

## Cabinet

Tuesday 13 July 2021

11.00 am

Ground floor meeting rooms, 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 3

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Date: 6 July 2021

<b>Item No.</b> 14.	<b>Classification:</b> Open	<b>Date:</b> 13 July 2021	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Tustin Estate Low Rise Re-development Delivery Programme	
<b>Ward(s) or groups affected:</b>		Old Kent Road	
<b>Cabinet Member:</b>		Councillor Stephanie Cryan, Council Homes and Homelessness	

## **FOREWORD - COUNCILLOR STEPHANIE CRYAN, CABINET MEMBER FOR COUNCIL HOMES AND HOMELESSNESS**

Earlier this year we held a ballot on the Tustin Estate, which asked residents to vote on a range of options for the redevelopment of the estate. The result of the ballot gave a resounding yes vote for the redevelopment of the estate, which will include building additional new council homes, Over 55's housing, a new park at the centre of the estate, a new Pilgrim's Way Primary School and new retail and business spaces.

Given the current financial position of the council, this decision will have an impact on the housing investment programme for a number of years and the future investment in our housing stock. However, it is the right decision to make at this time as it demonstrates that the council has listened to the views of local residents and has responded in a very positive way. It is a resident led decision and allows them to have a key say in the future of their estate.

The proposals will transform the Tustin Estate and will improve the quality of housing, public realm and amenity space for all of its residents and will play a key role in our commitment to build 11,000 new council homes by 2043.

This report sets out key changes to the rehousing policy for council tenants and leaseholders, which build on the experience of other projects. I would like to put on record my thanks to the members of the Tustin Community Association for the work they have done and continue to do for the future of the Tustin Estate.

## **RECOMMENDATIONS**

### **Recommendations for the Cabinet**

That Cabinet:

1. Note the ongoing engagement with the local community and thank all residents in particular the Tustin Community Association and Resident Project Group, for their contribution to the resident-led programme of work at the feasibility and options stage and the initial steps of the delivery programme.

2. Note the result and ratify the result of the Tustin Estate Resident Ballot, concluded in March 2021, and decision to demolish low-rise blocks (Bowness House, Heversham House, Hillbeck Close, Kentmere House and Ullswater), refurbish the council tenanted houses at Manor Grove, the demolition and rebuild of Pilgrims' Way Primary School and the commercial units as well as the creation of a new park at the centre of the estate and delivery of a minimum of 689 homes across three phases, in line with the commitments set out within the Tustin Estate Landlord Offer Document.
3. Approve a further variation to the Housing Investment Programme for funding of up to £14.24m to take forward the project to the next stage.
4. Approve the commencement of the acquisition of leasehold interests on the low-rise blocks (Bowness House, Hillbeck Close, Heversham House and Kentmere House) in accordance with a phased approach and via negotiation, with compensation and disturbance payable in line with compulsory purchase compensation rules.
5. Approve the serving of demolition notices in order to suspend qualifying tenants from exercising their Right to Buy (RTB) their homes for a period of up to 7 years.
6. To agree that every council tenanted household subject to demolition, will be offered a replacement council home on the Tustin Estate.
7. Approve the re-housing of all secure tenants remaining in the low-rise blocks (Bowness House, Hillbeck Close, Heversham House and Kentmere House) in accordance with the Re-housing Strategy in paragraphs 50 to 74 to enable vacant possession of the blocks in order that the delivery of the proposed redevelopment of the Tustin Estate can proceed.
8. To agree that a dedicated Tustin Estate local lettings policy will be agreed post securing planning consent and will be based on the principles outlined in the Tustin Estate Landlord Offer Document and the criteria outlined in the Re-housing Strategy and paragraphs 50 to 74 of the Re-housing strategy outlined below.
9. To agree that every resident leaseholder subject to demolition, who has been living on the estate for 12 months prior to the March 2021 Resident Ballot will be offered the opportunity to purchase a replacement home on the Tustin Estate with the option to purchase an affordable intermediate home (shared equity, equity loan, shared ownership) or a council tenancy where appropriate and subject to a financial review.
10. To agree that every housing register applicant living on the Tustin, who has been on the council's housing waiting list 12 months prior to the March 2021 Resident Ballot will be offered a replacement council home on the Tustin Estate.

11. To make available 100% of new hidden homes in the Tustin towers to existing residents of Tustin Estate, with priority status given to those living in Hillbeck Close and those with a need for a garden.
12. To make available 100% of new build council homes on the estate eligible to residents in blocks demolished by the re-development and those on the housing waiting list who we have a commitment to as set out in the Tustin Estate Landlord Offer Document. Those in blocks due to be demolished will be given priority.
13. To agree a 'one-move' approach to minimise disruption to residents except where residents request 'two-moves' to preserve their existing arrangements ie. to move back to the site of their original home, or to enjoy a garden if they currently have one or to move to the Over 55's block if this is their preference.
14. To approve the re-housing of residents in Hillbeck to commence in August 2021 and to apply the re-housing strategy described in paragraphs 50 to 88.
15. To note the formal consultation undertaken with affected tenants, homeowners and the wider estate community throughout the process.
16. To note the detailed commitment to support affected vulnerable residents throughout the project.
17. To note the outcome of an equalities and health impact assessment summarised within paragraph 125 of this report.

### **Recommendations for the Leader of the Council**

18. Delegate approval of compensation packages for the acquisition of individual leasehold interests to the Director of Planning and Growth in consultation with the Strategic Director of Housing and Modernisation.
19. Delegate approval of the Tustin Estate Local Lettings Strategy to the Cabinet Member for Council Housing and Homelessness.

### **BACKGROUND INFORMATION**

20. The Tustin Estate Low Rise Re-development programme is the outcome of a resident-led investment decision into low-rise homes on the Tustin Estate following a feasibility, master-planning and options appraisal process.
21. In January 2021, a Cabinet decision to proceed "*to a Resident Ballot for the final option, on the basis of the proposals and commitments within the Landlord Offer Document, for the Tustin Estate Low Rise Programme in February 2021*" was agreed. The final option, described within this report as the re-development option was described as the following:

Redevelopment of the low-rise homes with:

- The demolition and replacement with new homes of Bowness House,

Heversham House, Hilbeck Close, Kentmere House & Ullswater

Retention of the houses in Manor Grove with improvements to the tenanted homes

New houses in between the houses on Manor Grove

A new park in the centre of the estate

A new Pilgrims' Way School

New retail and business spaces on the Old Kent Road and Ilderton Road.

