

Item No.	Classification: Open	Date: 21 December 2020	Meeting Name: Cabinet Member for Housing
Report title:		To add new schemes to the New Homes Programme	
Ward(s) or groups affected:		All	
From:		Strategic Director of Housing and Modernisation	

RECOMMENDATIONS

That the Cabinet Members for Housing;

1. Agrees that the schemes listed in paragraphs 32 and 37 and outlined individually below are worked up in accordance with the individually identified recommendations and in line with the Charter of Principles and statutory consultation under Section 105 of the Housing Act 1985 for inclusion in the New Homes Delivery Programme;

Refurbishment / Remodeling former hostel sites

- a) Camberwell Road 76-78
- b) Queens Road 225-227
- c) Southampton Way 75-77
- d) Trafalgar Avenue 25-27
- e) Trafalgar Avenue 46
- f) Grove Lane 93
- g) Herne Hill 93
- h) Wood Vale 17-19
- i) Linden Grove No 2

New Build

- j) Priter Road 1-36

Estate Infill sites

- k) 49-56 Dodson Street and garages
- l) Rochester Estate: Parking Court

2. Notes the programme of relocation of existing hostel residents to self-contained accommodation as a result of the response to Covid 19, and acknowledgment that units are no longer suitable for housing residents.

3. Notes that the majority of the hostels are now empty and the units have been secured
4. Notes that a further report addressing the rehousing strategy for tenants and leaseholders affected by the scheme referred to in paragraph 41 will be brought forward in line with the council's constitution.

BACKGROUND INFORMATION

New Homes Programme

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.
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 that efforts are coordinated and opportunities maximized.
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 an update on the New Build Programme and the interim target to deliver 2500 homes by 2022.
10. A report seeking approval for the long strategy for the delivery of the 11,000 homes programme was approved by planned for Cabinet on March 2020.
11. A report to review the Charter of Principles was approved by the Cabinet Member for Social Regeneration, Great Estates and New Homes in June 2020

Temporary Accommodation Hostels

12. In December 2017 the Director of Resident Services commissioned an external review of the council's hostel accommodation. This review was carried out by Campbell Tickell. The review looked at both the pathways which the residents were on, and the accommodation in which they were living.

13. As a result of the review, 10 significant recommendations were made. The Director established a joint board with ASC, commissioning, and a project plan, with associated actions was developed. The overarching project strategy has two strands, Person and Place. Person is changing the route the residents take to sustainable outcomes and Place is looking at the quality and type of accommodation the residents live in.
14. There are 21 council provided hostels in the borough; 3 offer high support to the residents, and they are Keyworth St, Wren Road and Northcoot and the remaining 18 are unsupported family hostels which offers shared accommodation to families for whom the council have accepted duty.
15. Whilst providing safe and very basic living facilities the 18 family hostels offer very poor quality accommodation in terms of shared facilities' and are not the quality of accommodation which should be offered in modern terms.
16. As a result of the Place work stream, in 2019 the Head of Accommodation and Support met with the new homes team and outlined the opportunities for development or renewal of the 18 family hostels and one supported hostel.
17. The position has changed further, as due to the Covid 19 outbreak, it is not appropriate to house clients where they are required to share facilities and as a consequence households are being relocated to more suitable accommodation.
18. A feasibility study was undertaken by the New Homes team which determined that a number of hostel properties could be refurbished or rebuilt to provide an estimated 120 quality family homes. Hostels at Sedgemoor Place and Linden Grove are already included in the New Homes Programme. The provisions at 2 Wren Road and Copeland Road are included within the Regeneration Programme. An IDM in July 20 approved the inclusion of hostels at 134 Camberwell Road and 243 Queens Road in the New Homes Programme.
19. The 11 Temporary Accommodation (TA) properties subject to this report, that form part of the wider programme of up to 14 schemes are part of the provision of TA in which housing solutions place homeless households.
20. The management of the service is provided through the Resident Services division, in the form of specific officers responsible for patches. Allocations are made via the Housing Solutions team and once residents move in, a hostel officer visits, makes contact with the resident and then is their regular point of contact. Housing solutions also remain in contact with the residents throughout their placement.

KEY ISSUES FOR CONSIDERATION

21. As noted in paragraph 11 a review was undertaken which identified a number of temporary accommodation properties that do not meet modern

expectations of accommodation, with most families having to share facilities such as bathrooms, kitchens and laundry rooms.

