1. INTRODUCTION

On behalf of Kensington Housing Trust (KHT) (now subsumed into Catalyst Housing Limited (CHL)), CBRE Limited (CBRE) submitted in November 2009 to the Royal Borough of Kensington and Chelsea (RBKC) an Outline Planning Application (OPA) (reference PP/09/02786), with full details in respect of Phase 1, for the comprehensive residential-led redevelopment of Wornington Green. The OPA was accompanied by a number of formal and supporting drawings and documents, including (inter alia) an Environmental Statement, parameter and phasing plans. RBKC granted Outline Planning Permission (OPP) in March 2010, subject to conditions and a Section 106 Legal Agreement.

The OPP was subsequently implemented, with the Phase 1 works now at an advanced stage. Following the grant of the OPP, CHL and its design team continued to test and explore a number of options to enhance and hasten the progress of the redevelopment. This included (inter alia) reviewing the approved phasing sequence to allow tenants who have been temporarily decanted away from the Wornington Green estate to return as promptly as possible and to deliver the re-provided Athlone Gardens much earlier than originally anticipated. Following the completion of this exercise, CHL considered it prudent to amend the OPP to reflect the elements which would enhance the redevelopment.

CHL therefore instructed CBRE to submit an application (reference PP/13/04516) in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) for removal or variation of condition pursuant to the OPP (a Section 73 application). The Section 73 application principally sought to (inter alia) amend the approved phasing and parameter plans to allow the optimal and expeditious progression of the redevelopment. It was formally approved on 31st January 2014.

CHL has now instructed CBRE to submit an application for Reserved Matters approval, with details of means of access, appearance, landscaping, layout and scale, in respect of Phase 2 of the redevelopment. Phase 2 comprises 321 dwellings and approximately 710 sq m GEA of non-residential floorspace (Use Classes A1, A2, A3, A5 and / or B1) and broadly includes:

- Block 4 – a 7-storey (i.e. 6-storey with a recessed top storey) residential block with a Combined Heat and Power (CHP) unit in the basement; and
- Block 6 – a 6/7 storey (i.e. part 5-storey with a recessed top storey and part 6-storey with a recessed top storey) residential block, 3-storey mews houses and non-residential accommodation.
The submission of the Reserved Matters pursuant to the Section 73 permission follows an extensive period of discussions with Officers at RBKC, residents and local stakeholders. The proposals have been shaped, informed and developed during this period of pre-application discussion. A summary of the consultation undertaken is summarised in the Statement of Community Involvement submitted as part of the Reserved Matters.

The purpose of this document is to update the Housing Needs Assessment submitted as part of the OPA, and to satisfy a requirement of the S.106 Legal Agreement (paragraph 1.2; Schedule 3) associated with the OPP. This document forms part of the Reserved Matters application. The information included within it should be considered in the context of all other formal and supporting drawings and document included as part of the application.

2. STRATEGIC HOUSING MARKET ASSESSMENT

During the preparation of the Housing Needs Assessment submitted as part of the OPA, consideration was given to the RBKC’s Strategic Housing Market Assessment (SHMA) dated November 2009. The references to SHMA in the following paragraphs relate to the RBKC SHMA. Under each heading, the requirements of the RBKC SHMA are shown together with a statement of how the Wornington Green redevelopment, overall and in Phase 2, is meeting these requirements.

Mix of housing required: Output 1 and Output 3(ii)

In terms of the mix of housing required, the SHMA suggests that 50% of new housing should be market and 50% affordable. Within the affordable sector it is suggested that 86% of the need is for social rented, and the remaining 14% of the requirement could be met by intermediate housing, if priced at the “usefully affordable” point.
Wornington Green compared with Output 1 and Output 3(ii):

The OPP allows for the construction of up to 1,000 dwellings. A total of 932 dwellings were included on the indicative masterplan submitted as part of the OPA. These are split as follows: 538 affordable for social rent; 30 for intermediate housing and 364 for market sale. The percentage of overall units for market sale is therefore 39%. Of the total affordable dwellings, 95% are for social rent. This is greater than the suggested 86%, however is based on realistic consideration of affordability in the current market.

