

<b>Item No.</b> 8.	<b>Classification:</b> Open	<b>Date:</b> 17 November 2015	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		11,000 New Council Homes - Results of Consultation on Design, Neighbourhoods and Where to Build	
<b>Ward(s) or groups affected:</b>		All Wards	
<b>Cabinet Member:</b>		Councillor Richard Livingstone, Housing and Councillor Mark Williams, Regeneration and New Homes	

**FOREWORD - COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR HOUSING AND COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES**

Southwark’s proposal to build 11,000 new council homes is the boldest social housing initiative in the country. For many of the borough’s residents council housing, at social rents, is the only truly affordable housing.

But to make sure this programme delivers the most benefit to our communities it is vital that we listen carefully to their opinions, aspirations and concerns.

This report sets out the feedback received to date from our consultation on this initiative. 2,500 people have been engaged so far, telling us their views and considering potential sites for new homes. This has been invaluable in identifying potential sites and the report recommends further work to explore their feasibility.

Whilst a consultation of this scale will always produce differing views on some issues, it is very clear that residents recognise the need for more social housing in the borough that is of a high quality of design. Southwark’s communities want energy efficient homes that are sound-proofed, are spacious and have good community facilities. They also want homes that look indistinguishable from private developments.

We believe that meaningful, on-going, community engagement is key to the delivery of these new council homes; not just a one off process but one which sees the opportunities for involvement range from a resident’s ability to feed into the design principles that guide all developments to helping to ensure that sites are developed in a manner that causes the least possible disruption to local residents.

**RECOMMENDATIONS**

That the Cabinet:

1. Welcomes the responses received from a broad cross-section of Southwark residents on the borough-wide principles, the second phase of the 11,000 new council homes consultation, covering sites for new council homes, design and neighbourhoods.
2. Notes that the consultation engaged around 2,500 people.

3. Acknowledges the significant number of responses indicating the importance of high quality design indistinguishable from private housing, safe and well-lit areas and good access to public transport and GPs.
4. Notes that the majority of respondents expressed that new council homes should be highly energy efficient, well sound-proofed and spacious to cater for families, and for there to be well-maintained green space, communal sports facilities and opportunities for residents to interact at community events.
5. Instructs officers to undertake a desktop capacity study or site visit, as appropriate, for each of the 86 sites suggested by residents as locations for new council homes and publicly publish initial findings by April 2016.
6. Tasks officers with outlining how the consultation feedback obtained can be further incorporated into delivery plans for the development of the 11,000 council homes programme and reporting back to cabinet by April 2016.

## BACKGROUND INFORMATION

### 11,000 new council homes – programme of engagement and consultation

7. In July 2013 this council made an historic commitment to build 11,000 new council homes by 2043; with the first 1,500 delivered by 2018. Meaningful engagement with residents has been, and will continue to be, central to delivering this commitment.
8. So far engagement with residents has consisted of the following two key milestone consultations:

Consultation	Timeline	Outcome
The future of council housing in Southwark	February – June 2013	Commitment to build 11,000 new council homes
Charter of Principles	August – October 2014	Adoption of the Charter of Principles (pledges to those residents affected by the building of the new homes)

9. In November 2014 cabinet agreed a staged approach to formalise further community engagement in the delivery of the new council homes as per the table below.

	11,000 council homes – stages of public consultation	Time frame
Stage 1	Charter of Principles	August – October 2014
Stage 2	Borough-wide principles for development	February – September 2015
Stage 3	Estate-by-estate/site specific engagement	Autumn 2015 onwards
Stage 4	Engagement with local residents around involvement in management of new homes	TBC – as various projects near completion

10. This report sets out the method and outcomes of the stage 2 consultation – *Borough-wide principles for redevelopment* as well as making a number of

recommendations that aim to embed the feedback gathered from residents into the everyday business of the council.

### **11,000 new council homes – Southwark New Homes Design Guide**

11. In parallel to the above process officers commissioned the development of a design guide that sets out the council's aspirations and expectations for its partners and contractors.
12. The design related questions which formed part of the borough-wide principles phase of the consultation were designed to enable residents to share their views in relation to key aspects of these documents.
13. The results of this consultation have therefore been presented to the authors of those documents thereby ensuring the aspirations as contained in the Southwark New Homes Design Guide and related documents are in line with those expressed by residents throughout this consultation. Further information can be located in the cabinet report of 17 November 2015 – *Southwark New Homes Design Guide*.