22. Overall, the buildings were found to be unsuitable for modern family accommodation or single vulnerable households, who tend to be the client groups who present as homeless.
23. In addition a number of the buildings have a lobby on the ground floor with rooms accessed from the stairs and bathrooms on the landings; the stairs go right through the buildings from ground to top floor without any lift provision. The intense occupation of the space means that the majority of the occupants need to use the stairs with children, buggies and that they are not capable of housing residents with mobility issues. In addition, the buildings require long term capital investment, partly due to their date of construction, but also because they are being used intensively due to the maximum of persons allowable in temporary accommodation units
24. All these factors, in particular the prevalence of shared facilities, means that in response to the Covid 19 pandemic households are now being relocated to self-contained units and continued usage for TA purposes would not be appropriate. At date of writing 30. of the 341 family hostels units are now empty as a result of re-housing residents into self contained accommodation and the properties secured.
25. The residents who are moving out of the hostels, on the whole, are moving into self contained temporary or permanent accommodation. The Temporary Accommodation and the Housing Solutions teams will, and do, keep all residents up to date regarding their move status and help to move is offered if residents can't move themselves or are vulnerable
26. As noted in paragraph 17, prior to this a commissioned study was undertaken to look at the development options for temporary accommodation sites identified and their suitability for conversion/redevelopment for permanent council homes, as part of the new Homes Programme. A number of development options have been identified that could provide around 110 new homes. Of these 243 Queens Road and 134 Camberwell Road were approved for inclusion in the programme by IDM in July 20.
27. Adding these sites to the New Homes programme will assist with meeting the target of 2,500 by 2022, as the schemes where remodelling is required rather than new build, the programme should be shorter. In general, including these sites expands the overall number of sites within the programme.
28. When the units have been vacated, they will be secured to ensure no one gains access, usually by means of installing security grills. This process will be managed by the New Homes Team and costs met from the scheme costs when the sites have been approved for inclusion within the New Homes Programme.

29. An alternative approach would be to dispose of some or all of the hostels to secure a capital receipt. However, with the scarcity of vacant HRA land to develop on, disposing of the sites in this way would remove an opportunity for development of new council homes. It is estimated that these sites could deliver 120 new homes. Due to the nature of the existing properties, many in existing terraces and in conservation areas, the majority will be developed by refurbishment / remodelling rather than demolition and new build, which will mean the homes are delivered at a more competitive cost.

Impact on Homelessness Provision

30. As noted in paragraph 23, these units are already being decanted due to the need to move people from units with shared amenities because of Covid 19. Also, given the bigger picture of homelessness and the rate of current homeless applications generally, giving priority to a longer term solution in the provision of new council homes is a positive step forward.
31. Initial consultation has been undertaken with the Cabinet Member for Housing. As a result of this process and consultation with internal stakeholders, a list of potential sites were agreed to be taken forward.
32. At this stage site visits and initial desktop assessments of their suitability for development have been made. The proposed sites are shown on the plans at Appendix 1.
33. Outlined below is a summary of the 11 sites that form part of the wider programme of up to 13 sites:

Refurbishment

A Camberwell Road 76-78 SE5 0EG

Property is a Grade 2 listed street property and any proposed works will need to take this into account. Conversion to permanent housing rather than redevelopment is the proposal.

B Queens Road 225-227 SE15 2NG

Property is a Grade 2 listed street property and any proposed works will need to take this into account. Conversion to permanent housing rather than redevelopment is the proposal.

C 75-77 Southampton Way Hostel SE5 7SS

Property is a Grade 2 listed street property and any proposed works will need to take this into account. Conversion to permanent housing rather than redevelopment is the proposal.

D Trafalgar Avenue 25-27 SE15 6NP

Property is part Grade 2 listed and would be suitable for conversion. The potential for the creation of sub plots for new home(s) in the large garden will be investigated.

E Trafalgar Avenue 46 SE15 6NR

Property is part Grade 2 listed and would be suitable for conversion. The potential for the creation of sub plots for new home(s) in the large garden will be investigated.

F Grove Lane 93 SE5 8SN

Street property in the Camberwell Grove Conservation Area, suitable for conversion to permanent housing. The potential for the creation of sub plots for new home(s) in the large garden will be investigated.

G Herne Hill 93 SE24 9LY

Street Property in the Dulwich Village Conservation Area, suitable for conversion to permanent housing.

H Wood Vale 17-19 SE23 3DS

This offers the potential for conversion of the existing with new building to the rear and a landscaped courtyard.