The proposed mix for Phase 2 of the redevelopment provides 168 homes for social rent, 142 for market sale and 11 shared ownership apartments. Expressed as percentages this mix is 52% social rent, 44% market sale and 4% shared ownership. Of the total affordable dwellings 94% are for social rent. This is a function of the scale of the programme for re-housing current tenants on the estate who, overwhelmingly, would be unable to afford low cost home ownership homes, given the prevailing local property values.

Profile of household types requiring market housing: Output 2

The SHMA notes that almost 40% of the demand comes from single non-pensioner households and more than a quarter from childless couples. Around 5% of the demand is from pensioner households and around a fifth is from households with children.

Wornington Green compared with Output 2:

The table included in the SHMA profiling household types requiring market housing and shown above suggests that the likely household profile for market housing will be dominated by small households with the ‘Single pensioners”, “2 or more pensioners”, “Single non-pensioners” and “Couple, no children” groups totalling 69.8% or 80.7% if you include the group “Other multi adult”. These are the groups which are likely to demand small (one and two bedroom) dwellings. It is therefore clear from this table that the greatest demand is currently for small (one and two bedroom) dwellings across the whole of RBKC.
The unit mix for Phase 2 meets the current requirements of the SHMA. A total of 11 one-bedroom units have been removed before the unit mix is calculated to reflect the 11 intermediate units that will be provided within Phase 2.

Table 1.1 – Summary of market sale properties on Wornington Green (Phase 2)

<table>
<thead>
<tr>
<th>Mix of Market Units on Wornington Green</th>
<th>MARKET SALE UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1B</td>
</tr>
<tr>
<td>Block 4</td>
<td>18</td>
</tr>
<tr>
<td>Block 6</td>
<td>64</td>
</tr>
<tr>
<td>Totals</td>
<td>82</td>
</tr>
</tbody>
</table>

Percentage Unit Mix

| Requirement in SHMA | 81% | 19% |

The SHMA suggests that over the next 20 years, around 80% of new market dwellings should contain three or more bedrooms. This is largely based on the GLA population projections which indicate that there will be near to no growth of the age groups between 20 and 40 and this is caused by a number of trends highlighted in the assessment. Perhaps more than anything, the trend is caused by affordability factors and because only those in later stages of their lives can afford to live in the affluent areas within RBKC. The SHMA acknowledges that “this may have implications for the proportion of economically active people living in the Borough”. The younger, more economically active households are being, and will continue to be, displaced to other Boroughs, or to the less affluent areas within the Borough. In this way the high demand for one and two bedroom units across the whole of the Borough is likely to be accentuated in the less affluent areas with RBKC. The SHMA identifies North Kensington as the least affluent area within the Borough and is therefore likely to house those people who are demanding smaller units and cannot afford homes in the more expensive areas to the south.
Affordable housing size mix: Output 3(i)

The SHMA states that the Council may wish to pursue a split of 50% smaller (1 & 2 bedroom) dwellings and 50% larger (3 & 4 bedroom) properties. The Council may wish to prioritise provision of larger units initially, particularly 4-bedroom dwellings.

