

Cabinet

Tuesday 23 October 2012

4.00 pm

Ground Floor Meeting Room GO2A, 160 Tooley Street, London
SE1 2QH

Supplemental Agenda No. 2

List of Contents

Item No.	Title	Page No.
17.	Directly Funded Housing Delivery To agree a range of priorities and the outline delivery mechanisms, as outlined in the report for the development of new homes using the Affordable Housing Fund.	1 - 54

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Item No. 17.	Classification: Open	Date: 23 October 2012	Meeting Name: Cabinet
Report title:		Directly Funded Housing Delivery	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Peter John, Leader of the Council	

FOREWORD - COUNCILLOR PETER JOHN, LEADER OF THE COUNCIL

In May this year the cabinet announced our intention to build 1,000 new council homes in Southwark by 2020. This will be more new council homes than have been built across the whole of London in the last decade and the biggest programme of council house building in our city for over a generation. We know that we need to build more council homes because the continuing recession, changes in Government policy and a failure to increase affordable housing supply over successive years have left Southwark and London facing a desperate affordable homes shortage. Building 1,000 new council homes will form a major part of the way that we will respond to this immediate affordable housing crisis. The Housing Commission report – also included on this cabinet agenda – concerns how we secure the long-term future of our housing stock.

This report marks the next step on the journey toward meeting the immediate need for affordable housing by turning our intention to build 1,000 new council homes into a reality. It sets down the financial basis for those homes and outlines the proposed sites for the first phase of building, estimated at 286 new homes. The report also stresses the importance of meeting housing needs in our borough by ensuring that the homes we build are qualitatively of the right kind. As such, it includes our commitment to building new specialist housing for vulnerable adults as an alternative to institutional residential care homes, to meet the needs of our borough’s aging population.

Building 1,000 new council homes will not solve all of the housing challenges that we face in our borough, but I am confident that by making rapid progress on meeting our commitment alongside the improvements we are making to housing services and plan to secure the long-term future of council housing in Southwark, we are moving in the right direction.

RECOMMENDATIONS

Recommendations for the Cabinet

That the cabinet

1. Agrees a range of priorities and the outline delivery mechanisms, as outlined in paragraphs 23-25, for the development of new homes using the Affordable Housing Fund.
2. Agrees that the schemes listed at paragraph 41 are worked up in accordance with the individually identified recommendations as Phase 1 of an overall programme for direct delivery of new council housing on council owned sites.

3. Agrees to work up proposals for an extra care facility at Cator Street as part of Phase 1, to assist with meeting the objectives of the Housing Strategy (2009-2016), Older People's Delivery Plan and the Council's Future Vision for Social Care to deliver a further 150 units of extra care housing and increase housing choices for adults living with a disability.
4. Agrees that formula rents are charged for new social rent homes.
5. Notes the conclusions drawn from the Grant Thornton report on financing new homes delivery and the analysis of costs by Davis Langdon that inform the conclusions.
6. Instructs officers to establish a financial and governance framework to generate and manage resources to deliver the programme.

Recommendation for the Leader of the Council

That the Leader

7. Agrees to delegate the approval for the procurement approaches for the Sumner Road scheme in Phase 1B to the Deputy Leader and Cabinet Member for Housing Management.

BACKGROUND INFORMATION

8. This report follows on from a report considered by cabinet in July concerning the delivery of new affordable council homes using the resources in the affordable housing fund (AHF). Cabinet agreed in principle to the council directly building and providing new affordable homes in the borough within the financial limits of the AHF set out in this report and in line with the council's local planning policy framework.
9. Cabinet also required a costed range of options for the delivery of new affordable council homes and that they should take account of the broader impact on council and local services. This report deals with those issues for proposed delivery, and will also consider the planning framework (including the need to ensure mixed balanced communities) and circumstances that give rise to AHF, the obligations arising from the relevant planning agreements and the allocation of AHF resources to particular schemes. The report also considers delivery arrangements, governance, the composition of the proposed first phase, and financial resourcing of the overall programme.

KEY ISSUES FOR CONSIDERATION

Affordable Housing Fund

10. The funds generated as a result of in lieu payments are pooled into the Affordable Housing Fund (AHF). When sufficient funds are accumulated, they are used to fund specific new affordable housing schemes, normally in conjunction with Housing Associations. To date this has been a fairly modest activity; use of £7m AHF across the last 10 years has supported the delivery of 66 social rented homes. Approval for the use of in lieu payments is reserved to Planning Committee. It is noted that the AHF is ring-fenced for use towards new affordable housing and as such any financial arrangements or delivery

mechanisms must ensure the fund contributes towards new affordable housing. In addition, if funds are to be spent in a different community council than from where the 'donor' scheme is located, both the donor and community council will be consulted on the proposal and regard will be given to the need to ensure mixed tenures across the borough. An individual scheme can not receive contributions from more than five donor schemes from agreements made after the adoption of Southwark's Community Infrastructure Levy (CIL) in accordance with the CIL Regulations 2010 or from April 2014 (whichever is earliest). In evaluating schemes, consideration has been given to Mayoral CIL and the proposed Southwark CIL. Relief can be claimed from CIL for the proportion of affordable housing floor space developed; however private units that include temporary accommodation may incur CIL liability depending upon the existing use of buildings on site.

11. The planning agreements already in place, which are considered to be exceptional, will provide substantial resources for affordable housing delivery. Table 1 below, which was included in the July report to cabinet, shows the AHF resources and the anticipated timing from agreements already in place; as such these resources can only be used for the provision of new affordable housing. The anticipated dates for receipts of payments are based on milestones in the legal agreements triggered by stages reached in the development process, and are subject to some variation. For the current year, the Union Street payment has already been received.

Table 1

Resource Expected £	2011-12	2012-13	2013-14	Total
Kings Reach	0	22,400,000	0	22,400,000
Potters Field	0	0	10,500,000	10,500,000
Union Street	0	1,600,000	0	1,600,000
Neo Bankside	9,000,000	0	1,000,000	10,000,000
				0
TOTAL	9,000,000	24,000,000	11,500,000	44,500,000

12. As stated, the payments in Table 1 arise from agreements already in place and as such can only be used for new affordable housing. Therefore, the council is legally obliged to secure the new affordable housing because it would otherwise have been delivered in or associated with the developments listed in Table 1. In respect of the King's Reach, the development has not been implemented therefore the obligation to pay the above sums will not be triggered until the developer has notified the council of implementation. The remaining schemes have commenced or are substantially advanced. Therefore the sums identified will be forthcoming in the financial years indicated above.
13. It is noted that planning committee resolved at their meeting on 9 October 2012 to grant planning permission for the 1 Blackfriars Road scheme pending negotiation of a Section 106 agreement and given its strategic importance Stage II referral to the Mayor of London. The s106 agreement will provide (among others) a commuted sum in lieu of affordable housing for the proposed development and thus further resources for the AHF to deliver new affordable homes.

Planning policy

14. The Southwark Core Strategy (2011) sets a target of 8558 net new affordable homes between 2011 and 2026. The London Plan (2011) sets Southwark a target of 20,050 net new homes between 2011 - 2021. The Core Strategy requires housing developments of 10 or more units to provide as much affordable housing as is financially viable, requiring a minimum of 35% of the development as affordable housing. The presumption is that affordable housing will be delivered on site as part of the development. The Affordable Housing Supplementary Planning Documents (draft 2011 and adopted 2008) provide further guidance on the sequential process which should be followed if the required affordable housing cannot be provided on-site. The guidance, which follows national and regional planning policy, requires developers to follow a sequential approach to ensure as much affordable housing as possible is delivered.
15. The 2011 draft SPD sets out the sequential approach and that it applies to all types of development, including small schemes and student housing schemes. It requires:
 - All housing, including affordable housing should be located on the development site.
 - In exceptional circumstances, provision of the affordable housing off-site may be allowed. In these circumstances we require that affordable housing is provided on another site or sites in the local area of the proposed development.
 - In exceptional circumstances a pooled contribution in lieu of on-site or off-site affordable housing may be allowed. In these circumstances we require a payment towards providing affordable housing instead of the affordable housing being built as part of the proposed development.
16. New national planning policy is set out in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, replacing Planning Policy Statement 3. The NPPF continues to require boroughs to set policies for meeting the need for affordable housing on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified. This is also the case within regional policy through the London Plan (2011) which sets out that affordable housing is normally required on-site.
17. The GLA recently consulted on a revised Early Minor Alteration to the London Plan which amends policy 3.12 to set out that: 'A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing and other policies in this Plan and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing'. The supporting text in paragraph 3.74 sets out that the Mayor does not consider it appropriate for boroughs to use cash in lieu of on/off-site affordable housing for any other purpose than maximising the delivery of additional affordable housing.
18. The suggested change to the London Plan effectively seeks to restrict boroughs from using a commuted sum for means other than delivering additional affordable housing. The council has submitted a response on the early alteration, requesting that the GLA review this wording to make it consistent with the new

direction in the NPPF which clearly envisages that local planning authorities can make policy decisions allowing expenditure on existing stock where this would promote mixed and balanced communities. Southwark will be represented to put this point to the Inspector at the Examination in Public in November.

19. If the principle is applied as outlined in the NPPF, this will only affect new developments and therefore new contributions. It will not change the remit of expenditure for existing agreements as outlined in Table 1 (which are the subject of this report and will contribute to Phase 1 of the programme), as the individual agreements specify the policy extant at the time they were signed, are legally binding and preclude using the funds for existing units and require provision of new affordable housing.

Delivery of new affordable housing

20. There is a range of ways in which new affordable housing can be delivered using the affordable housing fund (AHF). This report focuses on the council developing a first phase of homes to be owned and managed by the council, but considers the resource implications of delivering a larger programme.
21. Demand for housing of all types is undiminished, but difficulties remain with the availability of both mortgage and development finance. The council is experiencing the pressure in terms of increased homelessness, a record housing list level and reduced turnover of council stock. Public sector grant for affordable housing development is operating at reduced levels and with new requirements applied, including Affordable Rent. Delivery of new homes through the AHF in the current environment will help meet the need for truly affordable housing and enable development to take place which might otherwise not be forthcoming. It also presents the opportunity for adding to the overall stock while RTB sales or voluntary disposals of stock within current policy reduce it.
22. It is considered that a range of delivery options could be of use in different circumstances, and that a blend of them would enable significant delivery of affordable housing. There can be development of a range of unit types and sizes to best meet the council's strategic requirements – including extra care, housing for elders and housing for people with a range of disabilities.

Delivery options for affordable council housing

23. The main options are:
 - a) The council directly manages the development of new stock.
 - b) The council uses a third party agent, for example a housing association to manage the delivery of the new homes.
 - c) The council enters into a joint arrangement with a third party.
24. New stock would be developed, on council owned land, although there may be scope to consider homes built by others, either as 'off-the-shelf' purchases or as part of a funding vehicle. Whether directly delivered or with a third party, developments can be a mix of tenures: social rent, intermediate (normally shared ownership) and private housing.
25. Whichever mechanism is used, it is noted that appropriate legal, financial and governance arrangements will be necessary to ensure that use of AHF contributes towards the affordable housing element of schemes.

Delivery issues

26. Identification of sites is a key prerequisite to delivery. Generally, there are a number of opportunities to use housing land on estates, mainly garage and amenity areas that are underused or problematic. A group of sites have been identified; all have undergone initial feasibility assessments to determine if they should receive further consideration. Some sites have already been worked up further as part of other initiatives; others will require an initial assessment of capacity followed by consultation with residents. If it is decided to progress sites, where it has not already occurred, detailed design work would be undertaken, incorporating further consultation stages leading up to a planning application.
27. Where new homes are constructed on estates, the development should be delivered in such a way as to best integrate the new properties into their surroundings. Design should be to a high standard but be geared to harmonising with existing properties, and for example sharing amenity space and facilities rather than having separate provision. Some measure of re-provision or rearrangement of amenities can be achieved during the development process to mitigate the impact on residents of the development, including the construction process itself. While there is not necessarily an issue with using disused garage sites to build new affordable housing, consideration must be given to providing alternative garages or parking sites. Some physical improvements can be delivered e.g. the re-provision of play space. Where new developments are on or near estates, consideration should also be given to connecting to existing district heating systems.
28. In addition it is recommended that the potential for 'local lettings' is explored for households in priority need geared to releasing existing properties on an estate for re-letting, within the scope of the lettings policy. A recent Department of Communities and Local Government consultation paper on lettings suggests that local authorities can set up local lettings schemes under which housing is allocated 'to people of a particular description, whether or not they fall within the reasonable preference categories, provided that overall the authority is able to demonstrate compliance with the requirement of reasonable preference'. It is suggested that a proportion of properties in each development are made available for tenants living on an estate within an agreed boundary. Taking into account the modelling of potential impact outlined in paragraph 44, it is proposed that the proportion made available for local letting is 50%. These lettings would be made through Homesearch, but with a filter applied to the system that allowed only eligible local residents to bid. Offers would therefore be made to successful bidders in priority and date order in accordance with lettings policy. The remaining properties would be let under the normal arrangements. These proposals should be considered as part of the current lettings review.
29. The scale of rents to be charged also requires consideration. It is reasonable to assume that a new council home, built to up to date standards, should have a higher rent than an existing one of the same size and type. It is therefore proposed that lettings for new council social rental units should be at formula rent levels.
30. A tenant moving from typical current stock to a new build property will have a rent increase comprising the early move to full formula rent and the effect of different valuations. Possible examples are shown below, moving from an average 2 bedroom property to a new build house or flat. The difference reduces

over time as existing stock gets closer to formula rent, e.g. moving from an average 2 bed property to a typical new build flat might mean a rent increase of £14.44 in 2014/15, although this would reduce to £11.99 for a 2017/18 move. Once on formula rent, rent increases are at RPI+0.5%.

