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| Item No. 14. | Classification: Open | Date: 10 February 2015 | Meeting Name: Cabinet |
| Report title: | | Lakanal House Redevelopment, Sceaux Gardens Estate 2014/17 – Update Report | |
| Ward(s) or groups affected: | | Brunswick Park | |
| Cabinet Member: | | Councillor Richard Livingstone, Housing | |

FOREWORD - COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR HOUSING

This report sets out proposals for the future of Lakanal and neighbouring parts of the Sceaux Gardens Estate.

The 2009 fire at Lakanal was one of the most tragic events in this borough's history. Now that the Coroner's Inquest into this fire has completed, the council has worked with residents of the Sceaux Gardens Estate to decide on the future of the block. I wish to thank the residents for their role in this process, together with the independent tenants' friend, Neal Purvis, for facilitating the process.

The recommendations set out in the report will ensure that the new homes here will be both safe and of a high standard, and will include homes for sale to help pay for the higher specifications of those homes. In addition, the new housing on the site of the old shops on the estate will ensure that there is a net increase in council homes from the number there at the time of the fire. Furthermore, there will be additional works to improve other areas of the estate as part of the programme.

RECOMMENDATIONS

1. That cabinet notes the details of the proposed Lakanal House redevelopment scheme as detailed within this report.
2. That cabinet notes that this scheme will be delivered through the Major Works Partnering Contract with Keepmoat Regeneration (Apollo) Ltd ("Keepmoat").
3. That cabinet notes that the scheme budget was included in the Quarter 2 Capital Monitoring for 2014/15 and Capital Programme Refresh for 2014/15 – 2023/24 approved at cabinet on 9 December 2014.

BACKGROUND INFORMATION

4. Lakanal House is a 15 storey tower block that forms part of Sceaux Gardens Estate ("the Estate") in Camberwell which is in a conservation area. The block was completed in 1959 and has 98 flats made up of two bedroom maisonettes of a distinctive 'scissor' design. The block has been empty since the tragic fire of 3 July 2009. The Independent Public Enquiry ended in 2013 which has enabled the refurbishment design works to proceed.

KEY ISSUES FOR CONSIDERATION

5. It is proposed to refurbish Lakanal House to the decent homes standard plus undertake fire safety works, replace both lifts and undertake works to the internal district heating system within the block (“the Scheme”). The Scheme addresses the main concerns of the fire damaged block as well as the development of the undercroft space and thereby improving the ground floor and landscape areas in front of the block.
6. As part of this exercise, it is proposed to relocate two of the existing commercial/community tenants in the shop units adjacent to Lakanal House into the newly developed undercroft area, thereby creating a site for a new build housing block with a mixture of private sale, alternative tenures and council rented units.
7. Finally, the scheme aims to create capital value through the creation of units for sale which will subsidise the cost of the works and also create a fund to deliver local environmental improvements to the Estate.
8. There have been many consultation events including two exhibitions held in January and July 2014 with residents and representatives of the Sceaux Gardens Tenant and Resident Association (TRA), who are extremely supportive of the proposals and in particular are keen to see Lakanal back into occupation as soon as possible. The aforementioned exhibitions have also been followed by an Estate wide exhibition/consultation event in September 2014 to discuss the option appraisals and agree the following:
 - a. It is proposed that 7 dwellings located at the top floor of Lakanal House be refurbished to a private sales specification.
 - b. It is proposed that there will be 3 alternative tenure flats in the proposed new-build block.
 - c. It is proposed that there will be a net gain of 9 council rented properties over the total development due to the buyback of leasehold flats after the fire in Lakanal House.
 - d. The TRA request that the South London Gallery and the theatre group who had a long standing track record of works with residents be provided with alternative spaces once the shop redevelopment is underway. Adequate space has been identified in the undercroft of Lakanal House for their combined needs.

Current status of the project

9. In advance of the main refurbishment works pre-commencement, activities have started. Asbestos removal commenced on 8 December 2014 and scaffolding commenced on 15 December 2014. Two pilot properties will commence in January 2015 and these should be completed by March 2015 to enable a positive start to the main scheme in April 2015.

Proposals

10. It is proposed to refurbish Lakanal House to the decent homes standard plus undertake fire safety works, replace both lifts and undertake works to the internal district heating system within the block. The Scheme addresses the main concerns of the fire damaged block, as well as the development of the undercroft

space and thereby improving the ground floor and landscape areas in front of the block.

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Summary of works proposed

13. The proposed works and 'Wish' list fall into four elements as below and budget costs for each are provided below:

- a) Refurbishment of Lakanal House

The works incorporate:

- Replacement of kitchens and bathrooms, including enlargement of bathrooms.
- Partial electrical rewiring.
- Re-plumbing and renewal of heating installations.
- Fire precautionary and compartmentation works, to dwellings and communal areas.
- Renewal of lifts.
- Improvements to the main entrance areas and lobbies
- Works to a slightly enhanced specification to the seven properties for sale on the top floor

- b) Refurbishment of undercroft

The ground floor area below the block is currently occupied by plant and storage rooms. It is intended to remove various redundant pieces of equipment and convert this space over two phases to provide:

- Various combinations of new non-residential units for users of the adjacent shops who work with residents on the estate.
- Secure bicycle and refuse storage spaces.
- Ground floor elevational treatments to enhance of the block.