Wormington Green against compared with Output 3(i)

The Housing Need Assessment as submitted reflects the needs of the existing occupants of Wormington Green. All existing tenants have a right to return to their homes following the redevelopment and, therefore, it is the tenants’ actual housing need, rather than the unit mix of the existing stock or the broader housing needs of the Council that must dictate the size and mix of the units that are being provided.
3. HOUSING ON WORNINGTON GREEN

3.1 The Reprovision of Affordable Housing

The approach of the Mayor of London towards estate renewal is to take into account the regeneration benefits to the local community and the proportion of affordable housing being, or planned to be provided, elsewhere in the borough. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better quality affordable accommodation providing at least an equivalent floorspace. The main purpose of the redevelopment of Wornington Green is to replace homes, many of which are overcrowded/under-occupied and provide new well designed housing for the existing tenants who wish to remain in the area. The housing on the estate immediately prior to the submission of the OPA contained 538 flats and houses and was all social housing. The OPP requires the reprovision of a minimum of 538 affordable units (or 1,625 habitable rooms) of affordable housing provided as social rent. It also requires the minimum provision of 30 shared ownership units.

However ‘like for like’ reprovision will not address current issues of overcrowding or necessarily ensure the housing needs of the existing tenants are met. For this reason, CHL has to demonstrate to the RBKC that any proposals for redevelopment provides for the housing needs of the existing tenants. For each detailed phase, a housing needs assessment is required to be submitted as part of each Reserved Matters application.
One of the key priorities for CHL, through the redevelopment of Wornington Green, is to address the issue of over-crowding and under-occupation of homes and the need to provide accommodation suitable for the many tenants who have mobility problems.

Many tenants are living in seriously overcrowded conditions, while other tenants are living in homes that are too large for their needs. The vast majority of existing properties with 2-bedrooms and all the existing properties with 3-bedrooms or 4-bedrooms are maisonettes and many tenants, as they have got older, are struggling to manage the stairs. The redevelopment proposals seek to provide the right size of homes for the tenants of Wornington Green and CHL’s Housing Need Assessments will be ongoing throughout the life of the redevelopment to ensure that all changes in household sizes are captured.

The detail of the properties proposed in Phase 2 is shown in the following graph.

*Table 1.2 – Proposed Rented Property Mix*
The graph below shows the comparison between the number of existing units by bedroom size and the number of new homes of each bedroom size being constructed.

**Table 1.3 – Comparison of Current and Proposed Rented Property Mix - Number**

![Bar chart showing comparison between current and proposed rented property mix in terms of number.](image)

The following graph shows the same comparison information, expressed as percentages.

**Table 1.4 – Comparison of Current and Proposed Rented Property Mix – Percentage**

![Bar chart showing comparison between current and proposed rented property mix in terms of percentage.](image)
To take account of the potential need for larger homes (even if this only on a temporary situation) a number of the two bedroom homes in the proposed Block 4 are capable of being combined to provide up to six bedroomed homes.

4. REDEVELOPMENT PRIORITIES

4.1 Requirements within the Wornington Green Planning Brief (SPD) (November 2009)

Chapter 2 of the Wornington Green Supplementary Planning Document summarises the Council’s redevelopment priorities. These are (inter alia):

- To keep the community together, current tenants who want to remain on Wornington Green will be guaranteed a new home on the new development and the vast majority of tenants should only have to move once from their current home into their new home as part of the redevelopment.
- Redevelopment of Wornington Green should be carried out as quickly as possible to minimise the length of time when tenants and adjoining neighbours are disturbed.
- The Council will require as part of the final development a new park that is at least the size and better in quality than the existing park. A good quality open space, at least half the size of Athlone Gardens, must be available for public use throughout the construction period.

4.2 Keeping the Community Together

Keeping the community together is a key priority for people who currently live on the estate and for CHL. CHL is committed to keeping the community together and existing tenants who want to remain on Wornington Green are guaranteed a home on the new development. Wherever possible, people who live close to one another now should be able to live close to one another in the new development (should they wish to do so).

The revised Phasing of the redevelopment, approved by RBKC through granting the S.73 permission, allows, amongst other things, for the earlier return to the estate of households who had been temporarily moved away from it to allow the redevelopment to start.

