

Item No. 8.	Classification: Open	Date: 18 November 2014	Meeting Name: Cabinet
Report title:		Update on Consultation and Plans for the Delivery of 11,000 New Homes	
Ward(s) or groups affected:		All Wards	
Cabinet Member:		Councillor Richard Livingstone, Housing	

FOREWORD – COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR HOUSING

In July 2013 this council made an historic commitment to build 11,000 new council homes by 2043. This followed an extensive programme of consultation with Southwark residents where the overwhelming view was that we needed to build more council homes.

On 22 July 2014 the cabinet received an update on how we will deliver on this commitment and ramp up our programme of council house building from a small number of early starts to 1,500 finished homes by 2018 and 11,000 new homes over the thirty year programme.

This report triggered what we aim to be a broad ongoing programme of engagement with residents that began with this consultation on the Charter of Principles. This will be followed by further phases of consultation as the programme proceeds to ensure that everyone who wants to can have their voice heard. We are absolutely committed to genuinely involving our residents in how and where we deliver these 11,000 homes throughout the lifetime of this building programme.

To be clear the 11,000 new homes that we promise to deliver will be new council homes at council rent levels that are additional to our existing stock of council homes.

Our overarching commitment is to keep residents involved right across the borough and working with all of you to make sure we design the best possible solutions to delivering good quality homes for those that need them.

I am delighted that so many of our residents have responded to this consultation right across the borough. This reinforces our commitment to ensure that we continue to listen to what all of our residents say.

RECOMMENDATIONS

That the cabinet:

1. Notes the overwhelming support (around 90%) for the 6 pledges and therefore agrees to the adoption of the Charter of Principles as set out in Appendix 1.
2. Notes that over 2000 residents responded to this consultation and that the vast majority of these were council tenants and leaseholders/homeowners. The size and representativeness of the sample gives a high level of confidence that the findings of the engagement exercise reflect the views held by the majority of our residents.
3. Notes that consultation took place with both the formal consultation structures of Tenant and Homeowners Council, Area Housing Forums and more broadly with those not engaged in these formal structures. Cabinet therefore agrees to reaffirm its commitment to engaging as widely as possible with residents as the 11,000 new homes programme progresses. Officers are to continue to consult through the formal tenant and homeowner structures and in other ways to ensure that those who are not engaged in the formal structures are able and encouraged to get involved.
4. Notes that about 20% also left more detailed feedback as summarised in paragraphs 32 to 40 below. In response to that feedback cabinet therefore tasks officers to put in place the following:
 - A system of review of the operation of the charter of principles annually, through existing representative groups and other residents who have been involved.
 - Ongoing involvement of the Futures Steering Board made up of representatives of Tenant Council and Homeowners Council in the development of the engagement activity as it progresses.
 - A proactive communication strategy that seeks to address some of the frequently asked questions that have arisen through the consultation, clarifies what we mean when we use terms such as “affordability” and “regeneration”, and tackles some of the misinformation and misapprehension.
5. Notes that 36% of respondents (almost 700 people) expressed an interest in continuing to be involved. Cabinet therefore tasks officers to develop a plan to ensure that those who have expressed a wish to be involved are integrated into the next phases of the consultation programme.
6. Notes that this is only the first stage of consultation, and only concerns the principles upon which a broader consultation programme will be based. The next stage of the consultation, on the borough-wide principles for the 11,000 homes programme, will start in January 2015.
7. Reaffirms its commitment to building 11,000 new council homes, alongside improving the quality of all of its existing housing stock.

8. Confirms that these 11,000 council homes will be new and additional to our existing stock of council housing.

BACKGROUND INFORMATION

9. On 22 July 2014 the cabinet agreed a report on progress in developing the long term plans for the delivery of new council homes. This report provided an update on the delivery of 11,000 new homes and the early sites that are already in progress. A further report on the commitment to building 1,500 of the new council homes by 2018 will go to cabinet in December 2014.
10. The July 2014 cabinet report also outlined the long term vision for housing in the borough as part of the development of a new borough-wide long term housing strategy to 2043 that is due for agreement by cabinet in January 2014.
11. The 22 July 2014 cabinet report went on to explain how the Council is balancing investment in the existing stock with the plan to build 11,000 new homes consistent with the aim that the quality of not just the 11,000 new homes but all of the existing housing stock is of the highest standard.