22. On February 10 2021, the Resident Ballot commenced. The results of the ballot were returned by the independent organisation, Civica Election Services (CES) who managed the balloting process. The ballot was initiated three weeks after the Tustin Estate Landlord Offer Document was issued to residents allowing time for the contents of the Offer Document to be digested and for questions to be discussed prior to votes being cast.
23. The ballot paper question was: "*Are you in favour of the proposal for the re-development of the low rise homes on the Tustin Estate?*" 87% of votes, voted 'yes', 13% of votes, voted 'no'. 64% of residents eligible to vote took part. 73% of those who live in the low rise homes took part and 53% of those who live in the towers took part.
24. In light of the results of the ballot and the commitment in the Landlord Offer Document that "If the ballot result is in favour of the final option, we will deliver this option with resident input" a delivery programme has been developed to achieve a start on site in September 2022 for Phase 1 works.
25. The programme comprises of
- The demolition of 249 homes (200 council rented and 49 leasehold) at Bowness House, Heversham House, Hillbeck Close, Kentmere House & Ullswater
  - The build of an estimated 689 homes comprised of
    - 200 replacement council rented homes
    - 220 additional council homes made up of council rented and key worker rented
    - 18 refurbished council rented homes in Manor Grove
    - 49 council shared equity homes
    - 220 private for sale homes
  - The retention of the houses in Manor Grove
  - The development of a new park in the centre of the estate
  - Demolition and redevelopment of Pilgrims' Way School
  - The build of new retail and business spaces on the Old Kent Road and Ilderton Road.
26. This proposal is in accordance with current Council and GLA policies. Officers will continue discussions with the GLA in order to seek further funding for the proposals and will determine the level and form of key worker housing in consultation with local residents and ward councillors. The financing of the project will continue to be reviewed as the delivery partner procurement progresses and the design proposals are further developed in order to minimise

the impact on council resources. The key worker accommodation, subject to further consideration, may be taken forward on a temporary accommodation basis.

27. The delivery programme has been established in line with a grant agreement with the Greater London Authority (GLA) of £20 m as part of the Building Council Homes for Londoners programme and consequently works on site are due to commence in September 2022. If the programme does not meet the terms of the grant agreement the Council risk losing the £20m grant.
28. The estate is located in the Old Kent Road Masterplan area. The blocks subject to demolition as part of the re-development programme are Bowness House, Heversham House, Hillbeck Close, Kentmere House and Ullswater House. Garages between the two Manor Grove blocks are due for demolition. Manor Grove tenanted properties are subject to refurbishment. Hillbeck Close, Ullswater House and the Manor Grove garages are subject to demolition in the first phase of the programme due to commence in September 2022. Bowness House, Heversham House and Kentmere House are subject to demolition in the second phase of the programme estimated to commence in September 2024. Refurbishment works to the council tenanted properties will take place in Phase one due to commence in September 2022. The refurbishment specifications are due to be confirmed through consultation with residents and developed with the design team. The starting point for the refurbishment standards will look to use the refurbishment standards applied to the three towers whilst acknowledging the different housing typology and climate change emergency.
29. The breakdown of households in blocks subject to demolition is in Table 1. Numbers given relate to households who are eligible for re-housing and are based on figures from June 2021.

**Table 1: Breakdown of the residential blocks subject to demolition**

Block	Secure Tenants	Applicants on housing waiting list	Resident Leaseholders	Non Resident Leaseholders	Voids
Bowness	19	1	10	5	1
Heversham	70	4	17	11	2
Hillbeck	27	1	2	3	2
Kentmere	35	2	3	0	4
Totals	151	8	32	19	9

30. Ullswater is a temporary accommodation hostel with residents of the block on a license. Due to impacts of the Covid-19 pandemic and the need to provide safe accommodation, the majority of residents have moved elsewhere as these homes were non self-contained. It is anticipated Ullswater will be fully vacated before the commencement of phase 1 through direct offers of the accepted homeless households or temporary accommodation transfers.
31. The Tustin Towers (Ambleside, Grasmere and Windermere) have been

subject to a Major Works Refurbishment programme. This programme has resulted in the creation of 13 'Hidden Homes' at ground and first floor level. These homes are due to be available for occupation in Autumn 2021.

32. In Manor Grove there are 18 council tenanted properties, with 17 households with a secure tenancy, 3 residents on the housing waiting list and 1 void.
33. In the three towers there are 32 council tenants on the council's housing transfer list. In addition there are 3 applications on the council's housing waiting list we have commitments to in accordance with the Landlord Offer Document
34. Voids on the estate are in use for temporary accommodation to address the urgent need for temporary accommodation and to ensure that we were not creating tenancies that would be subject to re-housing in the event of a positive resident ballot in favour of re-development.
35. A mix of 1 bed through to 3+ bed homes will be delivered in a variety of typologies including flats, maisonettes and houses with 10% of these homes being wheelchair accessible. All homes will have private amenity spaces with some having gardens. All tenanted homes will be adapted in line with the equality act adaptations requirements as appropriate.
36. A Housing Needs Assessment (HNA) was concluded in February 2020. This report provided insight into the development of the schedule of accommodation and estate masterplan developed by the design team alongside feedback from residents on their needs and preferences.
37. The HNA is currently being updated to inform the next stage of design development which seeks to take work from the masterplan (RIBA Stage 1) to the planning stage (RIBA 3+) and will be revised after planning consent is granted so that homes can be offered in accordance with housing need to council tenants based on accurate information. At this point it will be feasible to agree a dedicated local lettings policy for Tustin Estate.
38. The estate is home to 10 different commercial properties all located on the ground floor of Bowness House. Each property is currently occupied.
39. Pilgrims' Way Primary School is a one-form entry primary school located at the centre of estate away from roads. The school also includes the Bermondsey and Rotherhithe Children and Family Centre and a sure start nursery.
40. The phasing plan is as follows:

Phase 1, September 2022 to August 2024

- Demolition of Hillbeck Close and Ullswater House
- Build an estimated 210 new build homes
- Refurbish 18 council properties

Phase 2, September 2024 to August 2026

- Demolition of Bowness House, Heversham House, Kentemere House

- Build an estimated 265 new build homes
- Build a new Pilgrims' Way Primary School (1 form entry with 2 form entry infrastructure)