One of the key drivers for the redevelopment of Wornington Green is the over-crowding and under-occupation of the homes on the estate and the need to provide accommodation suitable for the many tenants who have mobility problems. These issues are mentioned at every consultation event, and are clearly of major importance for tenants.
The OPP seeks to address this issue by providing new homes which will meet the needs of the existing tenants on the estate. The design is based on the constantly updated information obtained by CHL through detailed discussions with tenants about their household make-up and housing needs.

4.3 Timing and Duration of the Redevelopment

As noted in the Wornington Green Supplementary Planning Document the ideal is that after construction of the first phase, tenants will be moved from existing blocks into the newly built accommodation. The blocks from which the tenants have been moved would then become the second phase and so on until construction is complete. The plan for Phase 2 follows this principle.

5. HOUSING NEED ASSESSMENT METHODOLOGY AND TIMING

5.1 Housing Need Assessment Methodology

The assessment of the housing needs of the existing residents of Wornington Green was determined and has been updated through using a database of tenant information augmented by home visits by CHL staff. The initial housing needs survey was carried out in 2004 by visiting all the tenants on Wornington Green. This has been followed up with further visits where tenants and adult household members have been asked to complete a Wornington Green decanting form, medical assessment forms where appropriate and provide any necessary documentation to support their applications. As part of the decant strategy, under occupiers are being allowed to keep one bedroom more than they need and single adult household members are entitled to apply for separate housing in a bedsit or a 1 bed flat, providing they can prove that their current home was their main residence since at least August 2006.

5.2 Timing of Housing Need Assessment

The housing need assessment in relation to current residents living in Phase 2 of the redevelopment has been based on the initial work carried out at the time of the compilation of the Masterplan, updated by regular contact with the tenants involved. The position reported here is, therefore, reflective of the situation as at January 2014.
6. DECANTING STRATEGY FOR PHASE 2

6.1 Decanting Options Available to Tenants

At the outset of the scheme, CHL acknowledged that each tenant household on Wornington Green is different and therefore there are a number of decanting options available to choose from. These options were fully explained on a one-to-one basis during home visits being made by Catalyst. However, now that the redevelopment has started in earnest, the tenants being decanted to allow for Phase 2 of the development will be offered re-housing into the new homes being provided.

The Housing Need Assessment also highlights that a number of hidden households and adult household members exist. Such households who will need to be re-housed to allow Phase 2 to proceed will also be offered re-housing into the new homes being provided.
6.2 Phase 2 Summary

Within Phase 2, tenants who live in the following existing blocks on Wornington Green will need to vacate their property to allow for the redevelopment of Wornington Green to continue:

- Edward Kennedy House
- 73 – 96 Peplar House
- Katherine House
- Macaulay House
- Wells House
- Murchison House
- Chesterton House
- Breakwell House
- Chiltern House
- Watts House

In addition, the tenants who reside in Thompson and Norman Baker Houses will need to vacate their properties in order to facilitate the commencement of Phase 3.

A total of 230 properties are affected within Phase 2. These will be demolished and 168 new affordable properties will be constructed within Block 4 and Block 6. The re-housing needs of the residents of 60 of the 230 properties to be demolished will be met by moves to the new homes being provided in Phase 1. There is a slight shortfall between the housing need and the units that will be constructed however it is important to note that the housing need stated is current as at January 2014. The actual housing need of the tenants may change during the course of Phase 2.

The dwelling mix of the rented homes in Phase 2 has been set to meet the needs of the households that need to be re-housed.
Table 1.5 below gives a breakdown of the existing properties on Wornington Green Phase 2 by size. This shows a total of 230 existing properties in Phase 2 of the Wornington Green regeneration scheme.

