

Item No.	Classification: Open	Date: 21 December 2020	Meeting Name: Cabinet Member for Housing
Report title:		Addition of Roof Top Home development opportunities to the New Homes Programme	
Ward(s) or groups affected:		All	
From:		Strategic Director of Housing and Modernisation	

RECOMMENDATIONS

That the Cabinet Member for Housing;

1. Agrees that the schemes listed 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 to enable further co design with local residents and consultation.
 - a) Southampton Way
 - b) Gaywood Estate
 - c) Lancaster Estate
 - d) Rockingham Estate
 - e) Pennack Road
 - f) Clifton Estate
 - g) Rennie Estate
 - h) Nunhead Estate
 - i) 100-138b Camberwell Grove
 - j) Unwin and Friary Estate
2. Notes that the rooftop development proposals offer a sustainable and low carbon alternative of delivering new council homes. Co-designed with residents they can enhance the local amenity, meet fire safety requirements, maintain or improve the structural integrity of proposed blocks and deliver high levels of modern methods of construction.
3. Notes that the new sites are estimated to deliver 237 new homes for council in the borough, of which 196 will be roof to development (RTD) homes and 23 will be homes on infill sites in these estates.
4. Notes that a further decision for the Cabinet Member for Housing on further sites towards the New Homes Programme targets is on the forward plan for January 2021.

BACKGROUND INFORMATION

5. 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.
6. 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. Responsibility for the new homes programme now sits within the portfolio of the Cabinet Member for Housing.
7. In October 2018 cabinet received an update 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 so that efforts are coordinated and opportunities maximised.
8. 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.
9. In September 2019 cabinet received a report for considering rooftop developments on the Council's existing housing blocks. This noted that RTDs should:
 - Seeking to build rooftop homes with high levels of modern methods of manufacturing in order to minimise the on-site time and potential disruption to existing residents.
 - Offering first letting option on those new homes to existing residents living immediately underneath them, with the vacated homes being made available to the wider housing waiting list.
 - Accompanying the development with improvements to the existing block, with a new roof, lift and landscaping non-rechargeable to leaseholders.
 - Enhancing the existing block as well to maximise internal living and amenity space and provide solutions for connecting new homes to existing services.
10. In March 2020 Cabinet approved the long term strategy for the delivery of the 11,000 homes programme.
11. In June 2020 cabinet members approved the review of the Charter of Principles for Social Generation, Great Estates and New Homes.

KEY ISSUES FOR CONSIDERATION

12. Cabinet in October 2019 were updated on the borough wide capacity study of housing land to identify potential opportunities for new build development.
13. The report noted various opportunities falling into the following criteria, infill, and re-development and rehousing, rooftop development (RTD) and minor regeneration.
14. An initial assessment was undertaken of the council's flat roof estates to determine their suitability for inclusion in a possible programme. Factors assessed included:
 - Any known views of existing residents and the impact on leaseholders
 - The structural integrity of the blocks and their ability to accommodate additional stores
 - Fire safety
 - Development accessibility
 - Condition of the existing block and its investment needs
 - The capacity to deliver new homes
 - Ability to enhance the public realm and provide a strong local offer to existing residents
 - Density levels of the area, pre and post development
 - Ability to deliver high levels of modern methods of Construction (MMC)
 - The potential to deliver infill opportunities

Key Delivery Factors

15. Two key factors will drive the delivery options on each estate; firstly we will employ structural engineers and fire consultants separately and before engaging each scheme architect, this will enable us to determine the structural capacity of each block, testing the assumptions made regarding their ability to contain the weight of proposed upward extensions; manage the risk of disproportionate collapse as well as the wind pressures on the proposed buildings. These will be fully assessed and where necessary mitigated with design solutions agreed with building control. In managing this factor we commissioned advice from a national structural engineer firm in determining a set of principles that provided clear guidance in initially identifying estates for roof top homes. Further, we have commissioned Structural Engineers to undertake individual block and estates assessments, including intrusive surveys where required to further confirm each block's suitability.
16. Fire safety and the well-being of residents will also drive the architectural design solutions. We will undertake a detailed fire compliance assessment of all blocks in determining what improvement will be necessary to ensure we comply current legislation and guidance as well as qualitative design reviews of our proposal with the fire brigade to ensure all changes improves the fire safety of the existing buildings including the common areas, lifts and stairwells. This will also ensure any external material used to construct the new homes

have an assessed and certified manufacture and applications and instillation process. As such only products with a fire rating of zero, and will considered.

17. We will actively seek to ensure a fire suppression system (e.g. sprinklers or misting systems) within all new homes being provided and equally any existing homes within the same block. This is a significant improvement on the fire safety measure currently available and inline with best practise.

Programme Consultation and Engagement

18. Initial consultation was undertaken with the lead member and the relevant ward councillors, this was further extended to internal stakeholders in validating, a list of potential sites that could be taken forward for initial consultation with T&RA's and residents.
19. The details of the engagement on specific sites are outlined in the scheme proposals. The general process was that a zoom meeting was held in with Tenants and Residents Associations (T&RA) in the absence of an opportunity to undertake an estate walkabout, because of Covid19 restrictions. In all cases, letters and a specifically designed newsletter setting out the principles supporting the councils approach to roof top development, was also distributed to residents on the wider estates. The letters asked residents about the potential for improvements to their estates and their thoughts about the roof top development scheme principles and if they were interested in working with the councils in developing an estate project group. The letters also provide a link to a survey on the consultation hub where residents could record their responses. The consultation period was extended to ensure residents were given a further opportunity to respond.
20. Additionally, all residents in blocks where RTD are proposed and whom were identified as vulnerable, received phone calls to ensure they had received and were able to understand the proposals. They were also offered assistance with the completion of the consultation hub survey.
21. The initial feedback from residents on proposed estates has been fully captured. This provided a mixed range of views on our proposal to introduce new homes on these estates, as well as capturing factors residents wish us to address as part of our local development challenges.
22. The responses from residents will inform the planned improvements on each estate. The programme has the potential, through the inclusion of, and alignment with, the Major Work's, Quality Home Improvement Programme (QHIP) and the Great Estates programme, to co-ordinate and provide a comprehensive range of locally valued improvements.
23. The combined budgets and procurement of services also provide an opportunity to obtain better efficiencies and value for money in the delivery of block improvements. The Council will also be in a position to provide improvements to residents earlier than originally scheduled, thus improving satisfaction levels in updating the existing housing stock.

24. The rooftop homes “resident offer” will not only include QHIP works, it will provide improvements to communal areas, i.e. the addition of door entry systems, the inclusion of updated fire safety measures to the existing building, new block services and public realm improvements. The extent of these will be determined through the formation of Resident Project groups to inform the schemes design/development processes.
25. In documenting the individual scheme responses we have demonstrated that we can confidently mitigate resident concerns and utilise their observations to provide fully localised housing solutions. Further the programme is committed to working with ward Cllrs and local project groups in the designing and delivery of new homes and the improvements in the public realm on the proposed estates.
26. Outlined below is a summary of the sites and the initial consultation undertaken to date.

(a) Southampton Way



Recommendation	<ol style="list-style-type: none"> 1. The Southampton Way site is added to the New Homes Programme to enable further co design with local residents and wider consultation. 2. Officers set up resident’s project group 3. Builder (Apex) complete scheme structural and fire risk assessments and seek Building Control approval 4. Work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 5. Address drainage issues.
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	<p>6. Provide residents with more information on the project as it emerges with a further newsletter and uploading scheme details on Commonplace.</p> <p>7. Address existing block management issues;</p> <p>8. Address ASB through improved security measures as part of the major works proposals.</p>
<p>Site</p>	<p>Townscape The surrounding townscape is composed of mostly residential estates from a similar period without many strong characteristics apart from some individual, listed buildings. Sceaux Gardens to the south is a conservation area although the listed buildings within it are further away from the site.</p> <p>The Estate The proposed site Southampton Way Estate, Southampton Way, London, SE5 7SQ is not in a conservation area. There are 12 blocks on the estate.</p> <p>The existing buildings vary from four to ten storeys. They are almost all deck access blocks with flat roofs, with the exception of 3 pitched-roof buildings to the North.</p> <p>Many of the neighbouring buildings are two-three storeys and so will be sensitive to overlooking. However, there are also nine and ten storey buildings nearby.</p> <p>The estate benefits from roadways around all the buildings, and generous areas of open space, all within the ownership boundary.</p> <p>The consistent depth of the blocks, and relatively low rise allows the use of a single repeated module.</p> <p>There is a large open area that could support an infill development of a new building as part of more substantial landscaping improvements to the estate.</p> <p>In Stanswood Gardens there are 9 leaseholders and 30 tenants in the blocks. In Marchwood Close there are 14 leaseholders and 11 tenants in the blocks.</p> <p>As part of the Hidden Homes Programme the undercrofts were used of the 2 tower blocks at Marchwood Close and Redbridge Gardens. This was to create four new 1 bedroom flats. However the T&RA wanted a meeting space, so a T&RA hall, office and kitchen were provided and three 1 bedroom flats. The T&RA hall was funded by the communities' team. The works started in 2019 and has been complete but is waiting for building control sign off.</p> <p>Density The 'Public Transport Accessibility Level' or PTAL rating for the site</p>

is 3, (where 1 is the lowest and 6 is the highest). The area of the estate is 2.9 hectares. Given the PTAL rating, this suggests a development range of 580-1,305 habitable rooms. The proposed development offers a density of 154 homes per hectare.

Impact of Conservation/listed buildings

Sceaux Gardens Conservation Area lies immediately to the South of the estate.

There is a listed building near the site, which is Aged Pilgrims Friendly Society's Home is located on Sedgmoor Place, directly opposite the estate. The setting of this building will need to be considered when extending the existing buildings on the estate.

Construction access

The estate benefits from roadways around all the buildings, and generous areas of open space, all within the ownership boundary.

Housing Need

There are 45 confirmed families on the Southampton Way Estate that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2020-21. We are currently in discussions with the major works team to establish the major works required and estimated cost.

We are also in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. We are also co-ordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

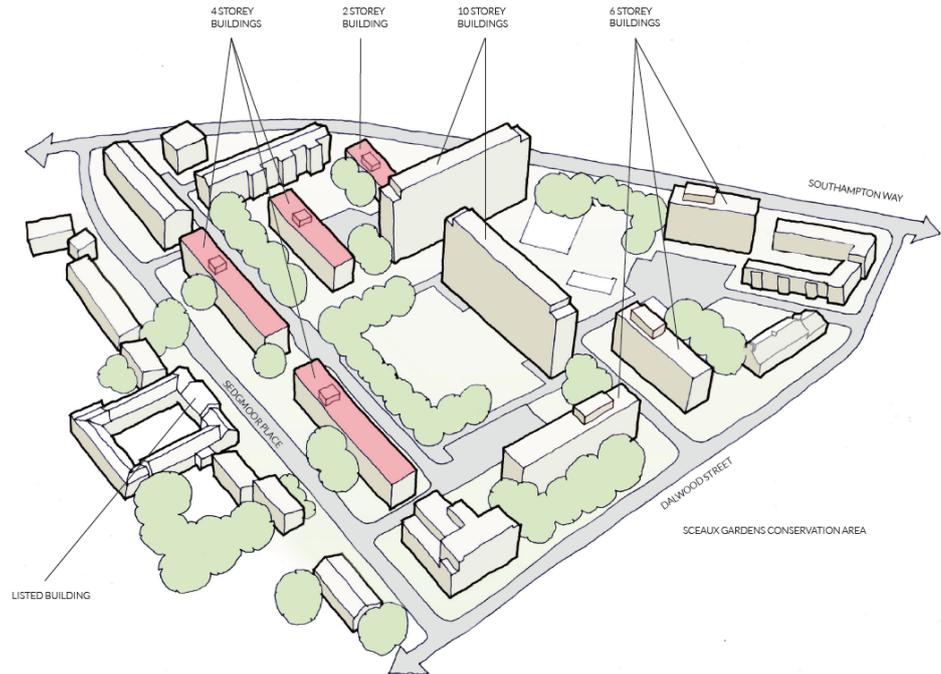
Major works blocks include:

- 43-68 Stanswood Gardens, London SE5 7SR
- 67-72 Stanswood Gardens, London, SE5 7SR
- 81-91 Stanswood Gardens, London, SE5
- 1-27 Netley, Dalwood Street, London, SE5 7EY
- 12-36 Redbridge Gardens, London, SE5 7EZ

This is not one of the Great Estates pilot sites.

Fire Risk Assessment

	<p>A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.</p> <p>The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.</p> <p>We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.</p> <p>A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.</p> <p>Structural Survey Apex has commissioned a Structural Survey from ARUPS which set out a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend with detailed assessment and residents support.</p> <p>Sustainability There is an opportunity for the Rooftop homes programme to respond to the existing public realm and the green spaces on proposed estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>The developer Apex and VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers.</p> <p>Three blocks have been identified within the Southampton Way Estate, they are 1-20 Stanswood Gardens, 21-42 Stanswood Gardens and 63-78 & 79-88 Marchwood Close.</p> <p>The proposal is for a total of 32 Flats that includes two storey upward extension on all four blocks (12 x 3bf, 8x2bf & 12x1bf) Some of the initial massing and sunlight daylight assessment considerations are outlined below.</p>



<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 14 May 2020. Ward Councillors were supportive of the proposals in principle and were happy for us to contact the local TR&A with our observations.</p> <p>We have consulted and are working in conjunction with our internal colleagues in resident's services team, THIOO team, major works team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.</p> <p>Consultation with the Southampton Way Estate T&RA via zoom on 18 June 2020. The T&RA expressed that they were not supportive of the council's proposals. The T&RA have had an open air residents meeting and made comments on twitter about their objection of the council's proposal mainly the infill. The T&RA have also advised that they have carried out their own poll, however we can not confirm the methodology or objectivity in the way in which this was undertaken.</p> <p>The Council sent letters to all residents on 10 June 2020 to inform the residents about the online consultation survey hub. The hub went live on 12 June 2020 and was extended to 2 September 2020 to carry out the telephone calls to the residents of Stanswood Gardens and Marchwood Close offering support to those who have not been able to fill out the online survey or those who do not have the technology.</p>
<p>Feedback Summary</p>	<p>We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new</p>

homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.

There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be undertaken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.

Statistical analysis to support this information will follow however preliminary data is as follows:

1. 75% of respondents wanted to be involved in the project going forward
2. 64% of respondents found the Rooftop homes leaflets to be useful
3. 82% of respondents identified works and improvements required to their existing block
4. 57% of respondents said YES their home was suitable for their current needs. However 39% said NO, of which 25% stated their existing home was too small for their current needs.

Consultation Hub feedback

Resident scheme concerns and agreed mitigations

1. Overcrowding. Southwark is already heavily populated. Need to look at empty homes and disused buildings. Lots of building happening already.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use

of building materials.

2. Housing is needed, especially as some people are overcrowded.

There are 45 confirmed families on the Southampton Way Estate that are in housing need.

3. This plan will negatively impact the existing residents.

The scheme proposes significant improvement to the existing blocks and with an new infill proposal also offers significant investment in the public realm and local community facilities, with the possibility of a new and expanded community centre on the estate for residents and new and enhances play facilities for younger children, and expanded community allotments, a further greening of the estate, without impacting on existing parking numbers

4. Daylight/sunlight concerns. Noise & pollution.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins.

5. Will cause major disruption to the residents.

We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process.

6. Increased demand for parking.

Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking places. All infill flats will be car free.

7. Reduce the value of the homes of any existing leaseholders and reduce their marketability.

Because we intend to work with existing leaseholder and tenants to provide a number of improvements to existing blocks including stairways and new lifts to all new roof top homes that go above 4 storeys as well as offer significant improvements to existing blocks we are confident that these changes will improve the value of the homes of existing leaseholders.

8. Concerned about leaseholder costs, will the cost will go up in the long run.

For existing leaseholders we do not anticipate service charges will be increased, this will be because generally the service charge will be spread across a larger number of residents, additionally where we are replacing existing blocks key features like lifts, the performance of these new facilities would normally be significantly better than the existing.

9. A one storey might be ok and not affect the residents.

Our current plans are just to provide a single storey on the proposed blocks.

28 responses have been received on the online consultation hub.