#### Phase 3, September 2026 to August 2028

- No existing residential blocks due to be demolished.
- Build an estimated 225 new build homes
- Demolish the old Pilgrims' Way Primary School
- Complete public realm work

41. The indicative phasing for the programme has been established to keep the community together and minimise disruption to residents to enable the majority of resident subject to demolition to move to a new build home in one move and as such the majority of the new build homes in Phase 1 will be council homes.
42. The phasing plan, and design, also enables Pilgrims Way Primary School to move from their existing building directly into the new school in one move. The impact of works on playing field will be subject to design evolution and consultation with the school community.
43. All commercial units will be subject to demolition. The approach to the re-locating businesses will be based on discussion with the existing businesses. Options will include a permanent move to a property that meets the needs of the business nearby or a temporary move to a suitable location nearby and a permanent return to one of the new commercial properties on Tustin Estate.
44. A hybrid planning application based around the phases will be submitted in Winter 2021/22. Detailed consent will be sought for phase one and outline consent for phase two and three.
45. This paper and supporting appendices detail the delivery plan and steps and resources necessary to meet this target date and deliver against the commitments on the Landlord Offer Document, specifically 1) Confirmation of the Resident Ballot Result and decision to proceed with the delivery of the re-development option in accordance with the Tustin Estate Landlord Offer Document 2) The re-housing strategy 3) The procurement strategy and resourcing plan including resident engagement plan 4) The financial status of the re-development programme and the impact on the Council resources.

## **KEY ISSUES FOR CONSIDERATION**

### Resident Ballot

46. As detailed in paragraphs 9 to 11 a Resident Ballot was carried out on the Tustin Estate. This was carried out in compliance with the GLA's requirements.
47. Estate Regeneration Resident Ballot requirements meant there was no minimum turnout needed - a simple majority is required; voter eligibility criteria were applied and the ballot was conducted and managed by Civica Election

Services (CES) who were appointed as the independent organisation.

48. On February 10 2021, the resident ballot commenced. Ballot papers were sent to the 480 qualifying households (i.e. permanent secure tenants, and Southwark's housing waiting list applicants who have been on the housing register for at least a year, resident leaseholders and resident freeholders).
49. The ballot concluded on March 5 2021 and the results were that 87% of those who took part voted for the redevelopment option as identified in paragraph 13.

#### Re-housing Strategy

50. The aim of the local lettings principles outlined below is to keep the residents together on the Tustin Estate and minimise disruption to residents whilst also offering flexibility and certainty. The principles have been established to provide for effective and fair re-housing of residents subject to demolition via the redevelopment programme and to provide for residents of the estate who are not subject to demolition, but subject to ongoing disruption from works on the estate over an extended period of time, estimated to be 6+ years, and for Manor Grove tenants who are subject to refurbishment. These principles have been consulted on with residents and set out in the Landlord Offer Document.

#### Local Lettings Principles

51. The local lettings principles apply to Council secure tenants living in blocks subject to demolition; housing list applicants on the housing waiting list who have been living on the estate for 12 months or more prior to the 5<sup>th</sup> March 2021 Resident Ballot and resident leaseholders in Bowness House, Hillbeck Close, Heversham House, and Kentmere House who have been living on the estate for 12 months or more prior to the 5<sup>th</sup> March 2021 Resident Ballot).
52. Residents will be supported to access the homes that meet their needs and preferences. Support will also be provided to deal with utility companies, moving, and changes in benefit claims.
53. Vulnerable residents, whether this is through physical health, old age, mental health or a combination of all three, will be provided with support in accordance with their bespoke needs and preferences.
54. Where additional support is required due to a language barrier or literacy, additional support will be found to support these needs.

#### **Council Secure tenants (in properties due to be demolished)**

55. Council tenants will be guaranteed a newly built council home on the estate.
56. Council tenants will be pre-allocated a home based on prioritisation of housing need, medical need, how long you have lived on the estate.
57. Like for like allocation - If tenants wish to return to the site of their existing

home, are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis, where feasible, meaning if you have a garden we will work with you to allocate you a home with a garden.

58. Providing choice - Council tenants will choose from a booklet the home they would like to move into. This booklet will show the layout and the size of the property and state the indicative rent and council tax of each property. The actual rent and council tax set will be dependent upon when the properties are available for letting.
59. If residents are currently in a larger property than they need, they will be eligible for a property with one more bedroom than their need, however if they want to downsize they can.
60. Each household will receive a homeloss payment and a disturbance payment for their move. If a household moves a second time, for the second move they will receive a discretionary payment to cover the costs of moving akin to the disturbance payment made for the first move to assist with the costs for the second move, but not a second homeloss payment. Further information about payments to households will be provided in the booklets shared with tenants.
61. Existing council tenants in Hillbeck are 'activated' for re-housing in August 2021 and asked to move before or in Summer 2022. Residents of Hillbeck will receive a priority re-housing status as Hillbeck is due to be demolished first.
62. Residents in Hillbeck will be required to work with the Ledbury and Tustin Team to:
  - Complete their Housing Needs Survey
  - Identify if they want to stay on the estate or move off the estate. (The council has flexibility to review the move later with residents if requested).
  - Register for their new homes
  - Either receive the weekly homesearch magazine on available homes off the estate and bid for them or once planning permission for the new homes has been agreed receive a booklet on available homes on the estate and express an interest in the homes they want to be considered for.
63. Residents will be given:
  - A priority Band 1 Status
  - Offered a refurbished or new build home in the Towers. Where residents, choose to stay on the estate, they will be allocated a new home on the estate on a temporary or permanent based on their preference.
64. Existing council tenants Bowness, Heversham, Kentmere are activated for re-housing in May 2022 and asked to move before or in Summer 2024.