**Table 1.5 – Summary of existing properties on Phase 2 of Wornington Green**

<table>
<thead>
<tr>
<th>Building</th>
<th>Existing Properties on WG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1B</td>
</tr>
<tr>
<td>Breakwell Court</td>
<td>8</td>
</tr>
<tr>
<td>Chesterton House</td>
<td>8</td>
</tr>
<tr>
<td>Chiltern House</td>
<td>2</td>
</tr>
<tr>
<td>Edward Kennedy House</td>
<td>0</td>
</tr>
<tr>
<td>Katherine House</td>
<td>3</td>
</tr>
<tr>
<td>Macaulay House</td>
<td>3</td>
</tr>
<tr>
<td>Murchinson House</td>
<td>3</td>
</tr>
<tr>
<td>Norman Butler House</td>
<td>3</td>
</tr>
<tr>
<td>Pepler House (73 – 86)</td>
<td>5</td>
</tr>
<tr>
<td>Thompson House</td>
<td>19</td>
</tr>
<tr>
<td>Watts House</td>
<td>17</td>
</tr>
<tr>
<td>Wells House</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>72</td>
</tr>
</tbody>
</table>

Table 1.6 shows the housing need assessment of the existing tenants who have a right to be re-housed on Wornington Green. This totals 186 which is the number of existing tenants and hidden households needing re-housing, excluding the 60 properties where the occupiers have been allocated new homes in Phase 1.
Table 1.6 – Summary of tenants with the right to rehousing on Phase 2 of Wornington Green and hidden households by Sub-Phase

<table>
<thead>
<tr>
<th>SUB PHASE</th>
<th>BLOCKS</th>
<th>1B</th>
<th>2B</th>
<th>3B</th>
<th>4B</th>
<th>5B</th>
<th>6B</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A</td>
<td>Edward Kennedy, 73-86 Peplar House</td>
<td>All allocated properties in Phase 1</td>
<td>13</td>
<td>10</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Katherine, Macaulay, Wells and Murchison Houses</td>
<td>16</td>
<td>5</td>
<td>11</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>35</td>
</tr>
<tr>
<td>2C</td>
<td>Chesterton, Breakwell and Chiltern Houses</td>
<td>37</td>
<td>22</td>
<td>9</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>75</td>
</tr>
<tr>
<td>2D</td>
<td>Watts House</td>
<td>25</td>
<td>12</td>
<td>9</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>47</td>
</tr>
<tr>
<td>3A</td>
<td>Thompson and Norman Butler Houses</td>
<td>91</td>
<td>49</td>
<td>32</td>
<td>8</td>
<td>5</td>
<td>1</td>
<td>186</td>
</tr>
</tbody>
</table>

Figures in brackets indicate number of households to be re-housed within Phase 1 of the redevelopment.

This can be compared to the mix of rented homes to be provided in Phase 2 of the redevelopment as shown in Table 1.7.

Table 1.7 – Summary of rented homes to be provided on Phase 2 of Wornington Green

<table>
<thead>
<tr>
<th>Mix of Rented Units on Wornington Green</th>
<th>RENTED UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1B</td>
</tr>
<tr>
<td>Block 4</td>
<td>29</td>
</tr>
<tr>
<td>Block 6</td>
<td>55</td>
</tr>
<tr>
<td>Totals</td>
<td>84</td>
</tr>
</tbody>
</table>
The need of tenants requiring larger than 4 bedroom homes will be met by combining two bedroomed flats in Block 4 into larger units.

7. CONCLUSIONS

The Wornington Green redevelopment is underway and a Reserved Matters application in respect of Phase 2 is now being made. Paramount amongst the requirements dictating the design of the Phase 2 scheme is the need to provide suitable alternative homes for the people currently living in the blocks of flats which will need to be demolished to create the space for the new homes. When the OPA was made to the Council in November 2009, an assessment of the housing needs of the residents of the whole estate was carried out. This assessment has now been updated in relation to the needs of the residents of the blocks to be replaced by Phase 2 of the redevelopment and this has informed the proposed housing mix. A key element of the proposal is that there is an element of flexibility that allows the creation of larger units by the combination of two bedroomed flats in Block 4.

As well as updating the housing needs information, this report also compares the mix proposed for Phase 2 to the expectations contained within RBKC’s SHMA.