Table 2 Summary of rent implications

A) 2 bed current (transitional) rent and formula rent, assuming a 2% p.a. RPI increase
B) recent 2 bed new build formula rents – (i) flat and (ii) house

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
A) Transitional rent (2 bedroom average) <i>Annual increase</i>	92.03	96.00 4.32%	100.08 4.25%	104.28 3.48%	107.89 3.47%	111.33 3.19%
Formula Rent (2 bedroom average) <i>Annual increase</i> Extra above transitional	100.26	102.76 2.50% 6.76	105.33 2.50% 5.25	107.97 2.50% 3.69	110.66 2.50% 2.77	113.43 2.50% 2.10
B i) Formula Rent (recent <u>new build 2 bed flat</u>) <i>Annual increase</i> Extra above transitional	109.00	111.72 2.50% 15.72	114.52 2.50% 14.44	117.38 2.50% 13.10	120.32 2.50% 12.43	123.32 2.50% 11.99
B ii) Formula Rent (recent <u>new build 2 bed house</u>) <i>Annual increase</i> Extra above transitional	116.96	119.88 2.50% 23.88	122.88 2.50% 22.80	125.95 2.50% 21.67	129.10 2.50% 21.21	132.33 2.50% 21.00

NB the above are examples only – actual transitional rents vary from average and new build rents will depend on their valuations.

31. The comparison shows that a formula rent for a new property will be higher than for an existing one of the same size, but that rent increases will be lower pro rata because they will not include the convergence element.
32. It is proposed that the new council homes will be a mix of social rent and shared ownership. In parts of the borough, the core strategy requires a minimum of 35% market housing be developed in schemes above 10 units. Some sites may lend themselves to a mixed tenure approach due to size/location and helping to promote mixed communities. Homes for social rent can meet need in priority categories helping to alleviate homelessness, overcrowding and medical needs. Intermediate homes, developed on the Social Homebuy model will meet the needs of households who cannot afford open market home ownership. The council can consider a number of shared ownership variations or the targeting by prioritisation of specific groups, which may have varying strategic aims and

outcomes. For example, such considerations may be used to ease the effect of regeneration schemes, providing additional options for leaseholders who cannot easily rehouse themselves or for whom the existing range of council assisted routes are not entirely appropriate. One approach could be units sold on a shared equity model (i.e. without an equity rental charge). Housing for sale, built as part of mixed tenure developments will meet demand in the open market. Any capital receipts generated by market or intermediate housing will be re-invested into the programme. The council has discretion in setting terms for non RTB sales. For example, the council is obliged to charge a ground rent of only £10 per annum for a disposal under the right to buy. A modern rising ground rent can be imposed in relation to outright or shared ownership sales.

33. The quality of design and construction will be geared to management and maintenance of the new homes as a long term asset. An overarching design brief has been produced (attached at Appendix 1) which sets high standards of design and construction for the benefit of residents and the council. Management of the stock by Housing Services is the default position for social rented and shared ownership / Social HomeBuy. Where the sites fall within the areas covered by Tenant Management Organisations, the relevant organisation will be specifically consulted about proposed developments and their future management. Newly constructed estate features/amenities will eventually become part of the fabric of the estate. Existing leaseholders cannot be recharged for the construction as they would be considered to be improvements. However, any repairs and maintenance to them post construction would be chargeable and this must be identified. In the case of an infill or addition adjunct to an existing block, it is preferable that the new block is constructed and treated as a separate block in every manner eg in terms of name, services provided, structural elements and access, or there will be a need to vary leases within the existing block at the council's expense. Should leases not be varied, there will be a risk of either over or undercharging leaseholders.
34. Sites which have already been identified for disposal would not be suitable as these have already been accounted for in supporting the Housing Investment Programme.
35. A number of different delivery options could be considered including direct build, partnership or framework contracts. Mixed tenure delivery could include joint venture arrangements. Officers will investigate further the delivery options which may vary from site to site considering value for money, risk, delivery speed and quality. The objective is to establish an efficient delivery process that achieves a good standard of design and construction at good value to the council. Schemes will be financially appraised to ensure that they represent an effective use of the resources available.
36. Members of Southwark Housing Association Group (SouHAG) have been asked if they can identify any role for their organisations to support delivery of new homes by the council, for example acting as a development agent. No proposals have yet come forward.
37. There is a risk of RTB for council rented units. However, the cost floor would act as an effective deterrent for 15 years from the date of construction by removing any entitlement to discount for this period as long as the cost of construction (or acquisition) is greater than the tenant's discount entitlement (which cannot exceed £75,000) however this is mitigated due to cost floor rules and end value

of units compared to maximum discount. Under CLG guidelines the receipt can be reinvested into the programme.

Specialist housing

38. There is significant need for social rented specialist housing provision in Southwark for our most vulnerable residents. Due to the rising size of the population of older people and the need for more personalised and affordable care as an alternative to the institutionalised residential homes, the housing strategy highlighted the need for three additional extra care schemes in the borough, only one of which has been delivered to date. With limited grant funding to support extra care facilities for the elderly the AHF can be used to develop such facilities direct. Officers will consider options for the delivery of such facilities and report back with a preferred option which offers value for money, quality and speed of delivery. New extra care social housing will provide self contained, residential accommodation (within Use Class C), let at formula rent and with secure tenancies. The development of extra care housing could also create significant revenue savings for the council. Other forms of specialist housing provision, particularly for working age adults with learning disabilities will be considered on a case by case basis. Direct delivery increases the opportunity to deliver housing that would meet the needs of types of disability other than wheelchair users.

Governance

39. The internal governance arrangements will be for the Housing Investment Board (HIB), chaired by the Strategic Director of Finance and Corporate Services to take responsibility for the overall programme and agreement to particular packages subject to the established approval procedures depending on the strand of delivery, and making recommendations for scheme allocations from the AHF. The terms of reference for the HIB will need to be amended to take account of the extra responsibilities beyond the responsibility for the Housing Investment Programme. Reporting to HIB will be the Housing Projects Group (HPG), chaired by the Director of Regeneration and its responsibilities will include making recommendations to HIB, allocating resources, approving scheme progression, unlocking barriers to delivery and ensuring investment is linked to strategies and corporate priorities. Specifically, this group will also be responsible for monitoring delivery to ensure that the overall programme will be consistent with planning policy to deliver mixed tenure development throughout the borough. The key teams within the Regeneration Division responsible for reporting to HPG and managing the programme on a day to day basis will be Housing Regeneration Initiatives and Capital Projects. The governance arrangements will outline the key responsibilities of all divisions within the council that will have a role within the programme. Approval to proposed internal governance arrangements for the HIB will be sought in a future report.
40. Constitutional requirements will also apply, particularly that Planning Committee approves the use of AHF for identified schemes, because the resources in the fund have accumulated through previous planning decisions.

Phase 1 sites

41. It is proposed that a number of schemes that have already had some design or consultation work undertaken and two other suggested sites are worked up to create an initial delivery phase. The schemes are outlined in the table at Appendix 2.

In summary the proposed sites are:

Phase 1A

- a) Willow Walk: The site is currently occupied by temporary accommodation. The proposed scheme includes for the development of a new temporary accommodation hostel of around 54 units, to be funded separately from the housing investment programme. There is capacity for 21 new additional general needs housing units. The consultants for the scheme have already been appointed using the Improvements and Efficiency (iESE) / Government Procurement Services (GPS) framework, and the programme is for a planning application to be submitted in October. Officers met with the Setchell TRA in August, and a consultation event was held in September to discuss the proposals. Local residents and businesses were invited, and 33 people attended. The main areas of interest were the children's play area, the suggested road access, the short stay accommodation serving families, the heights of buildings, and a joined up cleaning regime. There was also a preference among some residents for the development of sheltered housing. The procurement process for the constructors has commenced, using the iESE contractors framework. It is proposed that the scheme continues to be progressed with the general needs homes being constructed as part of the short stay development process and that consultation processes are continued.
- b) Nunhead Green: The site is currently occupied by the former Nunhead Lane community centre adjacent to Citron Terrace. It is currently proposed that replacement community provision is developed on an adjacent site (site A), along with new build private housing. This presents the opportunity for new council homes to be developed on the former community centre site (site B). An initial information event was held in July, and a consultation event is being held on 17 and 20 October. Architects originally appointed for site A have undertaken initial design work for site B and have been involved in the consultation. It is proposed that a scheme for site B be progressed in association with the development of private housing / community provision on site A, to ensure a coordinated approach across the two sites.

Phase 1B

These sites are at earlier stages, ranging from feasibility to pre-planning.

- c) Long Lane: Former Borough / Bankside Housing Office. A consultant has been appointed to produce some initial design work to assess capacity. It is proposed that this work is used to inform consultation with residents and further design development and procurement. The site is on the edge of the area managed by Leathermarket Joint Management Board. The JMB will be consulted about the prospect of their managing of the new homes.

- d) Cator Street, area fronting Learning Resource Centre. A consultant has been appointed to produce some initial design work to assess capacity. It is proposed that this work is used to inform consultation with residents and further design development and procurement.
- e) Sumner Road, vacant former housing site. This is one of the last undeveloped sites in the former Peckham Partnership area. A consultant has been appointed to produce some initial design work to assess capacity. A marketing exercise with a view to disposal carried out in early 2010 did not raise sufficient interest to proceed. Given the size of the site and the planning policy requirement, it would be appropriate to pursue a mixed tenure approach with a constructor partner potentially taking development risk for the private housing. It is proposed that a combined disposal and development exercise is undertaken to seek a development partner, and that once an approach has been worked up in more detail, the procurement decision should be delegated to the Cabinet Member for Housing. The resulting design work should explore the practicality of including non residential space eg for community use by local residents.
- f) Sites of Southdown House, Gatebeck House, East Dulwich Estate. These sites have arisen because of the demolition of former housing blocks. The estate has been the subject of a long standing regeneration scheme that is reaching its final stages. The current intention is to dispose of the sites to a housing association to generate capital receipts for the wider scheme and new affordable housing. Since this approach was adopted, the development finance arrangements for housing associations have altered drastically, with substantially reduced grant allocations and the introduction of the new Affordable Rent regime. Design work and consultation with residents has been ongoing for a considerable time. It is proposed that planning applications are pursued for affordable housing on the two sites and that an updated report is brought to cabinet on the overall East Dulwich Estate regeneration scheme to include consideration of pursuing development by the council.
- g) Clifton Estate, garage site fronting Clayton Road; no design or consultation work has been done to date. A consultant has been appointed to produce some initial design work to assess capacity. It is proposed that further outline design work is undertaken to inform consultation with residents to include the need for replacement parking provision.
- h) Masterman House, garage site: To the rear of Masterman House with amenity space on top. Some consultation took place with residents in 2009 when the site was being considered for the next stage of the Homes and Communities Agency challenge fund that is contributing to the current development at Lindley Estate. A consultant has been appointed to produce some initial design work to assess capacity. It is proposed that a design consultant is procured and that outline design work is undertaken to inform consultation with residents to include the need for replacement parking provision.

42. As outlined in Appendix 2, initial estimates indicate that 286 homes could be built, of which 173 would be for social rent, 44 for Social HomeBuy and 69 for private sale. The appendix also sets out the estimated development costs and values, which are also summarised in the financial considerations paragraphs. The range of characteristics would enable a number of different types of properties to be constructed, using different delivery approaches. The development of these sites will allow a detailed assessment of the delivery mechanisms used, which will inform any subsequent development activity by the council. The sub-phasing suggested above is indicative and relates to the

background work that has been done to date. It is proposed that the sites are worked up as indicated in the individual paragraphs.

43. An indicative development programme has been drawn up for the nine Phase 1 sites. It is projected that the sequence of the construction stages across the sites will range from November 2013 to December 2015.

Lettings implications

44. As discussed at paragraph 28, it is suggested that a proportion of new properties in each development are made available to existing tenants living on an estate within an agreed boundary. It is proposed that this proportion is 50% of units. Modelling has been undertaken to provide an indication of demand from local tenants and three potential sites in two locations have been used to demonstrate this. This work is outlined at Appendix 3, and shows that there are households registered in the area of the three sites who could bid for the new homes; any homes not taken up by eligible applicants locally would be made available to other applicants in the normal way. A review of the lettings policy is currently under way, and should incorporate this proposition in its deliberations.

