

Item No.	Classification: Open	Date: 27 November 2017	Meeting Name: Cabinet Member for Regeneration and New Homes
Report title:		Adding Schemes to the New Homes Programme	
Ward(s) or groups affected:		South Bermondsey, Livesey, Grange, College, the Lane, East Walworth, Rotherhithe	
From:		Tim Bostridge, Development Delivery Manager	

RECOMMENDATIONS

That the Cabinet Member for Regeneration and New Homes

1. Agrees that the schemes listed in paragraph 11 and outlined individually below are added to the New Homes Programme and schemes are developed in accordance with the Charter of Principles and statutory consultation under Section 105 of the Housing Act 1985.
 - a) Rennie Estate disused garage site
 - b) 157-177 Commercial Way, Lindley Estate
 - c) 213-219 Rotherhithe New Road
 - d) 275 & 275A Underhill Road
 - e) Garages by St Vincent House, St Saviours Estate
 - f) Parking area, garages & pramsheds by Woodville House, St Saviours Estate.
 - g) Heaton House car park
 - h) Abbeyfield former area housing office
 - i) 1-27 Rodney Place.
2. Notes that a further report addressing the rehousing strategy for tenants and leaseholders affected by the schemes referred to in paragraph 11 will be brought forward in line with the council's constitution.

BACKGROUND INFORMATION

3. The cabinet established the Independent Housing Commission in January 2012 in order to secure an unbiased perspective and make recommendations and conclusions for an investment strategy of up to 30 years. On 16 July 2013 cabinet considered the conclusions and next steps following community and stakeholder engagement and set out the council vision to deliver 11,000 new homes by 2043.
4. On 27 January 2015 cabinet agreed its new long term housing strategy for the borough including specific commitments for increasing housing supply, including building 11,000 new council homes for social rent by 2043 (including 1,500 by 2018).
5. In September 2015 cabinet received an update on the New Homes Delivery Programme, approved new sites and delegated the approval of future schemes for inclusion in the New Homes Delivery Programme to the Cabinet Member for

Regeneration and New Homes.

6. In July 2016 Cabinet received an update on the New Homes Delivery Programme. The report set out the structure for resident consultation, outlining the individual stages from initial site identification, to seeking IDM approval and then through the design and development stages until completion.
7. In May 2017 Cabinet received an update on the New Build Programme and the interim target to deliver 1500 homes by the end of 2018.
8. In September 2017, the Deputy Leader and Cabinet Member for Housing received a report reviewing the Charter of Principles. The report noted the success of the council's engagement on building new homes with a high level of engagement from tenants and homeowners. The report also suggested changes to the way the council delivers community engagement on the direct delivery of new council homes; ensuing Tenant and Resident Associations(T&RAs) will be at the heart of the decision making and recognises that on some occasions the council may wish to modify the way it works.

KEY ISSUES FOR CONSIDERATION

Proposed Sites and Initial Consultation

9. A number of sites have been identified as potential schemes for inclusion in the programme. At this stage only site visits and initial desktop assessments of their suitability for development have been made. The proposed new sites are outlined in the table in appendix 1 and maps provided at appendices 2-10, shows all the site locations.
10. In line with the process detailed in the July 2016 Cabinet report, the sites were initially presented to a joint briefing for the Cabinet Members for Regeneration and New Homes and Housing. Following this, a briefing on each potential site was sent to ward councilors.
11. Outlined below is a summary of the sites and the initial consultation undertaken subsequent to the ward member briefings:

a) Rennie Estate disused garage site

The site is situated on the edge of the Rennie Estate, at the junction of Galleywall Road and the Galleywall Road Trading Estate, adjacent to Trevithick House. The garages on the sites were demolished and the site is currently providing temporary parking provision.

The New Homes Team initially discussed with both the Rennie T&RA and the Manor T&RA the possibility of reproviding the existing community centre on this site, with housing above, therefore allowing for the redevelopment of the current community hall site. The community centre is on a stand alone site neighbouring the Rennie estate. The joint management committee for the centre, were also consulted. The clear message from the consultation was that there was great concern about the proposal to relocate the hall. The hall is a popular and well used community facility, and its location allows for flexible usage and means it has limited impact on the surrounding neighbours. In addition, it has parking provision,

which would be difficult to reprovide.

