

Year	Scheme name	Findings
2016-17	Great Suffolk London SE1	None
2016-17	Grimscott Street SE1	Whilst not a deficiency in procedural compliance, it was noted that there was an unusual arrangement in place whereby the building constructed under the scheme has been leased to Providence Row Housing Association. A lease agreement is in place, which appears to show that ownership remains with St Mungo's.
2016-17	Lancaster St Aho Mhc3 Re-Bid 44-58 Lancaster St London SE1	None
2016-17	Long Lane Southwark SE1	Not Applicable – this scheme is not a “transitional scheme”. <i>[Design standards form incorrectly labelled scheme as transitional]</i> .
2016-17	BLACKFRIARS London SE17	None
2015-16	WSH Downtown Rent Houses,SE16	None
2015-16	Rotherhithe Old Road AR SE16	None
2015-16	Lower Road	None
2015-16	William Blake House	None
2015-16	Century House Tanner St,Southwark,SE1	None

2015-16	Great Guildford Street, SE1	Item 2 - main building contract was signed but not dated. Item 6 - no copy of the FDA was available for review. Item 10 - weekly rent per IMS was £132.00, whereas weekly licence (net of service charges) per the licence agreements was £192.05. This was explained as being due to the weekly rent per IMS being an estimate as at the bid date and which could differ depending on changes in housing benefit. Actual rent charged per the rent statement was £205.41, being the gross licence fee per the agreement.																
2015-16	Camberwell Station Road Camberwell Sation Rd, Warner Road, Southwark, SE5	A Certificate of Partial Possession was issued on 11th December 2014. The GLA issued a waiver dated 21st October 2014 to enable the final grant claim to be made subject to utilities connection being achieved by 31st January 2015. However there is no evidence on file that this was achieved nor any evidence of further communication with the GLA. A PC certificate was issued by the EA on 26th March 2015.																
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2014-15	Bermondsey Ph3 (Gn), Jamaica Rd, London, SE16	<p>The scheme includes 42 three bed and 13 four bed units per IMS and 43 three bed and 12 four bed units per the building contract. The rent per IMS did not agree to the rent per the housing management system (iWorld) as per the table below: The rent per IMS did not agree to the rent per the housing management system (iWorld) as per the table below:</p> <table><tr><td>Property Type</td><td>Rent per IMS</td><td>Rent per iWorld</td><td>Difference</td></tr><tr><td>1 bed 2 person</td><td>127.84</td><td>126.28</td><td>-1.56</td></tr><tr><td>2 bed 4 person</td><td>139.92</td><td>138.23</td><td>-1.69</td></tr><tr><td>3 bed 5 person</td><td>147.70</td><td>145.92</td><td>-1.78</td></tr></table>	Property Type	Rent per IMS	Rent per iWorld	Difference	1 bed 2 person	127.84	126.28	-1.56	2 bed 4 person	139.92	138.23	-1.69	3 bed 5 person	147.70	145.92	-1.78
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2014-15	Bermondsey Ph3 So,Old Jamaica Rd,London,SE16	The scheme includes 23 one bed and 26 two bed units per the Investment Management System (IMS) and 24 one bed and 25 two bed units per the building contract.
2014-15	Bermondsey Spa Ph Imr,SE16	None
2014-15	Rye lane ASO, Rye Lane, London SE15	None
2013-14	Chesterfield Way	None
2013-14	Canada Water phase 2a	<p>Outline planning permission had been granted prior to commencement. However, full discharge of all reserved matters was only issued on 20th November 2012 although practical completion was certified on 28th June 2012.</p> <p>This project saw a decrease in the HQI between design and completion, decreasing from 64% to 61%. Affinity Sutton consider that this is a result of this 24 unit scheme originally being assessed as part of a larger, 60 unit development, and the smaller development size has skewed the score.</p> <p>In detail the changes in scores are:</p> <ul style="list-style-type: none"> • Visual impact etc: from 72% to 61% • Open space from 29% to 28% • Routes and Movement from 91% to 86% • Unit services etc: from 58% to 53% • Unit sizes, an increase from 54% to 55%
2013-14	Canada Water Ottawa House	<p>Affinity Sutton advised the GLA in correspondence, noted in IMS, that the size of the 2 bed flats should be 66.1 m2 rather than the 69 m2 recorded. The as-built sizes achieved for these units were: 66.1, 68.8 and 70.3 m2. The as-built sizes for the one bedroom units were 50 and 50.4 m2 compared to IMS showing only 48 m2. Outline planning permission had been granted prior to commencement. However, full discharge of all reserved matters was only issued on 20th November 2012 although practical completion was certified on 28th June 2012.</p> <p>Although the percentage of sales achieved is correct there is a small error in the recording of the purchase price for one unit which is shown on IMS as £74,250 rather than the correct figure of £74,375. We understand that this has subsequently been corrected by Affinity Sutton.</p>
2013-14	Sumner Rd	The rents agreed with the local authority are based on 80% of market rent at time of completion and are currently higher than IMS. These rents changed because it was AR where rebasing was necessary on completion.

2013-14	Aylesbury phase 1a	Planning permission was granted on 11 June 2007 prior to the initial grant claim made on 24 March 2010. All reserved matters except No 12 were discharged prior to practical completion. Condition 12 required secure storage of cycles which had to be submitted and approved by the local planning authority before the development commenced was not discharged until 1 July 2013. Final grant claim made on 31 May 2012.
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2012-13	Woodland Rd, SE19	None