65. Residents in Bowness, Heversham, Kentmere will be required to work with the Ledbury and Tustin Team to:
- Complete their Housing Needs Survey
  - Identify if they want to stay on the estate or move off the estate
  - Register for their new homes
  - Either receive the weekly homesearch magazine on available homes off the estate and bid for them or once planning permission for the new homes has been agreed receive a booklet on available homes on the estate and express an interest in the homes they want to be considered for.
66. Residents will be given:
- A priority Band 1 Status
  - Offered a new build home on the estate
  - Allocated a new home

### **Council tenants (in the towers and in Manor Grove)**

67. Existing council tenants in Manor Grove and the Tustin Towers who are in overcrowded accommodation or who wish to downsize or have a medical need will be given a priority status to move into a new home on the Estate after the existing low rise residents to be:
- Listed as local lettings priority. Offered a home on the estate
  - Able to bid for a new home on the estate
68. A choice based bidding system will apply to those in housing need, including overcrowded households and those residents who have been on the council's housing list for a year before the Resident Ballot. They will have the opportunity to bid for council homes on the estate as the properties will be ring fenced for Tustin residents first.
69. The policy is applicable to residents in Ambleside Point, Grasmere Point, Manor Grove and Windermere Point.
70. Tenants who are in rent arrears will be eligible for transfer as long as there is not an outright possession order or if there is a suspended possession order, where they are complying with the terms. Arrears outstanding at the point of rehousing will be deducted from the Homeloss payment.
71. Households can only move upon successful completion of pre-tenancy inspection and interview as per section 5.26 of the council's published allocation scheme.

### **Applicants on the Housing Register**

72. Applicants on the housing register (for 12 months prior to the March 2021 Resident Ballot) will be offered a home on the estate. Housing applicants in

Hillbeck Close will be 'activated' for re-housing in August 2021 and asked to move before or in Summer 2022.

73. Applicants on the Housing Register in Bowness House, Heversham House, Kentmere House are activated for re-housing in Summer 2023 and asked to move before or in Summer 2024.
74. Residents will be given:
  - The right to bid for a new home on the estate only.
  - Priority in accordance with the local letting scheme to be produced after planning permission has been granted.

### **Leaseholders (resident)**

75. Existing resident leaseholders who have completed on the sale of their property and are buying a new build on the estate will be temporarily rehoused until their new home is finished. If resident leaseholders choose to move off the estate they relinquish their right to purchase an affordable home on the estate.
76. A financial appraisal of affordability for the household will be applied to determine minimum levels of the affordability to buy and the suitability of a council tenancy on a secure basis.
77. Leaseholders who want to remain on the estate will be eligible to choose the home they would like to purchase from a sales booklet once planning permission has been obtained. This will show the layout and size of the property and state the price and council tax of each property as well as information about the assistance the council will offer on a second move.
78. Leaseholders who commit to remaining on the estate will be offered a temporary home on the estate prior to moving into a property they have bought, where necessary.

### **Leaseholders (resident and non-resident)**

79. The Council will enter into negotiations with the existing leaseholders (resident and non-resident) in Hillbeck Close regarding the leaseholder acquisitions of their property in Summer 2021 with the aim of securing vacant possession for Summer 2022.
80. The Council will subsequently enter into negotiations with existing leaseholders (resident and non-resident) in Bowness House, Heversham House and Kentmere House enter into negotiations regarding the 'buy-back' of their property with the aim of securing vacant possession for Summer 2024. Leaseholder acquisitions in Hillbeck will be prioritised to support the re-development delivery commitments.
81. Where a resident leaseholder is seeking to acquire another Council property a financial appraisal of affordability for the household must be applied to

determine minimum levels of financial input and or affordability to buy.

82. Where possible resident leaseholder allocations will also be based on a like for like basis i.e. if residents have a garden at present we will work with resident leaseholders to find a similar property.

#### Acquisition of leasehold interests

83. The principles of the re-housing strategy were agreed in the Tustin Estate Landlord Offer Document. These principles have subsequently been developed further to provide greater clarity for residents ahead of entering into discussions related to re-housing and acquisition of leaseholder interests. The leaseholder specific policies have been subject to consultation with leaseholders on the estate. One outstanding query arising from the consultation is the treatment of the stock condition survey information as part of assessing market value. The Council is currently awaiting advice from Counsel on this issue and will share the advice received with residents as soon as possible. The local letting policy will be drafted in consultation with estate residents and will be subject to a further approval by the Cabinet Member for Housing.
84. The Council holds the freehold interest of the development site, but in order for the Council to proceed with the demolition and redevelopment, it is necessary to acquire all the residential leasehold interests, and any commercial interests within the development area.
85. This report seeks approval to acquire all interests in order to deliver vacant possession of the blocks due to be demolished.
86. The Council has built a positive dialogue with the majority of residents and leaseholders so it remains the Council's intention to acquire all leasehold interests by agreement rather than by compulsory acquisition. However, if this is not possible then it may be necessary to bring a further report to Cabinet at a later date to seek approval to commence a compulsory purchase process. This would enable the Council to acquire any outstanding leasehold interests in the low-rise blocks, which it is not able to acquire by agreement, to enable the delivery of the redevelopment programme to proceed. The Council has wide ranging powers available to acquire land by agreement and these are set out in the legal section of this report.
87. The number of leaseholders, resident and non-resident can be seen in Table 1: Breakdown of the residential blocks subject to demolition. Leaseholders who want to seek Council re-housing assistance will need to make an application to the Council through the Council's Specialist Housing services team. Leaseholders will only be eligible for rehousing assistance through the Council if they fulfil the following criteria:
- a) Currently live in their property as their sole or principal home and have done so for a full 12 months before applying for re-housing assistance; and
  - b) Either submitted a successful claim for the Right to Buy the property before March 8 2021; or
  - c) Bought the property from another leaseholder before March 8 2021

88. The Council will seek to acquire these remaining interests in line with the provisions set out in the Land Compensation Acts 1961 and 1973, the Compulsory Purchase Act 1965 and relevant case law. This includes the opportunity for leaseholders to be represented in any discussions to acquire their leasehold interest by a surveyor experienced in CPOs, whose costs will be reimbursed at completion by the Council.

### Demolition Notices

89. This report proposes that Initial Demolition Notices (IDNs) are served under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008.
90. This will serve to suspend the Right to Buy in Bowness House, Heversham House, Hillbeck Close and Kentmere House and protect the Council's financial position by not requiring the Council to sell properties within these blocks under the Right to Buy at a discount, which is then not able to be recovered by the Council where that property is acquired either by agreement or through a CPO.

