

## Appendix B

### Summary of SE London Housing Strategy

The South East London Housing Strategy (SELHS) covers the boroughs of Bexley, Bromley, Greenwich, Lewisham and Southwark, building on the individual boroughs' housing strategies. The SELHS provides a framework and action plan to meet the following strategic objectives across the sub-region:

- To increase the supply of housing and affordable housing and promote choice, ensuring that there are sufficient homes across all tenures to meet need in the sub region. This includes supported housing needs and housing needs of key workers.
- To ensure that all social rented housing is of a decent standard by 2010.
- To promote quality homes in the private sector by ensuring that housing for vulnerable tenants in this sector meets the decent home standard and is well managed.
- To create sustainable communities by using housing and regeneration resources.
- To reduce homelessness and seek alternatives for Bed & Breakfast accommodation for families.
- Tackle housing inequalities amongst the diverse population of South East London.

It is also intended that the strategy will

- complement each borough's housing strategies,
- develop better understanding of housing needs across the sub-region,
- inform the sub-regional approach within the Thames Gateway and the distribution of resources in the region as a whole under the London Housing Strategy
- influence resource distribution within the sub-region.

These objectives seek to address issues set out at national, regional and sub-regional level in "*Quality and choice: a decent home for all. The way forward for housing,*" "*Sustainable Communities: Building for the Future*", the Supporting People initiative, the London Housing Strategy and the Thames Gateway Sub-regional Housing Strategy which is currently being developed.

### Development of the Strategy

The strategy has been developed by the South East London Housing Group which consists of the following sub-groups with lead boroughs

Housing Director's Group - all  
Strategy Group – Greenwich  
Development group – Lewisham  
Nominations Group – Bexley  
Supporting People – Southwark  
Homelessness – Bromley  
Private Sector – Southwark

NHS/Key Workers – Lewisham.

The strategy will be endorsed by each local authority and monitored by the strategy group.

Key steps in the future development of the sub–regional housing strategy include:

- Building on the consultation and partnership working already taking place across the boroughs
- Sharing information in order to gain greater understanding of the housing needs of the diverse communities across South East London. This is particularly relevant for numerically smaller black and minority ethnic groups and those with special housing needs
- Developing sub-regional partnering in relation to its approach to Housing Corporation investment and relationships with RSLs
- Developing a clear approach with the NHS and Lambeth to the development of key worker housing
- Developing closer working between S.E London boroughs and Lambeth to develop Supporting People schemes
- Developing best practice in the private sector.

### **Housing Needs and Delivering Objectives**

The Strategy includes a socio-economic profile and housing needs analysis of the region which form the basis for strategic development.

### **Resourcing the Strategy**

Resources for housing are allocated across the London sub-regions by the London Housing Board. Projected resources for South East London are:

	<b>2004/05 £M</b>	<b>2005/06 £M</b>
Private Sector Renewal top slice	2	2
<b>Housing Investment Programme</b>		
Needs based Housing Investment Programme	28.8	29.8
Discretion:		
Local authority regeneration schemes	5.5	5.9
<b>Housing Corporation Approved Development Programme</b>		
New supply	93.5	96
<i>Key worker housing - shared ownership and intermediate renting – included in ADP</i>	(21.3)	(23.3)
<i>Innovative local schemes</i>	(5.2)	(5.4)
Indicative Housing Pot for South East London Sub Region	124.5	127.4

In addition, Supporting People resources within the South East London sub-region are

Borough	Amount
Bexley	2,809,055
Bromley	5,656,336
Greenwich	9,607,127
Lewisham	18,671,575
Southwark	20,181,511
	£56,925,604

Specific actions identified in order to meet the strategic objectives are set out in the Action Plan. This is reproduced in full below.

#### **SELHS ACTION PLAN 2003/04 TO 2004/05**

Action	Target date	Lead Group
<b>Taking the SELHS forward</b>		
Draft SELHS for consultation with partners and stakeholders politically agreed by all 5 Boroughs.	November 2003	Strategy Group
Review of SELHS completed and new 3 year action plan formally adopted including completion of Equality Impact Assessments.	March 2005	Strategy Group
<b>Develop better understanding of housing needs across the sub-region to inform strategic decisions</b>		
Complete mapping of existing Borough information on key workers, BME and special housing needs groups.	January 2004	Strategy Group
Identify and map housing needs of the main BME communities in South East London.	June 2004	Strategy Group
Commission cross-Borough analysis of Borough housing need surveys.	March 2004	Strategy Group
Produce SE London housing market analysis and housing needs assessment	March 2005	Strategy Group
Map BME providers of housing and support services and support groups.	August 2004	Strategy Group Supporting People Group
<b>Strategic Objective 1</b>		
<b>Increase the supply of housing and affordable housing and promote choice</b>		
Agree sites for new developments in 2004/5.	December 2003	Development Group
Agree joint nomination priorities to sub-	March 2004	Nominations Group

