

Pocket gets consent for LandSecs-backed London scheme

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Westminster City Council has given a resolution to grant planning consent for Pocket and Land Securities' pioneering affordable housing scheme in London's Westminster.

[Westminster](#) City Council granted the resolution for the scheme – 32 intermediate one bed flats on Fermoy Road in Westminster – last week.

The flats are aimed at [Londoners](#) that don't qualify for social housing but are priced out of the open market. Pocket estimates that 35% of working London households aged 20–39 cannot afford to buy in their area and are not eligible for housing benefit. In zones 1–3, this rises to 40%.

The building was designed by Darling Associates and will further the Harrow Road area regeneration. It will be one of the first blocks of flats in London to be built to Code Level 4 for Sustainable Homes.

The scheme is a test case for Pocket and [Land Securities](#) working together.

As part of Land Securities' strategy to deliver affordable housing in London more innovatively, the developer is providing financial support to the scheme subject to an offset provision against its large mixed use schemes in Westminster.

Pocket, a private developer which builds housing for people on low to moderate incomes, will now work with Land Securities and the officers and members at [Westminster City Council](#) on how this could work before a final consent is considered.