New Southwark Plan and New Council Homes

12. On 21 October 2014 the cabinet agreed a consultation draft of the issues and options for a New Southwark Plan (2018-2033). This will provide 11,000 new council homes as part of 30,000 new homes. The challenge is to deliver the services, infrastructure and places to ensure that these improve Southwark as a desirable place to live. There is a focus on quantity, quality, provision for all and improvements to public health.
13. The New Southwark Plan will set out how we will deliver our Housing Strategy. The NSP will support the delivery of some of our key housing strategic ambitions, including the building of 11,000 new council homes for rent. This stage of consultation on the Southwark Plan will run until the beginning of March 2015.
14. Most of the consultation on the housing matters in the New Southwark Plan will start from January 2015 to ensure that the work on establishing the principles for future development of housing in the borough is co-coordinated with our discussions on establishing the principles for development of the 11,000 new council homes.
15. A fundamental principle for working with residents on the delivery of 11,000 new council homes was that it should be based on sound engagement with the community as its starting point and the bedrock on which both existing and future housing investment will be progressed.
16. Aligning the consultations on the principles for development of the new council homes and the elements of the New Southwark Plan about housing together will ensure there is consistency in our approach to residents, we minimize opportunities for misunderstanding and maximise the engagement on this issue.

17. The Council is developing a phased approach to explore the following issues with residents, starting in January/February 2015:

Borough-wide principles consultation – Draft timeframe		
Timeframe	Theme	Questions for residents
Jan/Feb 2015	Land-use designations	How can we create more opportunities to build new homes?
February –June 2015	Sites for development	Where could we build new homes?
April/May/June 2015	Tenure Mix Design Standards Health and wellbeing	What kind of estates/communities to do we want in Southwark? How do we create these estates/communities? How should we ensure the highest standards of design and delivery?
May/June 2015	Principles for decisions about investment in existing stock	How do we decide to invest or rebuild?

The above is an initial proposal for establishing a phased approach to tackling some fairly complex issues with residents. This will be consulted on with officers across the project team and worked into a more detailed plan for December 2014 cabinet.

Consultation on Charter of Principles

18. In July 2014 cabinet agreed a consultation draft of a Charter of Principles intended to form the framework for consulting with residents of Southwark on the ongoing delivery of 11,000 new Council homes, and asked officers to consult with residents on these principles.
19. The principles build on the outcomes of the Housing Commission, the approach to community engagement and the way we have been working with residents in the ongoing major works programme ‘putting residents first’ and on projects such as the refurbishment of Lakanal.
20. This consultation was only the first stage in a series of conversations the Council will have with people in Southwark about how it will deliver the 11,000 homes by 2043. The second stage will be outlined in the December 2014 cabinet report, with consultation beginning early in 2015.

KEY ISSUES FOR CONSIDERATION

Consultation approach

21. This initial stage of consultation began on 15 August and ended on 13 October 2014. The timeframe of the consultation was extended from 22 September 2014 after consultation with the Future Steering Board.
22. All residents living in the borough had an opportunity to contribute to the conversation about the Charter of Principles through our website. However, the focus of this consultation was those residents who live in homes that are owned or leased by the council.
23. The main tool for communicating with residents was through a mail shot in September 2014 rent statements and with our leaseholders through a separate mailing.
24. Staff presented the Charter of Principles to residents at Area Housing Forums, SGTO, Tenant and Homeowners Council and sent a news update to all Tenant and Resident Association chairs and secretaries.
25. Staff also attended all Community Council meetings, and nine community events/festivals, and promoted the consultation through its community e-newsletter.

The consultation response

26. The response to the consultation was considerable: 1,913 responses were received by the deadline and a further 103 in the following weeks, making a total of 2,016¹ responses. The volume of responses has been much greater than originally anticipated and a number of teams have come together to help process the data.
27. With over 2,000 responses in total we can have a high level of confidence that the results reflect those views of the wider population of residents in council homes.
28. We know the vast majority of the responses have come from those living in Council homes, because the form used for the mail out was laid out differently to the one used in our outreach sessions. 24 of the responses were received through the web and 19 people completed our postcards.
29. Only one Area Housing Forum, Borough and Bankside, did not have an opportunity to discuss the issue during the consultation as it had not met since 6 August and its next meeting was not due until 29 October 2014. Full feed back from the forums and other tenant organisations can be found in Appendix 4.
30. It is exciting that so many of the people who replied expressed a wish to remain involved in this discussion, and a demonstration of resident interest in the 11,000 homes programme.