Policy implications

45. The homes delivered as part of the AHF programme will assist in increasing the supply of good quality affordable housing and will contribute the following targets;
- Policy 5 of the Core Strategy sets a housing target for the borough of 24,450 net new homes between 2011 and 2026 (1,630 per year).
 - The London Plan sets the borough a housing target of 20,050 net new homes between 2011 and 2021 (2,005 per year)
 - Core Strategy policy 6 sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026.
46. The proposed Extra care provision would assist in meeting the aim in the Mayor of London's draft revised Housing Strategy to increase the supply of extra care housing, with an estimated 16,700 homes required over the next six years.
47. Sharing the benefits of economic growth and regeneration is an underpinning principle in implementation of the Southwark Economic Development strategy 2010 - 2016. The AHF has the potential to support the strategy by engaging with housing partners and council contractors to identify and develop entry points for priority groups to access local employment and training opportunities, promote and develop apprenticeships and work placements and embed local economic benefits into procurement

Community impact statement

48. Southwark is a borough with high levels of deprivation, low median income levels, and high levels of housing need. Southwark's Housing Strategy 2009-2016 identified that there is a shortage of affordable housing in the borough, particularly of larger homes. Households from black and minority ethnic communities tend to be over-represented among those living in overcrowded, poor quality housing.

49. Southwark has an ageing population, particularly those aged 85 plus. By 2020 the number of older people over the age of 85 is expected to grow by 21.0%. There is a shortage of extra care sheltered housing for older people as an alternative to residential care. Surveys of older people have found residential care to be an unpopular housing option among older people.
50. There are similar demographic pressures arising in the disabled population in Southwark. The number of people with learning disabilities is projected to increase by 22% by 2030; this will inevitably create increased demand for ordinary housing options for people with disabilities living in the borough.
51. The proposals to increase the supply of affordable, good quality homes will benefit households in need from all Southwark's communities, and will increase the housing options available for older people and people with disabilities living in Southwark
52. Those living in the vicinity of the new developments may experience some inconvenience and disruption in the short-term, while works are taking place but that communities as a whole will benefit in the longer term from the new homes. In local areas, the effects will be eased, in part by working closely with residents on the delivery process, and also through the specific planning requirements to mitigate the effect of development in that local area.

Investment implications

53. The housing investment programme summary reported to housing investment board includes allocations of affordable housing fund when agreed by Planning Committee. It is proposed that allocations for Phase1 direct delivery will be monitored in the same way. Funds generated by the legal agreements currently in place cannot be used for development of private housing. Resource allocations will therefore need to be managed to ensure that other funds are utilised eg RTB receipts.
54. Resources for directly funded housing delivery are additional to those identified for the existing housing investment programme, which will not be adversely affected by these proposals.

Resource implications

55. The external finance work commissioned for this work has been used to model resource requirements across a potential programme to deliver 1000 affordable homes by 2020. The modelling is based on a range of assumptions including tenure mix, sales values and indexation. Grant Thornton advises that a programme of this scale is likely to have a base cost of between £131 and £153m at current cost levels. There is scope to generate economies through the procurement and delivery processes. Using the assumptions in Appendix 2, if 300 of the 1000 affordable homes were shared ownership units with 25% initial equity sold, £21m would be generated for recycling. Furthermore, if an additional 200 units were directly developed for sale, a surplus of £24m would be produced. In addition, if RTB sales continued at the projected 2013/14 level for a further 5 years, £40m of recyclable receipts would be generated.
56. In terms of the sales administration, in the interest of consistency with other home ownership products offered by the council, it is recommended that the team of officers within HOS already dealing with financial assessments of

tenants purchasing homes under Social HomeBuy or Cash Incentive schemes and rehousing assistance for leaseholders affected by regeneration also provide this service for those purchasing under shared ownership terms for these new build properties. Their input will be necessary in ascertaining the viability of minimum purchase levels, equity rent levels, etc for individual schemes which impact on financial modelling.

57. It may be beneficial to have additional resources/support for the existing resident services officers on these estates, depending on the size of the proposed new developments. As the flats will be newly-built, issues such as disturbance during construction (existing residents) and snagging items post construction (new residents) are likely to arise.

Financial implications

58. This report considers the use of the affordable housing fund, and in particular the significant resources generated by a small number of exceptional recent schemes.

59. Grant Thornton have been commissioned to ensure that the proposals of this report are robust and substantiated. They have examined the planning and value assumptions used in compiling the proposed Phase 1 list of sites and have commented on the development proposals.

60. A range of shared assumptions was used for the Grant Thornton work to model the Phase 1 sites and a further programme. The financial elements have been worked through to compile the estimated Phase 1 development cost to the council of £36.1m (including £1.4m for 9 private units) to be met from the AHF. The receipts delivered from receipts from private sale and Social HomeBuy are estimated at £22.4m.

61. For a further programme to reach 1000 council units, Grant Thornton conclude:
- The council will require funding from the AHF of between £131m to £153m to deliver this programme; this range increases if costs are assumed to increase by 2.5% p.a. to between £154m and £175m.
 - If market sales are achieved earlier in the programme the lower points of these two bands could be reduced to £119m and £146m respectively.
 - The AHF could be supplemented by the use of Right-to-Buy receipts, which the council estimate to be in the region of £12m over the next two years.
 - Generally across all 50 HRA sites which have been identified so far, there are widely differing opportunities from small sites (as small as one or two units in some cases) to larger mixed tenure developments of up to 80 units, and in one case 268 units. The different tenure mix, capacity and location of each site indicate that one particular delivery/funding route is unlikely to be universally applicable. For example, smaller sites within estates will generally not be attractive to developers looking for market sale opportunities and would tend to be suited for direct development by the council. However, larger mixed tenure sites offer the opportunity to leverage cross-subsidy from sales to provide additional affordable housing units and in these cases the council should consider some form of Joint Venture with a developer.
 - Site appraisals should be undertaken for each site to identify the best approach on a site by site basis. Our current analysis provides an indicative

view only of the scale of funds required to deliver this programme and individual site appraisals will enable the assumptions we have used here, for example in terms of costs and sales value, to be refined on a site-by-site basis taking into account local factors, and for the council to maximise, where appropriate, opportunities to generate income from private sales on mixed tenure sites.

62. Davis Langdon have been commissioned to work on guideline development costs for new housing, both for planning the overall programme strategy and to assist the council in setting budgets for individual projects. Davis Langdon cost advice has been used in the summaries of development above and will provide a cost framework for further working up the schemes.
63. As outlined above, some developments would be a mix of socially rented units, part-buy / part-rent and housing for sale. For the market housing, the council could expect to use the surplus between sales value and construction costs / overheads as a receipt for recycling. For the shared ownership properties, there will be an element of initial capital receipts and potential future receipts if further equity is purchased, as well as revenue income. The new developments will generate a new long term rental stream for the HRA, with repair and maintenance, and major repair requirements lower than average in the early years. The rental stream will be subject to reduction through stock lost to the RTB. As pointed out in paragraph 37, the loss will be mitigated by the cost floor regulations; also, most proceeds of any RTB sales of new stock will be available for use for further development.
64. Following the introduction of the new RTB regulations increasing maximum discount to £75,000, the CLG issued guidelines about the retention of capital receipts from the RTB sale of additional units for authorities to invest in new affordable rented homes. The CLG have calculated Southwark's anticipated level of sales as 40 per year. Beyond 40 properties, most of the receipts would be retained for development of new stock. The CLG guidance explains RTB receipts can be used for a full range of expenditure relating to new build, but only up to 30% of the cost of providing each new unit. Development would need to commence within 3 years of the receipts being generated.
65. CLG has confirmed its consent for the council to retain RTB receipts for the development of new homes. It is proposed that the receipts would supplement the other resources in the AHF. The increase in discount has led to a substantial increase in the number of RTB applications submitted, but as yet, no firm projection can be made of the rate of conversion to completed sales. If 100 RTB sales were completed in 2012/13 at average values, approximately £4.4m would be available for development of new homes. If 150 RTB sales were completed in 2013/14, approximately £8m would be generated for development purposes.
66. There is a requirement for feasibility and design fee expenditure to be met from the HIP prior to scheme resource allocations being made from the Affordable Housing Fund by Planning Committee. In addition some resources will be needed for the development of housing for sale prior to its disposal. The Phase 1 table identifies 9 units to be delivered in this fashion, to be funded from the HIP if necessary and reimbursed, along with the surplus to the AHF.

Property and home ownership considerations

67. Appraisals have been undertaken for sites in the proposed Phase 1 and consideration has been given to the potential capital receipt that has been foregone by not disposing of them on the open market and the impact that this will have on the Housing Revenue Account, and in particular the housing investment programme.
68. Sites selected for direct delivery will be regularly scrutinised to ensure that they deliver the optimum number of units. In the case of the for sale and shared ownership units delivered as part of the overall programme, it will be vital that the council regularly reviews market information and procures professional opinion to ensure that these units satisfy market demand and maximises return to the council. This could provide an important and significant cross subsidy to the delivery of the social rented units.
69. The General Consents are regularly revised every five to seven years. The latest incarnation has a number of what appear to be elementary drafting errors, the effect of which has been to restrict the types of disposal which can be made in comparison to the previous version. From the consultation that CLG carried out, it is clear that this is not what was intended. In fact, CLG's aim, as stated in their consultation with local authorities, was to simplify and streamline processes rather than add complexity to them. The HOS officers have written to the CLG, alerting them to these issues and laying out the effects they have on existing and proposed disposals policies including that expressed in this paper. CLG have responded positively and it is anticipated that the General Consents will then be further revised well before the time the council is in a position to commence its first disposal.

Procurement considerations

70. A separate Gateway 1 report is in preparation (in consultation with corporate procurement and the council's contracts section) for the Phase 1 programme, which will set out the recommended procurement strategy for formal approval. A preview of the strategic options and considerations for procuring professional services and construction is summarised, as follows:
- EU procurement route. Estimated costs indicate that the European public contracts directive (2004/18/EC) will apply to both professional services and construction for the Phase 1 programme. Procurement under EU regulations is a relatively lengthy statutory process, which would constrain progress in starting up the programme at a time when the council would wish to gain momentum. It also does not add balancing advantages over other approaches outlined below. Use of an appropriate existing EU-compliant arrangement (such as those described below), however, would both save time and offer other benefits to the programme.
 - Use of the LEP. Southwark completed procurement of its Local Education Partnership (LEP), 4 Futures, in May 2009 to deliver the council's £200m BSF programme. The OJEU notice for the LEP included an upper threshold of £400m. The Council therefore has the flexibility to procure up to an additional £200m worth of works and services through 4 Futures. The OJEU notice defined the nature of the works and services that can be procured through 4 Futures and the notice was drafted widely to give the council flexibility, including building, facilities management, ICT and

advisory services. When considering 4 Futures for the delivery of new projects consideration needs to be given to the potential for any legal challenge by alternative suppliers and the need to align projects with the 4 Futures' core business either with similar clients and/or similar services. 4 Futures' involvement in the delivery of residential developments is considered to represent an increased risk of legal challenge when compared to education or community/leisure projects. Also, in the short and medium term there is a significant investment programme anticipated within the schools estate. It is expected that 4 Futures will form a key part of the overall procurement solution to deliver this programme and as such the headroom remaining within the original procurement value should be focussed on the delivery of these projects.

- Use of iESE framework arrangements. The Improvement & Efficiency South East (iESE) regional framework arrangements were established in 2007 by OGC Buying Solutions (now known as Government Procurement Services or GPS) in conjunction with a consortium of public bodies in the south-east region led by Hampshire County Council in order to assist authorities in the efficient and effective delivery of construction projects of over £1 million in value. The arrangements comprise two regional frameworks, namely, a construction framework with eight contractors and a professional services framework with twelve multi-disciplinary professional consultants (based on the GPS framework). Southwark Council is one of over 70 public sector organisations eligible to use the arrangements. Use of the iESE framework arrangements would bring the following benefits:
 - The time and costs of running tender processes in compliance with the Public Contracts Regulations 2006 would be avoided as the iESE Framework already complies
 - The framework arrangements and processes offer flexibility in the choice of form of contract, including design and build
 - The early involvement of the contractor by means of a transparent two-stage appointment process, facilitating a highly integrated design and build approach
 - The framework arrangements and processes actively promote value for money, cost and programme certainty, high quality performance and effective control of risk.
 - The iESE arrangements usually employ a design and build approach. Typically, the professional services consultant is responsible for producing a scheme design, obtaining planning consent, preparing the Employer's Requirements, tender invitation for works and evaluation, acting as Employer's Agent and providing technical and design advice as necessary. The contractor's appointment is in two stages: first, for pre-construction services, comprising advice on buildability, development of the design in detail, packaging and pricing the works in the form of Contractor's Proposals and, second, for construction on site. The selection of both professional services consultant and contractor is by mini-competition from within the respective, framework. The iESE framework arrangements have been previously used by the council with considerable success, for example, in the design and fit-out of office accommodation at Queens Road.
- Use of other frameworks. Use of arrangements managed by Scape, a local authority controlled company based in the Midlands, has been considered. Their framework for construction work has been rejected, however, as it includes (amongst other limitations) a single contractor only. This would preclude the option of dividing the Phase 1 projects into, say, two packages

for construction, each with its own contractor, should the council wish to spread its risk. It may be possible to buy into existing frameworks managed by individual organisations but this would need considerable research and is unlikely to offer any greater benefit than the iESE regional framework arrangements, which have been tailored to the needs of the constituent authorities, including Southwark Council.