I Linden Grove 2 SE15 3LF

This site offers the potential of conversion of the existing building and an extension to provide additional housing.

New Build

K 1-36 Priter Road SE16 4QZ

Site currently consists of four blocks of small TA units with a central courtyard developed in the 1980's build. Mature trees on perimeter of site provide screening of the Business Park next door. The site offers potential to redevelop with new build homes and amenity space providing a more efficient use of the site.

Estate Infill Sites

34. Cabinet in October 2019 were updated on the borough wide capacity study of housing land to identify potential opportunities for new build development.

35. The report noted various opportunities falling into the following criteria, infill, redevelopment and rehousing, rooftop development and minor regeneration.
36. Initial consultation was undertaken with the lead member and the relevant ward councillors. As a result of this process and consultation with internal stakeholders, a list of potential sites were agreed to be taken forward for initial consultation with T&RA's and residents.
37. The detail of the engagement on specific sites is outlined below. The general process was that where there is a Tenants and Residents Association (T&RA) New Homes officers offered the opportunity of an estate walkabout, inviting ward members and also attended T&RA meetings to talk through the potential opportunities for estate improvements and new homes. Where there was no T&RA walkabouts were held with ward councilors and in certain cases residents invited to attend. In light of the Covid 19 outbreak, consultations meetings have not been face – face but used virtual tools such as Zoom. These changes were outlined in the Review of the Charter of Principles approved by IDM in July 20. In both cases, letters were also sent to residents in the neighboring area, asking them about the potential for improvements to their estate and where they thought homes could be developed on their estate. The letters provide a link to a survey on the consultation hub where residents could record their responses. Where appropriate the consultation period was extended to ensure residents were given a reasonable time to respond. The feedback from residents on suggested estate wide improvements will be captured in the Estate Improvement Plans that will developed for estates with New Homes projects and will help shape the initial consultation. In addition, where appropriate, Community Briefs will be developed with local residents to capture their aspirations for the development and associated improvements and be used in the procurement of the scheme architects.
38. At this stage only site visits and initial desktop assessments of their suitability for development have been made. The proposed sites are shown on the maps in Appendix 2. In both cases the red line shown is indicative and may change, for example, to allow for a development that sits more comfortably within an existing estate or to capture wider estate improvements.

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

A. 49-56 Dodson Street & Garages

Site	The proposed site is located on the Dodson Estate, and consists of two small garage blocks containing 13 garages in all, a LEB sub station which would need to be relocated on the estate and a residential block of eight bedsit flats at 49-56 Dodson Street adjacent to the garage blocks.
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	<p>The entrance to the garages is from Dodson Street and the block at 49-56 have front doors giving onto the street directly on the ground floor. On the upper floor, the flats give onto a walkway which leads to a set of stairs that is at one end of the block. In front of the block, there is a concrete podium</p>
<p>Consultation</p>	<p>A letter was sent to all residents of the estate on 13th February 2020. This invited residents to complete a survey on the consultation hub about possible locations for new homes and potential estate improvements. On the 28th January 2020 December the New Homes Team attended the T&RA meeting to discuss residents' views on new homes and estate improvements. A further meeting was due to be held on 24th March, This meeting had to be cancelled due to the nationwide lockdown. Therefore a letter was drawn up which contained details of the suggested development site and was sent to the T&RA by e-mail and posted on the consultation hub. A letter was sent to residents on 23rd March advising of results of the residents' survey and next steps.</p> <p>A walkabout was held with ward councillors and were generally supportive on the basis the new home would all be for Council homes at Council rent.</p> <p>Door to door visits were conducted for the block at 49-56 Dodson Street to ascertain the residents' responses to the proposals to demolish and redevelop the block. Residents were generally positive about the proposals once they were informed of their right to return a new flat in the development if they wanted to and that secure tenants will retain their security of tenure if they move to another council home. The rehousing this will need to be done carefully and sensitively as many of the residents are vulnerable. There is one leaseholder in occupation, and constructive initial dissuasions were held with him.</p>
<p>Feedback</p>	<p>19 residents completed the survey responses, and the summary of the findings are as follows;</p> <ul style="list-style-type: none"> • Potential of additional parking strain caused by new homes and loss of garages • Anti social behaviour, often centred around 49-56 Dodson Street • wayfinding and signage could be improved • current issues with drainage capacity and concern that additional homes will increase the problem • General up of the estate in terms of maintenance and painting