¹ The comments from the additional responses received beyond the deadline will be analysed and used to inform future engagement and other relevant teams.

Summary of consultation findings

31. The pledges are detailed in Appendix 1. However they are summarised as follows:

- How we will work with you on developing the principles for housing investment and renewal of our estates
- How we will work with you on the development of the new homes on your estate
- How we will involve you in ensuring that the new homes are delivered to a high standard
- Giving you a real say in how the new homes are managed
- We will demand high standards for the quality and affordability of new homes
- Your housing options if you are affected by redevelopment of your estate

32. There was overwhelming support for all the pledges.

Table: Overall support for the Charter of Principles pledges^{2 3}

Pledge	Yes	No	No response
1	91%	6%	3%
2	92%	6%	2%
3	89%	5%	5%
4	90%	5%	5%
5	90%	5%	5%
6	87%	8%	5%

33. Almost 700 individuals expressed an interest in staying involved representing 36% of those that replied.

34. The consultation generated almost 1900 separate comments. 1260 of these were linked directly to the individual pledges with Pledge one and Pledge six providing the most feedback (256 and 267 respectively).

35. 62% of the comments made about the pledges were given by those who were supportive of them.

36. On average 8% of those who said yes and 56% of those who said no provided comments. Appendix 5 includes examples of feedback received from residents. The complete feedback has not been included due to the sheer volume but is available on request.

37. Some of the frequently occurring comments included the following:

Some people commented on their concern that we may not follow through on our promises:

² Percentages have been rounded up or down to make whole numbers, so some total 99% rather than 100%

³ The analysis is based on 1913 responses.

'Sounds very good, but will you hear what is being said'

While others simply commented on how positive the charter and the 11,000 new homes was:

'I don't know the details but sounds like positive ideas', 'It will be nice to build more Council housing to help this our community'.

Some people commented on the need to continue to work with the existing formal consultation structures:

'There should also be a commitment to working with any existing forums ...and willingness to work through their platforms?'

Others added that it was important that we continue to be as inclusive as possible and reach out widely to our residents:

'Forum for EHRS keen to work with Council to ensure everyone has their say', 'More involvement of local Councillors as they listen', 'Engagement should be balanced and not just focused on those with the most time/loudest' voice', 'good to engage young people and children and between residents and those on waiting list',

Many comments related to issues the Council will be looking at more closely in the next stage of consultation:

'Mixed communities are a sound way to integrate all aspects of difference', 'The community should be involved in some of the harder decisions, such as how this will be made financially viable' 'I agree in principle for new homes on derelict or unused land'.

38. The comments have shown that there are a number of emerging themes among the respondents that offered further comment. These are as follows:

- 18% of those that commented indicated a **lack of confidence** that we would keep our promises around these pledges or our ability to deliver as we have indicated.
- Some people used this as an opportunity to talk about where they thought new development should happen, design of new homes, concerns about use of open spaces on estates, density, and mixed communities. (15%)
- 9% of the comments related to **costs** of the programme in particular to leaseholders and compensation to leaseholders in any potential, future demolition schemes.
- 8% of those that commented provided thoughts about **how we might include** people in the next phases of consultation and views about **who** we should be including. The views have ranged from involving the Voluntary and Community Sector, talking to TRAs and making sure that we don't just talk to the "usual suspects" but include everyone.
- Finally there were a number of views expressed about **who the homes will be for**, with comments about the needs of local people, using the new build

to address the length of the waiting list and meeting the needs of disabled and older residents, (7%).

- Some people commented on their concerns about the language used within the pledges and their fears about **future demolition** programmes. Some had read the pledges looking through the prism of the redevelopments at the Aylesbury and Heygate (3%).

39. The comments made at Area Housing Forums, Homeowner and Tenant Councils, Southwark Group of Tenant's Organisations (SGTO) are attached as Appendix 4 to the report. The formal consultation structures generated a wide range of comments that both addressed the pledges directly and issues that will be further explored in stage 2 of the consultation on delivery of 11,000 new council homes. In general the comments were similar to those made in the wider survey but in addition they:

- Asked how the pledges will be monitored
- Raised concern about the precise meaning of some of the language used e.g. *regeneration, renewal and affordable*
- Considered that this consultation undermined the role of the representative structures and later stages may do the same
- Expressed concern about the length of the consultation.