71. The component schemes in Phase 1 have been worked up individually to a greater or lesser extent previously. It is envisaged that a range of procurement approaches will be used as described in paragraph 41 and summarised below:

Phase 1A

- i. Willow Walk: Gateway 1 approval for this project already exists for a design and build approach using iESE framework arrangements. The design and construction of the general needs housing and temporary accommodation elements are to be combined in a single works contract. The professional services consultant is already appointed and a Gateway 2 decision on the appointment of the works contractor, initially for pre-construction services, is imminent.
- ii. Nunhead Green Site B: The procurement of the professional services consultant using the iESE/GPS framework is in progress. This includes provisions to ensure close co-ordination with the development of proposals for private housing and community centre on Site B. It is envisaged that the procurement of the works contractor will be through use of the iESE contractor framework either as a stand alone appointment or as part of a package comprising projects from Phase 1B.

Phase 1B

- iii. It is envisaged that a single professional services consultancy will be procured using the iESE/GPS framework for the remaining projects. The professional services consultancy will comprise a multi-disciplinary team and the mini-competition is likely to stipulate a minimum of two architects with highly developed skills and experience in social housing is to be included in the team. An exception may be made in respect of the Gatebeck House and Southdown House sites at East Dulwich Estate, where the existing architect, Baily Garner, has already developed design proposals in considerable detail and a planning application is imminent. In order to ensure continuity in design approach and to achieve the fastest start on site, it may be beneficial to the council to negotiate an extension to their existing appointment, provided the cost of fees does not exceed the EU procurement threshold for services and acceptable value for money can be demonstrated. The approach envisaged for the procurement of works is, similarly, through the iESE contractor framework, but comprising two packages so that the council spreads the risk in terms of contractor performance. Soft market testing indicates keen interest among the iESE framework contractors to bid for work based on such packaging.

Planning considerations

72. The principal assessment from the Planning perspective will relate to the delivery of new affordable housing, beyond what any site may be providing in its own right. From July 2013 only five S106 agreements signed after the 1 April 2010

can be pooled for each scheme which will require close liaison between Housing and Planning to ensure the identified funds can be effectively used.

73. As set out in paragraphs 14 to 16, national, regional and local policy make the presumption that affordable housing will be delivered on-site as part of the development. Where it is robustly justified that affordable housing cannot be delivered on-site or off-site, a financial contribution will be considered. Southwark's policy and guidance on this process is set out in the Core Strategy 2011, draft Affordable Housing SPD (2011) and the adopted Affordable Housing SPD (2008). This is in accordance with national and regional policy.
74. The SPDs currently set out that where a financial contribution is acceptable this is used to deliver new affordable housing. This is in accordance with the London Plan. However, the NPPF envisages commuted sums may be spent on existing housing.
75. As set out in paragraphs 17 and 18, the GLA are currently not supportive of the NPPF approach, and through their revised Early Alteration to the London Plan (currently out for consultation), propose to introduce wording into policy 3.12 to require commuted sums to be ring-fenced for affordable housing, as well as specifying that it is not appropriate to use a commuted sum for any other purpose other than maximizing the delivery of additional affordable housing. However, the London Plan policy needs to be in general conformity with national policy, and the proposed alteration would be contrary to the NPPF. The approach to spending commuted sums on existing housing stock will need to be reviewed following the London Plan Examination in Public into their alterations to the London Plan.
76. Southwark's Affordable Housing SPD would also need to be updated to reflect the priorities to spend the AHF on existing housing as well as new affordable housing.

Economic considerations

77. The council has a good record of delivering initiatives that increase access to jobs, apprenticeships, skills training and supply chain contracts to Southwark people and small businesses through its regeneration programmes and existing Decent Homes programme. The delivery of new homes and improvement of existing stock through the AHF has the potential to generate substantial economic benefits in the borough, requirements should therefore be built into tender criteria, contracts and planning agreements that secure engagement with economic development officers and commitment to delivering access to jobs, apprenticeships, skills training and supply chain contracts locally. Detailed mechanisms for securing such local economic benefits will vary across the potential delivery options for use of the AHF; in particular a substantial council-led build programme may provide opportunity for an innovative and co-ordinated programme across multiple sites.

Other service considerations

78. Children's Services are currently preparing a strategy to meet the need for additional primary school places as a consequence of the forecast growth in the borough's school population and this strategy is taking into account the additional population that is forecast as a result, among others, of the provision of additional housing.

79. The Future Vision for Social Care approved by the cabinet in April 2011 commits the council to shifting the balance away from residential care to community based provision and most notably extra care housing. Where elderly residents and people with disabilities, can maintain choice, independence and control over their life, regardless of their despite level of frailty or disability.
80. The Shadow Health and Well Being Board agreed that promotion of independence and self reliance would be one of the core themes of the Health and Well Being Strategy in Southwark. Again extra care will be a key vehicle to support the delivery of this key theme for our older population.
81. Southwark Adult Social Care Business Plan 2010-2013 stresses the council's commitment to 'Review and further develop extra care sheltered and supported housing models' The provision of additional units of extra care is a significant aspect of the council's budgetary plans to shift the balance of care away from over reliance on unsuitable and expensive residential care for older people and people with disabilities. Currently the average unit cost of extra care is £175 per week compared to £600 per week for residential care.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

Governance and Planning Legal Issues

82. Members of cabinet are requested to make an 'in-principle' decision concerning the strategy for investment of commuted sums currently comprised or expected in the Affordable Housing Fund (AHF) towards the provision of new affordable housing in the borough. The decision is within the remit of cabinet's responsibilities for: -
- resources and priorities (function 3, Part 3B of the Constitution) and
 - devising strategies and programmes for the implementation of the planning policy framework set by the council (function 4, Part 3B of the Constitution).
83. The AHF comprises a pool of financial contributions obtained pursuant to planning agreements under Section 106 of the Town and Country Planning Act 1990 which are ring-fenced for the delivery of new affordable housing. Any future decisions to expend Section 106 contributions would be subject to the following considerations: -
- a. The specific and legally binding provisions and restrictions of the extant S106 agreements which form the source of the AHF funding and which will require expenditure towards provision of new affordable housing;
 - b. Regulation 122 of the Community Infrastructure Regulations 2010 imposes certain limitations on the form, nature and expenditure of obligations such that any financial contributions must be: -
 - i. Necessary to make the development acceptable in planning terms;
 - ii. Directly related to the development;
 - iii. Fairly and reasonably related in scale and kind to the development;

- c. Regulation 123 of the Community Infrastructure Regulations 2010, with effect from April 2014 restricts the ability of local authorities to pool more than five financial contributions if by that date the authority in question has adopted a charging schedule, namely a tariff based system for the provision of infrastructure pursuant to the Regulations. Whilst Section 106 agreements will continue to regulate in-kind and financial provision for new affordable housing, the council will effectively be able to pool no more than five contributions once it has adopted a CIL Schedule.

- 84. The report sets out the planning policy implications in terms of achieving the requisite affordable housing targets which these recommendations will contribute to. As the investment programme develops appropriate financial and governance arrangements are needed to ensure strategic oversight of the project and in particular the compliance with the objectives of national and local planning policies to achieve balanced mixed tenure communities.
- 85. It is noted that this report does not propose expenditure of existing AHF sums towards any other activity but new affordable housing. As such legal, financial and transactional arrangements to deliver Phase 1 of the wider Direct Delivery programme should ensure that AHF investment is ring-fenced for use towards new affordable housing and associated costs. This will need to be reflected in any planning, contractual, procurement or land transaction mechanisms used to deliver Phase 1.
- 86. It is recommended that members may make this in principle strategic decision which is within cabinet's constitutional remit. Members are advised to note that future decisions concerning specific expenditure would be taken in accordance with the above considerations, in consultation with community councils (Part 3H of the Constitution) and the matters reserved to planning committee in respect of expenditure of Section 106 monies which exceeds £100,000.

Property Issues

- 87. Should the council opt to deliver the new housing and retain ownership and management of it, sales of units via outright sale or shared ownership would need to be effected via s32 of the Housing Act 1985, as amended, for which the consent of the Secretary of State is required. A number of general consents have been issued in the General Housing Consents 2012("the General Consents"). Consent for individual disposals would be covered by the General Consents or by specific consent for individual units should the type of disposal not be covered by those.
- 88. It is noted that disposals of land or property may be necessary to implement investment of AHF funds. In the case other disposal of land and property where the market value exceeds £500,000, approval is reserved to cabinet under Part 3C of the Constitution, excluding Right to Buy and Leasehold Reform Act cases.

Procurement

- 89. The report also sets out the options available to the council in relation to future procurement of Phase 1. In view of the anticipated value of the construction works and associated technical consultancy services which would be required and the profile of the scheme, the procurement exercises involved are likely to be "strategic procurements" as defined within the council's Contract Standing

Orders ("CSOs") and, as such, decisions relating to the procurement strategy and contract award/s must be taken by the cabinet in line with CSOs.

90. Under the Constitution certain decisions may be delegated by the prescribed decision maker. The cabinet may delegate decisions relating to procurement issues to chief officers but not to individual cabinet members. However, under the Strong Leader model reflected in the Constitution, the Leader may exercise his discretion to delegate a decision to a cabinet member.

Strategic Director of Finance and Corporate Services (CR/F&CS/04/10/12)

91. This report is recommending that cabinet agree to a number of delivery priorities for the Affordable Housing Fund as outlined, instructing officers to develop a medium and long term affordable housing fund programme with supporting financial framework.
92. The delivery options and investment areas outlined in the report are noted; investment in new housing in the borough is a key strategic priority and the financial framework to generate, map and manage reinvestment of affordable housing receipts should be robust and supportive of Southwark's core strategy.
93. Delivery of new housing presents significant risks to the council, and officers should ensure that programming and use of affordable housing monies is realistic, transparent and viable, and adheres to decision-making and policy requirements. Consideration of funds for use in any development should always be with a view to mitigating the council's financial risk exposure whilst supporting scheme delivery.
94. The cost of officer time taken to administer the fund and on decision-making and reporting through the housing investment board will be met from within existing staffing establishments.

REASONS FOR URGENCY

95. Due to a London-wide shortage of affordable housing, the council's housing waiting list is growing on a monthly basis. This general shortage, as well as placing extra financial pressures on the council through our duty to house individuals in need in temporary accommodation, has left many individuals in Southwark in need of decent stable housing. The council has set an indicative development programme for delivery of Phase 1 of our directly funded housing as referenced at paragraph 43 to take steps to address this housing need with the first stage of delivery by November 2013. Delivery by 2013 will require work to begin on gateway reports for Willow Walk, Nunhead Green and the East Dulwich Estate before the end of October 2012. Failure to begin to deliver Phase 1 by November 2013 will by implication lead to a continued higher financial burden on the council and continued higher level of local housing need.

REASONS FOR LATENESS

96. The report requires financial estimates and assumptions from 2 firms of external consultants. Their input was received, but the validation and incorporation of their work into the report continued up to the submission deadline.

97. Paragraph 13 provides details of a very recent decision of Planning Committee concerning a consent at 1 Blackfriars Road and its Stage II referral to the GLA. GLA officers have advised that they would like to consider the Stage II referral in respect of Blackfriars Road site in the light of firm proposals for the use of in lieu payments generally. This report has also been delayed to enable discussions to take place with the GLA as to the direct delivery programme.

BACKGROUND PAPERS

Background Papers	Held At	Contact
None		

APPENDICES

No	Title
Appendix 1	Draft design brief
Appendix 2	Phase 1 sites proposed
Appendix 3	New homes and local lettings modelling

AUDIT TRAIL

Cabinet Member	Councillor Peter John, Leader of the Council	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Tim Bostridge, Principal Project Officer (Development)	
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Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	18 October 2012	

DRAFT DESIGN BRIEF



[insert name of project] Design Brief

[insert date]



[insert name of project] design brief

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description

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Design brief for direct delivery new build housing schemes

Index

1.0 Vision

2.0 Introduction

- 2.1 Purpose of the document
- 2.2 Background
- 2.3 Southwark's objectives
- 2.4 Success criteria

3.0 Design principles for all projects

- 3.1 Planning policy context
- 3.2 Key documents
- 3.3 Design principles

4.0 Design requirements

- 4.1 Site considerations
- 4.2 Infrastructure
- 4.3 Neighbourhood
- 4.4 Public realm
- 4.5 The street
- 4.6 Outside the home
- 4.7 Dwelling space standards
- 4.8 Inside the home
 - Lifetime Homes
 - Wheelchair-accessible homes
 - Inclusive design
- 4.9 Sustainable design

5.0 Engagement with stakeholders

- 6.1 Purpose of consultation
- 6.2 Mapping the stakeholders
- 6.3 Forms of consultation and inclusion
- 6.4 Use of consultation in decision-making

6.0 Site-specific design principles for *[insert name of project]*

- 6.1 Site specific objectives
- 6.2 Southwark's objectives
- 6.3 Southwark's success criteria
- 6.4 Context
- 6.5 Site description
- 6.6 Key issues for the site
- 6.7 Key issues for housing development
- 6.8 Consultation information
- 6.9 Information about the existing site

7.0 Appendices

- 7.1 References
- 7.2 Project directory

1.0 Vision

The council is committing to building new truly affordable homes to meet the needs of current and future generations in Southwark. The new homes being developed will be the first significant numbers of new council homes completed since 2005. They will need to be good quality homes that the council can feel proud to own, that will stand the test of time, and that residents will be delighted to move into and enjoy for years to come.

