

Appendix 1

Examples of current Borough intermediate housing schemes and how reviewed income levels relate to monthly outgoings

	Location	Full Price	Share price	No. bedrooms	Estimated monthly cost (mortgage, rent and service charge)	40% net threshold income
1	Lawrie Park Place Crystal Park Palace Road SE26 6UG	£345,000	£86,250 (25% share)	1	£1197	£1322
2	Krueger House 102 Martins Road Shortlands BR2 0EF	£260,000	£104,000 (40%)	1	£897	£1322
3	1 Brosse Way Bromley Common BR2 8FF	£265,000	£159,000 (60%)	1	£945	£1322
4	Lawrie Park Place Crystal Park Palace Road SE26 6UG	£435,000	£108,750 (25% share)	2	£1469	£1574
5	Hardwick House Masons Hill BR2 9GW	£365,000	£146,000 (40%)	2	£1338	£1574
6	St Hilary's Court Stoneleigh Road BR1 2FU	£350,000	£105,000 (30%)	2	£924	£1574
7	Conway Close BR3 4GA	£365,000	£182,500 (50%)	2	£1152	£1574
8	Park View Orpington BR6 0GE	£300,000	£135,000 (45%)	2	£1197	£1574
9	1 Cray View Close Orpington BR53RD	£235,000	£152,750	2	£1034	£1574
10	Lawrie Park Place Crystal Park Palace Road SE26 6UG	£525,000	£131,250 (25%)	3	£1738 (slightly exceeds 40% net income)	£1670

Source www.sharetobuy.com/sharedownershipproperties
(February 2018)

Appendix 2

**Addendums to Council's SPD's – Affordable Housing (2008) and Planning
Obligations (2010)**

ADDENDUM (March 2018) TO COUNCIL'S:

**ADOPTED SUPPLEMENTARY PLANNING DOCUMENT
AFFORDABLE HOUSING (2008)**



The Council's agreed local Intermediate Housing Income Thresholds were reviewed in March 2018 and the following household income thresholds (upper limit) now apply to 1, 2 and 3 bedroom units for intermediate ownership products:

1 bedroom units £55,000

2 bedroom units £68,800

3 bedroom units £73,400

The GLA upper limit of £90,000 applies to 4 bedroom units (intermediate ownership)

The GLA upper limit of £60,000 applies to intermediate rent products for all unit sizes as set out in the GLA's London Plan Annual Monitoring Report 2015/16 (July 2017).

ADDENDUM (March 2018) TO COUNCIL'S:

**ADOPTED SUPPLEMENTARY PLANNING DOCUMENT
PLANNING OBLIGATIONS (2010)**



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