet the relevant borough Urban Greening Factor target scores or, where none exist, the interim score of 0.4 see London Plan
Yes

State the Local Planning Authority
Lambeth
State the reference to planning application submission document containing Urban Greening Factor calculations
Scheme is at Masterplanning stage.
State the Urban Greening Factor achieved
Technical reports, studies and calculations will be commissioned as part of RIBA stage 1 & 2.
Confirm that developments of 10+ homes will demonstrate through an Energy Strategy how they will reduce the potential for internal overheating in accordance with the cooling hierarchy
Yes
State the reference to planning application submission document containing Energy Strategy
Scheme is at Masterplanning stage.

Building Safety Standards
Unapproved changes on 06/04/2021 by
Are any of the following types of buildings funded as part of this project? (a) Purpose-built blocks of flats (including conversions) of any height (b) Supported and specialist accommodation
Yes
Confirm that these buildings include Automatic Fire Suppression Systems
yes
Will all the homes be compliant with combustibility restrictions outlined in the Building Regulations 2010, regardless of their height?
yes
Will all the homes include access to water supplies for firefighting in accordance with the <u>Water UK's national guidance</u> ?

Will all the homes with in-built electrical products, such as white goods, be registered with the manufacturer, where appropriate, and will you encourage residents to register white goods with manufacturers for every product where it is possible to do so?

yes

For all the homes, will information about product registration, product recalls and electrical safety be made available to residents?

Yes

Modern Methods of Construction (MMC)

Unapproved changes on 08/04/2021 by



yes

State which categories	you intend to use.	Tick all that apply.
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Category 3 – Pre-manufacturing components (non-systemised primary structure); Category 5 – Pre-manufacturing (non-structural assemblies and sub-assemblies); Category 6 – Traditional building product-led site labour reduction/productivity improvements; Category 7 – Site process-led site labour reduction/productivity/assurance improvements

Development Information

Unapproved changes on 09/04/2021 by

Select current planning status

Not yet submitted

Select current land status

Land identified

Select current tender status

Contracting process not yet commenced
Do you want to use your Indicative allocation to fund this project?
no
Primary client group
General needs
Can you confirm that none of the GLA grant/RCGF being requested on this project will be used to fund homes required through the planning system to be delivered without grant?
yes
Confirm that none of the homes proposed in this project are replacing demolished homes (unless those replacements meet the GLA definition of obsolete homes)
yes
How many of the homes in this project are obsolete homes (as per the GLA definition)?

Will you be submitting a separate project outside of the AH 21-26 to seek funding for further replacement homes?
no
Can you confirm that none of the homes being delivered will be funded through retained Right to Buy receipts?
yes
Have any of the homes been previously approved in another GLA programme (even if grant was not previously paid)?
yes
Have you stated that any of the units are LLR?
yes
Specify if you will be charging rents below LLR benchmarks or at LLR benchmarks

At LLR	benchmarks	for all	LLR homes
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All social rented homes in this programme are eligible for the Right to Shared Ownership, with some specific exemptions. Are you delivering social rent homes in your project?
yes
How many social rent homes will have the Right to Shared Ownership applied?
Are any of the social rent homes exempt?
no
Estate Regeneration
Unapproved changes on 08/04/2021 by

Is this an estate regeneration project?
yes
Does the project involve redevelopment on an existing social housing estate?
yes
What is the name/address of the existing social housing site? Estates may be identified by name, in addition to their street address.
Cressingham Estate.
Specify any names by which the estate may also be known. State whether these relate to: a previous name, the name of a wider estate within which this scheme is located, the name of this part of a wider estate, or the planned name following redevelopment.
Cressingham Estate.
What is the expected total number of homes (both private and affordable) across all planned phases of development?



Project History

14/10/2021 at 16:30 Closed: Rejected by

This project did not receive funding from the AHP 21-26 programme.