

Item No.	Classification: Open	Date: 13 December 2019	Meeting Name: Cabinet Member for Social Regeneration, Great Estates and New Council Homes
Report title:		Adding Schemes to the New Homes Programme	
Ward(s) or groups affected:		Dulwich Wood, London Bridge & West Bermondsey, North Bermondsey, North Walworth, Old Kent Road, Peckham, Peckham Rye, Rotherhithe, Rye Lane, South Bermondsey	
From:		Director of New Homes	

RECOMMENDATIONS

That the cabinet member for social regeneration, great estates and new homes:

1. Agrees that the schemes listed in paragraph 14, and outlined individually below, are added to the New Homes Programme in accordance with the Charter of Principles and statutory consultation under Section 105 of the Housing Act 1985:
 - a) Woodland Rd Estate grassed area
 - b) Site Adjacent 55 – 77 Fenwick Road
 - c) Kington Estate garage site
 - d) Old Peckham Library
 - e) Leroy Street garages, Creasy Estate
 - f) Pynfolds Estate parking court
 - g) Ann Moss Way, Ex NHS building
 - h) Charles Mackenzie Estate garage site
 - i) Eveline Lowe Estate garage site and parking area
 - j) Longfield Estate, corner of Fort Road & Balaclava Road, by Dartford Houses
 - k) Priory Court: Green space and garage site off Reynolds Road
 - l) Vauban Estate: Car park site.

2. Notes that a decision for the cabinet member for social regeneration, great estates and new council homes on further sites towards the New Homes Programme targets is on the forward plan for February 2020.

BACKGROUND INFORMATION

3. The New Homes programme was originally established in January 2015 when the council agreed its new long term housing strategy for the borough including specific commitments to increase housing supply, including building 11,000 new council homes for social rent by 2043.

4. 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.

5. 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; ensuring tenant and resident associations 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.
6. In October 2018 cabinet received an updated on the New Homes Programme and noted the emerging 'Great Estates programme' included new Estate Improvement Plan approach to estates with new homes potential. That with a planned pipeline the council could plan the new build programme around the wider asset management plan that efforts are coordinated and opportunities maximised.
7. In March 2019 cabinet received a report of the Great Estates Programme and noted that Estates on which new council homes are being built will be prioritised for Estate Improvement Plans.
8. In September 2019 cabinet received an update on the New Build Programme and the interim target to deliver 2,500 homes by 2022.

KEY ISSUES FOR CONSIDERATION

9. Cabinet in October 2019 were updated on the borough wide capacity study of housing land to identify potential opportunities for new build development
10. The report noted various opportunities falling into the following criteria, infill, redevelopment and rehousing, rooftop development and minor regeneration.
11. Initial consultation was undertaken with the lead member and the relevant ward councillors. As a result of this process and consultation with internal stakeholders, a list of potential sites were agreed to be taken forward for initial consultation with T&RA's and residents. These are sites where no decanting of existing residents is required.
12. The detail of the engagement on specific sites is outlined below. The general process was that where is a Tenants and Residents Association (T&RA) New Homes officers offered the opportunity of an estate walkabout, inviting ward members and also attended T&RA meetings to talk through the potential opportunities for estate improvements and new homes. Where there was no T&RA walkabouts were held with ward councillors and in certain cases residents invited to attend. In all cases, letters were sent to residents in the neighbouring area, asking them about the potential for improvements to their estate and where they thought homes could be developed on their estate. The letters provide a link to a survey on the consultation hub where residents could record their responses. In some cases the consultation period was extended to ensure residents were given a reasonable time to respond. The feedback from residents on suggested estate wide improvements will be captured in the Estate Improvement Plans that will developed for estates with New Homes projects and will help shape the initial consultation.
13. At this stage only site visits and initial desktop assessments of their suitability for development have been made. The proposed sites are shown on the maps in Appendix 1. The red line shown is indicative and may change, for example, to allow for a development that's sits more comfortably within an existing estate or to capture wider estate improvements.