### **KEY ISSUES FOR CONSIDERATION**

#### **Consultation approach**

14. The borough-wide principles phase aimed to identify residents' key priorities in relation to the 11,000 new homes on a general, rather than site specific basis. As per stage 3 in the table above, consultation on specific sites with the residents living close by/directly affected by the development will be on going and in line with the Charter of Principles.
15. Residents were asked three key questions which aimed to not just address issues of design but also those around how housing can impact on our health and wellbeing. The questions were as follows:
  - Question 1 - Where can we build the new homes?
  - Question 2 - What should these new homes look like?
  - Question 3 - How can we make these new homes and neighbourhoods better places to live?
16. Questions 2 & 3 were grouped together and views sought via eight questions covering subjects such as "what makes a family home?" and 'how can we improve communal areas?', to 'how can your neighbourhood improve your health and wellbeing?'.
17. A public consultation report will be produced following cabinet approval of this report by the end of 2015.

#### **Consultation methodology and results**

##### ***Question 1 - Where should we build the new council homes?***

##### ***Methodology***

18. For consultation on this question officers produced an interactive map

(<http://southwark.communitymaps.org.uk/> ) which allowed residents to make suggestions for where the 11,000 new council homes could be built. The map also allowed residents to see where the council already had plans to develop via its direct delivery team, and sites considered development opportunities by planning policy.

19. The map was promoted via the public website, reports to area housing forums throughout February - June 2015, via newsletters to tenant and resident associations, posters in libraries and estate notice boards as well as via flyers handed out by officers out on estates. The map and suggestions for sites were also promoted via the community councils, with Camberwell Community Council holding a special session on the issue on 15 July 2015
20. Between its launch on 1 February and the closing of the borough wide consultation on 31 August the map had received:
  - 9,071 views
  - 1,858 sessions undertaken by 1,259 users (67% new users/ 33% returning users)
  - 159 comments (91 original suggestions from residents (86 in support of building, 5 against))

A full list of all sites suggested and comments made can be found at Appendix 1 of this report.

21. The next step is for officers to undertake either desktop capacity studies or site visits as appropriate to ascertain the viability of the sites suggested by residents.

***Questions 2&3 - What should these new homes look like and how can we make these new homes and neighbourhoods better places to live?***

### ***Methodology***

22. In order to elicit the widest ranges of comments, nine questions were posed to residents. The main vehicle for these questions was a paper questionnaire distributed to residents at various events across the borough, such as the Bermondsey Carnival and Eid festival throughout June and July. Community engagement officers attended these events and encouraged attendees to complete the questionnaires in person. The questionnaire was also posted on the council's new online consultation hub and sessions were also held at four libraries (targeted on the basis of footfall and ensuring a good geographical spread) across the borough where residents were again encouraged to complete the questionnaire.
23. Eight questions were posed to all area housing forums by community engagement officers who attended forums taking place in June, July and August. The full responses of each area housing forum can be located at Appendix 2. A special joint tenant council and homeowner council also took place to discuss the wider 11,000 new homes programme and the related consultations. As per Appendix 3 a number of housing themed community council meetings took place during the consultation period.
24. Furthermore, a number of other outreach events took place as a means to

promote the design and neighbourhoods consultation and questionnaire more widely including sessions with voluntary sector groups such as the Forum for Equalities and Human Rights, and Community Action Southwark, Rockingham Women's Group, Latin American Women's Rights Service.

25. A dedicated youth engagement programme was conducted to address the fact that young people's voices are often missing from council consultation exercises of this nature. The council held an extremely well-attended housing event at the Ministry of Sound on 20 February 2015 which was attended by 120 young people, which included youth-led sketches about housing issues facing young people, performances and information about housing, youth services and health and wellbeing. This was preceded and followed up by a significant outreach programme to Bacon's College and various locations across the borough to speak to young people on the street. An event on Peckham Square on 8 August to coincide with International Youth Day.
26. We also worked with primary school children participating in the SPLASH performance at the Royal Festival Hall on Wednesday 15 July. Some 80 children were encouraged to explore what a loving and safe home environment meant to them in advance of the performance to generate content. A sample of children's views can be found at Appendix 4 which documents a follow-up session we conducted with one of the schools involved. Significantly, safety emerged as a major theme for this particular group of 8 and 9 year olds.

