

Wandle Way Limited
Manderley
South Park
Godstone
RH9 8LF

1 March 2022

Dear Sirs

Rufus Business Centre, Earlsfield

We have discussed the potential purchase of the eight unit Block D by PA Housing in the event that the Rufus Business Centre development is approved by Merton's committee.

I am aware that the proposal is to now deliver all eight affordable homes for London Affordable Rent. PA supports this decision. It is my understanding that the committee were asking whether or not the eight affordable homes could be 'pepper-potted' throughout the development.

As you will know, it is imperative that service charges and other costs are kept to an absolute minimum to make the homes truly affordable to our residents. This is only possible if we can keep a tight control of the maintenance and operation of the building. This requires that all the affordable homes are contained within the same building. On larger developments it may be that they are contained within one core of the building, served by a common staircase/lift, but this nevertheless adds to costs. The proposed situation is the best outcome for tenants. As you are aware, there is particular demand for three bedroom affordable rented properties and to have four such homes available, in addition to the four one bedroom flats, will very much help Merton's aspirations to reduce their waiting lists and put families into excellent new accommodation on a secure tenancy (of course, Merton will retain all nomination rights on the new homes).

I can confirm that it is PA Housing preference to have all the homes in one block rather than spread throughout the development.


I note that the scheme further benefits the residents of the affordable housing in the following ways:

- the zero carbon nature of the new homes will further help to reduce service charges,
- the affordable housing building is closest to the Blue Badge parking spaces,
- the ground floor amenity space is open to all residents of affordable and private buildings, promoting integration.

Finally, as you would expect, we would closely control the materials used within the building to ensure the best possible outcome for our tenants.

We hope that LB Merton allow the new homes to be provided on this site – the eight affordable rented homes will make a real difference to the Merton residents who move there.

Yours faithfully



pp. *Pete Beggan*

Pete Beggan

Assistant Director – New Business

Email: peter.beggan@pahousing.co.uk