14. Outlined below is a summary of the sites and the initial consultation undertaken to date.

a) Woodland Road

Site	The proposed site is on the edge of the estate, at the junction of Gipsy Hill and Woodland. The site is a grassed area for the estate and includes a number of trees
Consultation	<p>As there is no T&RA covering the two blocks, Forbes & Gould Court, the consultations letter was sent to residents, asking residents about potential estate improvements and the proposal to develop new council homes. A follow up letter was sent to extend the period residents had to comment.</p> <p>In addition, a walkabout with Cllr Simmonds was held on the 8 November, which two residents attended as well.</p> <p>Around 40 residents responded via the consultation hub.</p>
Feedback	<p>There was some support for the development, in particular the provision of much needed affordable council housing and the potential wider benefits for the estate including improved landscaping.</p> <p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Concerns around increased parking in the area • The loss of valued green space • The potential impact on the neighbouring dwellings in terms of on daylight / sunlight and privacy • The impact to residents during the build phase of any development. <p>In terms of the issues raised, to consider the impact of parking, a parking survey has been commission to assess the impact of any additional parking although it is likely any development would be car free. The impact of daylight / sunlight and overlooking would be considered during the design phase of any potential development, in which residents would play a key role via a Residents Project Group. Any loss of trees would be taken into account in dialogue with Planning service and there would be potential to enhance the remaining green area as part of any new build project.</p> <p>Any contractor appointed for the schemes will be required to belong to the considerate contractor scheme, and all steps will be taken to mitigate the impact of any construction work.</p>

b) Site Adjacent 55-77 Fenwick Road

Site	<p>The proposed site consists of five garages, a sheltered car-port area with five parking spaces and green space to the front of the garages. There is also an electricity sub-station adjacent to the site. There is no access from the communal garden to the garage site. The site is located in the corner of a number of roads of street properties.</p> <p>There are a number of utilities supplies that run through the site that</p>
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	will need to be investigated as part of any design development work.
Consultation	The adjacent block is not represented by a T&RA. A letter was delivered to residents asking them to give their views on the potential for improvements and new council homes.
Feedback	<p>No responses were received from residents.</p> <p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Improved refuse stores – these are a target for anti-social behaviour • Improved bike storage • Enhanced landscaping in the communal garden <p>A consultation strategy will be developed prior to the design development phase in line with the Charter of Principles.</p>

c) Kingston Estate

Site	<p>The proposed site is a current garage site on the Kingston estate. The entrance to the garages is from Dawes Street, just off East Street. The proposed site consists of eight garages and an electricity sub-station. The title includes the lease for the substation adjacent to the property. This includes the right to lay cables from Dawes Street into the substation which is at the front of the proposed site. This lease does include the right to develop, make alternations or additions to buildings adjoining the substation and to terminate this lease if redevelopment of the adjoining site is proposed.</p> <p>The estate parking at the base of the three blocks is accessed through the garage area and this access would need to be maintained.</p>
Consultation	<p>New Homes Team attended the Nelson, Portland and Kingston T&RA meeting on the 9 September 2019.</p> <p>The Chair of the T&RA was contacted and sent a copy of the letter that was sent to residents on the Kingston estate. This letter was delivered to residents of the three blocks on Kingston Estate and residents were given a link to the consultation hub to respond to the survey.</p> <p>An estate walkabout with a member of the T&RA was held on 5 November, including the Nelson and Portland areas of this estate.</p> <p>Two responses were received to the survey hub from residents within the three blocks on the Kingston estate.</p>
Feedback	<p>At the T&RA meeting none of the residents from the three blocks on the Kingston estate were in attendance and they are not active members of the T&RA. At this meeting residents were in overall support of new homes, albeit as none were from Kingston Estate they had no specific comments on the proposal.</p> <p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Issues of security, anti-social behaviour • Problems with parking

	<ul style="list-style-type: none"> • Improved refuse strategy <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • Door entry systems • Restricted access to the car park and improved security in the area • A better interaction with the East Street Market in terms of the waste strategy <p>Currently consultation is underway regarding the introduction of traffic calming measures on East Street to help tackle these problems and reduce emissions.</p> <p>Although residents did not identify potential areas for new homes, during the walkabout an additional potential location was noted, a car park adjacent to Bridport on Cadiz Street, which is being investigated.</p>
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d) Old Peckham Library