## Results

27. Around 2,500 people have been engaged in this phase of the 11,000 council homes consultation. The numbers of people engaged through the consultation were calculated as follows:

Engagement method	Numbers engaged	Detail
Community councils	751	<ul style="list-style-type: none"> <li>• All CCs were offered workshops on 11,000 homes</li> <li>• Six sessions were held over the consultation period</li> <li>• Dulwich was the only CC that did not conduct workshops/a dedicated agenda item</li> </ul>
#Chatback event at Ministry of Sound	120	Young people aged 12 – 18 years
#Chatback outreach	492	<ul style="list-style-type: none"> <li>• Young people aged 12 – 18 years</li> <li>• Various locations across the borough, including Bacon's College and Peckham Square</li> </ul>
SPLASH workshops	80	Primary school aged children, aged 8 -10
Interactive map	837	Number of unique users of the interactive map (not all left comments)
Surveys completed	205	Number of surveys completed via: <ul style="list-style-type: none"> <li>• Community conversations</li> <li>• Outreach to voluntary and community</li> </ul>

Engagement method	Numbers engaged	Detail
		sector <ul style="list-style-type: none"> <li>Dedicated workshops (across protected characteristics of Equality Act)</li> </ul>
Area Housing Forums	100	<ul style="list-style-type: none"> <li>All AHFs were visited once or twice during the consultation period</li> <li>This is a modest estimate of the number of residents we would have engaged via such meetings</li> </ul>
<b>TOTAL</b>	<b>2,585</b>	

28. The Southwark Group of Tenant Organisations (SGTO) also provided a detailed response to the questions. In general, the issues which were raised by the SGTO and their members mirror those raised by residents completing the online and paper survey. These are highlighted through the top five issues for each question as per the tables below.
29. The main exception to this was the SGTO's response to question 7 which on the issue of mixed communities; they argued the most important issue was that the housing was affordable and should not be compromised by increasing the build costs of council homes as a means of creating tenure blind homes.

#### **Most common responses to survey questions**

30. The following tables summarise the 205 responses received to the 9 questions posed. Questions 1-4 gave respondents multiple options to select, whilst questions 5-9 simply asked for comments. The comments received in these questions were then coded by officers and the most commonly made comments are noted below.

Q1 - What do you think of the way your neighbourhood/estate looks?	Count	% of those who responded
Very satisfied	24	13.41%
Satisfied	85	47.49%
Neither satisfied nor dissatisfied	30	16.76%
Dissatisfied	26	14.53%
Very dissatisfied	14	7.82%

Q2 - What do you think are the most important features of an attractive neighbourhood/estate?	Ranked as most important
<i>(Residents were asked to score most to least important, but majority of respondents scored each as either most important or least important, counts below of when scored as most important)</i>	
High quality buildings	112
Safe, accessible & well lit walking routes	108
Trees, planting & community gardens	73
Provision of recreation and play areas	69
Concealed recycling & bin storage	55

<b>Q2 - What do you think are the most important features of an attractive neighbourhood/estate?</b>	
<i>(Residents were asked to score most to least important, but majority of respondents scored each as either most important or least important, counts below of when scored as most important)</i>	<b>Ranked as most important</b>
Good bicycle storage facilities	39

<b>Q3 - What do you think are the most important amenities or facilities a neighbourhood/estate should have?</b>	
<i>(Residents were asked to score most to least important, but majority of respondents scored each as either most important or least important, counts below of when scored as most important)</i>	<b>Ranked as most important</b>
Good access to public transport	124
A local GP surgery	88
Nearby schools	80
Local shops - chemist, grocery, post office	79
Opportunities for employment and local enterprise	69
Community centre/ tenant and residents hall	59

<b>Q4 - If you were moving into a new council home, what would be most important to you?</b>	
<i>(Asked to select two, but large number of respondents selected more than 2)</i>	
Highly energy efficient	102
Good sound proofing	101
Good storage provision	92
Dual aspect	59
Separate bathroom/WC	57
Open plan kitchen & dining area	37

<b>Question 5 -What makes a home family-friendly?</b>	
<b>Total respondents -178</b>	<b>Rank</b>
Need more space/ should be spacious	1
Should be safe	2
Good community spirit/ friendly	3
Should have double bedrooms/ right number of bedrooms	4
Should be energy efficient	5