As a result of the above, the New Homes Team attended the Rennie T&RA on the 21 February 2017, to consult on the option of developing the vacant garage site for stand alone new council homes. The idea was well received, although concerns were raised about the impact on parking, disruption during construction and impact on neighbouring homes. The provision of 50% local letting was seen as positive. It was requested by the T&RA that in the interim the space reopened for parking on a temporary basis, which was done.

It was emphasised that the T&RA would be at the heart of the consultation process if the scheme proceeded. A letter was sent to all resident of the estate in April 2017, advising them of the proposal and the temporary opening up of the area for car parking.

Recently the T&RA have advised that they now oppose the proposal and want the site to be used to provide car parking to meet the needs of residents.

b) 157-177 Commercial Way, Lindley Estate

The site is currently a two storey block of ten bedsits at the junction of Commercial Way and Peckham Park Road. The block also includes a commercial unit that is currently vacant. The bedsits are poor quality accommodation as they do not provide sufficient daylight/sunlight, the windows are small/single aspect and there is not any private amenity space within the dwelling. Also, the size of the bedsits does not meet current housing design standards.

The New Homes Team attended the Lindley Estate T&RA on the 11 July 2017 to consult on the proposal to include the site with the New Homes Programme and how affected residents would be helped if the scheme moved forward. The proposal was received positively, The T&RA did ask if improvements to the green space behind the blocks could be improved as part of any development and if a community space could be provided. The T&RA currently meet in the Bells Gardens Community Centre and have previously asked to have use of the vacant commercial unit.

A door knocking exercise was carried out to 157-177 Commercial Way on the 7 & 8 August to find out how residents would feel if the site was redeveloped to provide good quality affordable homes for them/local residents/ families in need of larger sized accommodation. Six of the residents spoken to, either face to face or over the telephone, were positive about the potential redevelopment of the site. The remaining four tenants who couldn't be contacted, were sent letters with the contact details.

Letters were sent to residents on the 4 October 2017 living in Lindley House, Sidmouth House and Lympstone Gardens about the proposed development, noting the commitment to consult through the Charter of Principles and the benefits of the commitment to local lettings. To date, residents have not responded or contacted the New Homes Delivery Team about the proposed redevelopment.

c) 213-219 Rotherhithe New Road

This consists of four residential bedsits, (all tenanted) at 213-219 above 2 commercial premises and a retail unit. The retail unit is currently vacant, it has not traded well and the unit is in very poor condition with unsatisfactory delivery and refuse arrangements. The most recent tenancy had trading and licensing law infringements before its closure. The remaining commercial spaces are used for storage, however it does not have good access. All delivery vehicles are required to cross and park on the footway of Rotherhithe New Road to load/unload. The units are to be let as a "Tenancy at Will" which will enable vacant possession at short notice.

The bedsits are of poor design. There is a very large open balcony to the rear of each of the units; however, there is only a single rainwater drainage outlet for all the balconies, which does not drain correctly. This, together with a level access door, without an adequate water check detail, has led to regular flooding and resulting damp problems in the bedsits.

There is no T&RA that covers the block, however we have managed to carry out visits to three of the four residents to outline the process of redeveloping the property and explain what their rights as tenants would be for rehousing and what financial assistance would be offered. They have completed an equal opportunities monitoring form.

There remains one tenant whom it has not been possible to contact, they have been written to and we will continue to attempt to meet to explain the potential development plans.

d) 275 and 275A Underhill Road

The site is occupied by two prefab homes, both of which are now vacant. This is in line with the policy not to relet prefabs once vacant.

The site is not covered by a T&RA so no consultation has been carried out. A consultation strategy will be developed prior to the design development phase in line with the changes to the Charter of Principles.

e) Garages by St Vincent, St Saviours Estate

The site consists of 22 garages, 18 are currently let to residents on the estate and council residents within the local area. It is accessed via Fendall Street, adjacent to St Vincent House and behind Melford Court, a private block. The New Homes Team attended the T&RA meeting in July 17 to consult on the proposal to include the site and the site referred to in para 11f within the new homes programme, to provide for new council homes. The T&RA raised concern about the loss of garages and the impact on parking on the estate. Also the impact of the construction on neighbouring residents as the site is constrained. A letter was sent to residents living in neighbouring blocks; St Vincent House, St Owens House, Boulogne House and Alwyn Estate, and those renting garage who are not residents in those blocks, about the proposed development, noting the commitment to consult through the Charter of Principles and the benefits of the commitment to local lettings.