Site	<p>The proposed site is the former local library building. The building is located on Peckham Hill Street and borders the Oliver Goldsmith estate.</p> <p>The use of the building as a library ended in 2000 when the new library building opened on the other side of Peckham Hill Street. Since this time the building has had a variety of different meanwhile uses. Currently the building is let to Pecan, a Peckham based community charity, that run the foodbank on Peckham Hill Street. They use it mainly for the storage of items for the foodbank and to host the Menders club.</p>
Consultation	<p>Discussions have been held with Pecan and the proposal is to work with them to develop designs to provide a community facility on the ground floor and council homes above.</p> <p>A letter has been sent to the T&RA for the neighbouring Oliver Goldsmith estate and to residents in the closest blocks. This outlined the proposals for the site, the proposed consultation process and encouraged residents to join a project group.</p>
Feedback	<p>No feedback has yet been received from the T&RA or neighbouring residents.</p> <p>Pecan will be a key partner in the consultation process, particularly in reference to the design and future usage of the new community space.</p>

e) Leroy Street Garages, Creasy Estate

Site	<p>The garages are located on Leroy Street, on Creasy estate, Aberdour Street, off Tower Bridge road and in close proximity to Old Kent road. There are 20 garages and vehicular access is via Leroy Street but pedestrian access is also available from paths from within Creasy estate and Aberdour Street. The site is adjacent to 29 – 42 Creasy estate and a private block (Stewart House). There are also 8 off street parking around the garages that are well used. In addition there is a large sewer running across the edge of the site that will</p>
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	<p>impact on the scale the development can achieve as will an electrical sub station on the site.</p>
Consultation	<p>There is no active TRA that covers the estate but consultation letters were sent out to all residents on the Estate followed by estate walkabout arranged with ward councillors which was attended by some residents. A newsletter was circulated explaining benefits of great estates programme and new council homes.</p> <p>Following the walkabout, one of the attendees was shown the new homes development at Marklake Court which was also previously a garage site and close to neighbouring dwelling. This provides an example how a high quality development could be achieved, providing much needed council homes on this type of site without too much impact on neighbouring residents. Detailed and inclusive consultation in the design development phase was key to the success. It was suggested a further visit be arranged for other residents of Creasy Estate.</p>
Feedback	<p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Loss of garages and parking, as the garages and parking were seen an essential amenity • Overlooking and potential loss of day light to existing dwellings • The impact of more residents / increased density on the wider area • Landscaping and safety issues <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • General safety and security e.g. door entry systems on existing blocks and lighting for safer streets • Investment into the existing blocks • Improved green spaces and parks / landscaping • Maintaining existing accesses/paths • Improved waste strategy and estate cleaning <p>Repairs issues raised during the walkabout were taken with the relevant officers in order to be resolved.</p> <p>Initial parking survey indicates high parking stress in the area which will be impacted by the loss of parking and this will need to be addressed during the any design development.</p> <p>In relation to the other potential impact of a new building could be can be addressed by a well designed block fronting Leroy Street, providing good estate lighting and retaining trees where possible with lots of greenery. The impact on Daylight / Sunlight overlooking and privacy on existing blocks will need to be considered during any design phases.</p>

f) Pynfolds Estate Parking Court

Site	<p>The parking court is located on Pynfolds estate in the corner of Cathay Street and Paradise Street. There are about 16 marked out bays providing off site parking for permit holders and vehicular</p>
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	access is via Cathay Street. Pedestrian access is available from paths within the estate. A part of the parking area is sectioned off with greenery and trees.
Consultation	There is no active TRA on the estate but consultation letters were sent out to all residents on the Estate. An estate walkabout with ward councillors is also being organised to which residents are invited to join. 22 responses received via the consultation hub.
Feedback	<p>A number of the respondents were in favour of the principal of development of council homes, although the majority raised concerns.</p> <p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Parking issues, as the off street parking was seen as essential • Ensuring the estate does not feel closed off • The impact of more residents / increased density on the wider area • Improved landscaping • The refuse strategy • The impact to residents during the build phase of any development. <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • Enhancements to the existing buildings on the estate in addition to the garden/courtyard in the middle of the estate • Balconies on ground floor replaced with gardens/patios • Improved bike storage and recycling facilities • Improvement to the landscaping of the garden in the middle of the estate <p>Quality Housing Improvement Programme (QHIP) works to existing blocks are due to commence in May 20.</p> <p>During any design process for new council homes, daylight/sunlight studies will be undertaken. A parking assessment is being carried out and will influence the design process. Potentially works could be carried out areas such as the garden area with improved landscaping, lighting and benches and this would form part of the consultation process . The refuse strategy should be reviewed as some bins are located next to the parking court and potentially more bike storage provided.</p> <p>All contractors working on the new homes programme will be members of the Considerate Contractor schemes and will be required to provide a construction management plan, which will show how any disruption to existing resident will be mitigated.</p>