General improvements to the blocks/estate

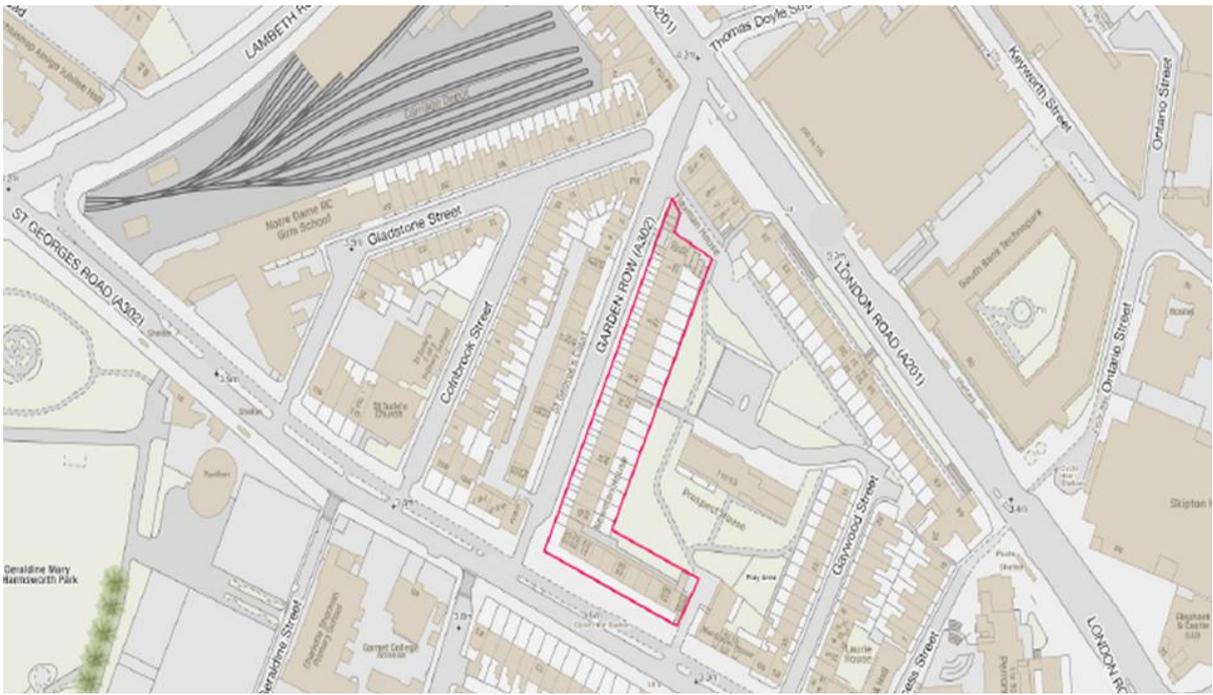
1. Drainage problems, internal sewage water infrastructure needs investigating. Constantly blocked.
2. Blocks should be demolished and rebuilt.
3. Some homes are too old and not up to standard. More home improvements. Kitchens and bathrooms needs updating.
4. Better or more refuse & recycling provisions. More cycle and storage provisions.
5. Removing redundant cables, no more telecommunications equipment on the estate. Repair broken street furniture, railings.
6. More trees. Solar panels, green roofs, green walls, environmental measures.
7. CCTV to deal with the ASB issues.
8. More spaces for community initiatives, external table tennis tables, less tarmac, public artwork, more seating/benches, better pedestrian routes.
9. External decorations, new doors, general upgrades.
10. Regular maintenance, the Building is dirty.
11. Better play park for the children as they are out of date.
12. Water tanks at top of Marchwood Close to be cleaned regularly to prevent damage to client properties.
13. More Parking.
14. Replacing gas boilers with environmentally friendly energy sources.
15. Leaking windows on the stairwells, damp patches on external walls.
16. No drainage on balconies.
17. Mould and cracks in flats.

Resident Calls Feedback	<p>The calls were carried out between 5-7 August 2020. There are 57 residents in the blocks affected. Calls were made to 46 residents as 11 had already responded.</p> <ul style="list-style-type: none"> • Most residents were not aware of the benefits so once this
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was explained to them, they asked for information to be sent to them again to review.

- Some residents thought that the money would be better spent on more investments to the existing flats.
- Concerns of the structure of the buildings and if they can take the additional storeys.
- Loss of garden during works.

(b) Gaywood Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Gaywood Estate is added to the design and consultation stage of the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Officers Set up resident’s project group 3. Officers complete a scheme structural and fire assessments 4. Work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 5. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Townscape The site is in a dense part of central London with a mix of building typologies and heights surrounding it. To the East, Garden Row contains three storey brick residential blocks from a similar period to the existing buildings. South of St George’s Road is a wide, tree-lined dual carriageway, with a listed row of three-storey Georgian terrace houses on the opposite site. The listed terrace is well screened by trees and separated from the site by the wide roadway. To the West of the site is a terrace of tight-grained, 2/3 storey townhouses on Gaywood street, with Laurie House on the corner of St Georges Road.</p> <p>The Estate The block 1-62 Newman House, Gaywood Estate, St Georges Road, London, SE1 6HE has been identified within the Gaywood</p>

Estate. The existing building is a four storey brick L-shaped block with a flat roof. There appears to be two lift cores with stairs and an additional stairwell at either end of the block. It has vehicular access from St George's Road, Gaywood Street and Garden Row. The flats on the ground floor facing Garden Row have private gardens to the front and rear.

There are 32 leaseholders and 30 tenants in the block.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 6b, (where 1 is the lowest and 6 is the highest).

The area of the estate is 1.0 hectares. Given the PTAL rating, this suggests a development range of 650-1100 habitable rooms. This equates to approx. 215-405 homes per hectare. The proposed development offers a density of 183 homes per hectare.

Impact of Conservation/listed buildings

The Estate does not sit within a conservation area, but it is surrounded by 3 Conservation Areas. To the southeast is Elliot's Row CA which notes the housing along Gaywood Street and the "pair of four storey residential buildings front the northern side of St. George's Road" sitting adjacent to the southern most buildings of the estate. To the southwest is West Square CA, with the houses opposite Newman House noted as the "earliest Georgian residential buildings in the area. Of 1794. "To the north is St George's Circus CA which has limited affect on the site.

There are 3 listed buildings near the site;

2-18 Colnbrook Street

3-11 Gladstone Street

63-83 St Georges Road

The planning department have confirmed that the conservation areas would have no impact on these proposals to develop the estate. There are no other designations on site.

Newman House and Faxman House face onto main roads with their back onto the Estate, so there are no overlooking issues here. Laurie house is directly adjacent to the rear gardens of neighbouring townhouses, and care would need to be taken to avoid windows facing North.

The 3 storey residential buildings on the East side of Garden Row could be sensitive in terms of Rights to Light, and will be subject to further assessments.

Construction access

The site has vehicular access from St George's Road, Gaywood Street and Garden Row. There are two carparks on the north side of the site which could be used for storage during construction.

Housing Need

There are 20 confirmed families on the Gaywood Estate that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2023-26. The extent of these works has not yet been thoroughly assessed. We are also in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. We are also co-ordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

Major works blocks include:

- 1-10 Flaxman House, London Road
- 1-17 Laurie House, St Georges Road
- 1-62 Newman House, Garden Row
- 1-63 Prospect House, St Georges Road
- 1-90 Perronet House, Princess Street
- 20-42 Princess Street, Princess Street

This is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

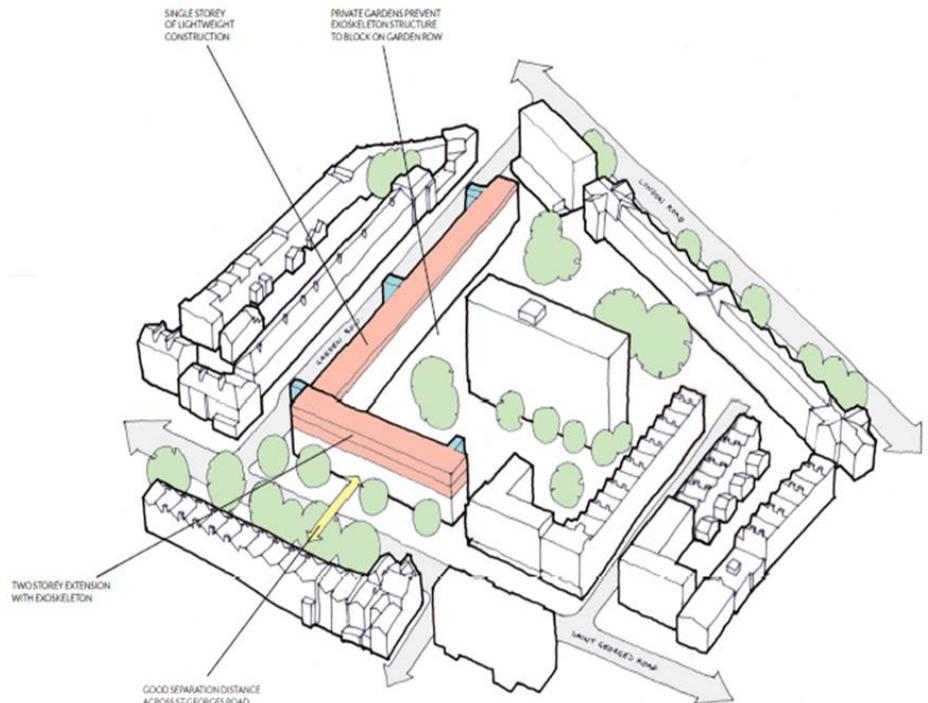
We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS which set out a set of functional principles to which the massing assumption have

	<p>been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summarises have taken into account the Arup’s generic advice in considering the extent of upward extensions should be considered.</p> <p>On assessment they have confirmed that the building appears to be of concrete frame construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse. Given the assumed construction, they suggest a single storey extension with a steel frame bridging structure could be applied to span across the existing building providing a base for additional storeys. The front block has the potential to go higher which would require an exoskeleton structure, tied back to the existing building to support the additional storeys.</p> <p>Sustainability</p> <p>There is an opportunity for the Rooftop homes programme to respond to the existing public realm and the green spaces on proposed estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p><i>Scheme and current proposals</i></p>	<p>VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. The proposal is for a total of 20 Flats 3 bed flats. That includes one storey upward extension on Garden Row side and two storey upward extensions on St Georges Roadside. Some of the initial massing and sunlight daylight assessment considerations are outlined below.</p>



<p>Consultation</p>	<p>Ward Councillors were supportive of the proposals in principle but wanted to see what the resident's views were.</p> <p>We have consulted and are working in conjunction with our internal colleagues in resident's services team, THIOO team, major works team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.</p> <p>A zoom meeting was held with the Ward Councillors on 14 May 2020. The Letters were sent on 26 June 2020 to inform the residents about the online consultation survey hub. The hub went live on 29 June 2020 and was extended to 31 August 2020 to carry out the telephone calls to the residents of Newman House offering support to those who have not been able to fill out the online survey or those who do not have the technology.</p>
<p>Feedback Summary</p>	<p>We have listened to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.</p> <p>There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design</p>

development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be undertaken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.

Statistical analysis to support this information will follow however preliminary data is as follows:

1. 33% of respondents wanted to be involved in the project going forward
2. 45% of respondents found the Rooftop homes leaflets to be useful
3. 59% of respondents identified works and improvements required to their existing block
4. 40% of respondents said YES their home was suitable for their current needs. However 21% said NO, of which 17% stated their existing home was too small for their current needs.

Consultation Hub feedback

Resident scheme concerns and agreed mitigations

1. Over crowding.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

2. Disruption to existing resident's especially vulnerable and elderly residents.

We will work closely with the elderly and vulnerable residents providing additional support. We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process.

3. Noise and Disruption from construction works. Risk of damage from construction works. Risk of future roof leaks etc. Potential noise issues from new top floor flat. Increase service charge cost due to greater upkeep, lift maintenance etc.

We will ensure that the contractors are working within the approved guidelines. We will employ specialist consultants to assess the noise impacts of noise. For existing leaseholders we do not anticipate service charges will be increased, this will be because generally the service charge will be spread across a larger number of residents, additionally where we are replacing existing blocks key features like lifts, the performance of these new facilities would normally be significantly better than the existing.

4. Overlooking, daylight & sunlight, Rights of Light concerns.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins.

5. Potential buyers and renters could be put off by fearing disruptions as well as problems during and after the build.

Until the council makes a firm decision as to whether it wishes to progress with the scheme there would be no obligation for you to inform prospective buyers of these works. Once a council makes a decision which is expected to be in December 2020 then as part of the conveyancing process this will become known by prospective buyers. Our notice will also set out the improvements we plan to make to the existing blocks so prospective new buyers can see the benefits of these proposals. We envisage that these changes will improve the saleability of your existing home.

6. Compensation to existing residents & leaseholders.

The council will be working with residents to carry out estate and block improvements & co-ordinating any major works programme. The council will therefore not pay any compensation to residents while the works are being carried out as there will be a number of other benefits for the residents which the council will be undertaking at the same time.

7. Loss of rent to leaseholders who let out their flats.

We do not anticipate that the works will affect the leaseholders

rental income.

8. Issues with pigeon mess.

We will look into this and see if we can incorporate any changes within the design development to alleviate the pigeon mess.

9. Leaseholder concerns about devaluing of the existing flats.

Because we intend to work with existing leaseholder and tenants to provide a number of improvements to existing blocks including stairways and new lifts to all new roof top homes that go above 4 storeys as well as offer significant improvements to existing blocks we are confident that these changes will improve the value of the homes of existing tenants and leaseholders.

10. Downsizing existing residents.

The new homes will present an opportunity to look at the current housing needs of the residents in the blocks and for residents to downsize into a smaller flat and free up a larger flat or vice versa.

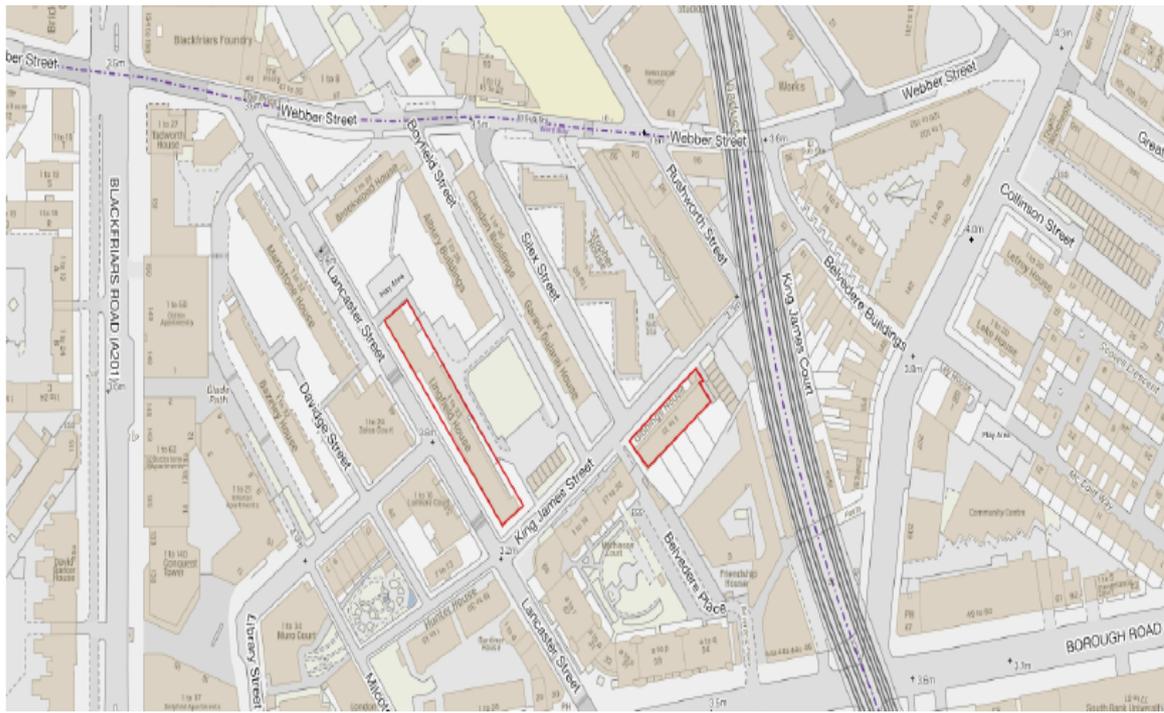
42 responses have been received on the online consultation hub.

General improvements to the blocks/estate

1. General maintenance of communal areas (deemed to be poor) a key factor and a recurring theme. Rubbish collection issues, issues over cleanliness external painting & internal leaks,
2. The need for improved security due to anti social behaviour issues raised, such as drug use, loitering, flytipping, poor rubbish management, dirty hallways & rough sleepers.
3. Improvements and upgrades to the existing flats.
4. Concerns about building next to a conservation area and maintaining the character of the existing estate.
5. Prospect House was designed by Sir Leslie Martin and Sir Colin St John Wilson, architects of the Royal Festival Hall and the British Library.
6. Structural integrity of the building to accommodate additional storeys.
7. More detail provided on the project.
8. Other more suitable areas/land/empty homes should be used instead of adding to the existing block.
9. Electricity faults coursing fire and left without electricity.
10. The back gardens could be developed.
11. Lack of parking.
12. Improved landscaping.
13. Kitchens and Bathrooms need updating.

	<p>14. Water tank needs replacing. 15. Lift breaks down a lot.</p>
Resident Calls Feedback	<p>The calls were carried out on 30 July 2020. There are 62 residents in the blocks affected. Calls were made to 45 residents as 17 had already responded.</p> <ul style="list-style-type: none">• Generally positive, residents were glad we had taken time to call and speak to them.• Majority didn't have time and wanted the details to be emailed to them.• Residents wanted to know if the council will be paying any compensation to residents.• A request for more details ie plans etc, as not enough information to make informed decisions.• Concerns of the structure of the buildings and if they can take the additional storeys.• Further details of what will be done for the existing block or estate.