In summary, our requirements for new housing in the borough are as follows:

- Homes should be designed to meet local housing need, which address residents' expectations – attractive, practical layouts, safe & secure, quiet and good value in terms of running costs;
- New housing developments should provide good long term assets for the council;
- Homes must be durable, robust, efficient to manage and maintain and highly sustainable;
- New homes should be designed so that they are suitable for a range of tenures and also be tenure blind;
- Homes need to be flexible and adaptable to meet the changing needs of the occupants,
- Homes must be designed from the outset to help residents to integrate with their local community;
- The opportunity should be taken to stitch the fabric of the area together well, through subtle and intelligent response to the locality;
- New developments must comprise good neighbourhood architecture using durable materials which weather well;
- Buildings should be designed to sit well in their locations, contributing positively to the quality of the local environment;
- Developments must be entirely inclusive, responding to the wide range of access requirements of local people;
- Constructive engagement is required with the widest range of stakeholders in the design of new homes and the regeneration of their neighbourhood;
- New developments must be capable of making a social and economic contribution in construction phase, and beyond;

Schemes meeting all these requirements will ensure the longevity and sustainability of Southwark's new affordable housing.

2.0 Introduction

2.1 Purpose of the document

The purpose of this document is to provide a statement of Southwark Council's requirements for the new-build general needs housing proposed for the development site in Willow Walk. However, this is not a Planning Policy document; it is specific design guidance for the council's own home building programme.

2.2 Background

Southwark is a borough with high levels of deprivation, low median income levels and high levels of housing need. Southwark's Housing Strategy 2011-2016 identifies the fact that there is a shortage of affordable housing in the borough, particularly larger homes, with some 20,000 families on our waiting lists.

With Government policies reducing the levels of national housing budgets and making dramatic changes to welfare policies, the need is for Southwark to increase our housing stock to provide homes that have genuinely affordable rents, not the 80% of market rents that the Government has deemed "affordable". Our aim in this new programme is therefore to provide new homes for social rent, rather than affordable rent.

The Affordable Housing Fund has been created as a result of pooled "in lieu" payments from local development. This money will be used to fund new council-owned, council-funded and council-managed housing schemes. This model allows the council greater control over rent levels and management. It can also mean meeting local lettings policies, allowing the council to re-let existing homes and creating better mobility on estates, thereby providing people with appropriate housing which meets their needs. It is proposed that specialist housing, such as accessible or wheelchair-adapted homes also be delivered through this programme.

The strategy is to make use of sites around Southwark for the building and development of as many new affordable council homes as is possible within financial limits. Sites which will be prioritised for development are those which are underused, vacant or "problematic" for large-scale development. Sites are likely to be infill sites on our existing estates in the main, and the opportunity will be sought to enhance the existing environment, improve permeability and way-finding by means of the new development, which should fit and be well integrated into its surroundings.

2.3 Southwark's objectives

Southwark's strategic objectives, stated in the Housing Strategy 2009-2016, are as follows:

- Objective 1: Improve the quality of existing housing and use it more efficiently
- Objective 2: Increase the supply of good quality housing
- Objective 3: Enable choice while meeting housing needs
- Objective 4: Prevent homelessness and reduce the use of temporary accommodation

Within the scope of this provision of new council homes for social rent, the primary objectives are further developed as follows:

- Create exemplary developments which demonstrate that Southwark is in the forefront of provision of high quality council-developed accommodation.
- Establish a model for the design briefing for future council-led developments in the borough over the coming years, particularly in relation to Southwark's 1,000 Council homes programme
- Create an environment and dwellings which demonstrate and promote Southwark as an inclusive, customer-focused borough
- Maximise social, community and financial benefit from the sites
- Create the first steps in making the future for our borough's residents a fairer one and meeting housing need.

2.4 Success criteria

The Council is looking for the following success criteria for all new general needs and specialist housing:

Criterion	Description
Standards	Meet and exceed the standards described in Southwark's planning policies as noted in this document.
Design	The success of the design depends on the way the new housing sits with the existing homes and buildings in the vicinity. The new housing should enhance the whole neighbourhood.
Tenure mix	The majority of developments will provide both social housing (for rent or shared ownership) and private housing, to ensure the creation of a balanced community
Indicators	Demonstrate that the key issues in section 4 have been addressed
Sustainable	Demonstrate exceptional environmental performance of all new developments, including designing energy-efficient developments using long-lasting building materials and reducing water consumption.
Inclusive	The site and the buildings need to be easily accessed from the street, highly legible and readily accessible to everyone regardless of their age, size, ability or disability
Flexible and adaptable	The new homes need to be responsive to the changing needs of the households who live in them, including the elderly and the vulnerable
Quality	All schemes should be best practice exemplars of high quality housing design
Comfort	Appropriate levels of comfort as delivered by air quality, temperature control and reduced noise levels
Function	The new homes must respond to residents' needs and provide a robust, easily maintained environment
Maintenance	Ease of cleaning and maintenance and replacement of plant and building fabric elements is a key requirement so that the building quality can be sustained easily and at a relatively low cost
Economic	Life cycle costing should form the basis of decision-making on costs and specification. Higher capital investment options that help reduce the cost of maintaining the buildings over their lifetime should be considered.
Enduring	A minimum 60-year life is required for the structure of all the new dwellings. Individual components will have different life spans, and this must be agreed with Southwark in advance of the design
Cost-effective	Minimal service charges will be required, so design will need to consider carefully the cost of lifts, plant, etc.
Consensus building	The process of developing all projects will require consultation with a range of stakeholders including adjoining owners, local residents, community groups, Council members and so on. Refer to section 5 for details.

Criterion	Description
Minimising disruption	The disruption of construction work must be minimised in all developments, to avoid causing nuisance to local people.
Employment generation	The development process should impact positively on local people by providing training and employment wherever possible

ORIGINAL

3.0 Design principles for all projects

3.1 Planning policy context

Southwark's vision for change and improvements over the next 15 years is set out in the Core Strategy, our key planning policy document. The Core Strategy is the central part of the borough's development plan which includes the saved Southwark Plan 2007, our Area Action Plans as well as the Mayor's London Plan. These are supported by a series of Supplementary Planning Documents (SPD) which provide more detailed guidance on how to apply our policies.

The homes delivered as part of the Council's housing development programme will assist in increasing the supply of good quality affordable housing, contributing to the following targets:

- Policy 5 of the Core Strategy sets a housing target for the borough of 24,450 net new homes between 2011 and 2026 (1,630 per year)
- The London Plan sets the borough a housing target of 20,050 net new homes between 2011 and 2012 (2,005 per year)
- Core Strategy policy 6 sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026.

All the new homes built under the Council's housing development programme will need to meet our planning policy requirements and targets as a minimum. This document highlights those requirements and provides signposts to the relevant plans, policies and guidance. A list of all the relevant planning documents is set out in 3.2 below

3.2 Key documents:

The following is a long list of reference documents which designers should be conversant with while preparing proposals for Southwark's new housing provision. The most relevant and top priority are those produced by Southwark, and they take precedence over all other documentation.

The following documents contain the relevant planning policies and standards that new development must meet. These are to be treated as minimum requirements.

- Core Strategy, April 2011
- Saved Southwark Plan, 2007
- Aylesbury Area Action Plan 2009
- Canada Water Area Action Plan 2012
- Elephant and Castle SPD 2012
- Draft Peckham and Nunhead AAP 2012
- Draft Dulwich SPD 2009
- Residential Design Standards SPD 2011
- Draft Bankside Borough & London Bridge SPD
- Draft Affordable Housing SPD, LB Southwark 2011
- Affordable Housing SPD 2008
- Sustainable Design and Construction, SPD 2009
- Sustainability Assessment SPD 2009
- Design and Access Statement SPD 2007
- Sustainable Transport SPD 2010
- Section 106 Planning obligations SPD, July 2007
- Draft Community Infrastructure Levy charging schedule 2012
- Southwark Guide to Housing Design and Specification, LB Southwark 2003
- Waste management guidance notes for residential developments 2011

Southwark housing documents:

- Southwark Housing Strategy 2009 - 2016 - an overarching document setting out the strategic direction of housing for the next four years.
- Southwark Guide to Housing Design and Specification, LB Southwark 2003
- SE London Housing Partnership Wheelchair Homes Design Guidelines 2007 which is an appendix to the Residential Design Standards

Where Southwark does not provide any specific guidance, reference should be made to the following GLA planning documents:

- London Plan 2011 and early alterations 2012
- Interim London Housing Design Guide 2010
- Draft London Housing Supplementary Planning Guidance
- Shaping neighbourhoods: Children and Young People's play and informal recreation: SPG 2012
- Stand and Deliver, Cycle Parking in London 2009.

General and additional guidance can be found in these documents:

- Building for Life (Design Council CABI)
- Building Regulations and British Standards
- Code for Sustainable Homes, BRE
- Equality Act 2010
- Lifetime Homes Standard 2010, Habinteg Housing Association
- Making Space for Waste, Designing Waste Management in New Developments - A Practical Guide for Developers and Local Authorities, Adept
- The Principles of Inclusive Design, CABI
- Manual for Streets, Department of Transport
- Safer Places - the planning system and crime prevention, ODPM 2004
- Secured by Design, Metropolitan Police

There are many other documents which may be relevant to Southwark's new housing provision which designers should be prepared to consider and refer to in their work.

3.3 Design principles

The overarching principles for the Council's housing development programme can be summarised as follows:

1. Design appropriate and timeless buildings which comprise good neighbourhood architecture;
2. Design to a consistently high standard in terms of space, outlook, environment and amenity;
3. Ensure that the public realm and the spaces between buildings can be used and managed well;
4. Consider the impact on environmental services, such as parking provision and accessibility to parks, play and open spaces;
5. Design tenure neutral homes to ensure a mixed and balanced community;
6. Ensure good passive surveillance of the streets and open spaces so that new neighbourhoods are safe and enjoyable by all;
7. Provide scope for creative design solutions which make efficient and imaginative use of the scarce opportunities of land;
8. Employ modern, proven techniques to minimise their environmental impact. Innovation is welcomed, but not proto-types;
9. Ensure that residents can make the best use of all internal and external private space;
10. Listen to residents and maximise choice now and adaptability in the future.

Section 4 describes in more detail some of the requirements which will meet the design principles of this chapter.

4.0 Design requirements

The design requirements for the new housing are defined by a number of essential legislative documents and design guidance which are summarised in section 3.0 above.

The purpose of this section is not to repeat the essential guidance, but to clarify areas of conflict or contradiction between the stated standards and to highlight items which can often be overlooked by designers.

In addition, this section looks at the good practice topics of Building for Life as guidance for the place-making and qualitative aspects of any new development which work towards shaping its success within the local context.

The headings for this section represent a logical progression from the immediate locality, through the site to the approach to the home, and then the quality and attributes of the home. This is followed by considerations of the climate mitigation requirements of LB Southwark for the site and the individual homes.

Generally, the housing mix (the proportion of social, intermediate and private housing) will vary depending on the location of the site within the borough. Reference should therefore be made to page 21 of Southwark's [Draft Affordable Housing SPD](#).

On small sites the tenure and accommodation mix may be aggregated with that on other sites within the larger programme in order to provide appropriate housing on each site.

It should be noted that [Secured by Design Accreditation](#) is required for all developments.

Compliance with the Council's requirements, as noted in the summary of relevant documents in section 3.2, and in the specific design requirements for Willow Walk, is assumed. Designs should therefore comply fully with all these standards.

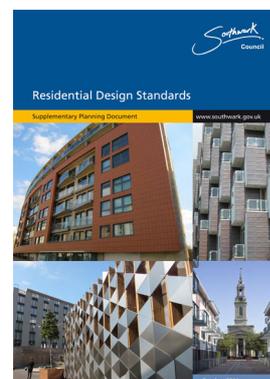
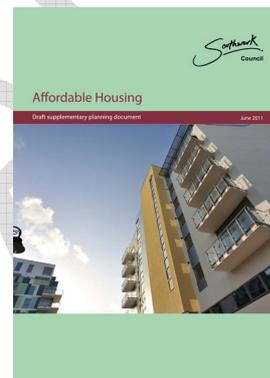
Reporting on compliance where the standards are not easily achievable in a scheme will be in relation to Exception Reporting. However, it should not be assumed that any or all exceptions will be acceptable to the Council.

4.1 Site considerations

The layout and massing of a site in relation to its immediate context need to be considered from the outset to ensure that the new development is a good neighbour and minimises its impact on the adjacent properties.

Some of these requirements can be found in Southwark's [Residential Design Standards](#):

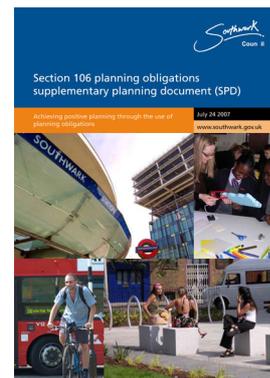
1. Make the best use of the site to maximise its value, making the most of existing buildings, landscape or topography in the design;
2. The development of a small site should be seen as an opportunity to harmonise the area around the site; considering the potential to remove obvious eyesores and adjacent spaces that do not work well;
3. Taller buildings should be sited to the north of a development, with low-rise to at the south, to maximise daylight and sunlight penetration;
4. New development should not cause excessive overshadowing of existing communal amenity space or neighbouring properties;



5. No new development should result in the complete loss of sunlight to an existing adjoining property;
6. Where possible and appropriate, in larger sites, the development should consider the provision of good quality amenity spaces wherever possible, especially where existing facilities are being demolished in the new proposals.