g) Ann Moss Way

Site	The site is located on 1 Ann Moss Way between Southwark Park and A200 Lower Road. It is an existing two-story property used as Ann Moss Specialist Care Unit part of the South London and Maudsley NHS Foundation Trust. The Trust relocated its residents and ceased use of this property. Prior to the property being marketed, the Trust's agent entered into a
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	<p>pre-planning conversation with the council's planning department and this indicates that in principle the property can be demolished and redeveloped with housing subject to compliance with applicable planning policies.</p> <p>In light of the planning status, the property's locations and the councils' house building programme, the council acquired the site in February 2019 for the purpose of building new council homes.</p> <p>The building is currently occupied by property guardians in order to prevent any risk of squatting or vandalism.</p> <p>A neighbouring site housing a former nursing homes is being brought forward to planning by Peabody. This proposed development has raised concerns for local residents and is due to be considered at planning committee shortly.</p>
Consultation	<p>Initial consultation is being held with ward councilors and letters will be sent to neighbouring residents and a meeting arrange for January to commence the consultation process and assist with the development of a site brief for architects.</p> <p>As part of the design development, the new scheme will address the concerns raised by residents during the consultation process for the proposed Peabody development.</p>
Feedback	<p>A consultation strategy will be developed prior to any design development in accordance with the Charter of Principles.</p>

h) Alexis St, Charles Mackenzie estate

Site	<p>The potential site includes a garage block and hard standing parking area, and potentially grassed area off Alexis Street In front of Charles Mackenzie House.</p>
Consultation	<p>Letters were sent to neighbouring residents asking to feed back on any potential estate improvements and where any new homes could be built.</p>
Feedback	<p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Parking issues, including allowing for deliveries • Potential overlooking issues • Disruption during the build <p>These are issues that would need to be considered carefully during the design development phase. A study on parking stress in the locality has been commissioned. Any new development would need to be carefully designed to limit impact on privacy and daylight and sunlight to existing homes. Due to the nature and location of the site, a detailed construction management plan would need to be developed by the contractors to show how works can be carried out without adversely impacting residents.</p> <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • Improved access via gates • More trees • Gardens for ground floor residents • Improved green in general space • Retail units on ground floor of any new development.

i) Linsey St, Eveline Lowe estate

Site	The site currently contains a garage block the parking area off Linsey Street
Consultation	Letters were sent to neighbouring residents asking to feed back on any potential estate improvements and where any new homes could be built.
Feedback	<p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • Potential light reduction and overlooking issues • Loss of green space • Improvements to existing facilities • The impact of more residents / increased density on the wider area, as this site is in addition to garage sites in the near vicinity <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • Improvements to existing the Play areas and football pitch • Facilities provided for older children <p>The above concerns would need to be drawn out and solutions identified during the design development phase, For example creating new developments sensitive to the surroundings so limiting impact of daylight / sunlight and loss of privacy to existing dwellings. Also for a detailed construction management plan to address concerns including about impacting on traffic during school times.</p>

j) Longfield Estate

Site	The site is situated on the corner of Fort Road and Balaclava Road, by Dartford Houses.
Consultation	<p>New Homes Team attended the T&RA meeting on 9 September to present about the opportunity for new build homes and estate improvements. Those at the meeting were generally positive about the proposal.</p> <p>Following the meeting a letter was sent to all residents asking them about the potential for wider estate improvement and new homes.</p>
Feedback	<p>Issues that have been raised that the scheme will have to address:</p> <ul style="list-style-type: none"> • A revised refuse strategy • Trees that are currently on the site • Access to the estate • Potential light reduction and overlooking / privacy issues • The impact on the play areas • The impact on amenities during the build <p>These concerns would need to be addressed during any design work, in particular any daylight/ sunlight impact and mitigation of any loss of privacy.</p> <p>In terms of wider estate improvements, some residents would like to see:</p>