(c) Lancaster Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Lancaster Estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information of the project with a further newsletter and uploading scheme details on Commonplace. 3. Officers Set up resident's project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals. 7. Obtain more information for leaseholders on costs, valuations etc. 8. Address existing infrastructure issues.
<p>Site</p>	<p>Townscape The estate is in close proximity to Elephant and Castle train and underground station, as well as numerous bus routes.</p> <p>Within the estate there are Grade II Listed buildings, therefore the design considerations should be sympathetic to the existing, to maintain and celebrate the site's heritage. The existing buildings on Lancaster Street front onto the street, and help to create a traditional street pattern. Gibbings House is a stand-alone block adjacent the railway viaduct, and has a more mixed setting.</p>

The Estate

The blocks 1-33 Lingfield House and 1-15 Gibbings House have been identified within the Lancaster Estate, Lancaster Street, London, SE1 0RW.

Lingfield house is a 3 and 4 storey building, with deck access to the 4 storey element and a single stair to the 3 storey block. The building has a flat roof, which would be suitable for a rooftop extension.

Gibbings House is a 3 storey building with deck access and a flat roof, which would be suitable for a rooftop extension.

Lingfield House is set into a public garden and car park space, and there are no private gardens or sensitive windows in close proximity.

Gibbings House is on a street opposite residential buildings, and further investigation will be required to assess the sensitivities. There is a hostel building to the south with bedroom windows facing the site.

In Lingfield House there are 9 leaseholders and 24 tenants in the block. In Gibbings House there are 5 leaseholders and 10 tenants in the block.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 6b, (where 1 is the lowest and 6 is the highest).

The area of the estate is 1.1 hectares. Given the PTAL rating of 6b, this suggests a development range of 715-1210 habitable rooms. This equates to approx. 236-445 homes. The proposed scheme will raise density levels to 146 per hectare.

Impact of Conservation/listed buildings

The estate is not in a conservation area.

There are two listed buildings on the site;
Albury House, Boyfield Street Estate
Clandon House, Boyfield Street Estate

Construction access

The site benefits from generous car parking areas and green space where site materials could be stored and vehicular access routes could be provided. The property does not front any major roads, and therefore disturbance to traffic and neighbours should be minimal.

Housing Need

There are 13 confirmed families on the Lancaster Estate that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2021-23. The extent of these works has not yet been thoroughly assessed and we are in the process of employing an Employers Agent to undertake a full assessment of the block improvements required. We will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. We are also coordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

Major works blocks include:

- 1-24 Brookwood House, Lancaster Street
- 1-27 Tadworth House, Webber Street

This estate is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS which sets out the functional principles to which massing assumption have been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summaries have taken into account the Arup's generic advice in considering the

extent of the upward extensions that could be considered.

On assessment they have confirmed that the buildings appear to be of load-bearing masonry construction with concrete slab floors and flat roofs. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse.

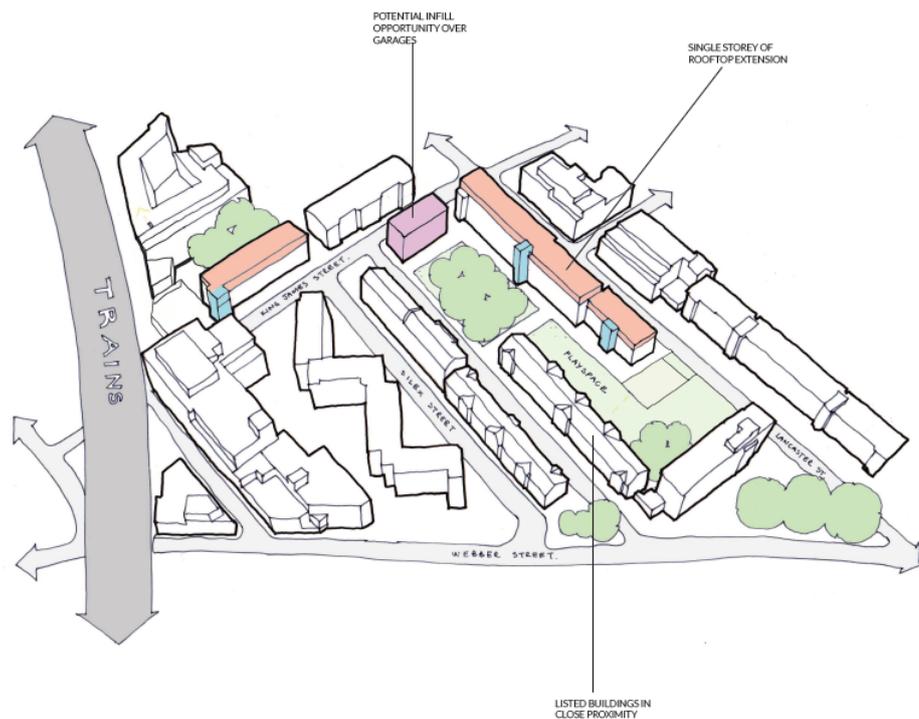
Given the assumed construction, a single storey extension with a steel frame bridging structure would be required to span across the building.

Sustainability

There is an opportunity for the Rooftop homes programme to improve green spaces on estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.

Scheme and current proposals

VOPGROUP architects have carried out some feasibility works with some initial unit numbers. The proposal is for a total of 10 Flats with a one storey upward extension on each block (1x3bf, 7x2bf & 2x1bf). There are also 2 infill opportunities which could provide an additional 12 flats. Some of the initial massing and sunlight daylight assessment considerations are outlined below.



<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 14 May 2020. The Ward Councillors were supportive of the proposals in principle and were happy for us to contact the local TR&A with our observations.</p> <p>A zoom meeting was held with the T&RA on 6 July 2020. They agreed to the wider public consultation.</p> <p>Resident letters and leaflets were sent on 13 July 2020 to inform the residents about the principles support a possible scheme and an online consultation survey hub. The hub went live on 14 July 2020 and was extended to 31 August 2020 to carry out the telephone calls to the residents of Lingfield House and Gibbings House offering support to those who have not been able to fill out the online survey or those who do not have the technology.</p> <p>We have consulted and are working in conjunction with our internal colleagues in resident's services team, THIOO team, major works team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.</p>
<p>Feedback Summary</p>	<p>We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.</p> <p>There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.</p> <p>Preliminary data is as follows:</p> <ol style="list-style-type: none"> 1. 82% of respondents wanted to be involved in the project going forward 2. 52% of respondents found the Rooftop homes leaflets to be useful 3. 58% of respondents identified works and improvements required to their existing block

4. 74% of respondents said YES their home was suitable for their current needs. However 24% said NO, of which 16% stated their existing home was too small for their current needs.

Consultation Hub feedback

Resident scheme concerns and agreed mitigations

1. Cleaning of communal areas is not being carried out properly.

We will work closely with housing management to look into the issues raised and see what improvements can be made. If there are any things that we could improve with the design we will look at this as part of the design development.

2. Not enough storage cupboards kitchen.

We are working with the major works team to establish what works are required. We will keep the residents updated with the progress and outcome.

3. Repairs not being completed.

Any information or complaints from residents will be passed onto the relevant department for them to look into and resolve.

4. Leaseholder's costs will increase. Leaseholders paying for major works and nothing has been done.

For existing leaseholders we do not anticipate service charges will be increased, this will be because generally the service charge will be spread across a larger number of residents, additionally where we are replacing existing blocks key features like lifts, the performance of these new facilities would normally be significantly better than the existing. We will work with the leaseholders once we have established the major works that is required and the associated costs.

5. Overcrowded, too close together. Over populated.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

6. Noise between flats, disruption. Construction, dust, constructing period. Impact on existing residents especially older residents, residents with health issues.

We will ensure that the contractors are working within the approved guidelines. We will work closely with the elderly and vulnerable residents providing additional support. We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process.

7. Need to fill the empty properties instead of more construction. Lots of construction over the years.

We will work closely with residents to carefully consider the previous and current development activity on existing and adjacent estates and the impact of the new homes proposed and only proceed where this is acceptable.

8. Structural issues, major cracks, deterioration due to lack of maintenance, leaks etc can the building sustain the additional weight.

A key part of our selection criteria is to identify low rise buildings that can sustain the number of new homes that are being proposed. The council will only progress with roof top homes after it has received a comprehensive report from a specialist and established consultant that the building can carry the load of the proposed new units or it is confident that it can do any additional works to strengthen the load capacity of the existing construction. The works will be inspected and approved by Building Control and the contractor undertaking these works would offer a suitable guarantee for them.

9. That the new properties will be for sale and not social housing.

The roof top homes will be available at council rents (called social housing rents) and is equivalent to existing Southwark council rents for its existing rented council properties.

10. Loss of green space.

We will work with the local residents, looking at infill opportunities and how we can invest and improve the public realm.

11. Impact on services & infrastructure.

We will ensure that there is no interruption to existing services whilst these homes are being developed. We will work with existing service providers to upgrade and make service/infrastructure improvements. These will be a critical priority which in delivering new homes.

12. Southwark's climate commitments.

We will work with local residents in determining a range of sustainable features this includes, but is not limited to: energy efficient construction methods, green roofs, improved thermal insulation to the block, improved fire safety measures to the block, improved security arrangements to the block where required.

13. Anti social behaviour of people passing by.

We will work with local residents in determining a range of improved security arrangements to the block where required. This will be carried out by working with our housing management colleagues and urban designers to help alleviate existing ASB problems.

14. Daylight/sunlight and privacy issues.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins.

15. New developments should not be at the expense of the existing residents and those who worked hard to buy their homes. Negative effects on leaseholders property values.

Because we intend to work with existing leaseholder and tenants to provide a number of improvements to existing blocks including stairways and new lifts to all new roof top homes that go above 4 storeys as well as offer significant improvements to existing blocks we are confident that these changes will improve the value of the homes of existing leaseholders.

16. Lancaster Street suffers from a "noise tunnel" with the height of the buildings.

We will employ specialist consultants to assess the impact of noise on the existing properties and new flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development

is within acceptable planning margins.

50 responses have been received on the online consultation hub.

General improvements to the blocks/estate

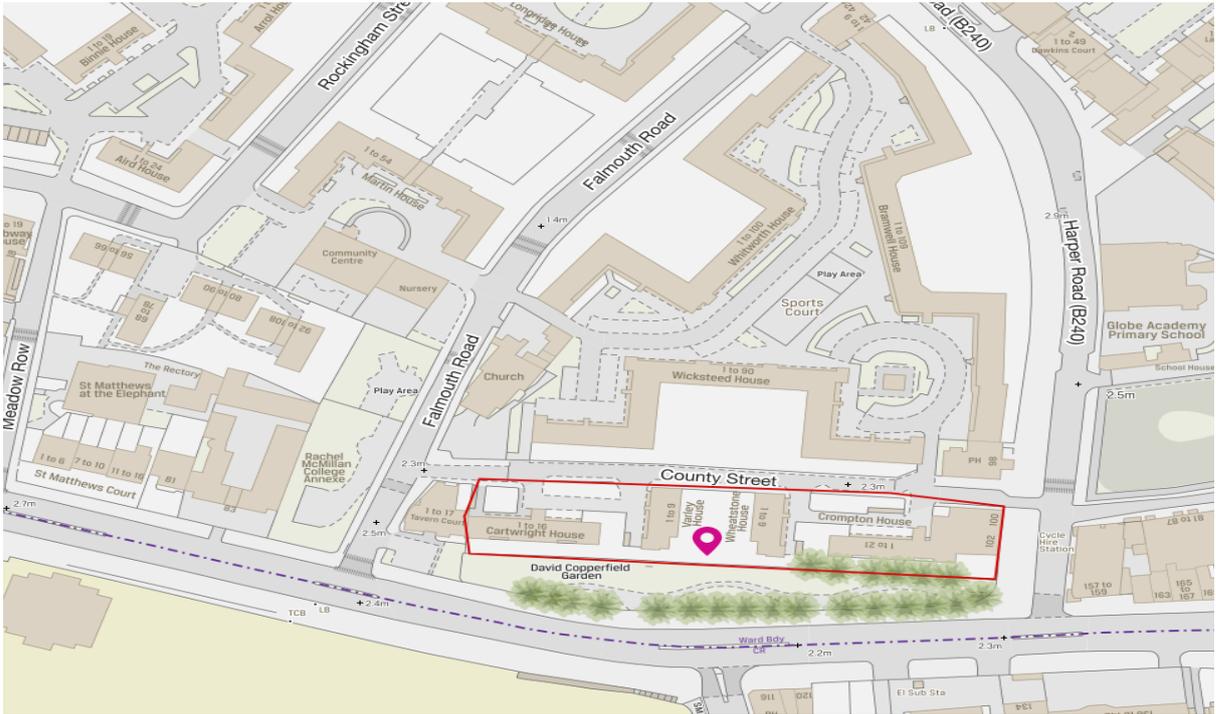
1. Usual major works cycle.
2. More proactive approach to responding to issues identified by residents (damp, brickwork faults etc.)
Cleaning walkways with pressure washer.
The park areas were already improved by the Bankside Open Spaces Trust.
3. Complete overhaul or demolition as the block is over 80 years old and decaying.
4. Security doors to deal with ASB.
5. Internal upgrades, new front doors and windows.
6. Mould and damp issues internally and externally.
7. cleaning graffiti off the brickwork
8. Improving/expanding the waste collection areas as these tend to overflow
9. Landscaping the green area in front of the block
10. Bike storage facilities.
11. Tidying up and removing redundant cables. Removing unused satellite dishes.
12. Fix leaks from flats above
13. Repair roof leaks.
14. Lots of communal windows are broken and left open as the parts are redundant.
15. External improvements such as new drains, repaving.
16. Solar panels, green roofs & roof gardens.
17. Repair parking posts.

Resident Calls Feedback

The calls were carried out on 30 July 2020. There are 62 residents in the blocks affected. Calls were made to 45 residents as 17 had already responded.

- Generally positive, residents were glad we had taken time to call and speak to them.
- Residents wanted to know if the council will be paying any compensation to residents.
- A request for more details ie plans etc, as not enough information to make informed decisions.
- Concerns of the structure of the buildings and if they can take the additional storeys.
- Further details of what will be done for the existing block or estate.

(d) Rockingham Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Rockingham estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information of the project with a further newsletter and uploading scheme details on Commonplace. 3. Officers Set up resident’s project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals. 7. More information for leaseholders on costs.
<p>Site</p>	<p>Townscape The site is directly adjacent to the major development site at Elephant and Castle, and fronts onto a major road.</p> <p>The Estate The blocks 1-21 Crompton House, 1-16 Cartwright House, 1-9 Varley House & 1-9 Wheatstone House, Rockingham Estate, London, SE1 6AN have been identified within the Rockingham Estate.</p> <p>The estate is in close proximity to Elephant and Castle train and underground station, as well as numerous bus routes.</p>

The buildings are set back significantly from the main road and within large open space. There may be some sensitivity to the block to the north.

The existing buildings on the main estate are 3 and 4 storey buildings, with flat roofs and deck access. The block to the eastern end has retail units at the ground floor.

There are 31 leaseholders and 26 tenants across the 4 blocks.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 6b, (where 1 is the lowest and 6 is the highest). The area of the site (highlighted in blue) is 0.8 hectares. Given the PTAL rating, this suggests a development range of 520-880 habitable rooms. The proposed development offers a density of 127 homes per hectare.

Impact of Conservation/listed buildings

The site is not in a conservation area.

There are listed buildings near the site;

The Star and Cross Church
Joseph Lancaster Primary School
Geoffrey Chaucer School
154-170, New Kent Road

There are no other designations on this site.

Construction access

There is access from County Street, to the North of the site only. There is a public Garden to the South, and neighbouring buildings to the East and West, constraining access. There are small open areas in front of the buildings for crane points and storage.

Housing Need

There are 106 confirmed families on the Rockingham Estate that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2023-26. The extent of these works has not yet been thoroughly assessed. We are in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will use the feedback from our consultation exercise to influence the scope and extent of these works. This estate is one of the Great Estates pilot sites. We are

working closely with the great estates team
We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, this recognising the usual cost of QHIP works is £7/8k per unit.

We are also coordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

Major works blocks include:

- 1-16 Cartwright House, County Street
- 1-21 Crompton House, County Street
- 1-109 Bramwell House, Falmouth Road
- 1-109 Whitworth House, Falmouth Road
- 1-9 Wickstead House, County Street
- 1-9 Varly House Street

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS which provides a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend and possibly provides additional stores. VOPGROUP assessments and summarises have taken into account the Arup's generic advice in considering the extent of upward extensions should be considered.

On assessment they have confirmed that the buildings appear to be of load bearing masonry construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse.

