

Note of Westfield Meeting between Cllrs Cowan, Cartwright, Jones and Vincent with relevant officers and Westfield – 9th July 2014

Attendees

Councillor Cowan, Councillor Cartwright, Councillor Jones and Councillor Vincent
Westfield: Michael Gutman, Duncan Bower

Relevant officers: Nigel Pallace, Mel Barrett, John Finlayson, Matt Butler,
Kim Dero

A meeting was held on 9th July 2014 to review and discuss the current status of the planning application relating to the Westfield Development.

- Westfield gave an overview of:
 - 1-the project timetable for building out the main development including timing for delivery of the retail, housing and public realm components.
 - 2-Westfield/John Lewis' aspirations for a bridge and deck area above the central line cutting north of the site.
 - 3-John Lewis' aspirations for working with LBHF on employment and training.
- Cllr Cowan provided an overview of the new administration's manifesto commitments as they apply to the proposed regeneration scheme. Greatly increased emphasis and priority on delivery of more affordable housing with housing types and tenures to be genuinely affordable to a range of incomes in line with the London Plan, and an expectation that marketing of new homes would be targeted at local people and Londoners rather than foreign investors. Also described ambition to work with Westfield and partners to get local people into jobs.
- Base Affordable housing offer is 162 homes, of which 95 Affordable Rent and 67 Intermediate Discount Market Sale. This comprises 12% of the overall development of 1,347 homes. By the time 550 market homes are occupied, 81 Affordable homes should be delivered. A further 81 homes should be delivered by the time that 770 market homes are occupied. Through a review mechanism additional affordable housing units may be realised through converting later phased market units to affordable. The overall scheme total remains constant at 1,347, but tenure mix could change from a minimum of 162 affordable homes to a maximum of 250 affordable homes delivered, 19% of the 1,347 total.
- Delivery and funding of the deck area discussed.
- Following an exploration of the issues, options and related implications it was agreed negotiations on the s106 should continue between officers and Westfield.