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**RE: One Battersea Bridge Road, LB Wandsworth - 54 Social Rented units with AFR approval**

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**From** Tim Preston <tim.preston@mtvh.co.uk>  
**Date** Wed 22/01/2025 10:13  
**To** Julian King <julian.king@ds2.co.uk>

Julian

Due to the location of the site being in Wandsworth we would be interested in the opportunity as we have a large amount of stock within the Borough.

As you know, we are only pursuing opportunities that can meet the requirements of the current GLA Affordable Homes Programme e.g. grant funded and SoS before March 2026. In theory this would be of interest assuming planning is secured, meets all our requirements with spec, fire requirements, strong developer partner etc. Plus would be subject to price, board approval, red books and all the usual technical and legal dd.

Happy to discuss in more detail.

Kind Regards  
Tim

**Tim Preston, Assistant Director of Land & Planning**  
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**From:** Julian King <julian.king@ds2.co.uk>  
**Sent:** 15 January 2025 15:14  
**To:** Tim Preston <tim.preston@mtvh.co.uk>  
**Subject:** Fw: One Battersea Bridge Road, LB Wandsworth - 54 Social Rented units with AFR approval

Afternoon Tim,

Thanks very much for calling.

Please see below - let me know if you need anything else.

Regards,  
Julian

Julian King                      DS2 LLP

Partner                              Brock House, 19 Langham Street, London W1W 6BP

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We've been appointed by Rockwell to work with them on their scheme in LB Wandsworth, One Battersea Bridge Road.

We've been working with them to optimise the scheme, which now comprises 54 social rented units, which equates to 50% affordable based on habitable rooms.

**Units**

**Hab Rooms**

Affordable	54		<b>188</b>
Private	56		188
Total	110		376

Affordable %	49.09%		50.00%
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Unit Mix	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	4B5P	Total
Private	4	0	0	26	0	24	2	56
Affordable	0	9	15	3	9	10	8	54
Total	4	9	15	29	9	34	10	110

We've been discussing the scheme with the GLA, who have provided us with a letter confirming that the scheme is eligible for grant "in principle" under the AFR.

The scheme has been submitted for planning. We are expecting to reach Committee in December 2024.

Once consented the scheme is expected to start on site in August 2025, and the whole scheme complete by August 2028, with the possibility that the affordable block will complete earlier.

We're due to bring to the market in the near future but wanted to give you the heads up to find out if you'll be interested. If this is the case, I'd be grateful if you could confirm, and we will keep you updated.

Regards,

Julian

Julian King

DS2 LLP

Partner

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[www.nhg.org.uk](http://www.nhg.org.uk)

gareth.thomas@nhg.org.uk  
30/01/2025

Dear Julian

Many thanks for sending over the information on One Battersea Bridge Road.

As a Preferred Partner of LB Wandsworth with a large quantum of our portfolio located locally, we have an active interest in Section 106 opportunities in the Borough, and we would be interested in bidding on this opportunity when it comes to market. Please keep us posted.

Kind regards,

A handwritten signature in black ink, appearing to read "Gareth Thomas", written over a horizontal line.

Gareth Thomas  
Business Development Manager  
Development

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