Given the assumed construction, a single storey extension with a steel frame bridging structure, would be required to span across the

	<p>building.</p> <p>Sustainability There is an opportunity for the Rooftop homes programme to improve green spaces on estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. The proposal is for a total of 10 Flats with a one storey upward extension on each block (3 x 3bf, 6 x 2bf, 1 x 1bf). Some of the initial massing and sunlight daylight assessment considerations are outlined below.</p>  <p>The diagram is a 3D architectural site plan of an estate. It shows several rectangular building footprints with orange roofs and blue accents. The buildings are arranged around a central courtyard area with green trees. Surrounding streets are labeled: 'WATER LANE' at the top left, 'LEPTON STREET' in the middle, 'KENT ROAD' on the right, 'NEW KENT ROAD' at the bottom right, and 'FALMER ROAD' at the bottom. Annotations include: 'POTENTIAL CRANE LOCATION POINTS' with arrows pointing to specific spots on the buildings; 'NO ACCESS TO SITE FROM NEW KENT ROADSIDE' with an arrow pointing to a road boundary; and 'GENEROUS DISTANCE TO NEIGHBOURING RESIDENTIAL BUILDINGS' with a vertical line indicating a setback from a neighboring area.</p>
<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 14 May 2020. The Ward Councillors were supportive of the principle proposals.</p> <p>A zoom meeting was held with the T&RA on 5 June 2020. They agreed to the wider public consultation.</p> <p>We have consulted and are working in conjunction with our internal colleagues in resident’s services team, THIOO team, major works team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.</p> <p>Letters were sent to estate residents on 10 June 2020 to provide details about the principles underpinning the proposals and inform</p>

	<p>them about the online consultation survey hub. The hub went live on 18 June 2020 and was extended to 14 September 2020 to enable us to carry out the telephone calls to the residents of 1-21 Crompton House, 1-16 Cartwright House, 1-9 Varley House & 1-9 Wheatstone House offering support to those who have not been able to fill out the online survey or those who do not have the technology.</p>
<p>Feedback Summary</p>	<p>We have listen to residents’ concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.</p> <p>There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.</p> <p>The preliminary data is as follows:</p> <ol style="list-style-type: none"> 1. 76% of respondents wanted to be involved in the project going forward 2. 72% of respondents found the Rooftop homes leaflets to be useful 3. 64% of respondents identified works and improvements required to their existing block 4. 44% of respondents said YES their home was suitable for their current needs. However 48% said NO, of which 40% stated their existing home was too small for their current needs. <p>Consultation Hub feedback</p> <p><i>Resident scheme concerns and agreed mitigations</i></p> <ol style="list-style-type: none"> 1. High crime rate and anti social behaviour. <p>We will work with local residents in determining a range of</p>

improved security arrangements to the block where required. This will be carried out by working with our housing management colleagues and urban designers to help alleviate existing ASB problems.

2. Overcrowding due to lots of developments. Over populated, opposite the enormous Elephant Park Development.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

3. The council selling of land for private dwellings ie Heygate estate. Gentrification.

The council's commitment to new homes under this programme is for 'council rent' these are homes for people who are genuinely in housing need from the waiting list. In addition we will make allocating new homes to those currently living on estates we develop a priority.

4. Downsizing and freeing up bigger properties.

The new homes will present an opportunity to look at the current housing needs of the residents in the blocks and for residents to downsize into a smaller flat and free up a larger flat or vice versa.

5. Updating existing properties to current housing standards. Repairs ie Issues of damp.

We are working with the major works team to establish what works are required. We will keep the residents updated with the progress and outcome. Any information or complaints from residents will be passed onto the relevant department for them to look into and resolve.

6. New homes need to be done in a co-ordinated, multi-agency and multi-stakeholder approach.

We will work together with various teams, consultants, agencies, stakeholders and residents project group to develop the design and project.

7. Recognition given to homeowners and home occupiers.

Consideration to leaseholders who have invested in their properties.

We appreciate that a number of homeowners have made improvements of their homes. The works that are being carried out will not have any detrimental effect as we are looking to make various improvements to the block/estate.

8. Integrating with the existing community.

We will work with the existing residents to design and develop the new homes and associated works that can help new residents come together, share common interests and work together to create a sense of community.

9. There is enough land available, do not need to build on the rooftops.

We have a housing crisis and new homes are urgently needed. Land is limited and the benefit of roof top development is we can use the available airspace therefore not impacting on the existing estate landscaping facilities.

10. Disruption, pollution

We will ensure that the contractors are working within the approved guidelines. We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process.

11. Impact on services and local amenities

We will ensure that there is no interruption to existing services whilst these homes are being developed. We will work with existing service providers to upgrade and make service/infrastructure improvements. These will be a critical priority which in delivering new homes.

12. Construction period.

Generally we are looking to design the homes over the next 12 months submitting at planning permission enabling us to start works by March 2022. The majority of the works that support the new homes will be completed offsite as we are trying to limit on site building works and in doing so reducing any inconvenience to residents. The length of time each development takes will be dependent on the number of new

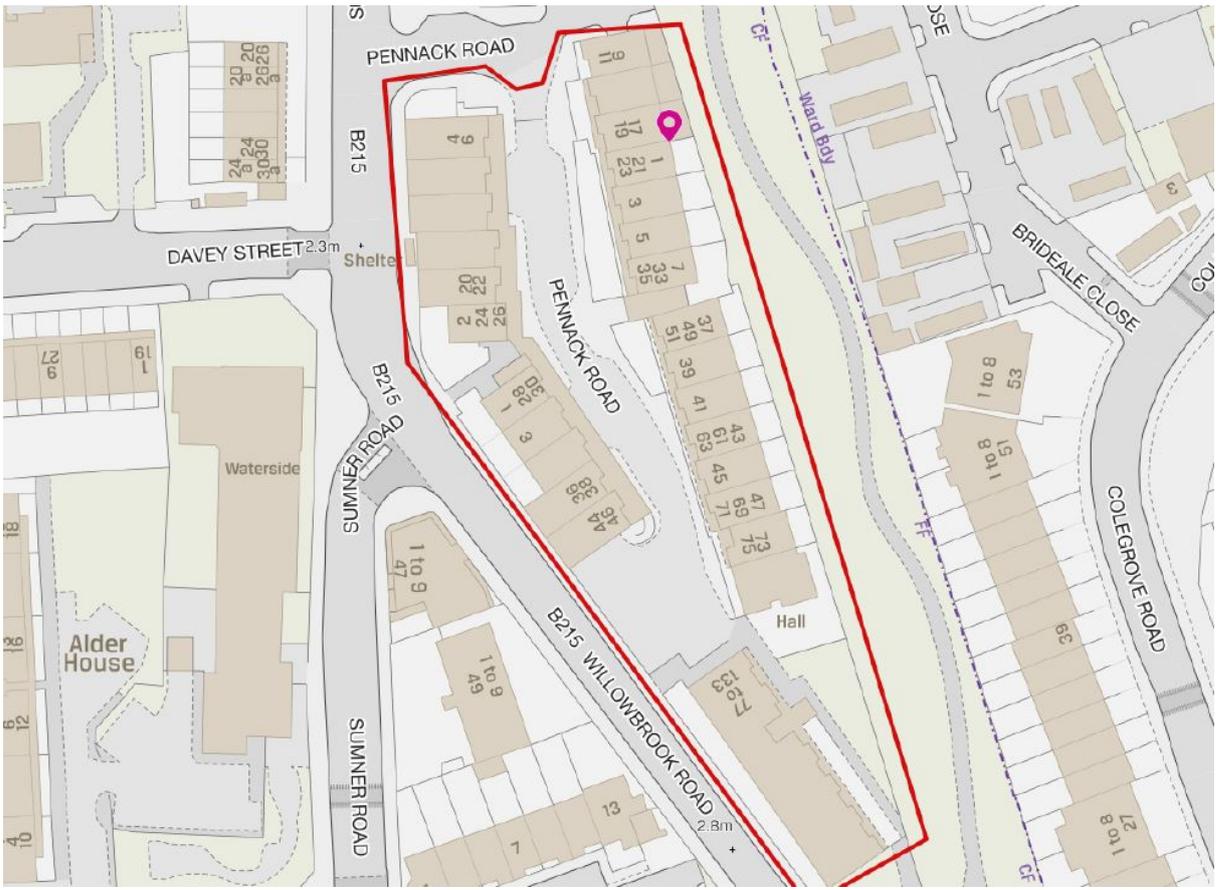
homes being provided.

General improvements to the blocks/estate

1. Blocks are tired and run down needs upgrading.
2. Defensive landscaping and planting, improved green areas.
3. Secure external outdoor garden and seating & play area for residents only.
4. Improved refuse storage -, because of fly tipping and untidy & vermin.
5. Lifts in blocks that don't have one. Existing lifts needs refurbishment.
6. New secured front doors
7. Combi-boilers
8. Deep cleaning on all communal areas.
9. Stairs need painting and new flooring in all communal areas.
10. Improvements to the water pressure.
11. External building and repairs to current walls.
12. Locked entry into the blocks.
13. Kitchen and bathroom upgrades.
14. Soundproofing.
15. CCTV
16. Plumbing issues.
17. Removal of abandon vehicles.
18. Disabled bays not being used.
19. External improvements to replace balcony railings, windows.
20. Clean Graffiti.
21. Better lighting
22. Bike storage.
23. Unblock drains.

25 responses have been received on the online consultation hub.

(e) Pennack Road



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Pennack Road roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information of the project with a further newsletter and uploading scheme details on Commonplace. 3. Officers Set up resident’s project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Townscape The Surrey Canal Path runs along the east of the site with Burgess Park to the north west. There is a conservation area to the south but not a strong character to the immediate townscape of the site.</p> <p>Pennack Road Estate is unusual in its vernacular as a 70’s brown brick purpose built estate surrounded by newer yellow brick blocks</p>

on Willowbrook Road. The estate has its back to the residential properties on this road with the front entrances facing into Pennack Road itself.

There is a gypsy and traveller site to the East, the other side of the Surrey Canal Path, with single storey motor homes although there is heavy planting that should act as a visual screen. There may be sensitivity to neighbouring properties the other side of Sumner Road.

The Estate

1 - 133 Pennack Road, London, SE15 6DD, The estate is relatively small and well looked after. The site is already well used, with very little space left over. The stepped plan, and differing widths of the blocks does not lend itself to an efficient, modular upward extension, but potentially lends itself to a panellised or MMC method.

There is 56 leaseholders (35%) and 105 tenants (65%) in the rooftop blocks.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 2, (where 1 is the lowest and 6 is the highest). The area of the site (highlighted in blue) 0.6 hectares. Given the PTAL rating, this suggests a development range of 120-270 habitable rooms. This equates to approx. 42-102 homes. The proposed development offers a density of 330 homes per hectare.

Impact of Conservation/listed buildings

The site is not in a conservation area, although there is one to the south. There is a listed building near the site. This is: Celestial Church of Christ

The green space to the east of the site is Designated Open Space. The site is also within the Old Kent Road Housing Zone

The planning department have confirmed that the conservation areas would have no impact on these proposals to develop the estate. There are no other designations on site. The houses on Willowbrook Road may be sensitive in terms of Rights to Light, and will be subject to further assessments.

Construction access

The site has one point of access from Sumner Road with parking on site. Construction access would be single point.

Housing Need

There are 6 confirmed families at Pennack Road that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property

before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2022-23. The extent of these works has not yet been thoroughly assessed. There are no blocks that are included in the major works programme at this time. We are also in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. We are also co-ordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

This is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

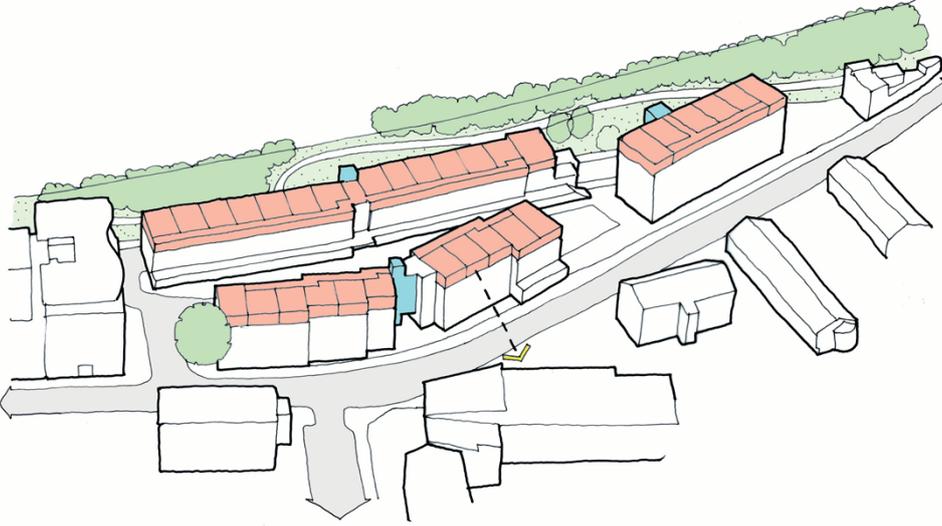
We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS which set out a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summarises have taken into account the Arup's generic advice in considering the extent of upward extensions should be considered.

The building appears to be of load-masonry construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse.

	<p>Given the assumed construction, the Arup report (5 August 2020) suggests a single storey extension consisting of a steel frame bridging structure, would be required to span across the building.</p> <p>Sustainability</p> <p>There is an opportunity for the Rooftop homes programme to improve green spaces on estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. The proposal is for a total of 19 Flats</p> <p>Rooftop Extensions</p> <p>By adding a single storey to each block it is possible to achieve</p> <p>11no. 2B3P/2B4P</p> <p>8no. 1B2P</p> <p>19 units</p> 
<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councilors on and 05th May 2020 for Pennack Road Estate. The Ward Councilors were supportive of the proposals in principal but wanted to see what the resident’s views were.</p> <p>In addition we held a meeting with the Pennack Road T&RA on 02nd June 2020</p> <p>We have consulted and are working in conjunction with our internal colleagues in resident’s services team, THIOO team, major works</p>

**Feedback
Summary**

team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.

Letters were sent on 17 June 2020 to inform the residents about the online consultation survey hub. The hub went live on 19 June 2020 for Pennack Road Hubs were extended to 21st September 2020 to carry out the telephone calls to the residents of those in the blocks offering support to those who have not been able to fill out the online survey or those who do not have the technology.

We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.

There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.

Statistical analysis to support this information will follow however preliminary data is as follows:

1. 72% of respondents wanted to be involved in the project going forward
2. 60% of respondents found the Rooftop homes leaflets to be useful
3. 52% of respondents identified works and improvements required to their existing block
4. 56% of respondents said their home was suitable for their current needs. However 36% said it is not suitable, 8% did not respond.

Consultation Hub feedback
Resident scheme concerns and agreed mitigations

1. Properties are already overcrowded.
Our offer to residents on the estates we will build on is that they will receive first refusal on new properties if they are in housing need. This will directly target over crowding on your estate.

2. Increase in parking

The benefit of roof top development is that it impacts less on estate landscaping facilities. Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking and this will be a tenancy condition. However, If we are providing new homes that are not roof top based, we would work with residents to minimise the impact on existing parking spaces.

3. Quality of life decreasing with increased density

As part of the estate improvements we will make to estates looking at how we can enhance the living experience for those on living at Pennack Road.

4. Impact on drainage

We will carry out a full suite of surveys pre start on site including a drainage survey to assess the impact of extra properties on the existing drainage system.

5. ASB issues

We will be working with our housing management colleagues and urban designers to help alleviate existing ASB problems.

6. Impacts on elderly residents

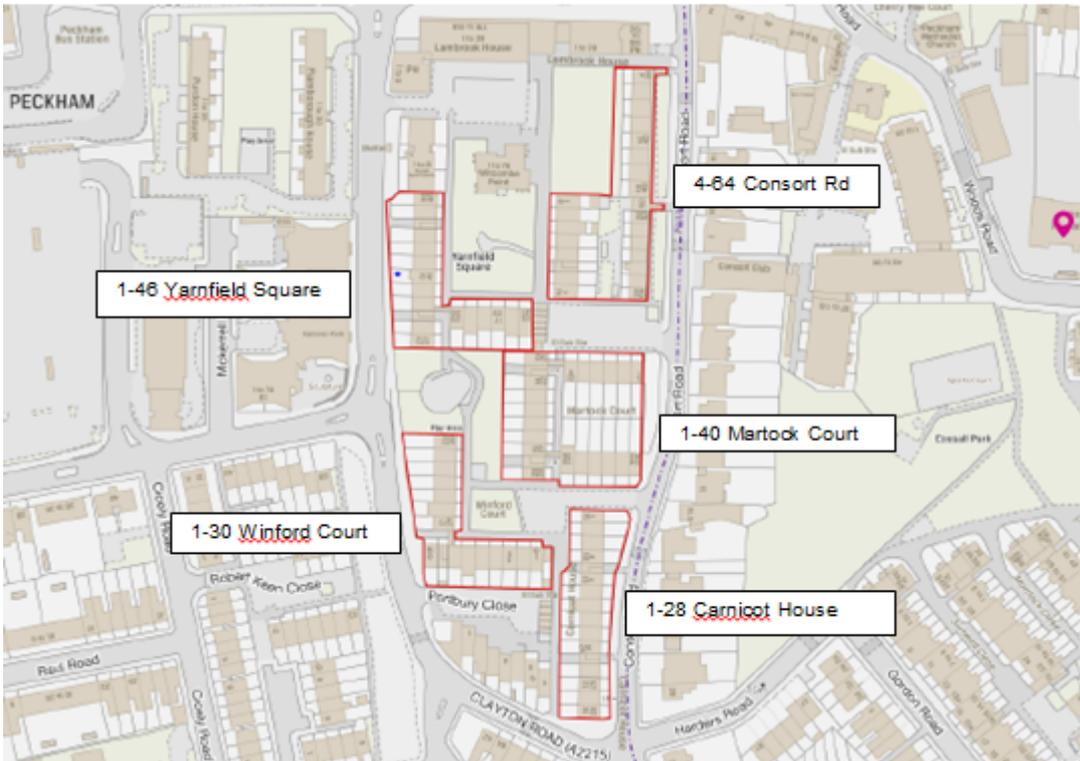
As part of our offer to residents on the estate to move into new properties that we build it may mean that properties more suited for older residents become available on the estates that they currently live on.