- c) New Build housing

Currently an initial massing study only has been prepared to assess potential numbers of units, costs and values. The option under consideration comprises of a 5 storey building with a total of 28 new units as follows:

- Flats for council rent: 1x1bed; 2x 2bed; 4x3bed – total of 7 flats
- Flats for alternative tenures: 2x1bed; 1x2bed – total of 3 flats
- Flats for sale: 5x1bed; 11x2bed; 2x3bed – total of 18 flats
- There will be 3 wheelchair accessible units which it is assumed will be provided within the council rental units.

Further to the above, a planning pre-application meeting was held with a design officer and a planning officer on 1 December 2014 to review initial proposals. Comments received from them for this application means that a

revised proposal is necessary and this may have some impact on the height of the block and consequently the number of units.

d) Residents' 'Wish' list

A provisional fund of £205,610 has been allocated (subject to a sufficient number of units being achieved on the new build site) for the residents' 'wish' list works. The first four items (estate lighting, installation of a lift to the TRA hall, parking and new bin rooms) on the full list of proposals have been prioritised with the fifth and sixth (toddler playground and refurbishment of pram stores) held in reserve. An initial consultation survey was undertaken but the low response means that it cannot be used as a true representation of residents' feedback. Therefore a second survey is being arranged, taking on board resident feedback and comments from the first round.

Policy implications

14. Planning approval for the refurbishment phase of the scheme was obtained in November 2014.

Community impact statement

15. The level of disturbance to the general public from the refurbishment works is considered to be medium. The site is vacant and will remain hoarded off to prevent the public gaining access to the works.
16. The construction of new homes for rent and the refurbishment of Lakanal which is currently vacant will have a positive impact on the local community and the council's housing waiting list.
17. Keepmoat will be encouraged to utilise local labour markets to deliver the works.
18. There are a number of other developments proposed on or around the Sceaux Gardens Estate during the same period as the proposed Lakanal scheme. The project team will ensure the phasing and any associated environmental works do not conflict with the other local developments, such as the Peckham Theatre and the proposed Sainsbury's development on Peckham Road.

Consultation

19. Since the Scheme inception, the major works team has worked closely with the residents' project team for the Scheme which is made up of representatives from the Sceaux Gardens TRA. The resident's project team are very supportive of the overall scheme, their priority being the refurbishment of Lakanal and bringing the block back into occupation.
20. To support the residents' project team, the council is also funding an independent 'Resident Advisor' from an organisation called Open Communities who have worked with a number of other resident groups affected by major works and regeneration schemes including Elmington, London SE5 and Four Squares, London SE16.
21. As well as consulting on the works and design elements of the scheme, it has also been agreed that a Local Lettings Agreement will be developed for Lakanal House and the proposed new build block and this will be developed in conjunction with the

residents' project team.

Timetable

22. Below is the proposed outline programme of works for the individual packages:

| Section | Start on Site | Practical Completion |
|----------------------|----------------------|-----------------------------|
| Refurbishment | April 2015 | March 2016 |
| Undercroft – Phase 1 | May 2015 | March 2016 |
| New Build | April 2016 | March 2017 |
| Tenants wish list | April 2015 | September 2016 |

Financial implications

23. This report provides an update on a project agreed at cabinet on 9 December 2014. There are no specific resource issues contained within this report and all related costs are expected to be within existing approved budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

24. This report asks cabinet to note the information within this report.

25. There are no specific legal implications arising from this report.

Strategic Director of Finance and Corporate Services (FC14/043)

26. The report is updating cabinet on the progress of the Lakanal works.

27. The strategic director of finance and corporate services notes that there are no financial implications arising from the report as the costs of the scheme are expected to be contained within existing approved budgets.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--------------------------|----------------|----------------|
| None | | |

APPENDICES

| No. | Title |
|------------|---|
| Appendix 1 | Proposals for Lakanal house – layout, bathrooms and kitchens |
| Appendix 2 | New build feasibility drawings (subject to design team review, resident consultation and 2 nd pre-planning application review) |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Cabinet Member | Councillor Richard Livingstone, Housing | |
| Lead Officer | David Markham, Head of Major Works | |
| Report Author | Sharon Shadbolt, Project Manager | |
| Version | Final | |
| Dated | 30 January 2015 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments Included |
| Director of Legal Services | Yes | Yes |
| Strategic Director of Finance and Corporate Services | Yes | Yes |
| Cabinet Member | Yes | Yes |
| Date final report sent to Constitutional Team | | 30 January 2015 |