40. An additional response to the consultation was received from SGTO after the consultation period had closed. This is included at Appendix 6.

Addressing the qualitative feedback from residents

41. Below is a table that demonstrates how officers propose to address the key issues that have arisen during the consultation:

Theme	Action
Lack of confidence	<ul style="list-style-type: none"> • Develop a system of annual review of the implementation of the Charter of Principles. • Work with the FSB to develop the engagement plan for future stages of consultation. • Develop a communication strategy that seeks to address frequently asked questions, clarifies what we mean when using words such as <i>affordability</i> and <i>regeneration</i>, and promotes the homes as we complete. • Provide training for residents so they are able to fully engage in future discussions. • Reaffirm the council's commitment to consultation and engagement with residents throughout all the stages of the design and delivery programme. • Promote that the council wants to work with residents on a co-productive basis on individual schemes. • Be transparent and open about the factors the council is considering at the earliest opportunity to promote

Theme	Action
	trust and share the complexity of the decision making ahead.
Involving everybody	<ul style="list-style-type: none"> • Ensure that we work closely with our existing formal tenant structures along with the wider community. • Work in ways that encourages those who are not involved to participate. • Build on the work of the Community Engagement team to develop relationships with groups who do not normally participate such as young people and residents in sheltered housing. • Use a range of engagement tools that encourages a diversity of people to respond, such as hard to reach communities, young people and disabled people. • Build on the enthusiasm demonstrated in the volume of responses and eagerness to be involved, to ensure that these residents are integrated into future discussions. • Develop a phased communication plan to provide residents with interesting issues to engage in over the next consultation period.
Look and feel of places	<p>Stage 2 of the consultation which will begin in January 2015 and take place over the following six months and as outlined above will address the following points:</p> <ul style="list-style-type: none"> • Land-use designations • Sites for development • Tenure Mix • Design Standards • Health and wellbeing • Principles for decisions about investment in existing stock.
Fear of “Demolition”	<ul style="list-style-type: none"> • The 11,000 new homes that the council has promised to build will be new homes additional to our existing stock on council rents for those that need them. • Confirming the commitment that we are not intending to demolish 11,000 existing council homes and replace them to reach our target of 11,000 new homes. • There will continue to be some loss of stock due to the right to buy however, there will be a net increase in the number of council homes. • Delivery of a comprehensive communications plan and FAQ document that covers the entire 11,000 homes, asset management and housing strategy process. • This should address some of the misunderstandings that have arisen and ensure that the consultation on the New Southwark Plan and stage 2 of delivery of new homes does not

Theme	Action
	add to residents concerns
Costs to leaseholders	<ul style="list-style-type: none"> • A significant proportion of these concerns should be addressed through greater clarity in terms of the points above. • New build homes will not be charged to Leaseholders. • The council reimburses leaseholders the market value of their home plus any statutory requirements. • The council wishes to support leaseholders to remain in their communities and will be developing of a range of purchase options to enable this. • Discussions about the funding of schemes and choices will take place as schemes are being developed on an area by area basis. • Be transparent and open about the factors the Council is considering at the earliest opportunity to promote trust and share the complexity of the decision making ahead.

Policy considerations

42. In 2014 the council made ten new fairer future promises aimed at making Southwark a fairer place to live, where all residents have the opportunity to fulfil their potential. Promise 3 was that we will improve housing standards and build more homes of every kind including 11,000 new council homes with 1,500 by 2018. We will make all council homes warm, dry and safe and start the roll out of our quality kitchen and bathroom guarantee.
43. A new council plan was agreed by cabinet in July 2014. The plan commits the Council to improving housing standards and building more homes of every kind including 11,000 new council homes by 2043, with 1,500 by 2018.
44. The vision for a new long term Housing Strategy for the borough was agreed by cabinet on 28 January 2014. The borough-wide housing strategy to 2043 is due for agreement by cabinet in January 2015. The housing strategy vision sets a clear ambition to increase the supply of homes in the borough including council homes, ensuring a supply of housing that is affordable to people on a range of incomes, and a demand that all homes are to be of the highest possible quality.
45. As noted above the development plan for the borough consists of the Mayor's London Plan, the Core Strategy 2011, the Saved Southwark Plan policies, the Aylesbury Area Action Plan and the Canada Water Area Action Plan. These will soon be joined by the Peckham and Nunhead Area Action Plan and a revised Canada Water Area Action Plan. The Core Strategy and the Saved Southwark Plan policies are to be replaced by a local plan to be known as the New Southwark Plan. This is currently being prepared in consultation with residents, land owners, developers, employers, local organisations and other groups over the next two to three years, starting with the publication of issues and options in October 2014. As noted above, the New Southwark Plan will set