General improvements to the blocks/estate

1. Would like kitchens and bathrooms upgraded
2. The block is tired and needs a revamp
3. Roof needs fixing as it leaks
4. Outside drainage is smelly
5. Door entry installation
6. New lifts
7. Better refuse storage

	25 responses have been received on the online consultation hub.
Resident Calls Feedback	<p>The calls were carried out on between August and September 2020. There are 133 households in the blocks affected. Calls were made to 76 residents as 25 had already responded.</p> <ul style="list-style-type: none">• Residents were interested in how the lettings for new properties would be managed.• Email is a preferred method of contact for many.• Residents wanted to see plans to get a sense of scale and impact.• Residents wanted to know how safe rooftop development is for buildings that appear to be in a less than premium state.

(f) Clifton Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. This Clifton Estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information about the project including a further newsletter and uploading scheme details onto Commonplace. 3. Officers set up resident’s project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Townscape The site is in an urban setting with a mixture of dwelling types, mixed between 2 storey Victorian terraced houses and 4 storey housing blocks. It is located between Clayton Road and Consort Road in Peckham. On the estate five (5) blocks have been identified for potential rooftop extensions and they are: 1-28 Carnicot House, 1-40 Martock Court, 4-64 Consort Road, 1-46 Yarnfield Square and 1-30 Winford Court.</p> <p>Estate Clifton Estate Consort Road</p>

SE15 2PJ

Residents have previous experience of a new build development when a new apartment block, known as 1-8 Parish Apartments was built on an infill adjacent on this estate by the New Homes Development team. The development of a four storey building containing 8 flats was completed in 2016.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 6a, (where 1 is the lowest and 6 is the highest). The area of the site (highlighted in blue) is 2.4 hectares. Given the PTAL rating, this suggests a development range of 480-1,680 habitable rooms. This equates to approx. 168-624 homes. The proposed density with new scheme changes from 137.5 to 153.3 homes per hectare.

Existing Condition

The site has multiple 4 storey uniform block, typical of a 1960s council housing development, with buff brick with cream banding and white spandrel panels to some windows. The blocks are generally arranged as duplex flats, with balconies to the upper floors and small private gardens to the lower floors. The estate consists of 29% leaseholders and 70% tenants and other 1%.

Impact of Conservation/listed buildings

The site is not within a conservation area but is close to an archaeological priority zone. There are also listed buildings located nearby the site at 5 -17 Consort Road (odds only). The planning department as confirmed that the proposed development would not impact on the archaeological priority zone.

Construction access

The site has vehicular access from all sides and is accessed via Consort Road and Martock Crescent.

Housing Need

There are 28 people on the Clifton Estate that are in housing need. When we build new council homes, we make sure at least 50% go to local tenants in housing need and that our new council homes are let at council rent. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme

The major works information available confirms that the Clifton Estate is included in the QHIP (Quality Homes Improvement programme) Year 4 - 5 where works are scheduled to take place 2022/23. The extent of these works has not yet been thoroughly

assessed but we are co-ordinating works with colleagues in major works who will deliver the remaining QHIP programme simultaneously. Blocks included in the major works programme include:

- Clifton Crescent
- Lambrook House
- Parish Apartments
- Portbury Close
- Witcombe Point

We have employed an Employers Agent to undertake a full assessment of block improvements required, and will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot up to 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. This is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work, the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration any new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

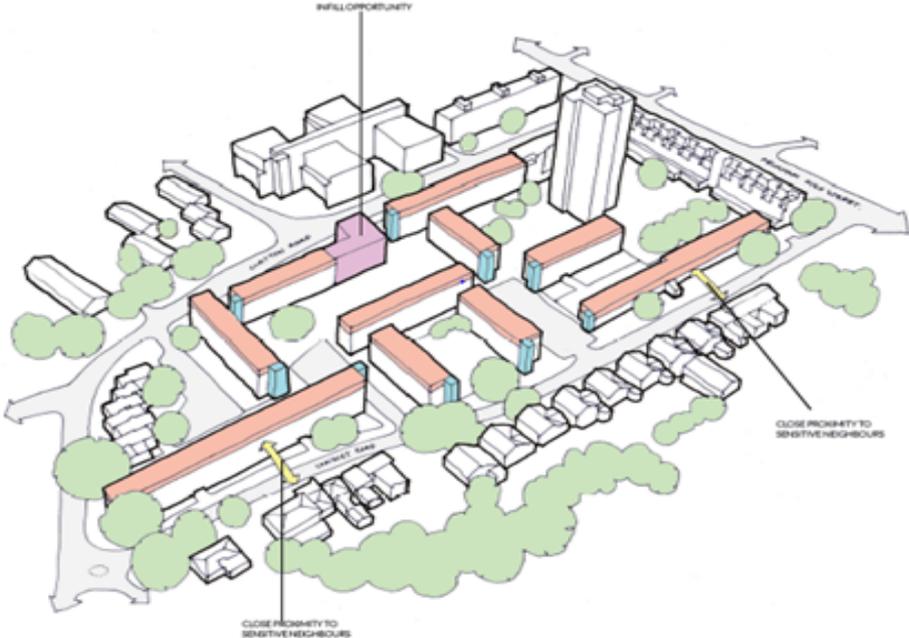
We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A structural survey has been carried out by ARUPS which sets out the functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summaries have taken into account the Arup's generic advice in considering the extent of upward extensions that should be considered.

On assessment they have confirmed that the building appears to be of concrete frame construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse. Given the assumed construction a single storey extension with a steel frame bridging structure would be required

	<p>to span across the building.</p> <p>Sustainability</p> <p>There is an opportunity for the Rooftop homes programme to improve green spaces on estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial unit numbers. The proposal is for a total of 38 flats (20 x 1B2P; 10 x 2B3P and 8 x 3B4P) which includes a one storey upward extension across the blocks previously mentioned. Some of the initial work is outlined below.</p> 
<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 15th May 2020. The Ward Councillors were supportive of the proposals in principle and recommended discussing the proposal with key residents. There is no active T&RA on the Clifton Estate and so key stakeholders, initially identified by the lead Member for Housing, Great Estates and Regeneration, were invited to attend a virtual Zoom presentation on 4th June 2020.</p> <p>We have consulted and are working in conjunction with our internal colleagues in the resident’s services team, THIOO team and major works teams.</p> <p>Following a successful presentation to residents, letters were sent on 17th June 2020 to inform the residents about the opening of the online consultation hub survey. The hub went live on 19th</p>

	<p>June 2020 and closed on 31 August 2020, this enabled us to carry out the telephone calls to all RTD block residents of Clifton Estate offering support to those who were vulnerable, elderly and/or from hard to reach groups to ensure feedback was as comprehensive as possible.</p>
<p>Feedback</p>	<p>79 responses have been received on the online consultation hub.</p> <p>Consultation Summary</p> <p>We have listen to residents’ concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.</p> <p>There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.</p> <p>Preliminary data is as follows</p> <ol style="list-style-type: none"> 1. Resident participation could reach 76% since 46% of respondents wanted to be involved in the project going forward and a further 30% said they would like to become involved if available at the time the project proceeds. 2. 77% of respondents found the Rooftop homes leaflets to be useful. 3. 61 % of respondents identified works and improvements required to their existing block. 4. 61% of respondents said YES their home was suitable for their current needs. However 32% said NO, of which 23% stated their existing home was too small for their current needs. <p>Consultation hub feedback</p>

1. Concern for the wellbeing of existing residents and the maintenance and repair of their homes over new homes.
2. Leaseholder compensation: the low rise nature of the estate was an attraction for some leaseholders when purchasing their properties.

We are investigating the possibility of a leaseholder buy-back plan.

3. Overcrowding; prioritise overcrowded households from within the estate for new homes.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

4. Overcrowding; residents have experienced a significant increase in the number of new build developments in the surrounding area over the last decade which is increasing pressure on local services.

See response above.

5. Accessibility/mobility; prioritise those residents from upper floors in the tower block on the existing estate for the lower new build properties.

Priority will be determined using Housing Needs assessment and the Allocations policy.

6. New homes must be let at council rents/be truly affordable.

Agreed.

7. Construction; disruption, noise and inconvenience as a consequence of any new development.

We will work closely with the elderly and vulnerable residents providing additional support. We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workers and trades that are active on site during the build process.

8. Leaseholder costs; major works costs are still being recouped from leaseholders so more detailed information is required about possible recharges.

For existing leaseholders we do not anticipate service charges will be increased, this will be because generally the service charge will be spread across a larger number of residents, additionally where we are replacing existing blocks key features like lifts, the performance of these new facilities would normally be significantly better than the existing.

9. Age and size of the buildings may not be suitable for rooftop homes. Safety concerns.

We will employ qualified surveyors to assess the condition of the blocks.

10. LBS should not build to the detriment of existing residents who would be adversely affected by the creation of denser, noisier and more polluted neighbourhoods.

We will listen to residents' concerns and consider them carefully in determining how we move forward. Our focus is ensuring the plans are able to mitigate residents reasonable concerns.

11. Density: the estate is at capacity in terms of shared/communal facilities e.g. bins, car parks, playgrounds.

We will listen to residents' concerns and consider them carefully in determining how we move forward. Our focus is ensuring the plans are able to mitigate residents reasonable concerns. Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking places.

12. Overlooking/loss of privacy and light.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins

General improvements to the blocks/estate

1. General maintenance of communal areas (deemed to be poor) was a key factor and a recurring theme in

- consultation responses.
2. Internal flat decoration and improvements were required to kitchens bathrooms and windows. Calls for replacement double glazing.
 3. Fly tipping and ASB concerns.
 4. Poor guttering causing water damage and leaking to flats.
 5. Improve doors on the refuse stores.
 6. Improve security/limit access to communal areas.
 7. Some calls for demolition and rebuild.
 8. Parking; the impact of COVID 19 has seen an increase in the number of people working from home and has therefore led to increased pressure on parking. Call for leaseholders to be given parking bays for their sole use.
 9. Demolish and rebuild 4 -64 Consort Road and use surrounding green space to redevelop and maximise the overall number of new homes.
 10. Demolish Lombok House.
 11. Repair lifts.
 12. Maintain green spaces.
 13. Refuse provision; overflowing, insufficient for current residents.

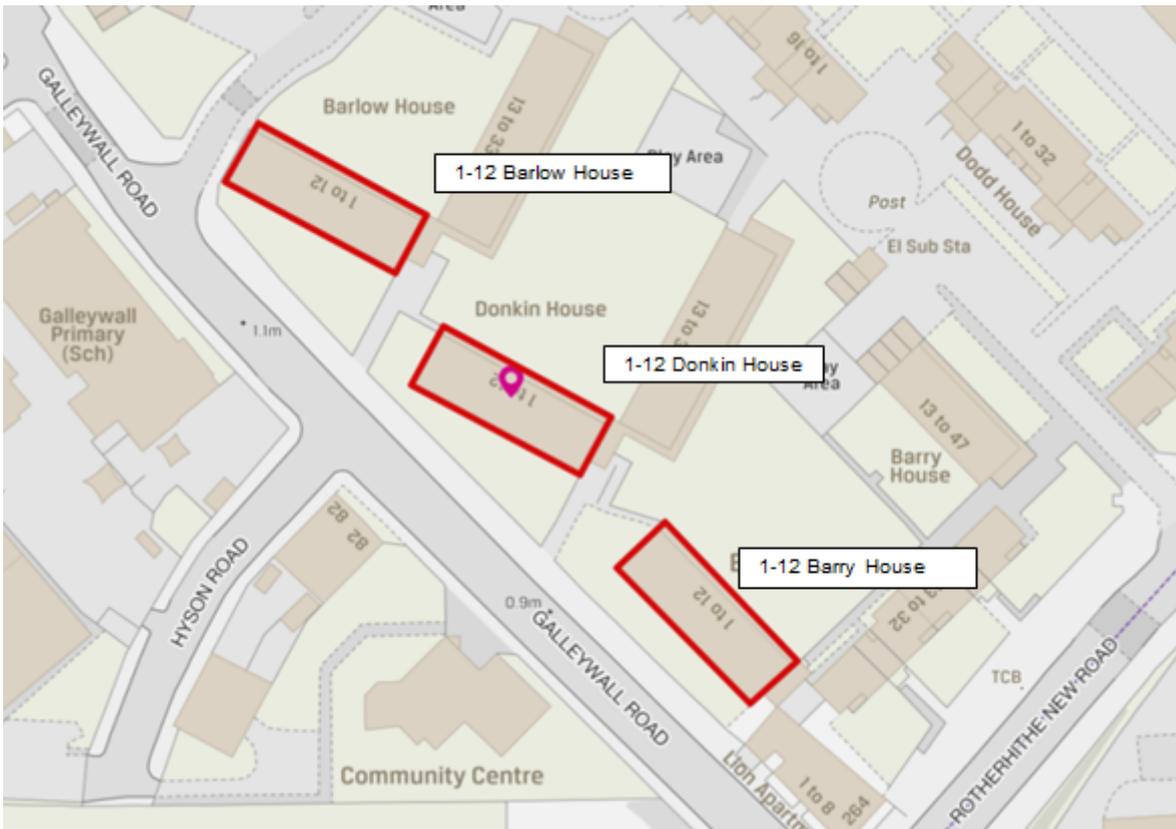
Consultation observations

A recurring theme throughout the consultation was the need for the council to ensure existing properties and estates benefit from investment, maintenance and repair along with any new homes proposed for the estate. There was significant interest and concern about the loss of a low level, low density estate with a taller replacement.

1. Focus upon the provision of family sized accommodation.
2. Direct council investment toward communal block improvements.
3. Promote the “local resident/leaseholder offer” and prioritise overcrowded households on the estate.
4. Address anti-social behaviour (ASB) through improved security measures e.g. door entry system, improved estate lighting and renew lifts.
5. Include traffic slowing solutions and undertake a parking survey, provide safe road crossings from the estate towards Peckham Rye Station.
6. Maintain and improve green spaces/play areas.
7. Review the possibility of infill development.
8. Ensure affordability and new homes are let at council rent levels.
9. Improve local infrastructure to support new residents e.g. bin storage provision.
10. Carry out daylight/sunlight surveys.
11. Leaseholder concerns to be addressed include:
 - a. The preservation of the value of their existing

	<p>properties.</p> <ul style="list-style-type: none"> b. Impact on getting future mortgages. c. Loss of views/low rise accommodation. d. The extent of future leasehold charges. e. Increases in Insurance costs as a result of living in a taller building.
<p>Telephone Consultation</p>	<p>The calls were carried out on 30th July 2020 and were made to 103 households.</p> <ul style="list-style-type: none"> • Concern from leaseholders regarding the extent of future charges. • Some residents requested further details e.g. plans /photos/drawings, • Concerns were raised about the structure of the buildings and whether they could support the additional storeys. <p>Overall, the online consultation hub generated positive views and support, whilst the telephone calls were generally more supportive of the idea of new rooftop homes and associated works.</p>

(g) Rennie Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Rennie estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information about the project including a further newsletter and uploading scheme details onto Commonplace. 3. Officers Set up resident’s project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Rennie Estate Galleywall Road SE16 3PH</p> <p>On the Rennie Estate three (3) blocks have been identified for potential rooftop extensions and they are: 1 -12 Barlow House, 1-12 Donkin House and 1-12 Barry House. Residents have recent consultation experience in relation the development of new homes on the Rennie Estate. A recent</p>

planning application submitted by the New Homes Development Team (NHDT) proposes the removal of a garage site and the construction of two new blocks of housing, totaling 49 no. homes on the north side of the Rennie Estate. Planning determination is scheduled for the end of September 2020 and the Rooftop Team will ensure no negative impact will be caused to the existing planning application and ongoing scheme.

Townscape

The site is part of a wider residential estate with three five-eight storey slab blocks to the east and two fourteen storey tower blocks to the north. The existing residential blocks are set within open space and the neighbouring buildings are currently higher so there is unlikely to be a sensitivity of overlooking to any neighbours.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 3, (where 1 is the lowest and 6 is the highest). The area of the site is 2.5 hectares. Given the PTAL rating, this suggests a development range of 500-1,125 habitable rooms. This equates to approx. 175-425 homes. The density with the new proposal changes from 133 to 138 homes per hectare.

Existing Condition

The existing buildings are a mix of three to five storey linear blocks with flat roofs. Barlow and Donkin House both have deck access with one central core and an additional stairwell on the end of the east block. The east and west wings of Barry House both have deck access and are served by one core each. The south block of Barry House has two cores with internal corridors. There is very little sensitivity around the site, as the estate is bounded by a train line, industrial buildings and a school, so there are no overlooking or Rights of Light considerations off the site itself. The estate consists of 21% leaseholders, 74 % tenants and 5% other.

Impact of Conservation/listed buildings

Although not listed Galleywall Primary School to the West of the site is a period building of significant scale. The site is not in a conservation area and there are no listed buildings near the site.

Construction access

The site has two points of vehicular access via Galleywall Road and Rotherhithe New Road. Although parking within the site is limited there is street parking all around the side. There are large areas of shared space that provide ready access for construction, and site storage.

