



Home Group  
2nd Floor, Bravington House  
2 Bravingtons Walk  
Kings Cross  
N1 9AF

10<sup>th</sup> September 2018

Dear Sirs,

**Re: 33-35 Monier Road**

As you are aware, Home Group is in legal with Aitch Group to acquire all the affordable homes within their HWFI developments at Bagel Island and 33-35 Monier Road. We note that the original planning permission for 1-2 Hepscott Road details a requirement for 7 affordable homes. We would support the proposal to relocate these to the 33-35 Monier Road scheme.

Home Group seeks to offer high quality, affordable homes and the ability to secure a lower service charge and or dedicated access to affordable apartments is preferable in terms of maximising affordability and ensuring optimal management efficiencies. The ability to co-locate the additional 7 affordable homes with the existing 10 affordable apartments within 33-35 Monier Road would secure further management efficiencies in that all 17 affordable homes can be located on two floor virtually dedicated to affordable housing within a single development.

Home Group is eager to facilitate the delivery of these affordable homes in the HWFI area and look forward to helping to establish the new community that is being created.

Given the comments detailed above, we would strongly recommend the relocation of the 7 affordable homes from 1-2 Hepscott Road to 33-35 Monier Road and would welcome your support in achieving this outcome.

Kind regards

A handwritten signature in blue ink, appearing to read "James Gray", is written over a light blue circular background.

James Gray

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