A number of responses were received, raising concerns including the loss of parking, developing new homes on a constrained site, the impact on neighbouring amenity spaces, the impact on daylight / sunlight to existing dwellings, overlooking and increased density. Responses were sent to all those who contacted, noting that if the site was approved for inclusion in the process, the scheme would be developed in line with the Charter of Principles. In addition, it was noted that a parking survey would be commissioned, the impact of daylight / sunlight and overlooking would be assessed during the design process. Also the impact of any build process would be carefully considered

f) Parking area, garages and pramsheds by Woodville House, St Saviours Estate.

The site currently houses 11 garages, of which 8 are occupied and 3 are void as well as parking spaces and pramsheds. The garages are occupied by residents that live on and around St Saviours Estate. The New Homes Team attended the T&RA meeting in July 17 to consult on the proposal to include the site and the one referred to in para 11 e, within the new homes programme, to provide for new council homes. The T&RA raised serious concerns about the impact of the loss of parking, especially taking into account the recent developments which have been completed and the parking strain those developments have already created. A letter was sent to resident living in Woodville House, Breton House and Valois House and those renting garages not residing in those blocks. The letter noted the commitment to consult through the Charter of Principles and the benefits of the commitment to local lettings. Responses were received, and these focused on the impact of the potential loss of parking. Responses were sent to all those who responded, noting that if the site was approved for inclusion in the process, the scheme would be developed in line with the Charter of Principles. In addition, it was noted that a parking survey would be commissioned to assess the impact of the loss of parking.

g) Heaton House car park

The site, consisting of car parking spaces on the edge of the estate, boarded by Heaton Road and Claude Road. The estate is not represented by a T&RA and therefore, in line with the agreed process, letters were sent to all residents in Heaton House. The letter included a map of the proposed site and the commitment to consultation through the Charter of Principles and the benefits of the commitment to local lettings. Those responding noted the current strain on parking in the area and the problems that already exist. Overshadowing, proximity of any development to neighbouring homes, increased density were also highlighted. Responses were sent to all those who contacted, noting that if the site was approved for inclusion in the process a parking survey would be commissioned to assess the impact of the loss of parking, and the impact of neighbouring dwellings would be factored into the design process.

h) Abbeyfield former area housing office

The current building at 153-159 Abbeyfield Road is the old Abbeyfield neighbourhood office. The office is no longer in use and therefore the site offers the opportunity to provide new council homes. There is no T&RA

within the immediate proximity to site and the site does not sit on an existing estate. Therefore no further consultation has been carried out. If the site is approved for inclusion in the New Homes programme a consultation strategy will be developed that is tailor to the particular circumstances. For similar schemes, this has meant a focus on drop in's rather than project group meetings. It is noted that Friends of Southwark Park and Cavendish School should be included in the consultation process.

i) 1 to 27 Rodney Place

The Council has recently acquired the freehold interest in the property, which previously offered a car window replacement service and provides the opportunity for redevelopment to deliver new Council homes.

There is no T&RA within the immediate proximity to site and the site does not sit on an existing estate. Therefore no further consultation has been carried out. If the site is approved for inclusion in the New Homes programme a consultation strategy will be developed that is tailored to the particular circumstances. For similar schemes, this has meant a focus on drop-ins rather than project group meetings.

12. In line with the agreed consultation process, the list of sites was also circulated to the Future Steering Board (FSB) and discussed at their meeting on 14 November 2017.
13. In accordance with the process detailed in the September 2016 Cabinet report, the Cabinet Member for Regeneration and New Homes consulted with the Cabinet Member for Housing following completion of the initial consultation process.
14. As outlined in Appendix 1, it is estimated that 268 homes could be built on the sites. The estimated numbers for each development are only indicative, based on a desktop evaluation, taking into account the relevant planning policies. The focus will be on providing new council homes. Appendices 2-10 show the individual sites.
15. It is projected that works would commence on site in 2018/19–2019/20
16. As highlighted in paragraph 11, the Cabinet Member needs to be aware that during the initial consultation, some local concerns were raised on a number of the potential schemes. Concerns raised included loss of parking and garages, overlooking, impact on privacy and potential loss of amenity space. In all cases, officers emphasized the benefits of the new build proposals, addressing areas of underuse, the opportunities for local lettings and the potential for investment opportunities for the existing estate. In addition, any proposals would be worked up in line with the revised Charter of Principles, with the T&RA at the heart of the process and the commitment to work with residents at every stage. However, local concerns to the new build will remain a risk to achieving the programme noted in paragraph 15.