### Resourcing Plan

91. The delivery of the project requires a substantive amount of resourcing to deliver the commitments of the Landlord Offer Document and the terms of the GLA grant agreement. The delivery programme will be delivered by officers within the Regeneration Team, New Homes Team and the Ledbury Team with support provided by the Old Kent Road, Housing Management and Education.
92. Project specific technical, expert and independent services related to project and programme management, design and architecture, cost consultancy, equalities and health impacts and independent tenant and homeowners advice will support delivery not only through providing sufficient capacity to deliver the programme but also to support a transparent and accessible programme for all stakeholders involved. The procurement of each service will support social value aims.
93. To date the following services have been secured through to grant of the hybrid planning application:
- a project management team
  - an independent tenant and homeowner advisor
94. The procurement of the following are underway:
- Design services including multi-disciplinary consultant team, procured through the LHC (London Housing Consortium) ADS (Architect Design Services) Framework. These services have gone out to tender and appointment is due in August 2021. The contract extends to the grant of the hybrid planning application.
  - Delivery partner, procured through the PAGABO Framework, subject to confirmation of the Gateway 1 report at Cabinet July 13 2021. Soft market testing is underway ahead of issuing tender. This works contract will

secure a pre-construction services agreement (PCSA).

95. Forthcoming procurement includes:
- Principal Designer
  - Cost Consultant
  - Specialists and surveys to support the planning application
96. The project specific works contracts, in keeping with the GLA Grant agreement, will secure the physical delivery of works. The procurement strategy for works reflects the project characteristics, specifically the large volume of for sale homes and the retention of newly build social rent homes as council homes.
97. The procurement strategy for external services and works contracts to support the delivery is informed by the need for expedient appointments of highly experienced organisations.
98. The Council has an ambitious regeneration programme underway, which is likely to increase officers' workload over the next few years. If run concurrently current staff structures could become overburdened. Officers review staffing resource implications regularly and so are able to identify potential issues before they become problematic. Should this be the case, Cabinet will be notified accordingly.

#### Delivery

99. The key drivers behind the project programme are to meet the commitments made to the residents of the Tustin Estate in the Landlord Offer document and securing GLA grant funding to contribute to the development costs.
100. Cabinet should note that achieving a start on site by September 2022 is highly ambitious although achievable in accordance with the project programme. Officers understand this and programme risks will be monitored and mitigated where possible.

*Table 2 – Tustin Estate key programme dates*

Design development	August 2021 – January 2021
Planning submission	March 2022
Planning consent	May 2022
Start on site (and securing GLA grant allocation)	September 2022
Practical completion	Summer 2028

## Policy implications

101. The option presented in the Resident Ballot (option D) will align with the Council Plan, Housing Strategy and Great Estates programme and the Protocol for Consideration of New Homes, Charter of Principles.
102. The detailed design of the redeveloped estate will also align with National, Regional and Local Planning policy frameworks including the Old Kent Road Area Action Plan (OKR AAP). The Old Kent Road Planning Team remains engaged in the process. Officers will ensure that the OKR team remain an essential stakeholder in the evolution of the proposals.
103. Design will also be compliant with the newly adopted London Plan (2021) and Southwark's planning policies Core Strategy 2011 and the New Southwark Plan.
104. The design options will also be considered in light of the Council's Climate Emergency Declaration. The carbon footprint associated with the redevelopment will be modelled against the existing baseline and will include a calculation of the option against the uplift of carbon associated with delivering the number of homes in the redevelopment option.
105. Commitments established in the Landlord Offer Document (see Appendix 2) detail local lettings principles specific to the Tustin Estate. The principles of the policy are outlined in the Landlord Offer Document.
106. The re-housing strategy directly builds on the Council Commitment in the Borough Plan 2020-22 for a ballot on any new estate regeneration through seeking to deliver against the Landlord Offer Document developed in consultation with residents.
107. Improving housing in Southwark is at the centre of the council's plans to create a Fairer Future for all. Access to appropriate, good quality, affordable homes is important not just for residents but also to the wider economy. It is essential to shaping a borough that all residents are proud to call a home which is truly sustainable into the future.
108. This proposal is relevant to a number of wider strategic priorities set by the council. It's Fairer Future Commitments - namely Theme 6, Homes for All – which seeks to ensure everyone should have a safe place they are proud to call home through the maintenance of homes as well through homebuilding.
109. The Southwark Housing Strategy to 2043 commits to Building 11,000 new council homes for social rent by 2043 and hundreds more to be made available on a shared ownership basis.
110. The re-housing strategy similarly aligns with the aims and tests of the Great Estates Programme, specifically the right to remain for all rehoused tenants and leaseholders, for keeping communities together

111. The approach taken in this document has been developed in line with the above plans and strategies and approaches.
112. The re-housing strategy is necessary to deliver the re-development programme that residents voted for in the Resident Ballot so that works on the site can commence.
113. The council's local lettings policy states that 50% of all allocations for new properties will be allocated to existing tenants local to the redevelopment/new build scheme. The approach at Tustin Estate is therefore tailored to best support the specifics of this estate and this development programme whilst achieving the twin aims of keeping the existing community together and minimising disruption for residents. These aims can be realised through a phased approach to the re-development programme.
114. It is recommended that the local lettings principles identified in this document are subject to confirmation via a dedicated Tustin Estate Local Lettings Policy and a delegated decision to the Lead Member for Council Housing. To ensure use of the most up to date information on the redevelopment proposals an updated Housing Needs Assessment will take place after planning consent has been obtained.
115. The approach to the acquisition of resident and non-resident leaseholders properties is established by statutory guidance, as well as the experiences gathered via other estate based regeneration and redevelopment such as the Aylesbury Estate.
116. To prevent future right to buy applications from the residents of homes due to be demolished the council will serve demolition notices in accordance with Section 5A of the Housing Act 1985 (as amended). This recommendation is made in the Cabinet paper this report is appended to.
117. The approach to re-housing resident leaseholders on the estate whilst awaiting the completion of their new property, like the approach to the local lettings policy, is tailored to keep the community together.
118. With GLA requirements to secure grant for replacement council homes being contingent on a start on site in September 2022, the re-housing strategy needs to be implemented effectively and in a timely manner to ensure vacant possession of resident blocks and garages ahead of works commencing. If the first phase of the re-housing strategy was not implemented in a timely manner this would risk losing the GLA grant.

