

## Presentation to Overview & Scrutiny Committee 25 June 2014

### 11,000 Council Homes Timeline

Cabinet agrees new council commitment to make every home warm, dry & safe over 5 years to 2015/16	Jun 2010
Cabinet agrees £326m housing investment programme to deliver warm, dry & safe	May 2011
<p>Independent Housing Commission is launched</p> <p>Its remit is to independently explore options for the future financing, ownership and operation of Southwark's housing stock beyond 2015/16. Its aim is to examine proposals and make recommendations for an investment strategy, for up to thirty years, that is sustainable, affordable to the council and breaks the current cycle of an escalating demand for resources to maintain the quality of the stock.</p>	Jan 2012
Cabinet agrees in principle to directly funded delivery of housing by the council, using the resources in the Affordable Homes Fund, and commits to building 1,000 new council homes by 2020	Jul 2012
<p>Cabinet receives the report of the Independent Housing Commission</p> <p>The report presents three possible future scenarios – maintenance of the stock at 39,000 rental units, a steady reduction to around 30,000 units or a sharper reduction to around 20,000 units – and hopes to “represent the start of an informed dialogue between the council and the people of Southwark about the realities of the future for council housing in the borough”</p> <p>The Leader reiterates the council's commitment to council housing and Cabinet instructs officers to draw up a plan for engaging residents in an extensive and wide-ranging debate on the report's analysis, findings and conclusions</p>	Oct 2012
Cabinet agrees more detailed plans for the directly funded delivery of the 1,000 new council homes, including a first phase of specific schemes for an estimated 286 new homes	Oct 2012
<p>Cabinet agrees comprehensive community and stakeholder engagement plan on the report of the Independent Housing Commission</p> <p>Cabinet also agrees a new approach to community engagement, building on the “community conversations” approach trialled in the Summer. The engagement on the report will be the first full-scale use of the new approach, including established groups and also reaching beyond them to new groups and residents at large</p>	Dec 2012

<p>The outcomes of the community and stakeholder engagement are reported back to Cabinet and next steps are agreed by Cabinet. There have been 80 key events, with community conversations in shopping centres, parks and libraries, discussions on the radio and online and engagement through Tenants Council, Homeowner Council and the newly establish Futures Steering Board of tenant and homeowner representatives</p> <p>Cabinet restates the council's commitment to council housing as a community asset for the long term benefit of residents; rules out any wholesale or large-scale stock transfer; and instructs officers to a) undertake further detailed assessment of the financial performance and social value of the council's housing assets and develop long term plans for delivering more council homes in the future, and b) begin a review of the council's housing strategy across all tenure and sectors.</p> <p>The Leader announces a new Cabinet commitment to deliver 10,000 new council homes, in addition to the 1,000 new homes.</p>	Jul 2013
<p>Cabinet agrees a second phase of the directly funded delivery of the 1,000 new council homes, including specific schemes with the potential to deliver a further 277 new homes</p>	Oct 2013
<p>Cabinet agrees the vision for a new housing strategy:</p> <ul style="list-style-type: none"> <li>--We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark Council</li> <li>--We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership</li> <li>--We will support and encourage all residents to take pride and responsibility in their homes and local area</li> <li>--We will help vulnerable individuals and families to meet their housing needs and live as independently as possible</li> </ul>	Jan 2014
<p>Cabinet receives a high level investment plan prepared by Savills, which sets out a number of different possible approaches to delivering the overall commitment of 11,000 new council homes by 2045 and confirms that the commitment is "realistic and deliverable"</p> <p>Cabinet instructs officers to further develop the investment plan and the necessary capacity to deliver it.</p>	Jan 2014
<p>Leader will report to Cabinet reaffirming the commitment to 11,000 new council homes and committing to 1,500 of these being delivered by 2018</p>	Jul 2014

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