Next steps and consultation

17. As noted in paragraph 11 initial consultation has been undertaken on the proposed sites.

18. For sites included within the programme, those consulted to date will be advised of the decision.
19. Employers Agents and Architects will be procured through an existing strategy, that sources from RSL frameworks together with the approved works list to ensure a mix of established companies and SME's in the local area. The architects will design the schemes to achieve planning and enable the schemes to be tendered on a design and build basis.
20. Council Officers will prepare engagement plans based on gathering local intelligence in line with the revised Charter of Principles. The way the council engages will be based on the existing framework developed for schemes that have achieved planning but will allow a flexible approach based on local information. Where there is an existing T&RA Council officers will work with the local T&RA to develop the local engagement strategy. This way the council will ensure that the T&RA is at the heart of the process and the engagement plans reflect local circumstances whilst acknowledging the need to deliver much needed new affordable housing to meet growing need.
21. The process to date has been that once the architects have been appointed, an initial drop-in event has been held. Following this event, a New Homes Project Group has been established. In order that those taking part in the group can play an active role, the initial meeting has been chaired by a 'Tenant's Friend', and included a training session. The groups are formed on a task and finish basis and continue to meet throughout the life of the project, as outlined below. Where there has been insufficient interest in forming a group, the consultation is tailored appropriately, and could include additional drop-in sessions, newsletters and attendance at T&RA meetings. To meet the requirements of Section 105 of the Housing Act 1985, documents will be made available on the consultation hub for affected council tenants to be kept informed and involved.
22. The New Homes Project Groups (NHPG) will:
 - Act as the first point of consultation throughout the life of the project and to consider and make comment on the following key issues related to the development.
 - Advise the council on how to ensure all residents affected by the site have an opportunity to comment on and review any proposals, and support the council in delivering local engagement.
 - Ensure that the Council are aware of local issues that might impact on the proposals.
 - Identify local priorities that could be met and benefits that might be delivered alongside the scheme or ways to improve the estate as part of the scheme.
 - Ensure that the council provides information in a timely and appropriate way to the NHPG and residents affected by the development.
 - Comment on and advise the Council on significant publicity material the council produces linked to the delivery of the new homes.

- Continue to meet during the delivery phase of the project to gather resident feed back on delivery progress and discuss and propose solutions to issues that arise during delivery phase.
- Monitor the progress of the delivery of the new homes by providing feed back to monthly contractors monitoring meetings and raise any queries regarding the progress/ manner in which the build is progressing.

Housing options for local people

23. As noted in paragraph 11, two of the potential schemes in the proposed programme could necessitate the rehousing of residents to enable the development of new homes. Residents potentially impacted at 157-177 Commercial Way and 213-219 Rotherhithe New Road have been visited and reassured of the processes that would be put in place in the event of any rehousing. These include home loss and disturbance payments, rehousing options and support to help them through the process. Equalities impact assessments will be undertaken for affected residents.
24. To help residents a detailed information pack advising of the rehousing process, and details for a single point of contact with regard to registration, application, rehousing and any post-tenancy issues. Also, if residents require additional support and do not have access to the internet, weekly bidding support and signposting will be provided to households to maximize their opportunities to move.
25. The aim will be to ensure that residents are confident in the process, that we meet their aspirations in finding a home that meets their needs and that they feel supported by the council throughout the process. Consultation with affected residents will continue throughout to ensure that the processes in place are putting residents first. Resident will be advised they have the right to return.
26. A further report addressing the rehousing strategy for tenants and leaseholder affected by schemes referred to in paragraph 11 will be brought forward in line with the Council's constitution.

Policy implications

Council plan 2014/15 to 17/18

27. A new council plan was endorsed by Council Assembly on 25 February 2015. This contains the Fairer Future Promise: Quality affordable homes, which states 'We will improve housing standards and build more homes of every kind, including 11,000 new council homes with 1,500 built by 2018'.
28. The approval of the new sites within the New Homes Delivery Programme and a revised process for including new sites within the programme provide further evidence of the ability to meet this Fairer Future promise.

Community impact statement

29. The 2014 Strategic Housing Market Assessment demonstrated a continuing need for affordable housing, with the borough experiencing very high house prices that are outside the reach of many of its residents. It has the highest house prices in the housing sub-region (the average 2 bedroom flat being sold

for £360k in 2013). At the time of the 2011 census there were 18,547 overcrowded households in Southwark, a higher number, and a higher percentage (15.3%), than any of the other four boroughs in the sub-region. Over the period 1981- 2012 the population of Southwark increased by 34%, the fastest growth in the sub-region by some margin. This helps to demonstrate a continuing need for more homes, and particularly for affordable homes in the borough.

