

29 Nevertheless, in response to the emergence of new local and strategic housing policy and guidance, and following an enhanced offer by the applicant along with the inclusion of the Mayor's grant funding, the affordable housing offer has been improved as detailed below.

Table 1: Proposed affordable housing offer by unit and tenure

	<b>Social rent</b>	<b>London Living Rent</b>	<b>Discount Market Rent</b>	<b>Total</b>
<b>East Site</b>				
1 bed	0	18	35	53
2 bed	0	23	89	112
3 bed	0	0	0	0
<b>West Site</b>				
1 bed	22	2	10	34
2 bed	66	10	27	103
3 bed	28	0	0	28
<b>Total units</b>	116	53	161	
<b>% of AH by hab room</b>	<b>38%</b>	<b>14%</b>	<b>48%</b>	<b>100%</b>

30 While the headline figure of 35% affordable housing (on a habitable room basis) remains unchanged, the offer would now comprise 38% (116 units) provided as social rent, 14% (53 units) provided as LLR, and the remaining 48% secured at discounted market levels which would be affordable to households on incomes up to £60,000 p.a. The offer would therefore now include a significant proportion of social rented units in line with emerging local policy, with the remaining intermediate rented products all meeting the affordability criteria set out within draft London Plan Policy H7.