<b>Q6 - Let us know your suggestions for improving communal areas in developments of new council homes</b>	
<b>Total respondents -164</b>	<b>Rank</b>
Should have more trees/grass/flowers	1
Communal areas should be cleaned and maintained	2
Should have playground for children	3
Should be well lit	4
Should be safe	5

<b>Q7 - We want to create mixed communities where you can't tell the difference between council homes and privately owned homes. How do you think we can best achieve this?</b>	
<b>Total respondents -165</b>	<b>Rank</b>
Should be made to look the same	1
Should be of good design and quality	2
Should be pepper potted/ mixed tenure within development/ no segregation	3
Should enforce rules/leases/tenancies/standards	4
Should find ways of getting all residents to have pride and be invested in the estate	4

<b>Q8 - We want to encourage social interaction and develop a sense of community with these new homes. Can you share an example of a situation that has brought you closer to your neighbours?</b>	
<b>Total respondents -161</b>	<b>Rank</b>
More summer parties/ bbqs	1
TRA or community group	2
Supporting/talking to neighbours	3
Children and playground bring people together	4
Tenant/ community hall	4

<b>Q9 - We want our new homes to promote the health and wellbeing of all residents. What would enable you to be healthier, more active and fulfilled in your neighbourhood/estate?</b>	
<b>Total respondents -160</b>	<b>Rank</b>
Communal gym/sports facilities	1
Communal green space	2
Playground for children	3
More safe cycle route, promoting cycling	4
Community events and activities	4

31. In addition to the data collected via the recent consultation, officers have also re-examined the comments received from residents during summer 2014's consultation on the **Charter of Principles**, many of which related to design issues. When examining those comments in comparison to those collected this year, residents priorities and concerns have remained constant with



space, green communal spaces, energy efficiency and sound proofing also being issues repeatedly raised. A full list of the comments made during the Charter of Principles consultation can be located at Appendix 5.

### Addressing the qualitative feedback from residents

32. Below is a table demonstrating how the design guide addresses the key issues that have arisen during the consultation:

<b>Theme</b>	<b>Action/ recommendation</b>
<b>Concerns regarding adequate room size/ space</b>	The space standards set out in Section 3.1 (general requirement within the home) will ensure that the new homes are not only spacious but also provide a good social (e.g. kitchen and living rooms) and private spaces (e.g. bedrooms)
<b>Green space/ playgrounds</b>	The requirements set Section 1.4 (public spaces) of the Design Standards will enable attractive open spaces with provision for play.
<b>Energy efficiency</b>	The requirements set out in Section 3.14 (energy, power and water) adopts a 'fabric first' approach that will produce highly energy efficient homes
<b>Sound proofing</b>	The requirements set out in Section 3.9 (privacy and sound-proofing) exceed current building regulations
<b>Importance of community cohesion</b>	The design standards for the communal areas (page 20) aims to make them convivial spaces that provide opportunities for social interaction and reduce the likelihood of antisocial behaviour. Likewise, the soundproofing requirements in Section 3.9 will by ensuring that residents have quiet enjoyment of their home will foster goodwill and community cohesion.

33. Over the coming months, it is proposed that officers explore resident comments in more detail and provide some further responses to the qualitative feedback and proposals for cabinet to consider by April 2016.

### Future Steering Board (FSB)

34. The FSB was set up in February 2013 and is made up of delegates of both tenant and homeowner councils. Set up initially as a resident steering board as the council considered the future of council housing in the borough via its independent housing commission. Over the last two and a half years the board's role has evolved and now acts as an independent check on the asset management, new build homes and investment plan, and where necessary challenge to improve it by looking at innovative models and other investment options.

35. As part of this design and neighbourhoods consultation the FSB were consulted on the format of, and the questions contained in, the paper questionnaire. FSB members made a number of suggested amendments all of which aimed to make the questionnaire more accessible to residents and increase the numbers responding. The questionnaire was subsequently amended to incorporate the suggested amendments.

36. An initial discussion with the FSB on the findings of the consultation and

proposed recommendations took place in October 2015. Further engagement will take place following this report with regards to proposals for further council approaches to responding to resident feedback.