<b>Action</b>	<b>Target date</b>	<b>Lead Group</b>
regional developments.		
Agree common affordability criteria for shared schemes.	October 2003	Development Group
Develop SEL register for shared equity schemes and joint marketing.	March 2004	Development Group Tower Homes
Complete mapping of housing association stock and activity.	March 2004	Development Group
Agree key worker position statement.	June 2004	NHS / Development Group
Establish sub-regional partnership with housing associations and publish guide for housing associations.	August 2004	Development Group
Agree indicative housing bed size and tenure mix for new developments based on SE London housing needs assessment.	August 2004	Development Group
Consider potential for supported housing schemes.	October 2003	SP Group with Development Group
Continue to support and involve BME RSLs in developments to meet identified needs.	Annually	Development Group
Develop a sub-regional housing mobility scheme linked to low demand areas in other parts of the Country.	March 2005	Nominations Group
Complete evaluation of potential to promote housing mobility across Boroughs in the sub-region.	July 2004	Nominations Group
Complete audit of good practice around choice-based lettings	September 2004	Nominations Group
Map Borough allocation schemes and explore potential for increasing choice at sub-regional level	October 2004	Nominations Group
Undertake analysis of high cost and value for money for SP services across south east London in order to submit to the ODPM in the Spring 2004 submission	By March 2004	Supporting People Group
Formally agree the joint development priorities for Supporting People with respective commissioning bodies.	May 2004	Supporting People Group and Development Group
Identify possible joint revenue funding commitments from each Borough to invest in new developments	May 2004	Supporting People Group and Development Group
Produce capital development guide for partner RSLs on joint SP priorities.	June 2004	Supporting People Group and Development Group
Identify groups where housing needs could be better met on a sub-regional rather than local authority basis.	August 2004	Supporting People Group and Development Group
Schemes to meet identified needs on a sub-regional basis in development pipeline.	March 2005	Supporting People Group and Development Group

Action	Target date	Lead Group
<b>Strategic Objective 2</b>		
<b>Ensure that all tenants of social housing in South East London have access to a decent home by 2010</b>		
Complete mapping of housing association non-decent homes in Sub-Region.	March 2004	Development Group
Consider with RSLs priority for investment in their own stock.	September 2004	Development Group
<b>Strategic Objective 3</b>		
<b>Promote quality homes in the private sector</b>		
Establish SEL private sector group	November 2003	
Agree Sub-Region bid(s) to London Housing Board for resources for Private Sector Renewal	January 2004	Private Sector Group
South East London programme of joint action around private sector renewal agreed.	June 2004	Private Sector Group
Identify baseline private sector housing condition data.	October 2004	Private Sector Group
Investigate an approved list of small builders	October 2004	Private Sector Group
Agree SEL approach to landlord accreditation	October 2004	Private Sector Group
Develop SEL approach to equity release package	December 2004	Private Sector Group
Produce sub-regional information for landlords and private tenants.	October 2004	Private Sector Group
Explore potential to develop joint approaches to bring empty property back into use.	October 2004	Private Sector Group
Develop common standards and approach for out of borough placements	October 2004	Private Sector Group
Continue to develop sub-regional TSHG programme	Ongoing	Development Group
Work together to improve the energy efficiency of private sector homes and reduce fuel poverty	October 2004	Private Sector Group
<b>Strategic Objective 4</b>		
<b>Create sustainable communities</b>		
Develop health impact assessment tool kit for new housing development and regeneration schemes	September 2004	Strategy Group
Hold SE London community safety event	December 2004	Strategy Group
Establish a South East London programme of joint training / mentoring	Summer 2004	Strategy Group
Explore potential for sub-regional work with travellers.	October 2004	Strategy Group
<b>Strategic Objective 5</b>		
<b>Reduce homelessness and promote the use of appropriate temporary accommodation</b>		
Establish SEL homelessness group	October 2003	Homelessness Group

<b>Action</b>	<b>Target date</b>	<b>Lead Group</b>
Programme of action around homelessness prevention and temporary accommodation supply agreed, including TSHG programme.	March 2004	Homelessness Group
Map Borough mediation services	March 2004	Homelessness Group
Agree SE London approach to private sector leasing	October 2004	Homelessness Group
Explore potential for debt counselling services	October 2004	Homelessness Group