

## Joint Statement on the Olympic Affordable Housing Legacy

**Greater London Authority, London Development Agency, the Housing Corporation and the Olympic Delivery Authority**

### **Purpose of the Joint Statement**

The purpose of this joint statement is to set out how social landlords accommodating social housing residents displaced by the land acquisitions process will receive an additional allocation of social housing arising from the Olympic Legacy.

### **Strategic Context**

London's successful bid to host the 2012 Olympic Games and Paralympic Games was predicated on the commitment to a successful and sustainable legacy. An important element of that legacy commitment was the delivery of affordable housing in the Olympic Park. The Mayor's strategic target for affordable housing is set out in his Spatial Development Strategy *The London Plan* (February 2004). The Mayor's target is 50% affordable housing of which 70% should be social rent and 30% intermediate.

### **Olympic Legacy**

Approximately 9,000 homes are planned for development in the Olympic Park. Delivering 50% affordable housing on the Olympic Park will be subject to standard economic viability tests (currently the GLA sponsored Three Dragons Model) and may be dependent on the availability of social housing grant or future equivalent available under the Housing Corporation's *National Affordable Housing Programme*. It should be noted that the existing planning consent for Stratford City project requires 30% affordable housing and that the Joint Statement will not fetter any existing S106 agreement relating to this project.

### **Guiding Principles**

- Affordable Housing developed in the Olympic Park is intended to be a London wide legacy, therefore nominations to affordable housing will be available on a London wide basis. Affordable housing developed may be generated without Housing Corporation funding.
- The majority of residents requiring rehousing from land compulsorily purchased for the Olympic Park are expected to be eligible for a one bedroom home (and in some instances a studio home) although there may be a requirement for two bedroom and three bedroom homes where two or more independent households wish to live together.
- Where a local authority makes available a home from its own stock or via a housing association nomination to a resident being relocated from the Olympic Park, they shall be entitled to an equivalent nomination multiplied by a factor of 1.25\* to legacy social housing over and above that available to the authority under the nomination arrangements decided for the Olympic Legacy (i.e., top sliced).

- Where a housing association makes available a home from their own stock (ie, not fettered by an existing nomination agreement) to a resident being relocated as a consequence of the relocation process, they shall be entitled to an equivalent nomination multiplied by a factor of 1.25\* to legacy social housing available to the housing association under the nomination arrangements decided for the Olympic Legacy (also top sliced).
- Where a one bedroom property is made available by a participating social landlord, this shall equate to two habitable rooms. Where a two bedroom property is made available by a participating landlord this shall equate to three habitable rooms, a three bedroom property four habitable and a four bedroom five habitable rooms.
- Participating social landlords will have the option of either receiving a like for like nomination from the Olympic Legacy or where their requirement is for a different housing mix (eg, larger family accommodation). The nomination arrangement will relate only to the social housing element of the legacy affordable housing developed in the Olympic Park. In the latter case they will be able to combine their legacy nominations. Under such an arrangement, access to larger home will be in line with the number of habitable rooms set out in the clause above. By way of example, where a social landlord has made available 2 x 1 Bedroom units (ie, four habitable rooms) for rehousing purposes, the legacy affordable housing nomination which will be multiplied by a factor of 1.25\* (ie, an additional habitable room) can be a 4 bedroom property (ie, five habitable rooms).
- A register will be held by both the LDA and participating landlords of housing provided and this will set out the top sliced nominations to social housing that is to be awarded to each participating social landlord.
- The London Development Agency with the partners identified below will arrange meetings of an Olympics Legacy Housing Forum at least three times a year where matters relating to the relocation process and the legacy will be discussed.

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David Higgins – Chief Executive, Olympic Delivery Authority

\* The signatories to this statement acknowledge that participating landlords will forgo the use of the housing units for at least six years to facilitate the rehousing of tenants displaced by the Olympic relocation process. The multiplier of 1.25 represents an additional value that participating landlords will be awarded in return for their support for the rehousing process. Rehousing entitlement will be rounded up or rounded down to the nearest habitable room with 0.5 of a habitable room rounded up.

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## 2012 OLYMPIC GAMES: CLAYS LANE RELOCATION PROCESS – NOMINATIONS SUMMARY TABLE

	<b>Social Landlord</b>	<b>Number of Homes</b>	<b>Habitable Rooms</b>	<b>Habitable Rooms with 25% uplift</b>
1	Peabody Trust	106	212	265
2	CBHA	31	62	76
3	Corporation of London	1	2	3
4	East Homes	32	64	80
5	LB Waltham Forest	3	6	8
6	Toynbee (One Housing Group)	19	38	48
7	LB Newham*	100	202	253
8	LB Hackney	2	4	5
9	LB Havering	1	2	3
10	London and Quadrant	13	26	33
11	Family Mosaic	1	2	3
12	Circle Anglia	4	8	10
13	Exeter City Council	1	2	3
14	Newlon Trust	2	4	5
15	Southern	3	6	8
16	North London Muslim	9	18	23
17	Richmond Housing Partnership	1	2	3
18	LB Tower Hamlets	3	6	8
19	Acton / Dominion	2	4	5

### Notes:

- \* Includes one three bedroom property (i.e., four habitable rooms).
- Habitable rooms are rounded up to the nearest figure if 0.5 or 0.75, or rounded down if 0.25.
- Local authority figures will include housing association nominations made available by them through their choice based lettings process. In this instance, the local authority will receive the legacy nomination.
- Where sub-regional nominations have been made available to one borough by another, the borough entitled to the nomination is shown in the above table.
- The LDA understands that all homes made available by re-housing partners were one bedroom homes (i.e. two habitable rooms) unless stipulated otherwise.