out the strategy to bring the full benefits and opportunities of regeneration to all of Southwark's residents including the delivery of the long term Housing Strategy.

Community impact statement

46. The Public Sector Equality Duty requires public bodies to consider all individuals when carrying out their day to day work, in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.
47. The engagement plan was designed to be inclusive of all the borough's communities and provide a range of mechanisms to provide all residents with the opportunity to engage. The plan is attached as Appendix 2.
48. To ensure that the Community Conversation was accessible to all residents, survey respondents were asked to provide information on their age, gender ethnicity and sexuality. A high proportion of the respondents did so; 85% answered the question on age, 75% gender, 65% sexuality, 77% disability and 85% ethnicity. This sample was compared to the results of the 2011 census. The data demonstrates that the sample was representative of the Southwark community.
49. Council tenants and homeowners constituted a majority of survey respondents, and comprise about 45% of households in the borough. Given the subject of the consultation it is neither surprising, nor of concern that this group is over represented in our responses. For The next stage of our consultation, which will have greater impact on private residents we will deliver a broader reach.
50. The gender of those who answered this question was 49% male 51% female. This reflects the gender distribution in the Borough.
51. The people who responded were spread across the age range as follows:

Age group	No. of responses	% of total responses	% of those who provided an answer	Southwark 2011 – Census age data
Under 16	2	0%	0%	17.5%
16-17	0	0%	0%	2%
18-24	10	1%	1%	10%
25-34	74	5%	6%	23%
35-44	181	13%	15%	17%
45-54	299	21%	25%	13%
55-64	266	19%	22%	7%
65-84	336	23%	28%	7%
85+	38	3%	3%	1%
blank	217	15%		

As the forms were addressed to the tenant/owner of the property it is likely that many younger people were not able to participate in this consultation. We will be addressing this issue in subsequent phases of the consultation.

Many young people do not participate in housing consultations or other opportunities to participate in democratic processes. We are currently working with young people to understand the barriers to their participation, and what platforms we can put in place to increase their engagement with us on issues such as this. Our research is ongoing and we are planning an event in February 2015 to bring young people together to establish a plan for getting more young people involved, including in the 11,000 council homes programme, and provide an opportunity for them to learn about and comment on the next stage of this consultation.

52. People were less likely to indicate their sexual orientation however 49% described themselves as heterosexual and 2% as gay.
53. 25% of those who returned their forms (a third of those who completed this section) described themselves as someone with a disability.
54. This is higher than previous consultations. It is probable that a direct appeal to residents in their home facilitated a greater number of responses from disabled residents than street or meeting based outreach and consultation. In addition a higher number of residents in our homes will be disabled than in the general population as a consequence of the way this resource is allocated to meet need.
55. The ethnic diversity of the people who responded can be broken down as follows:

Group	Respondents	Southwark 2011 census
White British and European	51%	54%
Black	39%	27%
Asian	6%	9%
Mixed	3%	6%
Other including Latin American	1%	3%

The above demonstrates that the people who responded reflected diversity of the wider borough population. Each group are represented and differences are likely to be based on the historic differences in who lives in council homes.

Consultation

56. This report feeds back on the initial phase of what is one of the most complex and comprehensive engagement and consultation activities with residents in recent times. The fundamental principles underlying this have been to engage with as broad and representative a range of residents as possible, whilst the focus has been those who live in council homes.

Resource implications

57. All costs associated with the development of this plan to date have been contained within the Housing Revenue Account. The resident engagement proposals will also require adequate resourcing in order to be conducted effectively, particularly at the next stage of the engagement process. More details will be provided in future reports.