30. 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 council's consultation with residents on the 11,000 council homes programme has been specifically designed to be inclusive of all the borough's communities and provide a range of mechanisms to provide residents with the opportunity to engage.
31. Consultation on sites is being undertaken in line with the Charter of Principles and the Housing Act 1985, Section 105 and continues to provide mechanisms for resident to engage with the development of new homes.
32. As noted in paragraph 25 a further report addressing the rehousing strategy for tenants and leaseholder affected by schemes referred to in paragraph 11 will be brought forward in line with the Council's constitution.

Resource implications

33. The new sites are estimated to deliver 268 new homes for council in the borough. The rental income will make a positive contribution to the HRA business plan.
34. The new homes delivered in the borough will make a positive contribution to the HRA business plan. Funding streams for the New Homes Delivery Programme currently comprise: external grants, Section 106 contributions, RTB and other housing receipts, depreciation major repairs reserve and other HRA revenue contributions and prudential borrowing (which is limited to the debt cap). Funding is determined on a scheme by scheme basis to ensure the optimal financial position for the council in relation to new build, as they are subject to specific financial and regulatory restrictions. However, there is also regard to the overall longer-term funding position with reference to the HRA business plan.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

35. This report refers to nine further sites which have been identified as possibilities for inclusion within the New Homes Programme and the commitment to building new council homes. Progress with the overall Programme has been updated regularly to Cabinet.
36. At this stage, there are no specific legal implications arising from the proposal. The identified sites are anticipated to deliver approximately 268 new homes. The approval at this stage is merely to include the nine sites in the Programme and to undertake further preparatory work concerning the possible development of the

sites.

37. However, it should be noted that, to date, there has been limited consultation concerning the possibility of developing the nine sites and indeed in the case of three of the sites no consultation has as yet been carried out whilst on a number of others, as identified in the report, a degree of resident resistance has been encountered. There will therefore need to be title reports prepared and full consultation to be undertaken before any firm decision can be taken.
38. Accordingly, the Cabinet Member should be looking for reassurance that any consultations will be conducted in a manner allowing those affected sufficient time to consider the proposal and that the outcome of any consultation is taken into account before any decision is taken.
39. The report refers to the Public Sector Equality Duty at paragraph 29. Since the work on the sites is at a relatively early stage, equalities impact assessments are yet to be prepared and paragraph 22 acknowledges that these will need to be undertaken

Strategic Director of Finance and Governance (H&M17/065)

40. The Strategic Director of Finance and Governance notes the proposed addition of nine schemes to the Council's New Homes Programme. At this stage, there are no immediate financial implications arising from the addition of the schemes, but once developed, the schemes will be funded from the Council's housing investment programme. The housing investment programme is not fully funded and there is also likely to be further demand on available resources as a consequence of local or national demands for resources following the Grenfell fire. Because of this, the funding of these schemes may also require borrowing.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
New Homes Delivery Programme (item 11)	Housing and Modernisation, Southwark Council, 160 Tooley Street, London, SE1 2QH.	Tim Bostridge Development Delivery Manager. 0207 525 1222
New Homes Delivery Programme (item 15)	Housing and Modernisation, Southwark Council, 160 Tooley Street, London, SE1 2QH	Tim Bostridge Development Delivery Manager. 0207 525 1222

APPENDICES

No.	Title
Appendix 1	Proposed new sites for New Homes Programme
Appendix 2	Site plan - Rennie Estate disused garage site
Appendix 3	Site plan - Commercial Way, Lindley Estate
Appendix 4	Site plan - Rotherhithe New Road
Appendix 5	Site plan - Underhill Road
Appendix 6	Site plan - Garages by St Vincent House, St Saviours Estate
Appendix 7	Site plan - Parking Area By Woodville House, St Saviours Estate
Appendix 8	Site plan - Heaton House Car Park
Appendix 9	Site plan - Abbeyfield former area housing office
Appendix 10	Site plan - Rodney Place

AUDIT TRAIL

Lead Officer	Gerri Scott, Strategic Director for Housing and Modernisation		
Report Author	Tim Bostridge, Direct Delivery Manager		
Version	Final		
Dated	22 November 2017		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Director of Law and Democracy		Yes	Yes
Strategic Director of Finance and Governance		Yes	Yes
Cabinet Member		Yes	Yes
Date final report sent to Constitutional Team			27 November 2017