### **Stage 3 Estate-by-estate/ site specific engagement**

37. Planning for Stage 3 of the 11,000 new council homes consultation is also now underway with consultation plans for each new direct delivery site in Phase 3 being established, in line with the Charter of Principles. This has involved bringing together officers in major works, operations and community engagement to build a location-specific plan of engagement and cooperate in its delivery. The focus is to ensure that residents and all local stakeholders are involved in the development of the new homes.
38. Experience from previous regeneration schemes is that residents prefer 1-2-1 meetings (such as drop in sessions or home visits) as they primarily want to discuss their particular circumstances. Fuller involvement is more effective through a small group of resident representatives, and public events are better as small focus group sessions than as large meetings. Residents have also expressed preferences for newsletters and webpages as a means of updating them.
39. As such the proposed engagement process will employ 3 main formats through the various stages:
  - Inform: using written communication to impart information to stakeholders
  - Consult: getting stakeholders views through drop in sessions or small focus group sessions
  - Engage: working with stakeholder groups on the finer details of the proposals.
40. More details of the proposed site-specific resident engagement process is set out in the cabinet report 'key principles and protocol for developing new council homes in partnership with residents' as adopted at the cabinet meeting of the 21 July 2015.

### **Policy considerations**

41. 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.
42. Southwark Housing Strategy to 2043 set out Southwark's first long-term housing strategy. The housing strategy 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.
43. The development plan for the borough consists of the Mayor's London Plan (2015), the Core Strategy (2011), the saved policies of the Southwark Plan

(2007), the Aylesbury Area Action Plan (2010), the Peckham and Nunhead Area Action Plan (2014) and the revised Canada Water Area Action Plan (2015). 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 and is expected to be adopted by 2018. The New Southwark Plan will set out a 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

44. 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. The engagement plan was designed to be inclusive of all the borough's communities and provided a range of mechanisms to provide all residents with the opportunity to engage. The plan is attached as Appendix 6.
45. In any consultation it is the council's aim to not just analyse the comments made by residents but also to try and analyse the views of residents in relation to their age, gender, ethnicity, sexual orientation and physical ability thereby ensuring that the resulting course of action meets the needs of all residents. This can be done when equalities/demographic data is cross referenced or 'cross tabulated' with the feedback received. However, it is only possible to undertake such analysis when the level of data collected is high enough to produce a significant figure. Given the level of demographic data collected coupled with the wide number of issues raised in the free text comments, it has not been possible to undertake such analysis in this consultation.
46. The table below provides a summary of the demographics of the online and paper questionnaire respondents and how this measures against 2011 census data (where available). With the exception of gender for which females are significantly over represented and under 18 year olds who are significantly underrepresented (however they are overrepresented in our other outreach), respondents are broadly representative of the borough.

Age (129/205 responded)	Count	% of those responding	2011 Census - Southwark
Under 18	6	4.7%	20.0%
18-24	7	5.4%	12.0%
25-34	22	17.1%	23.0%
35-44	32	24.8%	17.0%
45-54	28	21.7%	13.0%
55-64	18	14.0%	7.0%
65-84	15	11.6%	7.0%
85+	0	0.0%	1.0%
Prefer not to say	1	0.8%	n/a

<b>Gender (120/205 responded)</b>	<b>Count</b>	<b>% of those responding</b>	<b>2011 Census - Southwark</b>
Female	77	64.2%	49.4%
Male	43	35.8%	50.6%
Other	0	0.0%	n/a
Prefer not to say	0	0.0%	n/a

<b>Ethnicity (119/205 responded)</b>	<b>Count</b>	<b>% of those responding</b>	<b>2011 Census - Southwark</b>
White or white British	57	47.9%	54.3%
Black or black British	26	21.8%	26.8%
White European	12	10.1%	12.3%
Mixed background	9	7.6%	6.2%
Asian or Asian British	7	5.9%	9.5%
Latin American	8	6.7%	n/a
Prefer not to say	0	0.0%	n/a

<b>Sexual orientation (107/205 responded)</b>	<b>Count</b>	<b>% of those responding</b>	<b>2011 Census - Southwark</b>
Heterosexual	84	78.50%	n/a
Bisexual	6	5.61%	n/a
Other	3	2.80%	n/a
Gay man	2	1.87%	n/a
Gay women/ lesbian	0	0.00%	n/a
Prefer not to say	12	11.21%	n/a