### **Community Impact Statement**

119. Section 149 of the Equality Act 2010 lays out the Public Sector Equality Duty (PSED) which requires public bodies when taking decisions, to have due regard to the need to:
- a) Eliminate discrimination, harassment, victimisation or other prohibited

- conduct;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it;
  - c) Foster good relations between those who share a relevant characteristic and those that do not share it.
120. The Council through a process of regular review has been considering the impact on all protected groups throughout the development of the Council's proposals for all regeneration projects within the borough. This has led to the Council developing rehousing policies for leaseholders affected by regeneration proposals in the borough.
121. These have identified that the Council has a range of measures in place to mitigate any potential impacts of regeneration proposals, including:
- a) Rehousing policies through the Council which provide a range of local rehousing opportunities that enable residents to move locally (if they choose to do so) to a new home that meets the needs of their family and financial position.
  - b) A dedicated team of officers which supports both tenants and leaseholders through the rehousing process.
  - c) Providing support and guidance about a range of routes to all residents affected by regeneration but with particular focus on those that may be vulnerable or in need of additional support.
  - d) The development of new homes in the borough which will provide high quality homes to modern standards for residents in the borough to move to.
122. Therefore, the Council considers that the potential impacts of the scheme are fully addressed through the operation of its rehousing policies and provision of dedicated support and guidance available through Council officers and local independent organisations that provide support and guidance to Ledbury Estate residents.
123. Through the consultation process, the Council has also sought to update its understanding of the makeup of individuals affected by the rehousing and process. The Council will continue to monitor any resulting impacts. The Council will also seek to update and expand upon this information throughout the ongoing process as it continues to discharge its public sector equality duty.
124. In addition, an Equality Health and Impact Assessment (EqIA) has been undertaken by the Council and completed by Mott McDonald to ensure the impacts of the re-development of the estate have been independently assessed.
125. It identifies differential or disproportionate effects, both positive and negative, on those with protected characteristics from the development proposals and sets out mitigation or enhancement measures that the council can put in place. It looks at these factors ahead of confirming decisions and policy. Relevant mitigation measures are identified and are embedded into the redevelopment programme.

126. The equalities impact assessment was carried out in accordance with the Equality Act 2010 and the council's Public Sector Equality Duty.
127. The assessment will be shared with the consultants engaged to work on this programme to inform their resident engagement process alongside the council's.

### **Resource implications**

128. The estimated cost of the proposals set out in paragraph 25 above is £225.9m. It is proposed that this cost is funded through GLA grant, land sales and council borrowing. To date £20m of GLA grant has been secured towards the re-provision of council rented homes as part of the proposals. It is estimated that land receipts will be in the region of £17.6m. Further discussions are taking place with the GLA in order to try to secure additional grant towards new home provision. The level and form of key worker housing may also attract additional funding into the scheme. The financing of the project will continue to be reviewed as the contractor procurement progresses and the design proposals are further developed in order to reduce the impact on the council's resources and make the scheme more affordable. On the basis that no further funding can be secured the need for borrowing is £183.9m over a period of up to 50 years.
129. The net estimated leaseholder acquisition costs are £7,637,500 based upon current assumptions. This figure includes the cost of homelessness payments, stamp duty land tax and disturbance payments such as surveyors fees and solicitors fees. The estimated costs of residents homelessness and disturbance payments is £1,800,000. This is based on the demolition of 153 council tenanted properties. The statutory homelessness payment is currently £6,500 and increased by statutory instrument. Disturbance payments are the costs incurred as a result of moving such as removals, disconnection and re-connection of services and can vary. As detailed in paragraph 40 some households may move twice and will receive a discretionary payment to cover the costs of moving akin to the disturbance payment made for the first move to assist. Homelessness payments will be made from Summer 2021 to Summer 2024 with an estimated 34 payments through to Summer 2022 and an estimated 119 in Summer 2022 to Summer 2024. Disturbance payments and discretionary payments linked to a second move will be made throughout the programme and until the re-housing or all residents, subject to demolition, are living in their permanent home.
130. In order to take forward the project to the next stage (planning consent), it is estimated that funding of £14.14m is required. This funding will cover the cost of leaseholder acquisition, homelessness and disturbance payments, design fees, the PCSA and other professional fees.
131. Resourcing for staffing of the Tustin and Ledbury team to deliver these policies has been secured from existing budgets.

## Legal implications

132. The legal implications of the rehousing of secure tenants and the acquisition of leasehold interests as proposed in this report are set out in the concurrent report of the Director of Law and Governance.

## Financial implications

133. In order to secure approval to the project going ahead an assessment has been made of the potential impact on the Council financial resources as set out below. These costs relate to the proposals set out in paragraph 25 above and gaining planning consent for these proposals.

Table 2: High level cashflow implications of the initial resource allocation on the Council

Year	Yearly expenditure £m
2021/22	6.43
2022/23	3.48
2023/24	4.33
Total	14.24

## Consultation

134. The redevelopment programme is the outcome of a resident led feasibility and options programme carried out between July 2019 and March 2021. This programme worked with residents to consider options at different levels of intervention ranging from repair and maintenance to demolition and rebuild of the estate and hybrids of these two option. The engagement work culminated in the development of the Tustin Estate Landlord Offer Document and a Resident Ballot as detailed in paragraphs 9 to 11.

135. The Resident Engagement Plan will provide for ongoing consultation and engagement with residents. It is a 'live' and flexible document that is reviewed on a monthly basis in consultation with the Tustin Community Association and the Resident Project Group.

136. Consultation and engagement has been on a monthly basis at attendance of the Tustin Community Association and Resident Project Group. Subsequent to the principles of the local lettings policy established in the Tustin Estate Landlord Offer Document, discussions have been held with these groups on draft versions of the local lettings policy

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Governance**

#### **Acquisition of leasehold interests**

137. The Council has power under s120 of the Local Government Act 1972 to acquire land by agreement for the purposes of any of their functions under the Local Government Act or any other enactment, or for the benefit, improvement or development of their area. Subsection (2) provides that even if the land is not immediately required for the purpose for which it is being acquired, it may be acquired and used for the purpose of any of the council's functions.
138. In addition the Council has power to acquire land by agreement under s227 of the Town and Country Planning Act 1990, for any purpose for which a local authority may be authorised to acquire land under s226. That section includes purposes of development and redevelopment.
139. In this report the recommendation is that land is being acquired by agreement in order to facilitate the development of the area, which falls within the purposes set out in s120(1) of the Local Government Act 1990 and s226 of the Town and Country Planning Act 1990.
140. Accordingly the Council has power to acquire leasehold interests by agreement as recommended by this report.