Housing Need

There are 42 people on the Rennie Estate that are in housing need. As part of the offer to residents in these blocks those living on the

top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme

The major works information received shows the Rennie Estate is included in the QHIP (Quality Homes Improvement programme) Year 6/7 where works are scheduled to take place during 2023/26. The extent of these works has not yet been assessed but we are coordinating works with colleagues in major works who will deliver the remaining QHIP programme simultaneously. The blocks included in the major works programme include:

- Beamish House
- Dodd House
- Fitzmaurice House
- Landmann House
- Trevithick House

We are in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will also use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work, the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration any new extensions.

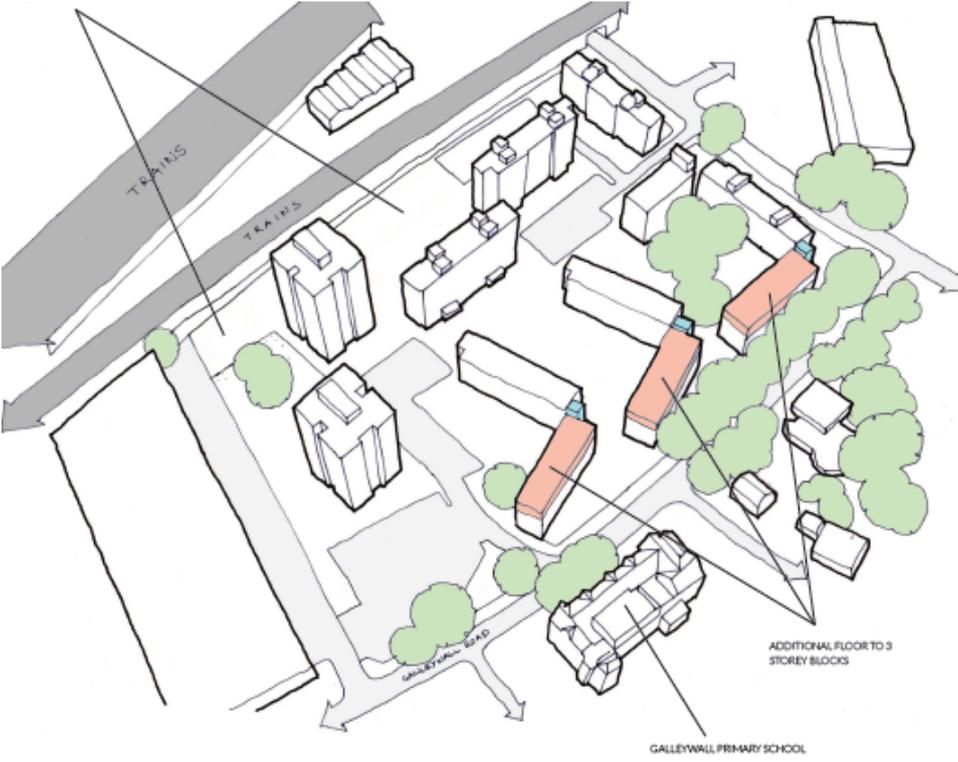
The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A structural survey has been carried out by ARUPS which set out a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summaries have taken into account the Arup's generic advice in considering the extent of upward extensions should be considered. The building appears to be of concrete frame construction with concrete slab

	<p>floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse. Given the assumed construction, this suggests an exoskeleton structure, tied back to the existing building will be required to support any additional stores.</p> <p>Sustainability</p> <p>There is an opportunity for the Rooftop homes programme to improve green spaces on estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial unit numbers. By adding one storey to the three storey blocks, it is possible to add 12 flats. Some of the initial works is outlined below.</p> 
<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 18th May 2020. The Ward Councillors were supportive of the proposals in principle and recommended the following:</p> <ol style="list-style-type: none"> 1. Surrounding works/Estate Improvements: There are already a number of other redevelopment projects taking place on the Rennie Estate and any proposal should refer to the existing planning permission which refers to allotments, play area and lighting improvements across the estate.

2. **Construction** : The use of off-site construction should be prioritised because this would help to reduce noise, dust and the impact of redevelopment on existing residents.
3. **Local offer**: Residents on this estate have been subjected to a range of on-going works and so it is important to emphasise the local offer for existing residents which should be highlighted during the consultation process.
4. **Height**: The proposal should focus upon levelling out the height of the blocks to meet housing need.
5. **Sustainable features**: The inclusion of sustainable features as part of the proposal should review options which seek to reduce residents fuel costs e.g. living roof/solar panels/carbon reduction strategies.

It was agreed to contact the T&RA and the presentation was given the T&RA Chair on 24th June 2020.

We have consulted and are working in conjunction with our internal colleagues in resident's services team, THIOO team and the major works team.

Letters were sent to all estate residents on 24th June 2020 to inform them about the online consultation hub survey which went live on 29 June 2020 and closed on the 31 August 2020, this enabled the council to carry out telephone calls to the residents of the three blocks on the estate offering support to those who were unable to complete the online survey and/or those who did not have access to the online platform.

Feedback

Consultation Summary

We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.

There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project

develops.23 responses have been received on the online consultation hub.

Preliminary data is as follows:

- Resident participation could reach 74% on the estate since 39% of respondents wanted to be involved in the project going forward with another 35% saying they would be interested in being involved if they were available at the time the project proceeds.
- 78% of respondents found the Rooftop homes leaflets to be useful.
- 44% of respondents identified works and improvements required to their existing block.

44% of respondents said YES their home was suitable for their current needs. However 52 % said NO, of which 48% stated their existing home was too small for their current needs.

Resident scheme concerns and agreed mitigations

1. Overcrowding.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

2. Resident fatigue with the level of development already taking place on the estate.

The scheme proposes significant improvement to the existing blocks and also offers significant investment in the public realm and local community facilities.

3. Noise and Disruption from construction works.

We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process.

4. Planning issues: overlooking, daylight & sunlight, Rights of Light concerns, loss of natural light.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work

closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins.

5. Compensation for existing residents & leaseholders.

An assessment of leaseholder compensation requirements will be reviewed.

6. Pest control.

Will be addressed through the maintenance strategy for the estate.

7. Leaseholder concerns about the new development devaluing their existing flats.

Because we intend to work with existing leaseholder and tenants to provide a number of improvements to existing blocks including stairways and new lifts to all new roof top homes that go above 4 storeys as well as offer significant improvements to existing blocks we are confident that these changes will improve the value of the homes of existing leaseholders.

8. Downsizing existing residents should be a focus to address housing need.

9. Parking; residents have already lost parking space to another new build development.

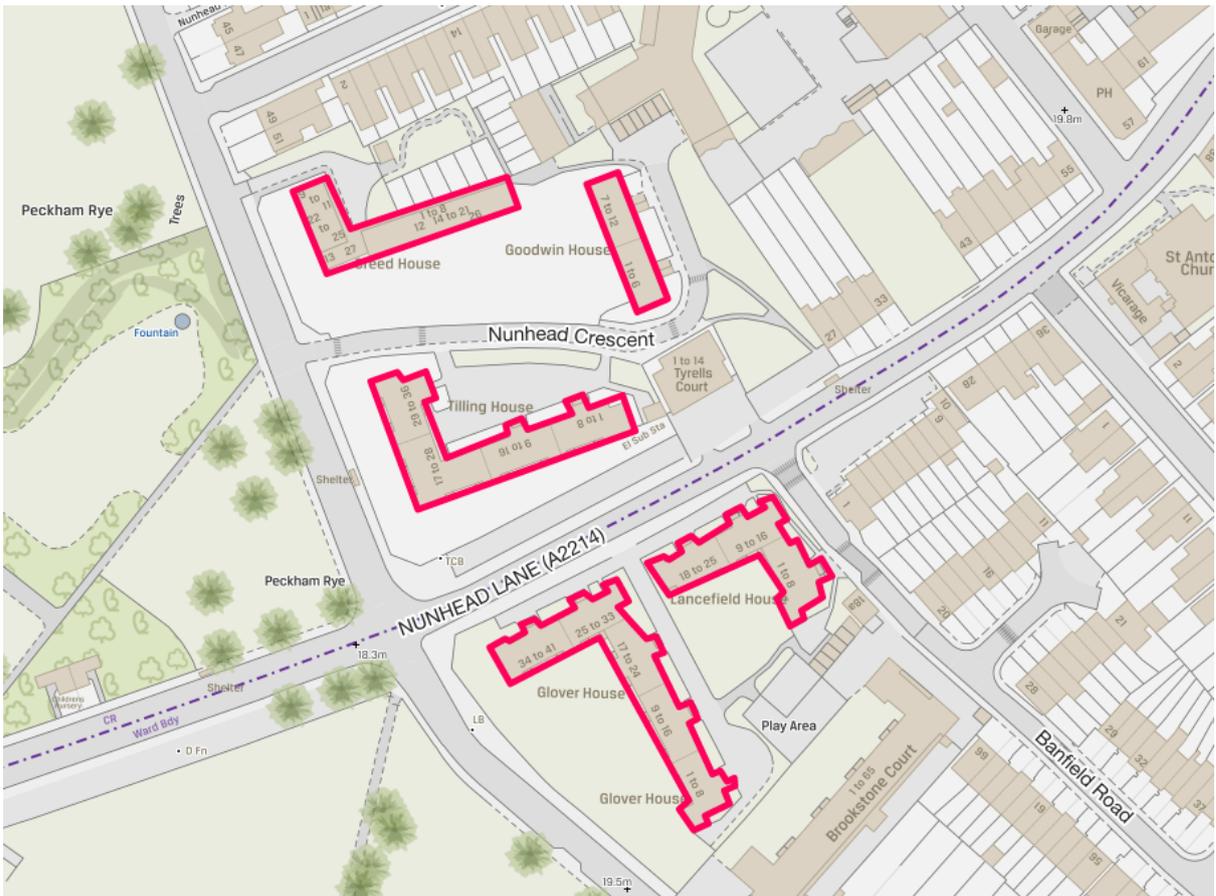
Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking places. All infill flats will be car free.

General improvements to the blocks/estate

1. General maintenance of communal areas (deemed to be poor) was a key factor and a recurring theme in consultation responses. Rubbish collection issues, issues over cleanliness external painting & internal leaks.
2. The need for improved security due to anti social behaviour issues such as drug use, loitering, flytipping, poor rubbish management, dirty hallways & rough sleepers.
3. Improvements and upgrades to the existing flats.
4. Concerns about the structural integrity of the building to accommodate additional storeys.
5. Residents suggested other more suitable areas/land/empty homes should be used instead of adding to existing blocks.
6. The landscaped area fronting onto Galleywall Road could be turned into gardens for the G/F flats.
7. Lack of parking, especially after a previous new build

	<p>development is being carried out on a former garage site.</p> <ol style="list-style-type: none"> 8. Improved landscaping. 9. Address water tanks leak. <p>Consultation observations</p> <ol style="list-style-type: none"> 1. Focus upon the provision of family sized/larger accommodation. 2. Improve play areas for children. Look to repurpose the unused football pitch. 3. Identify an area of public realm for use by dog owners. 4. Address ASB through improved security measures. 5. Provide residents with more information about future involvement with the project on Commonplace. 6. Include a lift to improve accessibility/aid mobility. 7. Futureproof the estate by investigating in high speed connectivity/broadband technologies.
<p>Telephone Call feedback</p>	<p>The calls were carried out on 30 July 2020 to 99 households in the affected blocks.</p> <ul style="list-style-type: none"> • 5 additional surveys were completed as a result of the phone calls including a vulnerable resident who classified himself as blind. • Residents were concerned about the previous level of development on the estate. • Residents wanted to know if the council will be paying any compensation to residents/leaseholders. • Several requested more detailed plans about rooftop homes. • Concerns were raised about the structure of the buildings and if they could take the weight of additional storeys. • housing management concerns about the conditions of the block & estate e.g. parking, refuse storage, interior and exterior decoration, water pressure, leaks and pest control. <p>Overall, the online consultation hub generated supportive views for the provision of council homes for local people. The telephone responses were generally more supportive of the idea of new rooftop homes and associated works once details were explained in greater detail and it was understood the programme would include wider estate and block improvements.</p>

(h) Nunhead Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Nunhead Lane Estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. 3. Provide residents with more information of the project with a further newsletter and uploading scheme details on Commonplace. 4. Officers Set up resident's project group 5. Officers complete a scheme structural and fire assessments 6. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 7. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Townscape The site is opposite Peckham Rye Park & Common. The areas around the other 3 sides of the site are a mixture of housing types, with much terrace housing. To the South East is Brookstone Court, a 5 storey slab block of a similar age to the other blocks on the estate. To the North there is low-rise terrace housing backing directly onto the site as you move</p>

away from Peckham Rye and further along Nunhead Lane.

The existing buildings are set within open space and opposite the park so there is unlikely to be much of an issue with overlooking. Although to the north there are private back gardens that face onto the site which will need to be considered. Any development will need to be sensitive to the character and scale of the terrace housing along Whorlton Road to the north, and Nunhead Lane though the middle of the site.

The Estate

Tiling House, Glover House and Lancefield House, Nunhead Crescent, London, SE15 3PF are four storey blocks with a flat roof and several stair cores each cores. Both blocks are stepped along the front and rear facades. Glover and Lancefield have been over clad in render.

Creed House and Goodwin House, Nunhead Lane, London, SE15 3QE are four and three storeys respectively. They appear to be concrete frame construction with deck access duplexes and a flat roof. At Goodwin House, the building appears to be of concrete frame construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse.

There are 34 leaseholders and 91 tenants in the rooftop blocks.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 6, (where 1 is the lowest and 6 is the highest). The area of the site (highlighted in blue) 1.2 hectares. Given the PTAL rating, this suggests a development range of 70-260 habitable rooms. This equates to approx. 155 homes.

Impact of Conservation/listed buildings

The site is not in a conservation area, although it is near the Nunhead Green Conservation Area.

There are listed buildings near the site. These are:

Church of St Antholin

141-153, 154, 156, 158, 164, 166 Peckham Rye

The planning department have confirmed that the conservation areas would have no impact on these proposals to develop the estate. There are no other designations on site. The houses to the rear of Creed House may be sensitive in terms of Rights to Light, and will be subject to further assessments.

Construction access

The site has two vehicular access points via Peckham Rye with parking and garages on site. Nunhead Lane also has two points of

vehicular access with parking and garages on site. There is plenty of open space on site for construction storage and crane location points.

Housing Need

There are 18 confirmed families at Nunhead Lane/Crescent that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2021-23. The extent of these works has not yet been thoroughly assessed And we in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit. We are also co-ordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering. Brookstone Court is adjacent to Glover and Lancefield House, this block was in Yr 1 of the current QHIP programme.

This is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS which set out a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which

	<p>we can extend. VOPGROUP assessments and summarises have taken into account the Arup’s generic advice in considering the extent of upward extensions should be considered.</p> <p>On assessment they have confirmed that the building appears to be of concrete frame construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse. Given the assumed construction, they suggests a single storey extension with a steel frame bridging structure could be applied to span across the existing building providing a base for additional storeys. The front block has the potential to go higher which would require an exoskeleton structure, tied back to the existing building to support the additional storeys.</p> <p>Sustainability</p> <p>There is an opportunity for the Rooftop homes programme to respond to improve green spaces on their estates. We will ensure there is a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. The proposal is for a total of 45 Flats</p> <p>Rooftop: 1x 4B5P, 2x 3B4P/3B5P, 7x. 2B3P, 17x. 1B2P</p> <p>Infill: 9x 3B4P</p> <p>By adding a single storey to Creed House, Tilling House, Glover House, Goodwin House and Lancefield House it is possible to create 27 flats.</p> <p>Infill Block A</p> <p>We believe that block A could take a 5 storey building, with 2 flats per floor. This could create 9no. 1B2P flats. (One ground floor flat excluded for provision of bicycle, bin store etc.)</p> <p>Infill Block B</p> <p>We believe that block A could take a 5 storey building, with 2 flats per floor. This could create 9no. 3B4P flats. (One ground floor flat excluded for provision of bicycle, bin store etc.)</p>



Consultation

A zoom meeting was held with the Ward Councillors on and 22 June for the Nunhead Lane blocks who were supportive of the proposals. We have consulted and are working in conjunction with our internal colleagues in resident's services team, THIOO team, major works team and Great Estates team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.

Consultation letters and leaflets were sent on 26 June 2020 to inform the residents about the scheme's principles and the online consultation survey hub. The hub went live on 19 June 2020 for Nunhead Crescent and 29 June 2020 for Nunhead Lane. Both hubs were extended to 21 September 2020 to carry out the telephone calls to the residents of those in the blocks offering support to those who have not been able to fill out the online survey or those who do not have the technology.

Feedback Summary

We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.

There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide

residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.

Statistical analysis to support this information will follow however preliminary data is as follows:

1. 81% of respondents wanted to be involved in the project going forward
2. 71% of respondents found the Rooftop homes leaflets to be useful
3. 60% of respondents identified works and improvements required to their existing block
4. 71% of respondents said YES their home was suitable for their current needs. However 23% said NO.

Consultation Hub feedback

Resident scheme concerns and agreed mitigations

1. Over crowding.

Our offer to residents on the estates we will build on is that they will receive first refusal on new properties if they are in housing need. This will directly target over crowding on your estate.

2. Noise pollution

As we will be building off site in the main we expect there to be less noise and disruption than a traditional building project.