<b>Disability (115/205 responded)</b>	<b>Count</b>	<b>% of those responding</b>	<b>2011 Census - Southwark *approx as no exact comparison</b>
No	92	80.00%	86%
Yes	16	13.91%	14%
Prefer not to say	7	6.09%	n/a

47. As previously mentioned, a dedicated youth engagement programme was conducted as part of the borough wide principles consultation, which involved us reaching out to young people – both in primary, secondary and further education. We estimate to have reached over 500 young people via this programme, which mitigates the low numbers of young people that completed the survey.
48. The values and standards laid out in Southwark Design Guide aim to advance equality of opportunity and foster good relations between different people by ensuring that all occupants of the new homes are treated equitably. Design emphasis is placed on ensure that all new homes are tenure blind, that there is a balance of bedroom sizes, and that in addition to all homes being built to

Lifetime Homes standards that there is also adequate provision of wheelchair units.

### **Consultation**

49. The fundamental principles underlying this have been to engage with as broad and representative a range of residents as possible, in line with the council's Approach to Community Engagement and Charter of Principles for resident consultation on the 11,000 new council homes.
50. The consultation has been carried out in accordance with the Public Sector Equality Duty and the council's own Approach to Community Engagement which sets out best practice engagement.

### **Resource implications**

51. All costs associated with the development of this plan to date have been contained within the Housing Revenue Account.

### **Next steps and timescale**

52. As previously mentioned, officers are to be tasked with bringing forward further proposals for how resident feedback on design and neighbourhoods can be taken forward. Such proposals are to be brought to cabinet by April 2016.
53. Planning for Stage 3 of the 11,000 new council homes consultation is also now underway with consultation plans for each new direct delivery site in Phase 3 being established, in line with the Charter of Principles. This has involved bringing together officers in major works, operations and community engagement to build a location-specific plan of engagement and cooperate in its delivery.
54. The Design Guide will be reviewed in November 2016 (Year 1 review) and November 2020 (Year 5 review).

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

55. The report asks cabinet to note the outcome of what is indicated to be the second stage of a consultation process on the council's commitment to build new council homes and makes recommendations for going forward.
56. 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.
57. Following the principles of fair consultation set out in the Supreme Court case of *Moseley v LB Haringey* 2014, 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 consultees be given sufficient time to consider the proposals, to respond to them, including the opportunity to put forward alternatives and the reasons for them.

58. 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 Governance (27DKz15/16)

59. The recommendations set out in this report imply the use of existing officer time and therefore no significant additional costs are foreseen. Any minor costs that do occur will be contained within the HRA.

### 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, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3882">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3882</a>		
Vision for a New Housing Strategy for Southwark	Housing & Community Services, Community Engagement, 160 Tooley Street, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4328">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4328</a>		
Developing Long Term Plans for the delivery of New Council Homes	Housing & Community Services, Community Engagement, 160 Tooley Street, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4329">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4329</a>		
Next Steps on Developing Long term Plans for the Delivery of New Council Homes	Housing & Community Services, Community Engagement, 160 Tooley Street, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4746">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4746</a>		
Approach to Community Engagement	Housing & Community Services, Community Engagement, 160 Tooley Street, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="#">Link: Approach to Community Engagement</a>		
Update on Consultation and Plans for the Delivery of 11,000 New Homes	Housing & Community Services, Community Engagement, 160 Tooley Street, London SE1 2QH	Alice Orr-Ewing 0207 525 7791
<a href="#">Link: Update on consultation and delivery of 11,000 homes</a>		

## APPENDICES

No.	Title
Appendix 1	Interactive map comments
Appendix 2	Area Housing Forum responses
Appendix 3	Community councils attended
Appendix 4	Sample of engagement with school aged children through SPLASH project
Appendix 5	Charter of Principles phase comments on design and neighbourhoods
Appendix 6	Borough-wide principles phase - Engagement plan

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Richard Livingstone, Housing and Councillor Mark Williams, Regeneration and New Homes	
<b>Lead Officer</b>	Gerri Scott, Director of Housing and Modernisation Stephen Douglass, Director of Communities	
<b>Report Author</b>	Alice Orr-Ewing, Resident Participation Co-ordinator	
<b>Version</b>	Final	
<b>Dated</b>	5 November 2015	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Head of Resident Services	Yes	Yes
Director of Planning	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		5 November 2015