	<ul style="list-style-type: none"> • Concern around increase density through additional homes • Improvements to security, estate lighting, street lighting. • to retain the greenspaces <p>Addressing the issues raised in relation to the potential development of new council homes;</p> <p>Any new development would include modern security measures to limit the possibility of anti – social behaviour in the block.</p> <p>The condition of the drainage will be taken into account during the design stage to ensure the New homes do not have an adverse impact.</p> <p>The aim of any design will be to ensure any loss of green space is mitigated and there are potential for existing green spaces to be enhanced.</p> <p>A parking survey will be carried out to assess the impact of the loss of garages and the provision of additional homes.</p> <p>The wider estate improvements will be captured in the Community Brief developed in partnership with the T&RA and local residents.</p>
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B. Rochester Estate Parking Court

Site	<p>The proposed site Rochester Estate is on Nicholson Street and Chancel Street. It is a small density estate currently providing family housing in 3 no. two and a half-storey terraces. Pedestrian only access with back to front arrangement. There is a small play area by Briton Walk. The proposed site is the car park forecourt which has approximately 26 parking spaces. The entrance to the car park is by 2-18 Nicholson Street, SE1 0XE. Edward Edward Almshouse this opposite, and a scheme for the site is currently at pre-application stage.</p>
Consultation	<p>Letters were sent on to inform the residents about the online consultation survey hub.</p> <p>Following initial low response from the first online consultation hub, the period of consultation was increased and the consultation area widened.</p> <p>As Southwark Charities are developing a neighbouring site, the possibility of joint working with them was raised. It was established that anticipated programme for any new council</p>

	<p>homes development could potentially be in line with their programme. It was agreed that if the New Homes project was to go ahead there would be continued dialogue to assess to areas of improvement could be co-ordinated to provide wider community benefits</p>
Feedback	<p>The feedback from residents indicate that overall whilst they are not opposed to new homes they had concerns about whether the parking site is suitable for new homes Concerns include;</p> <ul style="list-style-type: none"> • Concern about increased density and impact on existing estate. Also that the surrounding area is already dense with number of high rise building and limited open and green space. • Disruption to the residents, during •construction work and environmental impact on the estate. • Loss of car park for residents as other on street parking for the estate is often occupied by non-residents. And parking is required for local resident who elderly or with families • Potential loss of light to existing properties and concerns over what type of housing would be proposed for that space since all the surrounding properties within the estate are family homes. • The walks are uneven causing rain water to pool also looks very untidy. • The security of the alley down the side of the estate causes concern • Several areas on the estate attract fly tipping. • In terms of wider estate improvements, some residents would like to see: <ul style="list-style-type: none"> • The small green area outside Nicholson Street could be planted up. • Lighting/security to improve the alley down the side of the estate which feels unsafe attracts anti-social behaviour. <ul style="list-style-type: none"> • Improved storage capacity for bin sheds. There is currently not enough room for recycling bins and the rubbish can overflow. <p>Addressing the issues raised in relation to the potential development of new council homes;</p>

A parking survey was carried out and found the following;

Parking stress recorded in the evening were between 47% - 49%. The Overnight parking was recorded at 55%-60%. It was deemed that the parking stress to the existing site currently is comfortably low at under 60%.

If the project was to go ahead then the parking stress is expected to increase to 63% in the evening and 77% overnight. The results were positive as the outcome showed that the proposed site is comfortably low at under 77%. The displaced vehicles from the site do not duly increase the stress percentage to unacceptable high levels which is 85% and over.

The housing mix is likely to be a mixture of 1, 2, and 3 bed properties in line with planning requirements, depending on the scale of the development.

The impact of any new development on existing homes in terms of light will be a key consideration in the design phase and tests will be carried out for a formal assessment, which forms part of the planning considerations.

If the scheme progresses, any contractor appointed would need to be a member of the Considerate Contractor Scheme, and all steps will be taken to try and limit the disruption to existing residents.

The wider estate improvements will be captured in the Community Brief developed in partnership with the T&RA and local residents. This could include addressing initial resident concerns including;

- enhanced lighting
- Improvement to green spaces
- Review refuge capacity

Next Steps

39. 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.