3. Removal of the greenspaces

We will be working on a complete estate improvement plan that includes enhancing existing green spaces. Where we identify an infill opportunity we will work with residents to identify how we can implement this while still retaining recreational space.

4. Impact on drainage

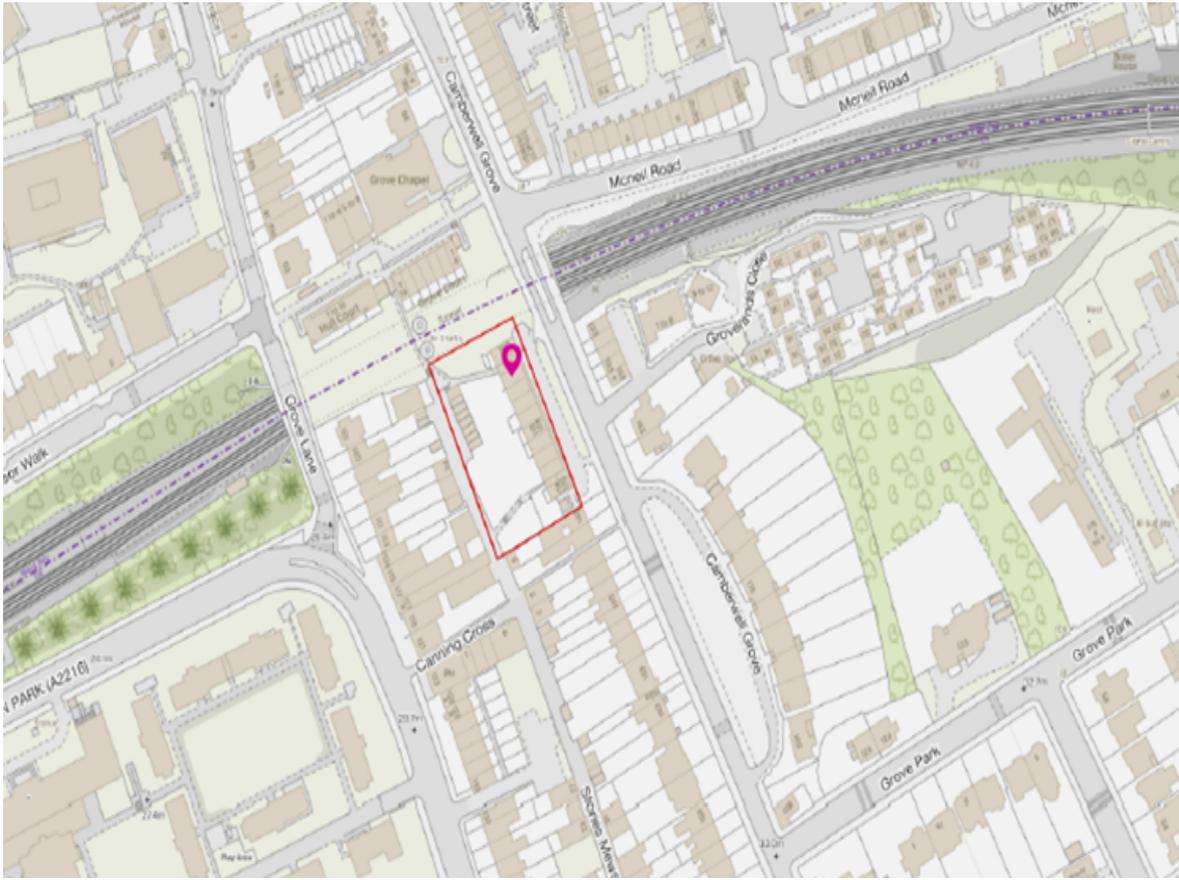
We will carry out a full suite of surveys pre start on site including a drainage survey to assess the impact of extra properties on the existing drainage system.

5. Worsening block security.

We have identified through the consultation process a number

	<p>of items that we can pick up as part of our estate improvements that will reinforce block security in line with current best practice,</p> <p>6. Overlooking, daylight & sunlight, Rights of Light concerns.</p> <p>We will be undertaking daylight and sunlight studies as part of our design work to that we comply with planning guidance.</p> <p>General improvements to the blocks/estate</p> <ol style="list-style-type: none"> 1. Could improve the refuse and recycling facilities, 2. Door entry would be welcomed 3. Would like a new lift(s). 4. Retrofitting insulation 5. External decorations. 6. Better managed parking solutions 7. Improved landscaping. 8. Improved play space for children 9. Opportunities for over crowded households to move <p>52 responses have been received on the online consultation hub.</p>
<p>Resident Calls Feedback</p>	<p>The calls were carried out on between August and September 2020. There are 89 residents in the blocks affected. Calls were made to 78 residents as 52 had already responded.</p> <ul style="list-style-type: none"> • Residents were interested in how the lettings for new properties would be managed. • Residents wanted to see plans to get a sense of scale and impact. • Residents wanted to know how safe rooftop development is for buildings that appear to be in a less than premium state.

(i) 100-138b Camberwell Grove



<p>Recommendation</p>	<p>100-138b Camberwell Grove roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory.</p> <ol style="list-style-type: none"> 1. Provide residents with more information of the project with a further newsletter and uploading scheme details on Commonplace. 2. Set up resident's project group. 3. Complete Specific scheme structural and fire assessments. 4. Complete a careful and full assessment of the improvement works required to existing blocks. 5. Address existing block management issues; i.e Improvements to the refuse and recycling provisions and repair broken street furniture & railings.
<p>Site</p>	<p>Townscape The site is in the Camberwell Grove conservation area, where many of the terraced housing along Camberwell Grove and Grove Lane are listed.</p> <p>The Estate The block 100-138b Camberwell Grove, LONDON SE5 8RG has</p>

been identified as having potential for rooftop developments. The estate is in close proximity to Denmark Hill over ground station as well as numerous bus routes. The existing four storey buildings on the site has deck access and a flat roof. 100-138 Camberwell Grove have two stairs. The surrounding streets are heavily planted with tall trees which will help any overlooking sensitivities, although many of the surrounding buildings are three-four storeys. There are 11 leaseholders and 11 tenants in the block proposed.

Density

The 'Public Transport Accessibility Level' or PTAL rating for the site is 5, (where 1 is the lowest and 6 is the highest). The area of the site (highlighted in blue) is 0.7 hectares. Given the PTAL rating, this suggests a development range of 140-490 habitable rooms. The proposed development offers a density of 104 homes per hectare.

Impact of Conservation/listed buildings

The site is in the Camberwell Grove conservation area.

There are listed buildings near the site;
103-119, 111 & 113 Grove Lane
Grove Chapel
144-174, 180-196 Camberwell Grove
Denmark Hill Station
William Booth Memorial Training College

There are no other designations on site.

Construction access

The crane location point is to the rear of the site via Canning Cross Lane. There is potential site storage to the rear of 100-138 Camberwell Grove, via Canning Cross Lane.

Housing Need

There are 2 confirmed families in 100-138b Camberwell Grove that are in housing need. As part of the offer to residents in these blocks those living on the top floor will have first refusal to move into a new property before this is cascaded to the rest of the estate and then the borough.

Major Works programme and Great Estate programmes

The major works information that has been received is that the programmed works are due in 2021-22. The extent of these works has not yet been thoroughly assessed and we are in the process of employing an Employers Agent to undertake a full assessment of block improvements required. We will use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising

the usual cost of QHIP works is £7/8k per unit. We are also co-ordinating an approach with major works regarding other blocks on the estate which are not part of the rooftop blocks, which they will be delivering.

This estate is not one of the Great Estates pilot sites.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration of new exte The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions. nsions.

Structural Survey

Programme structural advice as been provided by ARUPS which set out a set of functional principles to which the massing assumption have been applied, this low risk approach provides a baseline from which we can extend. VOPGROUP assessments and summaries have taken into account the Arup's generic advice in considering the extent of upward extensions should be considered. On assessment they have confirmed that the building appears to be of concrete frame construction with concrete slab floors and a flat roof. It appears to have been built before 1970 and would therefore not have been designed to avoid disproportionate collapse.

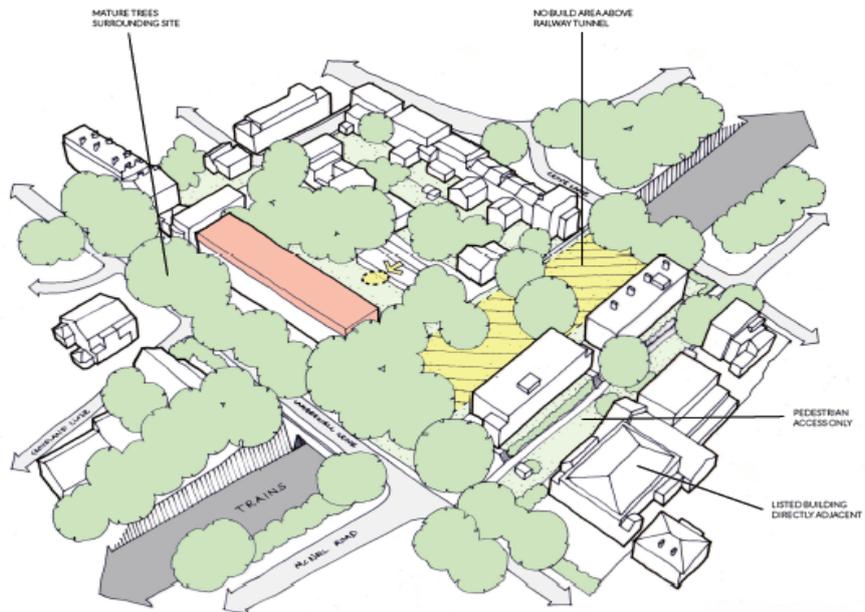
Given the assumed construction, a single storey extension with a steel frame bridging structure, would be required to span across the buildings.

Sustainability

There is an opportunity for the Rooftop homes programme to improve green spaces on their estates. We will ensure there is a "Nature Recovery Plan" in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general "green" improvements to external communal areas through a Landscaping Strategy.

Scheme and current proposals

VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. The proposal is for a total of 5 Flats with a one storey upward extension (1 x 3bf & 4 x 2bf). Some of the initial massing and sunlight daylight assessment considerations are outlined below.



Consultation

A zoom meeting was held with the Ward Councillors on 12 May 2020. The Ward Councillors were supportive of the proposals in principle. A zoom meeting was held with the T&RA on 10 June 2020. They agreed to the wider public consultation. Letters and RTD leaflets were sent to all estate residents on 18 June 2020 to inform about the principles of the scheme and about the online consultation survey hub. The hub went live on 19 June 2020 and was extended to 14 September 2020 to carry out the telephone calls to the residents of 100-138b Camberwell Grove offering support to those who have not been able to fill out the online survey or those who do not have the technology. We have also consulted and are working in conjunction with our internal colleagues in the resident's services team, THIOO team, major works team, specifically in determining the timing of works to the rest of the estate blocks not affected by these proposals.

Feedback Summary

We have listen to residents' concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.

There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be undertaken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.

Statistical analysis to support this information will follow however preliminary data is as follows:

1. 67% of respondents wanted to be involved in the project going forward
2. 40% of respondents found the Rooftop homes leaflets to be useful
3. 60% of respondents identified works and improvements required to their existing block
4. 73% of respondents said YES their home was suitable for their current needs. However 20% said NO, of which 13% stated their existing home was too small for their current needs.

Consultation Hub feedback

Resident scheme concerns and agreed mitigations

1. Stop destruction and sale of existing properties, empty properties be utilised to meet housing shortages. The Heygate estate regeneration and Aylesbury estate.

The council is working on a number of schemes to help tackle the housing crisis. Rooftop development is one of many projects Southwark are working on including Hidden Homes, direct housing delivery and estate regeneration.

2. Construction inconvenience, additional service demand, drainage/plumbing and parking pressures to an already congested area. Road closures & heavy vehicles.

We will ensure that the contractors are working within the approved guidelines. We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process. We will ensure that there is no interruption to existing services whilst these homes are being developed. We

will work with existing service providers to upgrade and make service/infrastructure improvements. These will be a critical priority which in delivering new homes.

3. Need to mix housing tenures.

The roof top homes will be available at council rents (called social housing rents) and is equivalent to existing Southwark council rents for its existing rented council properties.

4. Disrepair, ie roof leaks, cracking in flats. Repair issues not sorted out by the council.

We are working with the major works team to establish what works are required. We will keep the residents updated with the progress and outcome. Any information or complaints from residents will be passed onto the relevant department for them to look into and resolve.

5. Block has subsidence. Can structure carry weight of new flats.

A key part of our selection criteria is to identify low rise buildings that can sustain the number of new homes that are being proposed. The council will only progress with roof top homes after it has received a comprehensive report from a specialist and established consultant that the building can carry the load of the proposed new units or it is confident that it can do any additional works to strengthen the load capacity of the existing construction. The works will inspected and approved by Building Control and the contractor undertaking these works would offer a suitable guarantee for them.

6. Significant problems with refuse collection. Flytipping.

We will work with housing management and refuse team to establish ways in which we can make improvements to the bin stores as part of the design development. We will keep the residents updated with the progress and outcome. Any information or complaints from residents will be passed onto the relevant department for them to look into and resolve.

7. Conservation area.

We will work within the planning parameters set for a conservation area.

8. Road closures & heavy vehicles.

We will liaise with network rail as a stakeholder as part of developing the design and project. We will obtain any

agreements if required.

9. Weak railway.

As part of the of the design development we will look at ways in which we may be able to make improvements to the communal areas.

10. Over crowded communal areas.

As part of the of the design development we will look at ways in which we may be able to make improvements to the communal areas.

11. The density of homes on the estate is at a healthy level in relation to the open spaces. Increasing homes would slide towards an unhealthy balance.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

12. Additional height not appropriate for the area, aesthetic of the street.

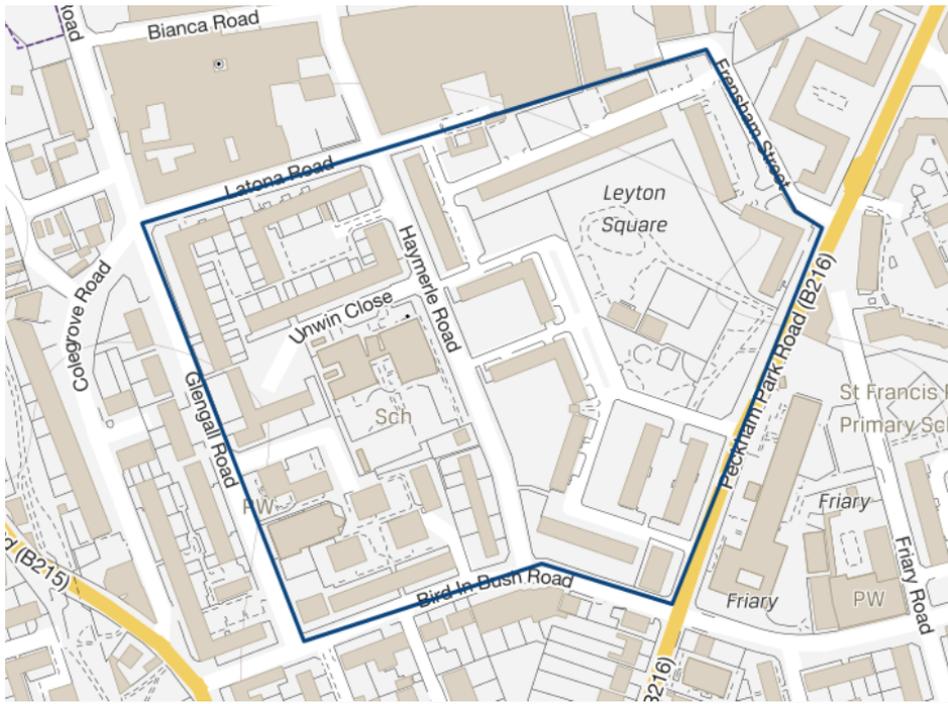
As part of the due diligence works our architects will carry out a townscape and character analysis. We will work with the design team & residents project group to incorporate a design that fits in with the existing block and surrounding area. These designs will take into account the surveys that will be carried out to assess the impact and the planning parameters.

General improvements to the blocks/estate

1. Surveyor to check if there is subsidence.
2. Installation of Lifts.
3. Repairs to railings.
4. Improvements to the forecourt.
5. Greener energy.
6. Improved refuse provision & collection.
7. Improved block lighting.
8. External decorating.
9. Improved landscaping, climbing plants, Community garden.
New gates and fences.
10. Disabled access to TRA room.
11. Damp, condensation and mould infestation issues

	<p>12. Removing rodent and German Cockroaches Infestation, 13. Asbestos in building. 14. Solar panels on the roof. 15. Regular communal cleaning. 16. Low water pressure.</p> <p>15 responses have been received on the online consultation hub.</p>
Resident Calls Feedback	<p>The calls were carried out on 24 & 25 August 2020. There are 22 residents in the blocks affected. Calls were made to 14 residents as 8 had already responded.</p> <ul style="list-style-type: none"> • Some residents asked for the information to be resent to them. • Concerns about the building structure and cracking. • Concerns about being close to a railway.