#### **Rehousing Strategy and Local Lettings Policy**

141. The report makes recommendation on the re-housing strategy for secure tenants in the blocks proposed for demolition and local lettings principles for the Tustin Estate low- rise redevelopment.
142. In accordance with the requirement under Part 6 of the Housing Act 1996 to have a scheme for determining priorities and procedures in the allocation of its housing, the council has a main housing allocations scheme. The council's allocation scheme gives effect to legal requirements to give preference to certain groups of housing applicants.
143. Generally, the council must not allocate housing except in accordance with its main allocation scheme. However, under s166A(6), the council may depart from its main allocation scheme where it puts in place a local lettings policy which prioritises particular groups of applicants for particular properties provided that the cumulative effect of such schemes does not displace the system of reasonable preference set out in the main allocation scheme.
144. The report recommends that a dedicated Tustin Estate local lettings policy as outlined in the landlord offer document be agreed after planning consent is secured. This is legally permissible provided the cumulative effect of the scheme with other local lettings schemes does not compromise the council's ability to comply with the requirements to give reasonable preference to certain

groups under the council's main scheme.

### **Leaseholders**

145. The report recommends that all resident leaseholders whose properties are subject to demolition and who have been resident for 12 months prior to the date of the March 2021 Ballot are offered the opportunity to purchase a replacement home on the Tustin Estate. These homes will be offered on the basis of affordable intermediate homes (shared equity, equity loan or shared ownership) or a council tenancy where appropriate and subject to a financial review.
146. The Council has previously implemented policies whereby it has disposed of properties (both newly constructed and from its existing stock) on shared equity, shared ownership and equity loan terms.
147. The Council has powers under s32 of the Housing Act 1985 and the General Housing Consents 2013 to make disposals of housing land on these terms. General Consent A3.1.1 provides that a local authority may dispose of land (including buildings ie houses and flats) for a consideration equal to market value. The consents include the grant of a shared ownership lease within the definition of disposal, and the definition of "shared ownership lease" means a lease granted on payment of a premium calculated by reference to a percentage of the market value. A report in 2018 provided that the council would also dispose of properties on the basis of a premium representing a percentage of the market value with the balance of the purchase price being secured by a charge.
148. The Localism Act 2011 provides councils with the power to do anything an individual can do provided it is not prohibited by other legislation. The scope of the power is set out in sections 1 to 6 of the Act. In summary the power enables councils to do things an individual may generally do, anywhere in the UK or elsewhere for a commercial purpose or otherwise, for a charge or without a charge.
149. The council's contribution to the purchase price of a replacement dwelling for rehousing of a resident leaseholder, as recommended by this report, secured by a legal charge in order to assist with the rehousing of leaseholders falls within the general power of competence conferred on the council under the Localism Act 2011.

### **Compensation payments under the Land Compensation Act 1973**

150. Persons with a qualifying legal interest who are displaced from the blocks subject to demolition, such as tenants and leaseholders, will be eligible for mandatory or discretionary statutory compensation and disturbance payments. These will be made in line with the applicable legislation and council policy at the appropriate time.

## **Consultation**

151. The report asks cabinet members to note the consultation undertaken with affected residents throughout the process.
152. The law requires that consultation must be undertaken when proposals are at a formative stage and include sufficient information and time for interested parties to respond. This must be satisfied for fair and proper consultation with the outcomes being taken into account in the final decision making process.
153. The report explains the resident engagement process and the outcome of the resident ballot.
154. Cabinet members should satisfy themselves as to the consultation carried out and take into account the outcome of the consultation when making decisions on the recommendations.

## **The Equality Act 2010**

155. The Equality Act 2010 requires the council, when taking decisions, to have due regard to the need to:
- (a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
  - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it;
  - (c) Foster good relations between those who share a relevant characteristic and those that do not share it.
156. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The duty also applies to marriage and civil partnership, but only in relation to (a) above.
157. The report refers to an Equalities Impact Assessment (EIA), appended to the report, carried out in conjunction with consultation. Cabinet member when considering the recommendations in this report should have regard to the EIA, in particular where any possible disproportionate effects on groups sharing protected characteristics are identified, the mitigation proposed.

## **Leader Delegations**

158. Under Part 3 of the council's constitution, the Leader has authority to delegate to the Cabinet Member the approvals set out in paragraphs 18 and 19 of this report.

## Strategic Director of Finance & Governance (H&M 21/043)

159. The report sets out the next steps for the proposed development of the Tustin estate, estimated at a gross development cost of £225.9 million (£183.9 million net), to include the council and shared equity homes (but excluding the cost of private sale units). This is indicative at this stage and will become more defined as the project evolves through final design and procurement.
160. As stated, external grant funding of £20 million has already been secured from the GLA for the replacement social homes (but is conditional on a start on site date of September 2022), with potentially further grant subsidy for the additional social homes of £22 million being made available. In addition, a land receipt of £17.6 million is currently assumed arising from the private sale units being developed, albeit there remains the option for the council to build them out and generate a larger receipt, but it comes with substantially greater risk for the council than the traditional developer-led arrangement.
161. There also remains some flexibility for the council to forego the land receipt in lieu of developer contributions to the provision of social homes which would improve cash flow and assist in reducing the level of borrowing required. Further detailed financial evaluation is required and decisions in this regard will be reported to cabinet for approval at a later stage.
162. Tustin (and similar high needs/ high cost schemes such as Ledbury and Maydew) represent very substantial investment for the council (predominantly the HIP) and have significant long-term financing implications, without maximising private sales subsidy to contribute to affordability in both individual scheme terms and in the wider context of the Housing Investment Programme (HIP). Cabinet need to be aware of the debt financing commitment that it places on the HRA (circa £3.8 million interest per annum based on currently low PWLB rates) as predicated in this report. This represents a fixed cost for up to 50 years and subsequent refinancing, thereby reducing revenue budget capacity for day to day service needs, meet new and emerging commitments and manage unforeseen events.
163. For context, Southwark's total borrowing (both general fund and HRA) at 31 March 2021 stood at £891.4 million comprising both long and short term debt. Of this sum, £682 million was PWLB, which ranks Southwark fourth highest in London and thirteenth in England. This demonstrates the council's ambitious investment in the borough over the last decade. £521 million of this current debt is HRA and whilst the removal of the borrowing cap has provided greater freedom for crucial housing investment, the level of borrowing must remain sustainable over the long-term. As a prudent measure of affordability, debt exposure is linked to the value of the net rental stream generated by the HRA, which is dictated by central government rent policy. It is also impacted by largescale rental stream losses necessitated by unavoidable re-housing events.
164. On this basis, total HRA borrowing of circa £1.3 billion is broadly affordable, providing circa £800 million headroom to meet the wider investment needs of the housing stock such as building safety, heat network and carbon reduction

and new homes. Given the current scale of commitments and other competing priorities not currently in the 10 year HIP, and in the absence of additional government financial support, borrowing headroom is likely to be exhausted by 2026-27, notwithstanding further rental stream movements over that period. Consequently, this requires a thorough review and prioritisation of the programme going forward as advised in the previous cabinet report.