4.2 Infrastructure

The Community Infrastructure Levy will apply to any new private housing provided through the Council's housing development programme. While this document is not yet adopted, the Council's [S106 Planning obligations SPD 2007](#) is relevant.



4.3 Neighbourhood

All new developments should make a positive contribution to the local environment. A good guideline is whether the development looks as if it has grown there, rather than as if it has landed from some remote location. Instead, Southwark requires good neighbourhood architecture which is innately sensitive to its surroundings, and that means "landmark" or "iconic" buildings are rarely appropriate to this project.

Designers should be fully conversant with the neighbourhood of the site and its wider context, understanding the way it works, and appreciate the opportunities and challenges. Wherever possible the new development should be seen as an opportunity to knit the existing fabric, amenity and local community together where these have been fractured.

The key considerations for shaping good neighbourhoods are as follows:

- Ensure the development feels like a place with a distinctive character. This means site-specific proposals are required which are sensitive to the location and the opportunities offered;
- Integrate the scheme so that it is sympathetic to and works seamlessly with the existing streets, paths and surrounding development;
- Design the layout of the buildings and access to be simple for everyone to navigate;
- Design secure and permeable layouts with good street frontages where the new homes will overlook the streets and spaces so that there will be good natural security.
- Homes which have been designed with additional facilities or features, such as those for a wheelchair user or someone partially sighted, should not be distinguishable from other homes;
- Homes for some of the more vulnerable people in our society, such as wheelchair users or those with other disabilities, should not be grouped together or ghettoised in one particular area of a site, but spread throughout every development and located close to amenities and public transport.

4.4 Public realm

The public realm is a very important part of any scheme, as the quality of the environment is an indicator of the quality of the development. When the neighbourhood looks good, residents feel proud of it and look after their homes well.

The public realm includes not just the streets and pavements, but also the open space and local amenities which might exist already or might be provided in a scheme. It includes street furniture and signage, all of which contribute to the public realm.

- Ensure that public space is well designed with suitable management arrangements in place;

- Consider the ecological value of any existing open space, trees and natural habitats and retain and enhance them wherever possible;
- Good quality, robust and durable materials are required in order to maintain a high quality environment;
- Replacement of materials is also a key consideration: too often replacements are made with non-matching materials which become an eye-sore;
- Ensure that there is no space left over after planning (SLOAP); that all space has a designated purpose and ownership, so that maintenance responsibility is clear.
- Roads should always be designed to adoptable standards;
- Ensure that the building layout takes priority over the streets and car parking, so that the highways and streets do not dominate;
- Ensure that public spaces and pedestrian routes are overlooked and feel safe.
- There should be a clear and legible hierarchy of routes in the neighbourhood, and the new development will need to respond to that;
- The new buildings should have active frontages, with habitable rooms looking out over the street to ensure good overlooking and passive surveillance of the local environment. Windows and balconies facing the street will assist in meeting this requirement. Direct access from the street will reduce the amount of activity in communal areas.

Public amenity space

Public amenity space should be provided wherever possible, catering for all ages, including the young and the elderly for play and relaxation. Where possible, amenity spaces should be linked with other local amenity areas to enhance the benefit for the local neighbourhood. Good quality materials, robust and mature planting is required. Detailed landscape plans will be required as an integral part of the development proposals.

Considerations for the provision of public amenity space are as follows:

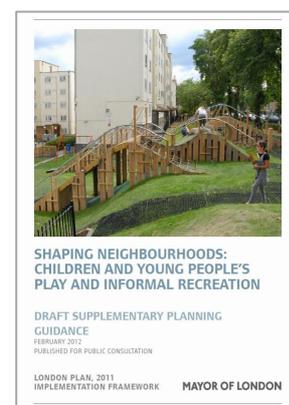
- Create attractive, engaging places for children and young people;
- Selection of the right location is crucial - not too close to homes to cause a noise nuisance, but close enough to be used well;
- Age and cultural background must be taken into consideration in the design;
- An inclusive design approach should be taken to ensure the space is useable by everyone;
- Consider ways of avoiding the creation of areas where anti-social behaviour can take place. This means amenity areas should be well-overlooked and on a well-used route. Avoid reliance on CCTV to monitor public areas.

Play space

Play space is required in new developments which contain 10 or more child spaces. [LBS Residential Design Standards](#) provides details of the calculation of child bed spaces. Refer to page 26 for details.

Incidental imaginative play should be considered as this can be used by anyone. The provision of standardised play equipment is rarely conducive to imaginative play

Small children's play areas should be integrated into all residential areas. The GLA's guidance on the recommended maximum distances for travel to play space should be adhered to, particularly when looking at an intervention in an existing estate where play provision might be undersupplied or need improvement. Refer to [Shaping Neighbourhoods: Children and Young People's play and informal recreation: SPG 2012](#), page 50.



4.5 The street

The layout and design of streets should promote active uses, where people feel safe and secure, and where they can meet and engage with neighbours. Large developments will provide an opportunity to link with and stitch together local roads and footpaths to enhance the area's connectivity and permeability. Smaller developments may only add buildings within an existing street pattern. However, the opportunity should be taken to examine the existing street layout and enhance it where possible.

Mews arrangements are not prohibited, but must be justified on a site-by-site basis.

The principles of street design are therefore as follows:

- All roads should be designed to be adoptable wherever possible;
- All streets should be designed as attractive public spaces;
- Streets should be designed to be pedestrian, cycle and vehicle friendly;
- Routes and open spaces are to be strongly linked to the surrounding area;
- Consider traffic calming measures where appropriate to avoid creating rat runs and to keep traffic speeds to safe limits;
- Entrances should face the street and be distributed regularly along a street to provide plenty of activity;
- Access must be provided for emergency, refuse collection, service and delivery vehicles in accordance with the requirements of the Manual for Streets;
- All street furniture, such as railings, refuse bins, signposts, seating, cycle racks, and so on, where installed should be well designed and of a consistent style;
- Avoid clutter on the streets, by removing unnecessary railings and amalgamate signage wherever possible to avoid multiple posts on the street.

Lighting

Light columns will need to conform to the Council's requirements on adopted roads in terms of specification of fittings, spacing of columns and level of illumination.

In non-adopted areas, the choice of light fittings should:

- be appropriate to the design of the development;
- avoid light pollution;
- be attractive and robust;
- have affordable and easily available components for replacement in due course.

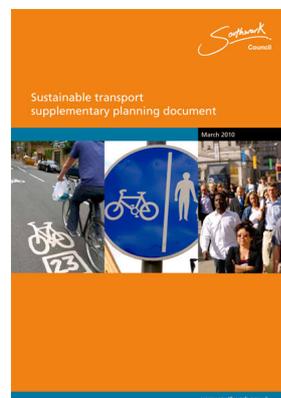
Additionally, whether light fittings are to the Council's standard or not, care should be taken to ensure an even level of illumination which avoids creating pools of light as this can create difficulties for people with partial sight.

Parking

The car parking should be well integrated and situated so it supports the street scene and does not dominate it.

[Southwark's Sustainable transport supplementary planning document \(2010\)](#) is the essential design reference for parking standards. The borough's basic requirement is to minimise parking provision as far as possible, by the following means:

- Provide car parking spaces below ground or within buildings to reduce the impact on the street;
- Reduced car parking provision will be expected in areas of good public transport availability;
- Some areas will have zero parking requirement for all residents regardless of tenure (refer to the Core Strategy 2011 and Southwark Plan 2007 for details);
- Within Controlled Parking Zones, future residents would usually be exempted from obtaining parking permits;



- Car clubs are encouraged throughout the borough;
- Dedicated parking for wheelchair users will be provided, with one dedicated space for every wheelchair-accessible home in the development. All parking for wheelchair-accessible homes is expected to be on site.

It should be noted that replacement car parking provision should be considered where garages are demolished to make way for a new development.

Where car parking is provided, the design must consider the following:

- Avoid having acres of hard surfaces by breaking up any run of parking spaces with planting and/or trees;
- Consider home zone treatment in areas of little traffic movement;
- Consider future-proofing the parking provision (anticipating the introduction of a CPZ in the future, for instance) and making allowances in the design and layout;
- Mobility scooters and electric cars should also be considered, with provision of electric charging points on street or on plot, as required.

Cycle parking

Bicycle and motor bike parking must be considered in all developments, alongside car parking. Safe and secure bicycle parking is essential for all developments as bicycle crime has the highest crime rate in the borough, with 2,200 thefts every year.

It is unreasonable to expect people to store bikes in their homes, and communal bike storage is prone to vandalism and theft, and therefore unlikely to be used. Safe, secure, well-lit covered bicycle storage should therefore be provided in all flatted developments, and an external store integrated with the design at the front of the home for dwellings accessed at street level.

4.6 Outside the home (including shared areas)

The design of the outside of the home has a direct impact on the quality of the immediate environment. This means that the design of refuse arrangements, meters, entrances, bike storage, etc, must be integral to the design of the buildings, and not an afterthought.

The key parameters of the design and quality of the new homes are as follows:

- All homes are designed to be tenure neutral, so that it is impossible to tell whether it is socially rented, shared ownership or privately owned;
- The design must be specific to the scheme;
- The buildings should exhibit architectural quality and look and feel welcoming and secure;
- The design incorporates attention to high quality detailing which looks as good close up as it does at a distance;
- Provision of some distinguishing features between houses on a street, such as different coloured front doors and different planting treatment, will make it easier for someone with cognitive disability or confusion to identify a particular dwelling;
- Direct access from the street to homes at ground level will reduce activity in communal areas.

Refuse storage and disposal

Refuse collection and management systems are being developed and improved all the time, so provision in new developments must be future-proofed. Redundant dustbin stores can be seen in most streets in London, and are evidence of the changing nature of refuse storage.

Refer to [Making Space for Waste, Designing Waste Management in New Developments - A Practical Guide for Developers and Local Authorities](#) published by Adept for general guidance, and Southwark's [Waste management guidance notes for residential developments](#) for guidance specific to the borough.



Recycling is an important aspect of Southwark's sustainable waste policies and provision should be made from the outset, both inside and outside dwellings. This will include both organic and inorganic waste.

Refuse storage areas, whether communal or individual, must be designed to be secure, with minimal visual impact and avoiding causing nuisance from smells and spills.

For all new developments, designers must consult with the current household waste contractor via arrangement by the client project officer before finalising development proposals.



Front gardens, boundary treatments and gates

It is important to have a distinction between the public domain of the street and the semi-public domain of the front of a dwelling in the form of a front garden area. This ensures that residents are clear about ownership and the extent of their responsibility in looking after the front of their property. Boundary walls, fences or railings and entrance gates are excellent indicators of ownership.

The principles of good design of the approach to the home and its boundaries for an inclusive environment are as follows:

- Make imaginative use of the land so that all dwellings make a positive contribution to the street scene;
- Ensure that the gate is easily distinguished from the railing, wall or fence so that people can find the entrance easily;
- Ensure that building numbers and/or names are large and clear enough to be read from the street and lit at night;
- Specify plants which are low growing or have foliage above head height to avoid creating places where someone can lurk;
- Ensure that plants do not spill over the footpath or through a railing in order to keep both private and public footpaths clear at all times;
- Lighting should be even across all surfaces, avoiding pooling and dark areas;
- Bins should be screened or enclosed, and service meters should be carefully integrated to minimise their visual impact.

Lifts

The question of installing lifts in a block of flats needs to be weighed carefully, balancing running costs, servicing requirements and benefits to the residents. A lift serving only a very few homes cannot be justified on a financial, maintenance or management basis. However, specialist housing may have a lift serving a lower height and fewer dwellings than general needs housing.

If wheelchair-accessible homes are located on upper floors there should be two lifts in the common areas to ensure that one is working while the other is being maintained or repaired, one of which should be at least an 8-person lift.

Southwark maintains a huge number of lifts across the borough, and therefore has developed relationships and contracts with manufacturers and suppliers in order to provide the best and most reliable service to residents. Designers should therefore refer to the Council's lift maintenance team for the design and choice of new lifts.

Shared circulation areas

The approach to a flat, through shared common areas should be regarded as an extension of the home itself, and therefore should be designed accordingly. Long, windowless, narrow corridors are not acceptable, nor are runs of double-banked flats, entered from both sides of a central corridor.

Access cores and corridors should always be designed so that they benefit from natural ventilation and daylight. This approach ensures people are able to orientate themselves within the building by looking out of the window, and it reduces running costs and energy consumption. A deck access system can be successful if it serves a small number of dwellings. Alternatively a cluster core approach may be used to maximise the number of homes off a circulation area, as long as dual aspect is maintained.

A simple circulation system which avoids the inclusion of unnecessary lobbies and fire doors will make a block easy to navigate and easily accessible by all.

Limiting the number of homes accessed from any entrance to between 8 and 20 will encourage ownership and neighbourliness, as people will get to know others who live in the same block. Larger blocks with few entrances tend to suffer from vandalism and graffiti from the lack of ownership, unless controlled by a concierge system.