	<ul style="list-style-type: none"> • Upgrading existing play areas • Provision of new outdoor gym equipment • Better green space
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k) Priory Court

Site	<p>The two potential sites are;</p> <ul style="list-style-type: none"> • The green area on the corner end of the estate bordered by Stuart Road and Cheltenham Road • The garage site facing Reynolds Road. The site also includes an old T&RA hall which is occupied by Little Village, which is similar to a foodbank, but for clothes, toys and equipment for babies and children up to the age of 5.
Consultation	<p>There is no T&RA covering Priory Court at present. A walkabout with local ward members was held and letters will be issued to residents seeking their views on the potential for estate improvements and where new homes could be built. Furthermore initial discussions will be held with Little Village as options for them if the redevelopment moves forward.</p> <p>Following the meeting, a letter was sent to all residents asking them about the potential for wider estate improvement and new homes.</p>
Feedback	<p>A consultation strategy will be developed prior to any design development in accordance with the Charter of Principles.</p>

l) Vauban Estate

Site	<p>A parking court is located on Ascot road overlooking Bermondsey Spa Gardens.</p>
Consultation	<p>Consultation letters were sent out to all residents on the Estate followed by estate walkabout with ward councillors attended by residents.</p> <p>7 responses were received from 102 residents.</p>
Feedback	<p>As part of the design development, the new scheme will address the concerns raised by residents from the consultation including:</p> <ul style="list-style-type: none"> • Potential light reduction and overlooking issues • Landscaping • A revised refuse strategy • The impact of more residents / increased density on the wider area • Parking pressure <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> • Bike storage facilities • Improved external lighting

	<ul style="list-style-type: none"> • Soft landscaping/small trees with benches • Fly-tipping tackled • Enhanced shared community facilities / projects • Other repair issues addressed <p>A parking capacity study carried out up front will be used to inform the process going forwards.</p> <p>Residents will be consulted on the design and daylight/sunlight studies undertaken as part of the design process and if necessary a rights of light investigation.</p> <p>Further consultation will be carried out in line with the Charter of Principles.</p>
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Leathermarket sites

15. In 1996 Southwark Council outsourced the management of around 1,500 homes in North Bermondsey to the Leathermarket Joint Management Board (JMB). This decision proved successful as the Leathermarket JMB has had three successful continuation ballots with the latest seeing a 76% turnout and a 93% approval of secure tenants. Subsequently the council agreed to make the JMB the country's first self-financing tenant management organisation.
16. Leathermarket Community Benefit Society (CBS) was subsequently set up by the JMB, as a separate Company to delivery affordable homes. The CBS was established in response to local residents raising concerns about the lack of affordable homes in the Leathermarket area.
17. In a December 2019 report, Cabinet is asked to agree an overarching grant agreement with Leathermarket CBS to deliver 161 council homes.
18. The following schemes are the sites that covered by the Leathermarket overarching agreement. The CBS has been and is carrying out in depth community conversations. Extensive consultation has continued into the development of the design brief for the next sites on the Elim Estate. This development aims to deliver approximately 46 new homes, new community facilities and a new office for Leathermarket JMB (to free up the current office site for new Council housing development). CBS Officers have had well over 100 one-to-one conversations with Elim residents and 75% of residents have been directly engaged. 86% of residents engaged during the initial stage of consultation are supportive or unconcerned about new proposed development.