Next steps and timescale

58. A more detailed plan for the next phase of the 11,000 council homes consultation, along with a resource proposal, will be presented to December 2014 cabinet.
59. At present, the following draft timetable is being developed with key teams in Housing, Planning Policy and Corporate Strategy:

Borough-wide principles consultation – Draft timeframe		
Timeframe	Theme	Questions for residents
Jan/Feb 2015	Land-use designations	How can we create more opportunities to build new homes?
February –June 2015	Sites for development	Where could we build new homes?
April/May/June 2015	Tenure Mix Design Standards Health and wellbeing	What kind of estates/communities to do we want in Southwark? How do we create these estates/communities? How should we ensure the highest standards of design and delivery?
May/June 2015	Principles for decisions about investment in existing stock	How do we decide to invest or rebuild?

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

60. The report asks cabinet to note the outcome of what is indicated to be the first stage of a consultation process on the council's commitment to build new council homes. Where consultation is conducted, the law requires that it must be undertaken when proposals are still at a formative stage, must include sufficient reasons for the proposals to allow interested parties the opportunity to consider the proposal and formulate a response, must allow adequate time for interested parties to consider proposals and formulate their response and the outcome of it must be conscientiously taken into account when the ultimate decision is taken. These are the central requirements for fair and proper consultation and should be applied at all stages of the consultation process.
61. The Supreme Court has recently, for the first time, considered the law relating to consultation (*Moseley v LB Haringey* 2014). The aforementioned central requirements of consultation were endorsed and the constituents of fair consultation considered further.
62. Following the principles analysed in the judgements in this case, it is

recommended the consultation plan be kept under regular review to ensure that all interested parties are included, that they are provided with clear and accurate information that contains sufficient detail of the proposals, the reasons for them and, where appropriate, refer to alternatives, including those disregarded and the reasons for disregarding them. Also that consultee's be given sufficient time to consider the proposals, to respond to them, including the opportunity to put forward alternatives and the reasons for them.

63. Given the stated complex and comprehensive nature of the consultation, it is recommended that a robust audit trail of consultation be maintained and the responses and reasons for them fully logged so that they can be fully considered when decisions are taken.
64. Due regard must also be had to the impact a proposal may have on persons with protected characteristics under the Equality Act 2010; the equality assessment should therefore be reviewed, updated and considered regularly throughout as plans develop..

Strategic Director of Finance and Corporate Services

65. There are no specific financial implications arising from this report at this time as costs have been contained within the existing budget provision within the HRA. Moving forward, any further resources necessary to support the Direct Delivery consultation process will be identified and incorporated as part of HRA budget planning for 2015/16.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Independent Housing Commission – Conclusions and Next Steps Following Community and Stakeholder Engagement	Housing & Community Services, Community Engagement, 160 Tooley Street	Jessica Leech 020 7525 5853
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3882		
Vision for a New Housing Strategy for Southwark	Housing & Community Services, Community Engagement, 160 Tooley Street	Jessica Leech 020 7525 5853
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4328		
Developing Long Term Plans for the delivery of New Council Homes	Housing & Community Services, Community Engagement, 160 Tooley Street	Jessica Leech 020 7525 5853
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4329		
Next Steps on Developing Long term Plans for the Delivery of New Council Homes	Housing & Community Services, Community Engagement, 160 Tooley Street	Jessica Leech 020 7525 5853
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4746		
New Southwark Plan	Housing & Community Services, Community Engagement, 160 Tooley Street	Jessica Leech 020 7525 5853
Link: http://moderngov.southwark.gov.uk/mgChooseDocPack.aspx?ID=4863		

APPENDICES

No.	Title
Appendix 1	Charter of Principles
Appendix 2	Engagement Plan
Appendix 3	Consultation Questionnaire
Appendix 4	Summary of responses of formal consultation bodies
Appendix 5	Examples of feedback received from residents
Appendix 6	Additional response from Southwark Group of Tenants Organisations

AUDIT TRAIL

Cabinet Member	Councillor Richard Livingstone, Housing	
Lead Officer	Gerri Scott, Director of Housing and Community Services Stephen Douglass, Head of Community Engagement	
Report Author	Jessica Leech, Resident Participation Co-ordinator Stephen Douglass, Head of Community Engagement	
Version	Final	
Dated	6 November 2014	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Head of Housing Operations	Yes	Yes
Head of Home Ownership	Yes	Yes
Director of Planning	Yes	Yes
Director of Corporate Strategy	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		6 November 2014