Access control requirements should be designed in response to Secured by Design guidance. Audio-visual control is preferred for all flats as this addresses requirements of those with hearing difficulties as well as contributing to the overall safety of the block.

Lighting

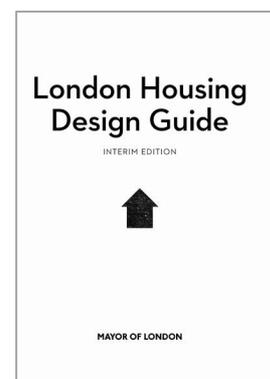
Lighting should be provided in communal areas, such as the entrance area, corridors and lobbies. It should be consistent throughout these areas, without pooling and dark areas. In order to keep costs and energy consumption as low as possible, a low level of energy efficient lighting could be permanent, boosted with higher lighting levels controlled by timer switches.

Private amenity space

Southwark's [Residential Design Standards SPD 2011](#) identifies the outdoor amenity space standards for houses and flats (Sections 3.1 and 3.2).

There should be adequate amenity space for all new dwellings, ideally located at the rear of dwellings, not overlooked from public areas and not interfering with the privacy and amenity of neighbours. North-facing gardens should be avoided.

Communal gardens should be designed for all residents, with dwellings overlooking the space to provide passive surveillance. All homes in a flatted block should have access to communal garden space, which is ideally located at the rear of the property, as well as a private balcony or winter garden which is useable by all the family. Level access is required to this space by the Lifetime Homes standard. The GLA in the [Interim London Housing Design Guide](#) recommends a minimum depth of 1500mm of private amenity space but achieving this standard will be reviewed as a site specific requirement.



4.7 Dwelling space standards

Southwark's Core Strategy highlights the importance of all new developments being of high quality with good living conditions. Minimum floor area standards (pages 13 and 14 of the [Residential Design Standards, 2011](#)) go some way to ensuring good living standards by requiring sufficient space for living. However, it is important to consider the shape of the dwelling to ensure that space can be used well, easily and flexibly. Irregular shaped rooms and narrow spaces can be difficult to use and furnish, even if they are of the correct overall size.

Across a scheme, the mix of dwelling types should cater for the full range of household sizes. Southwark will assess this using the average dwelling sizes set out in the table on page 13. The requirement is for the average size of homes in each bracket to be the same as or higher than the average. This is to ensure that there are sufficient of the larger homes within each typology.

Minimum width recommendations are as follows:

Room	Minimum width (m)	Application
Main sitting area	2.8	2 and 3 person dwellings
	3.2	4 person or larger homes
Double bedrooms	2.75	-
Private open space	1.5	-

Storage is a perennial problem in homes, and increasingly for households over the last few decades as personal possessions increase. The emphasis is therefore on good rather than adequate storage provision. The requirements stated here, extrapolated from the Interim London Housing Design Guide should be regarded as desirable.

Number of people	Area of storage m3
1p	3
2p	3
3p	4
4p	5
5p	6
6p	7
7p	8

A reasonable proportion of the storage identified above should be provided in full height storage cupboards, with doors at full height to provide good access to all the storage space available. The majority of the general storage should be accessed from a circulation area and not from a room unless the useable space is not compromised by the need for access to the storage.

Kitchen layouts should be designed with a good range of worktop, base units and wall cupboards, appropriate for the size of the household. Cupboards for bulk purchase items, such as rice and cooking oil should also be considered. Flexibility is required for households to insert additional appliances, such as a tall fridge.

In addition to general storage, there should be adequate space for refuse storage internally and externally, including recycling provision.

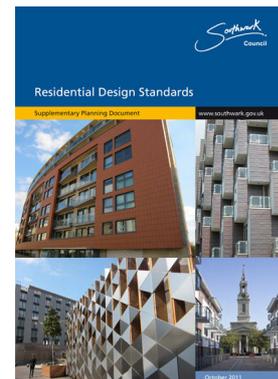
In flats, there should be additional "dirty" storage for every household, located close to the dwelling and lockable. This should be big enough for a bicycle or a buggy, and full height so

that the storage space is maximised. Where homes have gardens, a shed should be provided.

4.8 Inside the home

Our new homes should be places that our residents are proud and happy to live in. The layout needs to be simple and logical, easy to understand from the outset, with plenty of natural light and some sunlight penetration for physical well-being. There should be a convenient relationship between rooms.

- All homes should be designed with dual aspect for cross ventilation and good light penetration;
- If this is not possible, designers will have to prove that single aspect still achieves the comfort, views, daylight and ventilation of a dual aspect home;
- At least one wall with a window should face within 90° of south, and the main solar collecting glazing should face within 30° of south;
- Entrance into habitable rooms should be via a lobby or circulation area;
- Where possible living rooms should face the southern or western parts of the sky and kitchens face towards the north-east;
- Access to rear gardens should be from the kitchen or dining room or circulation area
- A balanced mix of single and double bedrooms in family homes is required;
- Wherever possible, space for washing machines and tumble dryers should be separated from the kitchen and located in a cupboard or in a dedicated utility space in larger homes. This keeps noisy activities away from areas which may be used for entertaining or working;
- Minimise noise nuisance by stacking rooms with the same function in blocks of flats;
- Avoid noise nuisance from communal areas and lifts ideally by designing a buffer zone between them and all habitable rooms. This could be an internal corridor or bathroom or storage;
- Floor to ceiling heights are a minimum of 2.4m between finished floor and finished ceiling;
- Sunlight and daylight requirements can be found on page 17 of Southwark's [Residential Design Standards 2011](#);
- Ideally there should be natural daylight and ventilation to bathrooms and kitchens as well as to internal circulation areas.



Southwark's vision of an inclusive environment will be addressed by the provision of homes which are broadly accessible, and adaptable to the changing needs of the household. In addition, there will be some fully-wheelchair-accessible homes. The detailed requirements can be found below:

Lifetime Homes

All homes will be designed to comply with the [Lifetime Homes standard 2010](#) regardless of tenure, except for those which will be designed to full wheelchair-accessibility standard.

The Lifetime Homes standard is familiar to most designers, so there is no requirement to state the parameters of the standard here. However, there are a small number of items which are worth emphasising here as they cause problems if not understood or incorporated from the outset. These are:



- Through-floor lift either not indicated on drawings, or shown incorrectly. It should be noted that:
 - access is on a short side

- a 1500mm turning circle is required in front of the lift
- a 300mm nib is required beside the lift car door on both floors
- the lifting rail should be placed against a partition (unless it is protected at the rear)
- the through-floor lift can only travel two storeys
- Bed space not shown at entrance level
- Bathroom not located at entrance or first floor level
- 300mm nib not maintained on the side of the leading edge of the door at entry level.
- Clear door opening width not possible because door does not open more than 90°
- Corridor width inadequate for width of door provided when turning 90° Example - 1050mm corridor and less than 775mm clear.

Consideration should also be given to designing for visitors who have disabilities. Refer to Inclusive design below.

Wheelchair-accessible homes

Fully wheelchair-accessible homes will be provided in all developments of 10 homes or more. There will be at least 10% provision of wheelchair accessible homes (in terms of habitable rooms) in addition to the remainder of the affordable housing development being designed to meet the Lifetime Homes standard. However, there may be site-specific requirements above this minimum standard for smaller developments, dependent on overall provision in the locality.

Wheelchair-accessible homes are to be designed fully in accordance with the [South East London Housing Partnership's Wheelchair Homes design guidelines](#).

A wheelchair-accessible home is one which is designed to comply fully with the required standard. It should be fully fitted out with specialist kitchen and bathroom fittings and grab rails.

A summary of broad requirements is as follows:

- The area of typical footprints for different sizes of wheelchair-accessible homes can be found on page 3 of the [SE London Housing Partnership's Wheelchair homes design guidelines 2011](#). A range of wheelchair-accessible homes is to be provided, not just 2-bed flats. This means that some 1-bed flats are acceptable, as well as family homes of different sizes. Some wheelchair-users prefer accommodation on the ground floor while others feel vulnerable in this location and prefer an upper floor flat, so both should be provided in any sizeable development
- Stacking of wheelchair-accessible accommodation is acceptable as long as two lifts are provided in a block;
- Kitchens and dining spaces are ideally located in the same room to avoid problems of opening connecting doors while carrying food and drinks;
- Kitchens are preferred in an L or U-shaped with circulation outside this area;
- Ideally no wheelchair-accessible home shall be more than two storeys high.

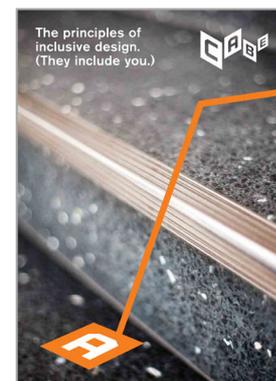


Inclusive design

It is essential that Southwark's new housing is considered in terms of the widest inclusivity, and not just in relation to the Lifetime Homes standard or wheelchair-accessible homes. Other considerations relate to people with disabilities who do not necessarily use a wheelchair, such as those with vision or hearing loss, and those with learning or mental disabilities.

The principles of inclusive design (Design Council/CABE) call for places to be:

- Inclusive - so everyone can use them safely, easily and with dignity;



- Welcoming - with no barriers that might exclude some people;
- Convenient - so everyone can use them without too much effort or separation;
- Accommodating - for all people, regardless of their age, size, gender, mobility, ability, disability, ethnicity or circumstances;
- Responsive - taking account of what people say they need and want;
- Flexible - so different people can use them in different ways;
- Realistic - offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

Flexible and adaptable accommodation will provide for a good response to the changing requirements of a family. A few considerations are as follows:

- Twin rooms designed with two windows for later subdivision into two single bedrooms if required as children get older;
- Open plan homes are not desirable except for one-bedroom accommodation; However, a design with an alcove or L-shaped to accommodate the kitchen which is separated visually may be acceptable for small family homes;
- A range of family accommodation should be provided, some with a kitchen-dining room and separate living space which provides two socialising spaces in the home, and others with a separate kitchen with a living-dining space. Ideally the design should allow for the different functions to be separated if required;
- Rooms should be large enough and of a regular shape to enable alternative furniture arrangements.

4.9 Sustainable design

Southwark aims to demonstrate exceptional environmental performance of all new developments under the 1,000 Council Homes programme. This will include designing and energy-efficient development using long-lasting building materials and reducing water consumption.

Consideration of energy issues needs to happen right at the start of the design process. All development will need to be designed in accordance with the energy hierarchy. This approach can be summarised as follows:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy



This three-step process is described in more detail below:

1. First, use good design to minimise the development's energy needs

Before any mechanical systems are considered the development should be made as energy efficient as possible by maximising the use of sunlight, thermal mass and the site's microclimate to provide natural lighting, heating and cooling of buildings.

Passive measures in the design may include the following:

- Thermal mass using solid construction rather than timber frame
- Orientation of homes for passive solar gain
- Recycled rainwater for WC flushing
- Passive stack ventilation
- Dual aspect design for cross ventilation
- Low energy lighting systems
- Sustainable urban drainage system (SUDS).
- Green and brown roofs should be considered where appropriate for biodiversity and reduction of storm water.

2. Then, make the most use of efficient energy, heating and cooling systems

If mechanical heating, cooling and ventilation are needed, they should be as efficient as possible. The priority is to use local (called “decentralised”) energy sources, in particular combined heat and power (CHP) or district heating systems. However, in smaller developments, a maximum of 25 new homes might be developed without a central plant system, and it should be noted that this is more easily applicable to flats than houses.

Regardless of size, residential developments should connect to area-wide CHP, CCHP or district systems where these exist and have the capacity, life and reliability required, or are being developed, within the following distances of the site

- Less than 20 dwellings: 50 metres
- 20-30 dwellings: 100 metres
- 31-40 dwellings: 150 metres
- Over 40 dwellings: 200 metres

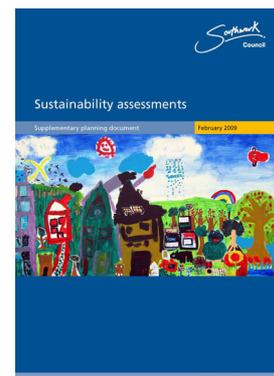
3. Then, use renewable sources of energy

There may still be demand for energy (for appliances, lighting and machinery). As much as possible this remaining energy demand should be met through zero and low carbon energy sources, such as solar power, wind power, bio-fuel and geothermal energy.

Key considerations include:

- Simplicity of use and ease of understanding of the systems and control by residents;
- Consideration of whole life-cycle costs;
- Adoption of space efficiency principles throughout to promote the flexible use and allocation of facilities;
- Sustainable sourcing, including locally produced materials and, where possible, timber from renewable resources. Selection of contractors should take into account their environmental policies;
- Incorporation of environmentally benign heating and lighting provision;
- Provision of facilities and equipment to encourage the re-use and recycling of materials including, where practicable, water recycling;
- Ensuring all projects achieve Code for Sustainable Homes level 4* or higher;
- Measures to prevent wasted energy use both within the units and in common areas.

All projects will need to be accompanied by a Sustainability Assessment at planning submission stage. Reference should therefore be made to Southwark's [Sustainability Assessments SPD 2009](#) for the format and content of the assessment.