Project Site	No. of Council Homes	Other	Community Consultation	Start	Finish
Joseph Lancaster	40		Completed	June 2019	February 2022
Elim Estate sites (Ballcourt, Garages and Triangle site)	46	Office Provision Community Space	Nov 2018 – April 2020	April 2021	March 2023
Cluny estate (Garages and infill)	8		April 2020 – November 2020	October 2021	March 2023

Project Site	No. of Council Homes	Other	Community Consultation	Start	Finish
Decima Street	2		April 2020 – November 2020	October 2021	March 2023
Lawson estate	7		June 2020 – Feb 2021	December 2021	October 2023
Whites Grounds estate	4		April 2020 – November 2020	October 2021	March 2023
Falmouth Road	14		June 2020 – April 2021	December 2021	October 2023
JMB Office site	40		July 2020 – June 2021	June 2023	December 2024

19. The homes provided through this proposed development programme will contribute to the council's commitment to deliver 11,000 new homes by 2043 and to deliver 2,500 of those new homes by 2022.

Next steps and consultation

20. As noted in paragraph 11 initial consultation has been undertaken on the proposed sites.
21. For sites included within the programme, those consulted to date will be advised of the next steps.
22. Employers agents and architects will be procured through the most appropriate framework, to ensure high quality architects with the relevant experience are appointed. As part of the process, detailed project briefs will be developed to assist the process to ensure consistency and design quality.
23. New Homes Team will prepare engagement plans based on gathering local intelligence in line with the 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 council housing to meet growing housing need.
24. 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 Resident 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.

25. 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 feedback 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 feedback to monthly contractors monitoring meetings and raise any queries regarding the progress/ manner in which the build is progressing.

Policy implications

26. The long-term housing strategy for the borough was agreed by cabinet on 27 January 2014. It contains a vision for the future of housing in the borough, which consists of four principles:

- Principle 1: We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark.
- Principle 2: We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership.
- Principle 3: We will support and encourage all residents to take pride and responsibility in their homes and local area
- Principle 4: We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.

27. A refresh of the Housing Strategy is underway.

Community impact statements

28. 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 two-bedroom flat being sold for £360,000 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.

29. 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.
30. Consultation on sites is being undertaken in line with the Charter of Principles and continues to provide mechanisms for resident to engage with the development of new homes.
31. By providing a stronger link between the new build programme and working with the Great Estates agenda and utilising social regeneration indicators linked to council plan objectives, the programme will help target those most in need to deliver community benefits.

Resource implications

32. The new sites are estimated to deliver 130 new homes for council in the borough. The rental income will make a positive contribution to the HRA business plan.
33. 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

34. This report refers to twelve 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.
35. At this stage, there are no specific legal implications arising from the proposal. The identified sites are anticipated to deliver approximately 130 new homes. The approval at this stage is merely to include the 12 sites in the Programme and to undertake further preparatory work concerning the possible development of the sites.
36. To date, there has been limited consultation concerning the possibility of developing the sites identified in the report. More detailed consultation is now being proposed and there will also need to be due diligence undertaken before any firm decision can be taken. 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.

37. The report refers to the Public Sector Equality Duty at paragraph 29. However, as explained at paragraph 11 of the report, it should be noted that the proposals in this report do not involve the decanting of any residents, and consequently any adverse impact is likely to be limited.

Strategic Director of Finance and Governance

38. The strategic director of finance and governance notes the proposed addition of nine schemes to the council's new homes programme, which if progressed are estimated to deliver 130 new council homes. At this stage, there are no immediate financial implications arising from the addition of the schemes, but once developed, they will be funded from resources supporting the council's Housing Investment Programme, which may include borrowing where appropriate.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
September 2015 Cabinet Report <i>New Homes Delivery Programme</i>	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 020 7525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5139&Ver=4		
October 2018 Cabinet Report <i>New Homes Programme: Delivery Model Review 2018.</i>	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 020 7525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6085&Ver=4		
March 2019 Cabinet Report <i>Southwark Great Estates Programme Paper Two - Estate Improvement Plans</i>	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 020 7525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6088&Ver=4		
September 2019 Cabinet Report New Council Homes Rooftop Development Principles and Programme Update	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 020 7525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6416&Ver=4		

APPENDICES

No.	
Appendix 1	Site maps

AUDIT TRAIL

Lead Officer	Michael Scorer, Strategic Director of Housing and Modernisation	
Report Author	Tim Bostridge, Head of Development	
Version	Final	
Dated	9 December 2019	
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
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