

Camberwell Area – Summary of affordable housing activity

Elmington Estate

The Elmington regeneration remains only part completed. Housing Committee agreed to demolish and redevelop the Elmington 4 Towers and surrounding low rise blocks in December 1999, following the discovery of major structural weakness. 338 council rented homes have been demolished on the Elmington estate between 2002 and 2005/6, and 136 new council homes have built in Phase 1. This leaves the two vacant hoarded sites still to develop.

Executive amended the agreed scheme in November 2005 because of the rising projected scheme costs and the adverse impact on other priorities in the housing investment programme. This decision was that the remaining phases should be developed as two sites with the number of council units built reduced from 89 to 27, and the remainder of the site disposed of to a Registered Social Landlord (RSL) or developer.

There are planning policy and funding issues to resolve before the final approach is agreed. These are currently being pursued with the GLA. The existing scope of the scheme will also be considered, and particularly whether any adjacent properties with high investment needs should be considered for redevelopment.

One consequence of the change of direction is that external works to newly built properties that were intended to be incorporated into Phase 2 have not been undertaken. Whilst all of the Phase 1 properties are occupied, the rear gardens of 23 of these units were not completed due to the presence of buildings, which have since been demolished. It has been agreed that these works will be undertaken outside the development arrangements and should commence shortly.

184-188 Southampton Way

The temporary accommodation hostel on the corner of Sedgemoor Place and Southampton Way needs to be replaced with a new build hostel which will be suitable for families. The area between Sedgemoor Place and Havil Street also comprises a council block, Beacon House, an industrial area which is no longer in use, and two listed buildings at 190-194 Southampton Way in private ownership. The demolition & reprovision of the Hostel provides the opportunity to carry out a comprehensive redevelopment of the area, apart from the two listed buildings.

The proposal is to deliver a phased redevelopment to provide a mix of affordable and private housing, as well as the new hostel. The inclusion of Beacon House within the redevelopment would enhance development opportunity and allow for a more comprehensive development of the area. Initial views have been sought from Beacon House residents about the possibility of being rehoused within the affordable housing element of the new development. Feedback was generally positive. Financial modelling has been undertaken to ascertain the financial benefits of including Beacon House within the scheme, and an IDM is being drafted to advise of the findings and seek approval to formally include Beacon House in the scheme. Beacon House has 10 x 2 bed units, one of which one has been bought.

Empty Homes

Since the start of the Empty Homes Initiative in 1996, 160 homes have been brought back into use in the Camberwell area. This active programme has offered a range of options to help owners bring their property back into use. This has ranged from; empty homes grant assistance, working in partnership with Housing Associations, providing impartial advice and support to owners as well as referring owners to other council lead initiatives such as the rent deposit scheme. The Initiative has also tackled empty flats over shops (FOS), to help improve the area as well as provide decent accommodation for its residents. In a recent case a derelict FOS that had been empty for 3 years, was recently been brought back into use with the help of the empty homes grant assistance. The property was refurbished to a high standard and is currently providing affordable accommodation in the area.

East Dulwich Estate

Following detailed discussions with resident representatives in April 2005 the Executive agreed a new way forward for East Dulwich Estate, which altered the scheme to focus on:

- Demolition of 6 units only on the corner of 1-11 Pytchley Rd
- Conversion of underused drying rooms and loft spaces for sale
- Refurbishment and sale of approx 34 units
- Refurbishment of 618 units to meet the Decent Homes Standard
- Refurbishment/ re-development of Albrighton Hall
- Environmental improvements
- Development of the vacant sites of the former Gatebeck and Southdown Houses and 1-11 Pytchley Road with mixed tenure housing.

The scheme is being funded from recycled capital receipts from the scheme itself and other housing disposals.

The refurbishment elements of the work started on site in May 2007 with a projected 166 week programme. There have been significant delays because of specification and supply chain difficulties as well as some access problems. The contract is currently 30 weeks behind programme. Better progress is now being made, but how much of the 30 weeks will be made up is not yet clear. It was intended that works to occupied and void properties would be undertaken simultaneously; these elements have now been separated in the interests of efficiency. Reletting of those voids not being disposed of will now be accelerated. The first phase of the programme was completed in August 08.

Proposals for the new build element have yet to be finalised, with design and planning issues needing to be balanced with the financial requirements of the scheme.

Proposals for the Albrighton Hall have been agreed, but there have been issues to overcome in the siting of the temporary replacement facility. This will be considered by the Community Council (Planning) on 18th September.

Other Investment in LBS stock

- Brandon 3 Phase 4 (Glenfinlas and Kirwyn Way, including bungalows). External and internal (DH) refurbishment. Anticipated completion date 17/12/08.
- Crawford Phase 3 (Barnet & Nottingham Houses). External and internal (DH) refurbishment. Anticipated completion December '08.
- Torrens, Morris & Cross Courts. External and internal (DH) refurbishment. Anticipated completion 30/1/09.
- Crossthwaite Ave, Dowson Close & Wanley Road. External and internal (DH) refurb. On time, anticipate completion 24/10/08.
- Matlock, Turner, Shaftesbury & Mayhew Courts. Internal DH refurbishment. Completion imminent (September '08).
- Lift Replacement Package 37 (1-32 Boston House, 1-24 Pinner House, 1-32 Landsdowne House (& Draper House (Walworth))). Anticipated completion 28/4/09.
- Elmington Estate. Kipling House. External and internal (DH) refurbishment. Contract start date 29/9/08 for 37 weeks.
- Castlemead. External refurbishment. Gateway 2 approved and awaiting pre-contract meeting where start date will be agreed.
- Lift replacement package 41 (includes Holderness House, Lakanal House, Marie Curie House). Currently at NOP stage. Anticipate start date 2/2/09.

Major voids

In 2007/9 there were 17 major voids on site in the Camberwell area. Four were completed and handed over during 2007/8 and a further five have been handed over this year (2008/9).

Five of the 17 are de-conversions part funded by tackling overcrowding initiatives, creating three six beds, one five bed and one four bed. All of these will be completed this financial year. Total cost of the five is £949k, of which £400k is TO funding. Total cost of all the 17 major voids is around 1.8m.

There are currently 10 planned disposals of major void properties and one that has been to auction. Nine are two beds and one is a one bed.

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