40. For the refurbishment and remodelling sites, contractors being invited to tender to deliver the schemes will be selected based on known performance and suitability to work on conversions of existing buildings. The values of the works are below OJEU threshold. Tenders will be issued to 5 contractors with a 4 week tender return period. Planning submission of those not listed and being converted is anticipated to be made in early 2021. Tenders could be issued by Spring 2021 with start on site in late 2021. For those listed buildings the programme will differ
41. The Temporary Accommodation and Extra Care team is seeking to achieve vacant possession of the remaining occupants. The residents of the property are waiting to move, and are being provided with information and support to move to alternative Council property.

Housing options for local people

42. As noted in paragraph 37 including 49-56 Dodson Street in the programme would necessitate the rehousing of residents to enable the development of new homes. Residents potentially impacted have been contacted and reassured of the processes that would be put in place in the event of any rehousing. These include home loss and disturbance payments, rehousing options and support to help them through the process, as well as first option on any voids on the estate and a right to return to redeveloped homes on the site. Equalities impact assessments will be undertaken for affected residents.
43. To help residents a detailed information pack advising of the rehousing process, and details for a single point of contact with regard to registration, application, rehousing and any post-tenancy issues will be issued. Also, if residents require additional support and do not have access to the internet, weekly bidding support and signposting will be provided to households to maximize their opportunities to move.
44. The aim will be to ensure that residents are confident in the process, that we meet their aspirations in finding a home that meets their needs and that they feel supported by the council throughout the process. Consultation with affected residents will continue throughout to ensure that the processes in place are putting residents first. Residents will be advised they have the right to return.
45. In addition, one of the homes at Dobson Court is leasehold and as noted in paragraph, initial discussions have been held with the leaseholder.
46. A further report addressing the rehousing strategy for tenants and leaseholder affected by schemes referred to in paragraph 37 will be brought forward in line with the Council's constitution.

Policy Implications

47. 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.
48. A refresh of the Housing Strategy is underway.

Community impact statements

49. The 2020 Route to 11,000 Housing Strategy for Southwark, highlights an acute shortage of council housing and a continuing need for affordable housing. 20,000 residents are currently on the council's waiting list; and there are 52,597 homes in management. The borough is 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 property price in the borough is £654,779 which is an increase of 3.9% in the last year. This compares with the average London property price of £603,855 which is a change of 1.4% in the last year. The rental market in the borough is also experiencing high rent levels with average lower quartile rent for a two bed in excess of £2,000 per month. The average income per house hold is £31,000, making ownership and rental options out of reach.
50. 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.

Resource implications

51. The new sites are estimated to deliver new homes for council in the borough. The rental income will make a positive contribution to the HRA business plan.
52. 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. 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. Temporary Accommodation units are outside of the Housing Revenue Account and rent is charged at Local Housing Allowance (LHA) level.

53. There are no financial implications arising directly from the recommendations made in the report. Should development on the sites proceed, the cost will be met from resources supporting the Housing Investment Programme, which may include grant and borrowing where appropriate.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

54. This report refers to up to 11 further Temporary Accommodation sites and three infill sites which have been identified as possibilities for inclusion within the New Homes Programme and the commitment to building new council homes and where appropriated with existing buildings to convert into new homes. Progress with the overall Programme has been updated regularly to cabinet.
55. At this stage, there are no specific legal implications arising from the proposal. The 12 identified sites are anticipated to deliver approximately 110 new homes. The approval at this stage is merely to include sites in the programme and to undertake further preparatory work concerning the possible development of the sites.
56. The report notes that further reports, in particular around the rehousing of leaseholders and tenants, will be brought forward at the appropriate times, and further notes that equality impact assessments will be carried out, in order to ensure that the council complies with its public sector equality duty.

Strategic Director of Finance and Governance

57. The strategic director of finance and governance notes the proposed addition of the fourteen schemes to the council's new homes programme. At this stage, there are no immediate financial implications arising from the addition of the schemes, but once developed, 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>	http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5139&Ver=4 Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
October 2018 Cabinet Report <i>New Homes Programme: Delivery Model Review 2018.</i>	http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6085&Ver=4 Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
March 2019 Cabinet Report <i>Southwark Great Estates Programme Paper Two - Estate Improvement Plans</i>	http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6088&Ver=4 Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
September 2019 Cabinet Report New Council Homes Rooftop Development Principles and Programme Update	http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6416&Ver=4 Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.

APPENDICES

No.	Contact
Appendix 1	Site Plans Hostels
Appendix 2	49-56 Dodson / Rochester Estate/

AUDIT TRAIL

Lead Officer	Stuart Davis, Director of New Homes	
Report Author	Tim Bostridge, Head of Development	
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	