

Schedule 23

Affordable Housing Specification

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AFFORDABLE HOUSING SPECIFICATION

The Partner shall procure that all Affordable Homes are built to comply with the following (and in the event of any inconsistency between the requirements listed the conflict shall be resolved according to the descending order of priority):

- 1 All homes will be built to comply with London Housing Design Guide (2010 Mayor of London) space standards and Lifetime Homes. The Partner will use reasonable endeavours to adopt all standards contained within the London Housing Design Guide (2010 Mayor of London). The minimum unit sizes and private amenity space required by the London Housing Design Guide (2010 Mayor of London) space standards are tabulated below:

		Unit Size (sqm)	Amenity Space (sqm)
Apartments	1b2p	50	5
	2b3p	61	6
	2b4p	70	7
	3b5p	86	8
	4b7p	109	10
Maisonettes	3b5p	96	8
Flats over maisonettes	1b2p	50	5
	2b3p	61	6
Houses - 2 storey	2b4p	83	7
	3b5p	96	8
	3b6p	106	9
	4b7p	117	10
Houses – 3 storey	3b6p	112	9
	4b7p	123	10

- 2 All homes will be built to a minimum of Code for Sustainable Homes level 4 (published by Department of Communities and Local Government).
- 3 Amenity space for new houses and maisonettes will be provided by private rear gardens. Apartments will have balconies as private amenity space.
- 4 The Design Guidance of the RP based upon the L&Q Design Brief (2009-2011) and Technical Specification (March 2011) which are current as at the

date of this Agreement. These documents are produced internally by the RP and are subject to regular review and update.