



**ANTHOLOGY
KENNINGTON STAGE**

Built from London

Appendix A3

Nick Ireland

October 2020



A3. EMAIL FROM LAMBETH COUNCIL'S SOCIAL HOUSING LIAISON OFFICER

Nick Ireland

From: Andy Radice <ARadice@lambeth.gov.uk>
Sent: 12 October 2020 14:19
To: Nick Ireland
Cc: Jeffrey Holt; Donald Considine
Subject: RE: Kennington Stage Appeal

Please see Allocation's reply below. Unfortunately, it is not possible to provide information about overcrowding.

The waiting list has 34,000 on it but it includes many people who have moved away or no longer seeking housing. I have therefore provided figures for those who have bid for a property in the last 12 months as a more realistic guide to current demand:

Table1: Housing register and transfer applicants who have bid in last 12 months, size of property required by priority band, 30/9/20

Band	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	Grand Total
A	252	155	82	19	2		510
B	248	1536	600	120	20	1	2525
C1	142	597	345	31	2		1117
C2	3630	1237	994	63	3	1	5928
D	1515	504	132	5	1		2157
Grand Total	5787	4029	2153	238	28	2	12237

Which bands you consider to align with a reasonable preference?

We would consider anyone with Band C2 or higher to have "reasonable preference". Those in Band B or higher have "additional preference". These are the higher priority applicants. Note that the demand from these higher priority applicants is mainly for 2-bed and larger, so this would be our priority in terms of the size of properties required.

The profile of transfers, ideally with a split between current property size and rooms required. Do you maintain a separate transfer list?

The above table includes both existing tenants and housing register applicants. The table below only includes council tenants on the transfer list (to reiterate, this is only those who have bid in the last 12 months, not all those on the transfer list.)

Table2: Transfer applicants who have bid in last 12 months, size of property required by priority band, 30/9/20

Band	1	2	3	4	5	6	Grand Total
A	176	123	73	17	2		391
B	25	94	120	31	8		278
C2	52	314	442	31	1	1	841
D	113	71	37				221
Grand Total	367	604	675	83	16	7	1731

Do you also have details of those who are living in overcrowded properties, both for the Council's stock and RPs in the Borough?

Andy Radice
Social Housing Liaison Manager
Sustainable Growth and Opportunities
London Borough of Lambeth

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From: Nick Ireland [mailto:Nireland@iceniprojects.com]
Sent: 12 October 2020 12:30
To: Andy Radice <ARadice@lambeth.gov.uk>
Cc: Jeffrey Holt <JHolt@lambeth.gov.uk>; Donald Considine <Donald.Considine@tpbennett.com>
Subject: RE: Kennington Stage Appeal

Andy

I hope you are well. Have you managed to make any progress with this information – given the appeal evidence is due to be submitted in a week, I could do with this asap if possible.

Kind regards.
Nick

Nick Ireland
Director, Planning

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Winner: Award for Planning Consultancy of the Year
Winner: Award for Best Use of Arts, Culture of Sport in Placemaking (Illuminated River)
Winner: Planning Permission of the Year (Leven Road Gasworks, St William)

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From: Andy Radice <ARadice@lambeth.gov.uk>
Sent: 02 October 2020 08:13
To: Nick Ireland <Nireland@iceniprojects.com>
Cc: Jeffrey Holt <JHolt@lambeth.gov.uk>
Subject: RE: Kennington Stage Appeal

I have asked if this information can be provided for the Council.

With over 70 RPs operating in Lambeth, we do not know about their position.

Andy Radice
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Sustainable Growth and Opportunities
London Borough of Lambeth

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From: Nick Ireland [<mailto:Nireland@iceniprojects.com>]
Sent: 01 October 2020 15:24
To: Andy Radice <ARadice@lambeth.gov.uk>
Cc: Jeffrey Holt <JHolt@lambeth.gov.uk>
Subject: RE: Kennington Stage Appeal

Andy

Thanks for getting back to me. I am indeed looking at the bedroom size requirements for affordable housing which is a matter of dispute disagreement between the parties.

Given that the SHMA was based on data from several years ago, I would like to look into the latest position and drill into the profile of need.

Many thanks.
Nick

Nick Ireland

Director, Planning

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From: Andy Radice <ARadice@lambeth.gov.uk>

Sent: 01 October 2020 15:09

To: Nick Ireland <Nireland@iceniprojects.com>

Cc: Jeffrey Holt <JHolt@lambeth.gov.uk>

Subject: RE: Kennington Stage Appeal

I talked to the Planner, and am unsure of the reason as to why you require this information?

The questions you ask about appear to concern the type of affordable housing proposed by the scheme, i.e. bedroom size.

However, the Council's requirements for the whole of Lambeth are set out in Planning policy.

Andy Radice

Social Housing Liaison Manager

Sustainable Growth and Opportunities

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From: Nick Ireland [<mailto:Nireland@iceniprojects.com>]

Sent: 01 October 2020 13:07

To: Andy Radice <ARadice@lambeth.gov.uk>

Subject: FW: Kennington Stage Appeal

Dear Andy

I wonder whether you can help me. I've been appointed to look at housing issues in respect of the above forthcoming appeal. The Council's planning ref is 19/02696/FUL. I was wondering if you can help extract some data from the Housing Register for me, specifically

- The profile of those on the register by bedrooms required by band
- Which bands you consider to align with a reasonable preference
- The profile of transfers, ideally with a split between current property size and rooms required. Do you maintain a separate transfer list?

Do you also have details of those who are living in overcrowded properties, both for the Council's stock and RPs in the Borough?

I'd be really grateful for your help. If its helpful to talk it through, please give me a call.

Because of the fixed timescales involved with evidence for the appeal, it would be really helpful if you could get back to me asap.

Kind regards.

Nick

Nick Ireland

Director, Planning

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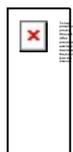
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