5.0 Engagement with stakeholders

5.1 Purpose of consultation

Development of a hitherto unoccupied part of an estate, or an area which has previous uses is a controversial matter for the local residents, so the design work and consultation need to be considered in tandem.

Local people know and understand their own area better than anyone, and can make valuable contributions to the design process and the eventual proposals. Therefore, in all new developments, LB Southwark requires a high level of engagement with the local community from the outset to identify and meet aspirations where possible and to ensure broad support for the final proposals.

The direct purpose of stakeholder engagement with any redevelopment proposals is likely to be in order to:

- develop a masterplan or layout which meets their requirements
- design homes which meet their housing need
- design additional homes which can be marketed for private sale or shared ownership
- report a range of community engagement around decision-making
- demonstrate good stakeholder engagement
- obtain majority support for the design proposals
- draw up a detailed Statement of Community Engagement to accompany a planning submission in due course.

When carrying out consultation, it is important for the longevity of a scheme to be borne in mind, as proposals which suit the current residents may be superseded, for instance, as children grow up.

5.2 Mapping the stakeholders:

A major task is to identify the stakeholders in a particular location, and the list can be compiled by speaking to local people about the activities and groups which already exist in the area. Ensuring inclusion is very important, and this means considering the different age and cultural groups in the vicinity of the site.

Local people and groups:

- Local residents
- Future residents
- Local community groups
- Local businesses
- Voluntary organisations

Local politicians:

- Local councillors – consulted by Council officers
- Local MP – consulted by Council officers

Local advisors

- Crime Prevention Design Advisor (Secured by Design)

Statutory consultees at Southwark Council:

- Planning department
- Housing department (maintenance and management)
- Transport and streets department
- Regeneration department (as necessary)
- Environment department (including recycling / waste management and trees)
- Leisure department

Other interested and affected groups

- Private landlords
- Housing Associations
- Developers
- Estate Agents

5.3 Forms of consultation and inclusion

Community engagement can include a variety of approaches, such as one-way communication or information delivery, consultation, involvement and collaboration in decision-making, and empowered action in informal groups or formal partnerships.

An open, inclusive approach to projects is essential, ensuring that individuals and groups with different experiences and expectations can positively influence the design of their future community. This can involve working with residents to form design review groups, and working with others to develop residents' design capacity to make decisions, as well as the more general open days and site visits.

A range of different consultation techniques should be used to encourage people to participate in a way which suits their needs. A few examples are:

- Open days and exhibitions/displays
- Walking audits
- Drop-in sessions at key locations and times
- Out-reach meetings
- Simple estate models or computer generated images
- Visits to other schemes
- Displays of other schemes
- Displays of proposals at a venue on site or nearby
- Block meetings, and other meetings for particular groups of residents
- Questionnaires and feedback forms
- Newsletters and fliers delivered to residents' homes
- One-to-one and small group meetings when appropriate

The consultation process needs to include those sections of the community which are unable or unwilling to take part in conventional consultation events. It may be necessary to develop such methods as follows:

Method	Description
Stakeholder interviews	The stakeholder interview is very useful technique for use with politicians and statutory authorities, as well as leaders of community organizations. The use of these interviews early in the development process can provide a raft of initial information which will form the foundation of understanding of the issues, challenges and opportunities of a community.
Home visits	Some residents require home visits in order to fully understand and consider the issues raised during the consultation process. Such residents may have disabilities, be unable to attend meetings, need an interpreter, suffer from mental health problems, or simply be very concerned about the proposal, but uncomfortable about voicing them in public.
Community website	The involvement of the local community can assure the longevity and usefulness of a community website, ensuring that the content is relevant, immediate and addresses residents' needs.
Outreach work	It is essential to meet with informal groups, for their input is essential for the success of any future development. It is often more effective to go and find people where they feel comfortable, rather than bring them into what might be an intimidating environment. This may include meeting young people who are 'hanging about', parents through the school, older people in shopping centres and luncheon clubs, women at women-only events, language groups in cafes, etc.

Method	Description
Consultation assistants	The training and employment of local residents as consultation assistants can provide a close link with the community.
Engaging with BAME residents	Translations of all written material and interpreters should be provided in local languages where necessary. Involve of any BAME (Black, Asian and Minority Ethnic) groups in the area can be sought through places of worship or targeted projects.
Locations and times	The use of local facilities for consultation is essential to make attendance as easy as possible to those who may not be able or willing to travel far. The timing of meetings is also a significant feature of the success of consultation, and it may be necessary to hold a sequence of meetings at different times, in order to be responsive to residents' lives and commitments.

This broad approach encourages participation and developing capacity, enables local residents to take 'ownership' of the redevelopment of their neighbourhood. This lies at the heart of building and maintaining successful, thriving and inclusive communities, but also addresses the long-term sustainability of the new development or regeneration.

5.4 Use of consultation in decision-making

To be effective the consultation process needs to be open, inclusive, understandable and responsive to opinions, demonstrating how consultation has affected design decision-making.

The following list of themes for consultation is not exhaustive, but indicates the likely areas of interest of local people in any changes in their neighbourhood:

- Routes, streets and pedestrian access
- Parking provision - existing and proposed
- Amenity space - private and public
- Size of new homes and options for layouts
- Tenants' choice of fittings
- Height of new homes and overshadowing
- Numbers of new homes
- The impact of extra people/children on the neighbourhood
- Security and safety
- Construction and disruption

It will be important to record feedback on all the themes discussed in order to inform the design process, especially where the design has changed to accommodate views and opinions of stakeholders.

It is also essential to hold a consultation event for the wider community shortly before a planning application is submitted, to ensure that the views of stakeholders are heard and incorporated as far as possible in the final submission. This event and its outcomes should be recorded in the Statement of Community Engagement which is submitted with the planning application.

6.0 Site-specific design principles for Willow Walk

6.1 Southwark's site-specific objectives

6.2 Success criteria

6.3 Context

6.4 Site description

6.5 Key issues for the site

Density:

Site plan:

Amenity space:

Streetscape:

Housing mix:

Life:

6.6 Key issues for the housing development

6.7 Design requirements

6.8 Consultation

6.9 Information about the existing site and buildings

Statutory applications

Asbestos

Contamination

Building Engineering Services

Fire safety

7.0 Appendices

7.1 References

- Affordable Housing SPD 2008
- Affordable Housing SPD, 2011 (Draft)
- Building for Life (Design Council CABE)
- Building Regulations and British Standards
- Code for Sustainable Homes, BRE
- Core Strategy, Southwark, 2011
- Design and Access Statement SPD 2007
- Draft Community Infrastructure Levy charging schedule 2012
- Equality Act 2010
- Guide to Housing Design and Specification, Southwark 2003
- Interim London Housing Design Guide 2010
- Lifetime Homes Standard 2010, Habinteg Housing Association
- London Housing Supplementary Planning Guidance (Draft)
- Making Space for Waste, Designing Waste Management in New Developments - A Practical Guide for Developers and Local Authorities, Adept
- The Principles of Inclusive Design, CABE 2006
- Manual for Streets, Department of Transport
- Residential Design Standards SPD, Southwark 2011
- Safer Places - the planning system and crime prevention, ODPM 2004
- Saved Southwark Plan, 2007
- Section 106 Planning obligations SPD, July 2007
- Secured by Design
- Shaping neighbourhoods: Children and Young People's play and informal recreation: Draft SPG 2012, GLA
- South East London Housing Partnership Wheelchair Homes Design Guidelines 2007
- Housing Strategy 2009 - 2016 - an overarching document setting out the strategic direction of housing for the next four years. Southwark
- Sustainable Design and Construction, SPD, Southwark 2009
- Sustainable Transport SPD 2010
- Sustainability Assessment SPD 2009
- Waste management guidance notes for residential developments 2011

7.2 Project directory

See next page for contact details

For site specific issues and contact details on planning policy, housing management and housing maintenance, please contact the Project Manager

ORIGINAL

PROPOSED PHASE 1 SITES

Proposed Phase 1 sites							
Site	Ward	Description	Number of Homes				Remarks
			Social Rent	Intermediate	Market	Total	
169 Long Lane, SE1 4XE	Chaucer	Former Borough Bankside Housing Office, on edge of Kipling Estate.	15	7	0	22	Potential for a 5 storey building assuming inclusion of blocked end of access road. Leathermarket JMB to be consulted on future management.
Gatebeck House	South Camberwell	Site of previously demolished block on East Dulwich Estate	9	0	0	9	Planning submission expected October 2012, 3 storey building proposed.
Southdown House	South Camberwell	Site of previously demolished block on East Dulwich Estate	10	8	0	18	The intermediate homes would be for Social HomeBuy. Planning submission expected October 2012, 4 storey block proposed.
Masterman House garages, Elmington Estate	Camberwell Green	Under used garage site within estate.	11	5	9	25	35% private housing required by planning policy
Cator street	Peckham	Land in front of Learning Resource Centre.	50	0	0	50	Earmarked for extra care scheme.
Willow Walk	Grange	Site for new T/A hostel and housing.	15	6	0	21	Planning submission September 2012.
Sumner Road, Workshop	Peckham	Cleared site	42	18	60	120	Proposed to use joint venture delivery, to allow for sharing of risk. 50% private : 50% affordable (70:30 Social Rent: Social Homebuy)
Nunhead Community Centre, Basswood Close, SE15 3 QR	Nunhead	Tenants Hall site	10	0	0	10	Nunhead ward requirement for 35% private - proposed for adjacent site, along with new community centre.
Clifton Estate	Peckham	Under used garage site	11	0	0	11	Would need to seek variation from 35% private requirement due to scale and problems with a shared core.
Total Units			173	44	69	286	
Estimated development costs (£m)			27.7	7.0	11.0	45.7	Assuming £160k per unit average cost.
Estimated receipts (£m)			0	3.1	19.3	22.4	Assuming £280k per unit average sales value and 25% equity share for intermediate

APPENDIX 3

NEW HOMES AND LOCAL LETTINGS MODELLING

As outlined in the report, it is suggested that a proportion of new properties in each development are made available to existing tenants living on an estate within an agreed boundary. It is proposed that this proportion is 50% of units.

Modelling has been undertaken to provide an indication of demand from local tenants and two potential sites have been used to demonstrate this.

1. East Dulwich Estate SE22 – two potential sites totalling 27 units

There are currently 133 tenants registered for a transfer on this estate requiring a range of property sizes. Of these, 52 are in Band 4 and are adequately housed. Of the remaining 81:

- 9 are registered in Band 1, including 7 tenants who are under-occupying their current home
- 12 are in Band 2 – the majority are overcrowded combined with medical priority
- 52 are in Band 3 – the majority are overcrowded
- The remaining 8 are currently completing the registration process

Under the proposal at least 13 new units would be ring-fenced and the above group of tenants invited to bid and the offer made according to their priority band and registration date within that band. Once the tenant moves, their resulting vacant home would be advertised in the normal way.

2. Long Lane SE1 – one potential site totalling 22 units.

This site is the former Borough and Bankside Area Housing Office. Chaucer and Grange Wards are relevant areas. Therefore the ward details have been highlighted.

Chaucer Ward currently contains a total of 243 households registered on our housing list.

- Of these, 21 are registered on Band 1, fifteen of these households are over-occupying their current homes,
- A further 21 are also registered on Band 2, primarily with multiple needs of overcrowding and medical priority
- 96 are registered on Band 3, either due to medical priority for a move or overcrowding
- 97 have no priority for a move and are registered on Band 4

- 8 are about to complete the registration process

Grange Ward contains 271 households registered on our housing list.

- 25 households on Band 1, of these 16 are under-occupiers
- 20 on Band 2, the majority with multiple need
- 125 Band 3 for various factors
- 87 with no priority on Band 4
- 14 applications currently being processed

CABINET AGENDA DISTRIBUTION LIST (OPEN)**MUNICIPAL YEAR 2012/13**

NOTE: Original held by Constitutional Team; all amendments/queries to
Paula Thornton/Everton Roberts Tel: 020 7525 4395/7221

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Barrie Hargrove	1	Gerri Scott	1
Claire Hickson	1	Duncan Whitfield	1
Richard Livingstone	1		
Catherine McDonald	1	Officers	
Veronica Ward	1	Doreen Forrester-Brown	1
		Jennifer Seeley	1
Other Councillors		Trade Unions	
Catherine Bowman	1	Roy Fielding, GMB	1
Toby Eckersley	1	Henry Mott, Unite	1
Neil Coyle	1	Chris Cooper, Unison	1
Gavin Edwards	1	Neil Tasker, UCATT	1
Dan Garfield	1	Michael Davern, NUT	1
David Hubber	1	James Lewis, NASUWT	1
Lorraine Lauder	1	Irene Bishop, ASCL	1
David Noakes	1		
Paul Noblet	1	Others	
The Right Revd Emmanuel Oyewole	1	Shahida Nasim, Audit Commission	1
Mark Williams	1	Robin Campbell, Press Office	1
Andy Simmons	1	Paula Thornton, Constitutional Officer	20
Group Offices		Total:	64
Alex Doel, Cabinet Office	1	Dated: 3 October 2012 (er)	
Laura Kavanagh, Opposition Group Office	1		
Press			
Southwark News	1		
South London Press	1		
Members of Parliament			
Harriet Harman, MP	1		
Tessa Jowell, MP	1		
Simon Hughes, MP	1		