(j) Unwin and Friary Estate



<p>Recommendation</p>	<ol style="list-style-type: none"> 1. The Unwin Estate roof top development project is added to the New Homes Programme in accordance with the Charter of Principles and statutory. 2. Provide residents with more information about the project with a further newsletter and uploading scheme details on Commonplace. 3. Officers Set up resident's project group 4. Officers complete a scheme structural and fire assessments 5. Officers work with residents to undertake a careful and full assessment of works requirements to existing block improvements. 6. Address ASB through improved security measures as part of the major works proposals.
<p>Site</p>	<p>Unwin Estate, SE15</p> <p>On the Unwin Estate the following blocks have been identified for potential rooftop extensions: 65-83 Haymerle Road, 2-18 Latona Road and 2-28 Unwin Close.</p> <p>The nearby Friary Estate, which is separated from the Unwin Estate by Haymerle Road, offers 1 -20 Denstone House, which for the purposes of this project has been included and therefore combined into one scheme.</p> <p>Density</p> <p>The 'Public Transport Accessibility Level' or PTAL rating for the site is 3, (where 1 is the lowest and 6 is the highest). The area</p>

of the site is 1.5 hectares. Given the PTAL rating, this suggests a development range of 240-540 habitable rooms. This equates to approx. 84-204 homes. The proposed density with new scheme changes from 230 to 253 homes per hectare.

Townscape and the existing building

The existing brick buildings are 4 storey maisonette blocks with deck access. They have two shared stair cores with flat roofs and private gardens at ground level. The site has few sensitive neighbours to constrain development. There is industrial use to the North and a School building to the South. The residential neighbours either side are well set back.

Impact of Conservation/listed buildings

The site is not in a conservation area although there is a listed building nearby called the Celestial Church of Chris. There are no other designations on the site but It is also in the Old Kent Road Housing Zone.

The Unwin estate is part of the Great Estates project and one of the 7 pilot estates focusing upon estate improvements. Colleagues from this team have agreed to work alongside the rooftop proposal forming a co-ordinated approach to estate improvements. The Great Estate Team was due to start consulting residents towards the end of September 2020.

Construction access

The site has two points of vehicular access from Haymerle Road. There are two areas of parking. There is little shared green space for site storage. Crane locations would need to utilise car-parking bays.

Housing Need

There are 13 people on the Unwin Estate who are in housing need. When we build new council homes, 50% are prioritised for local tenants in housing need. The estate consists of 23% leaseholders, 76 % tenants and 1% other.

Major Works programme

The major works information that has been received shows the Unwin Estate included in the QHIP (Quality Homes Improvement programme) Year 6/7 where works are scheduled to take place during 2023/26. The extent of these works has not yet been assessed but we are co-ordinating works with colleagues in major works who will deliver the remaining QHIP programme simultaneously are in the process of employing an Employers Agent to undertake a full assessment of block improvements required. The blocks in the major works programme include:

- Greystoke HOUSE FRIARY ESTATE

- Millbrook HOUSE FRIARY ESTATE
- Ednam HOUSE FRIARY ESTATE
- Deerhurst HOUSE FRIARY ESTATE
- Haymerle HOUSE FRIARY ESTATE
- Applegarth HOUSE FRIARY ESTATE
- Battle HOUSE FRIARY ESTATE
- Caversham HOUSE FRIARY ESTATE
- Furley HOUSE FRIARY ESTATE
- Vervain HOUSE, 7
- Woodstar HOUSE, 6
- Tamarind HOUSE, 5
- Thomas Milner HOUSE, 75

We will use the feedback from our consultation exercise to influence the scope and extent of these works. We have provisionally allowed an improvement pot of 25K per unit to enable us to meet residents' requirements, recognising the usual cost of QHIP works is £7/8k per unit.

Fire Risk Assessment

A Fire Risk Assessment will be carried out as part of the due diligence work, the objective of which will be to review the fire safety measure provided in the existing blocks with the intention to satisfy the functional requirement of the Building Regulations as amended in May 2020 taking into consideration any new extensions.

The new additional apartments and existing flats in each block will be provided with residential sprinkler system and the signage will need to be enhanced for fire service wayfinding.

We will further improve compartmentation and to maintain means of escape for occupants in the additional apartments via the common stairway.

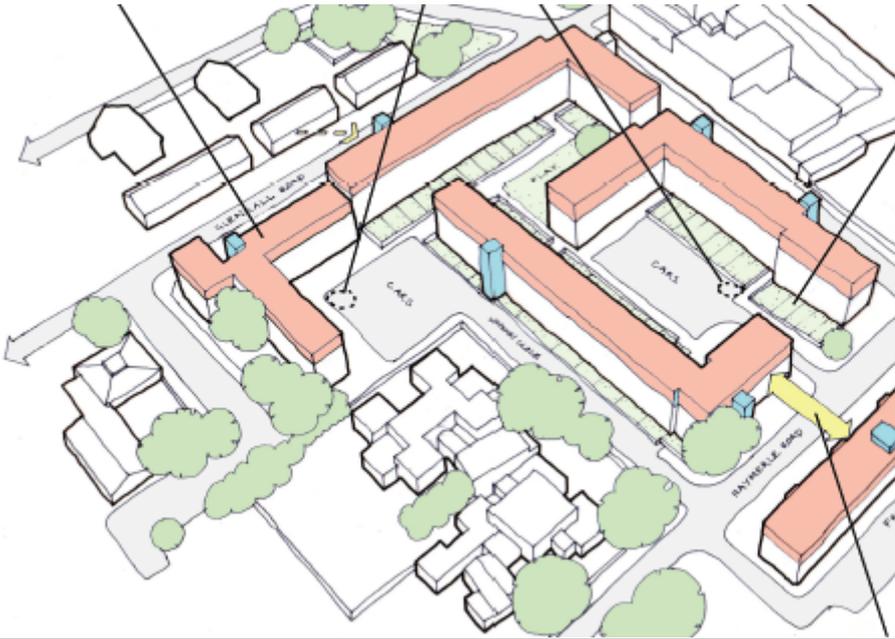
A Qualitative Design Review (QDR) will set out the engineering design development scope and objectives of the fire strategy to help identify the risks and provide practical fire safety solutions.

Structural Survey

A Structural Survey has been carried out by ARUPS. We are currently in the process of obtaining a 2nd option from a new structural engineer. However as part of the VOPGROUP work, they have summarised and taken into account the Arup's generic advice that the building and layout of the blocks is fairly uniform therefore making it suitable for a modular system for the extension.

Sustainability

There is an opportunity for the Rooftop homes programme to improve green spaces on their estates. We will ensure there is

	<p>a “Nature Recovery Plan” in place which will lead to a net increase in tree canopy coverage across the estate where Rooftop homes are applied. We will also seek improvements linked to a greener borough approach, including the use of low carbon building materials, low maintenance planting to encourage wild life diversity and general “green” improvements to external communal areas through a Landscaping Strategy.</p>
<p>Scheme and current proposals</p>	<p>VOPGROUP architects have carried out some feasibility works with some initial designs and unit numbers. By adding one storey to the blocks, it is possible to add 35 flats (11 x 3B4P/3B5P; 9 X 2B3P/2B4P and 15 x 1B2P). Some of the initial works is outlined below.</p> 
<p>Consultation</p>	<p>A zoom meeting was held with the Ward Councillors on 11th May 2020. The Ward Councillors were supportive of the proposals in principle and recommended the following:</p> <ol style="list-style-type: none"> 1. There will be some suspicion around rooftop development so the team will need a thorough rationale and offer when discussing the rooftop proposal with residents and stakeholders. 2. Potential estate enhancements be identified as part of an offer could include updating the play area on the Unwin Estate. <p>It was then agreed to contact the T&RA and the presentation was given the T&RA on 15th June 2020. We have consulted and are working in conjunction with our internal colleagues in resident’s services team, THIOO team and the major works team. Letters and leaflets were sent to residents on 17th June 2020 to inform them about the programmes main principles and the online consultation hub survey which went live on 20th June 2020. The consultation hub was extended to 31 August 2020 to</p>

	<p>enable us to carry out further telephone calls to the residents of the blocks affected, also offering support to those who were unable to complete the online survey and/or those who did not have access to the online platform.</p>
<p>Feedback</p>	<p>Consultation Hub feedback 49 responses have been received on the online consultation hub. Common themes from respondents are listed below.</p> <p>Consultation Summary We have listen to residents’ concerns and consider them carefully in determining how we move forward. Resident responses to the consultation survey and the telephone calls identified a range of issues and observations. Many recognised the need to deliver new homes locally whilst also noting the additional benefits the Rooftop programme could provide. There was an increasingly positive response toward the new homes once the nature and extent of improvements, in particular the wider block and estate benefits that would accompany this level of council investment, was explained to residents.</p> <p>There was also a clear recognition that additional works will need to be undertaken through the Rooftop programme to ensure these benefits are received by the estate. Through the design development process, the Rooftop homes programme will provide residents with the opportunity to have meaningful input and to contribute to the overall design of the wider estate and the newly created Rooftop homes. As such, the Council can directly address and mitigate resident concerns highlighted during the consultation process and fully integrate them into the design of the new homes. In conclusion, where residents have raised the need for works to be under- taken and carried out on their estates, these will be incorporated into an action plan to be taken forward as the project develops.</p> <p>Statistical analysis to support this information will follow however preliminary data is as follows:</p> <ul style="list-style-type: none"> • Resident participation could reach 73% on the estate since 49% of respondents wanted to be involved in the project going forward with another 24% saying they would be interested in being involved if they were available at the time the project proceeds. • 62% of respondents identified works and improvements required to their existing block <p>73% of respondents said YES their home was suitable for their current needs. However 24 % said NO, of which 14% stated their existing home was too small for their current needs.</p> <p>Resident scheme concerns and agreed mitigation</p>

1. Density levels are already high.

The acute housing need of Southwark residents is well documented, with over 12,000 families waiting for a new council home, and over 2,000 children currently growing up in temporary accommodation. Unlocking a new dimension of council housing supply like this is not straightforward, but we are driven by the potential of delivering hundreds of new council homes that are carbon efficient and provides a sustainable use of building materials.

2. Affordability levels of new homes, must be at council rent levels.

Agreed.

3. Use other sites in the area/concerns regarding the structural suitability of the existing buildings.

We will employ qualified surveyors to assess the structural suitability of the blocks.

4. Resident fatigue with the level of development already taking place around the estate.

We will listen to residents' concerns and consider them carefully in determining how we move forward. Our focus is ensuring the plans are able to mitigate residents reasonable concerns.

5. Noise and Disruption from construction works.

We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible, applying modern methods of construction (MMC). This will significantly reduce the amount of workmers and trades that are active on site during the build process.

6. Planning issues: overlooking, daylight & sunlight, Rights of Light concerns, loss of natural light.

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with residents when assessing these impacts and we will only proceed if we are satisfied that the new development is within acceptable planning margins.

7. Low rise nature of the estate is an attraction.

Our current plans are just to provide a single storey on the proposed blocks.

8. Leaseholder concerns about the new development devaluing their existing flats.

Because we intend to work with existing leaseholder and tenants to provide a number of improvements to existing blocks including stairways and new lifts to all new roof top homes that go above 4 storeys as well as offer significant improvements to existing blocks we are confident that these changes will improve the value of the homes of existing leaseholders.

9. Parking pressures will increase.

Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking places.

General improvements to the blocks/estate

1. General maintenance of communal areas (deemed to be poor) was a key factor and a recurring theme in consultation responses.
2. Bin stores should encourage recycling
3. Install cycle racks and cycle storage
4. Improve the play areas
5. The walls are thin so look at the block insulation
6. More greenery/improve landscaping
7. Add an intercom system or security doors
8. Relocate the bin stores away from front entrances
9. Put more seats in the park area
10. Replace the windows
11. Maintain lifts
12. Poor sewage/drainage/water pressure
13. Loss of strategic views to Tower Bridge.

Consultation observations

1. Direct council investment toward communal block improvements e.g. address water pressure, leaks, internal/external decoration, pest control
2. Improve play areas for children.
3. Improve security measures e.g. intercom/door entry system
4. Promote the local offer and prioritise local residents for new homes
5. Provide residents with more information about future involvement with the project on Commonplace.

	<p>6. Include a lift to improve accessibility/aid mobility</p> <p>7. Review sustainable technologies.</p> <p>8. Work with the Great Estates Team and focus upon sustainable improvements/greening & gardening solutions.</p>
<p>Telephone Call feedback</p>	<p>The calls were carried out on 30th July 2020 to 99 households in the affected blocks.</p> <ul style="list-style-type: none"> • Residents were concerned about the previous level of development surrounding the estate. • Concerns were raised about the structure of the buildings and if they could take the weight of additional storeys. • It was used as an opportunity to raise housing management concerns about the conditions of the block & estate e.g. parking, refuse storage, interior and exterior decoration, water pressure, leaks and pest control. <p>The provision of council homes for local people was largely supported however 59% of respondents did not want new homes delivered on their estate. (The telephone responses were generally more receptive of the idea of new rooftop homes and associated works once details were explained in greater detail and it was understood the programme would include wider estate and block improvements.</p>

Next Steps And Consultation

27. As noted in initial consultation has been undertaken on the proposed sites.
28. For sites included within the programme, those consulted to date will be advised of the next steps.
29. 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.
30. 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 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.
31. 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.
32. 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 feed back to monthly contractors monitoring meetings and raise any queries regarding the progress/ manner in which the build is progressing.

Legal Implications

33. Nine of the ten development schemes outlined in this report will be conducted by the council and the necessary services and works contracts will be procured from external contractors as required. The procurement strategy for each scheme will be the subject of a Gateway 1 report in accordance with the council's contract standing orders.
34. The proposal for the Southampton Way scheme is that the rooftop and infill development sites will be leased by the council to a developer in the Apex Airspace group, subject to completion of legal and technical due diligence by Apex. Apex would not be legally required to develop the sites, but the council would have a right to acquire units which were built. Apex would conduct its own procurement process in the event that the development opportunity was taken forward, which should substantially reduce the timeframe for construction to commence. Approval of the legal documentation setting out these arrangements will be sought in a report to the strategic director for housing and modernisation.
35. Each of the 10 development proposals will require detailed legal advice on the implications of tenants' and leaseholders' legal rights, together with an investigation of the legal title to the development sites themselves.

Policy Implications

36. 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.
37. A refresh of the Housing Strategy is underway.

Community Impact Statements

38. 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.
39. 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.
40. 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.
41. 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

42. 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.
43. 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

44. The report seeks approval to add 10 rooftop development schemes to the new homes programme for further consultation and design work. The cabinet member for regeneration and new homes was given delegated authority to approve schemes for inclusion on the programme by the Leader in Cabinet on 15 September 2015. Responsibility for the new homes programme now forms part of the portfolio of the cabinet member for housing.
45. Section 105 of the Housing Act 1985 requires the council to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management to be informed of the council's proposals and to make their views known to the authority within a specified period. The council is further required, before making any decision on the matter, to consider any representations made to it in accordance with those arrangements.
46. Further the rules developed by case law in connection with consultation specify that:
 - the consultation must be at a time when proposals are still at a formative stage
 - the proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response
 - adequate time must be given for consideration and response and
 - the product of consultation must be conscientiously taken into account in finalising the proposals.
47. The 'charter of principles' referred to in the report sets out further detail as to the way in which residents will be involved in housing investment and renewal projects, including the construction of new homes.
48. The report explains the preliminary consultation which has been conducted in respect of the proposed schemes, and summarises the feedback received to date. The report explains the consultation will continue as the technical and design work progresses and that the views of residents will continue to be taken into account.
49. In the exercise of all its functions, the council must have due regard to the public sector equality duty in Section 149 of the Equality Act 2010. Specifically to have due regard to the need to (a) eliminate discrimination, harassment, victimisation or other prohibited conduct, (b) to advance equality of opportunity and (c) foster good relations between persons who share a relevant protected characteristic and those who do not share it. The relevant protected characteristics for this purpose are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

50. The report explains that officers have taken steps to ensure that residents with protected characteristics have been given extra support to ensure that they are able to participate fully in the consultation process.
51. The impact of the proposals themselves will need to be considered throughout the design and implementation phases, and equalities impact assessments carried out when further decisions are taken to progress the schemes.
52. The legal implications section describes the legal structure underpinning the proposed development at Southampton Way. As this will take the form of a land transaction, which has been independently valued at less than £750,000, authority to lease the development areas to Apex Airspace rests with the relevant chief officer and/or head of service pursuant to Part O of the council's constitution. Further approval(s) would be needed to acquire units constructed by Apex for council use.
53. The other schemes proposed to be added to the programme are proposed to be traditional council-led developments, where the approval process for procuring works and professional services is governed by the council's contract standing orders.

Strategic Director of Finance and Governance (H&M20/075)

54. The Strategic Director of Finance and Governance notes the proposed addition of ten roof top development schemes to the Council's New Homes Programme, which if progressed are estimated to deliver 279 new council homes. At this stage, while there are no immediate financial implications arising from the addition of the schemes to the Programme, their viability will need to be assessed as they are progressed. Should the schemes progress to development, 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		
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.	
None	

AUDIT TRAIL

Lead Officer	Stuart Davis, Director of New Homes	
Report Author	Owen Thompson, Development Manager (Special Projects)	
Version	Final	
Dated	21 December 2020	
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	21 December 2020	