

5th August 2020

Mr J Coulstock
Be First
9th Floor Maritime House
1 Linton Road
Barking
London IG11 8HG

Dear James

18/01927/FUL- AFFORDABLE HOUSING PROVISION, TROCOLL HOUSE, WAKERING ROAD, BARKING

Further to our conversations last week and yesterday and having reviewed the Trocoll House committee report and recommendation for refusal, my client would like to revise their affordable housing offer to 35% by unit, comprising 30% London Living Rent and 70% Discounted Market Rent (discounted to 80%).

Whilst, as per correspondence provided with our previous offer of 25%, we do not agree with the findings of the BNPPRE and GLA viability reviews, and stand by our initial appraisal which confirmed that zero affordable housing was viable, we are of course aware of the Council and committee's position on affordable housing and make this revised offer in order to achieve a positive outcome at committee, as a refusal would not be to the benefit of either party.

The revised proposal would therefore comprise 69 affordable units, of which 21 would be set at London Living Rent and 48 at discounted market rent to 80%. In unit mix terms, this would equate as follows:

	1b1p	1b2p	2b3p	2b4p	TOTAL
London Living Rent	6	8	4	3	21
Discount Market Rent	2	13	28	5	48
TOTAL	8	21	32	8	69

Given the discussions to date and the findings of our viability appraisals, we trust that you agree this is an extremely significant concession and should be supported at committee.

The offer is made on the basis that the application is presented to committee in September with a positive recommendation (subject of course to members agreeing deferral).

Yours sincerely



Jonathan Rowlatt
Director