165. For reference, local authority borrowing, investment and capital finance activity is subject to the provisions of the Local Government Act 2003 and supported by the Prudential Code for Capital Finance and the Treasury Management in the Public Services Code of Practice and Guidance published by the Chartered institute of Public Finance and Accountancy. The codes introduced a series of indicators and limits, which Council Assembly approve annually.

#### REASONS FOR URGENCY

166. The report sets out a rehousing strategy which enables the redevelopment of the Tustin Estate. In order to secure external funding, vacant possession of buildings in Phase 1 needs to be in place to secure a contractual start on site by September 2022.

#### REASONS FOR LATENESS

167. This report required external information and feedback which was only available after the date of dispatch.

#### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cabinet reports: Tustin Estate Low Rise Programme - Confirmation of undertaking a Tustin Estate Residents' Ballot	Virtual: Livestreamed on Southwark Council's YouTube channel here: <a href="https://www.youtube.com/user/southwarkcouncil">https://www.youtube.com/user/southwarkcouncil</a>	<a href="mailto:Paula.thornton@southwark.gov.uk">Paula.thornton@southwark.gov.uk</a>
<b>Link (please copy and paste into browser):</b> <a href="https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6665&amp;Ver=4">https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6665&amp;Ver=4</a>		

#### APPENDICES

No	Title
Appendix 1	Tustin Estate Equalities and Health Impact Assessment
Appendix 2	Tustin Estate Landlord Offer document

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Stephanie Cryan, Council Homes and Homelessness	
<b>Lead Officer</b>	Michael Scorer, Strategic Director of Housing and Modernisation	
<b>Report Author</b>	Mike Tyrrell, Director for Ledbury Estate	
<b>Version</b>	Final	
<b>Dated</b>	6 July 2021	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
List other officers here	Senior Surveyor	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		6 July 2021



# Tustin Estate

Equality and Health Impact Assessment  
(EHIA) Baseline

# Overview | EHIA Baseline

## EHIA and the Equality Act

Protected characteristics	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year olds) or range of ages (for example 18 to 30-year olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

The following baseline provides a demographic characterisation of the area in which the Tustin Estate (the 'Site') falls. The data includes analysis of protected characteristic groups under the Equality Act 2010 and relevant comparators, namely Southwark, the Greater London area, and England.\*

\* In comparing these areas, where the Site deviates by more than 3%, the difference is considered to be significant and is reported as such.

# Methodology

## EHIA Baseline Methodology

In order to analyse the demographic profile of the Site, codepoint data – which includes a point representing each postcode area – for the Site was used. Lower Super Output Area (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed for where the codepoints fall within the Site. An LSOA is the smallest geographical area (with an average of 1,500 residents and 650 households) for which most population data is published (beyond Census data).

Demographic data is displayed on the maps using LSOAs as a geographical boundary. Comparisons are made based on patterns of higher or lower proportions or densities of certain groups in LSOAs within the Site boundary and in neighbouring areas. Proportions represent the relative presence of a group amongst the population; densities represent the number of people per hectare. As such, the Site could have a lower proportion of a group overall, but a higher density due to the nature of the urban form in that LSOA (e.g. in areas with denser housing or housing typology).

Maps **have not** been created where:

- proposals are unlikely to affect a particular protected characteristic group;
- data is not available for the Site; or
- the proportion of the particular characteristic group is similar to that of the Borough, Greater London and National Figures.

The demographic data has been sourced from publicly available data and only applies to the resident population

# Baseline: Summary of Findings

The data used in the baseline is the most current publicly available data from the Office of National Statistics

- The population of **working age people (16-44)** living on the Site (70%) is **higher** than England (63%) but consistent with Southwark (73%) and Greater London (68%).
- The population of **disabled people living on the Site is higher** (17%) than Southwark or Greater London (14%), but in line with England (17%).
- 76% of people who live on the Site are from a **BAME background**. This is **higher** than the proportion of people from a BAME background who live in Southwark (60%), Greater London (55%) and England (20%).
- The largest ethnic minority group on the Site are those from a **Black African** background (28%). This is **higher** than the proportion in Southwark (16%), Greater London (7%), and England (2%).
- 59% of people who live on the Site identify as **Christian**. This is **higher** than the Christian population in Southwark (53%) and Greater London (48%) but in line with England (59%).

# Age | Children Under 16

Proportion of children within the Site compared to other locations

Location	Total population, 2018	Children (under 16 years)	%
Site	1,174	218	19%
Southwark	317,256	59,472	19%
Greater London	8,908,081	1,834,795	21%
England	55,977,178	10,748,458	19%

Source: Office for National Statistics (2018) mid- year population estimates

The proportion of people under the age of 16 on the Site is **broadly in line** with Southwark, Greater London, and England (19% compared with 19%, 21% and 19% respectively).\*

\*In order to calculate statistics for the Site, codepoint data was used, which includes a point representing each postcode area. Lower Super Output (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed up for where the codepoints fall within the Site.

The demographic data has been sourced from publicly available data and only applies to the resident population.

# Age | Young people (16-24 years)

Proportion of young people within the Site compared to other locations

Location	Total population, 2018	Young people (16-24 years)	%
Site	1,174	120	10%
Southwark	317,256	35,123	11%
Greater London	8,908,081	933,076	10%
England	55,977,178	6,005,483	11%

The proportion of young people aged 16-24 within the Site (10%) is **broadly in line** with Southwark, Greater London and England (11%, 10% and 11% respectively).

Source: Office for National Statistics (2018) mid- year population estimates

# Age | Working age people (16- 64)

Proportion of working age people within the Site compared to other locations

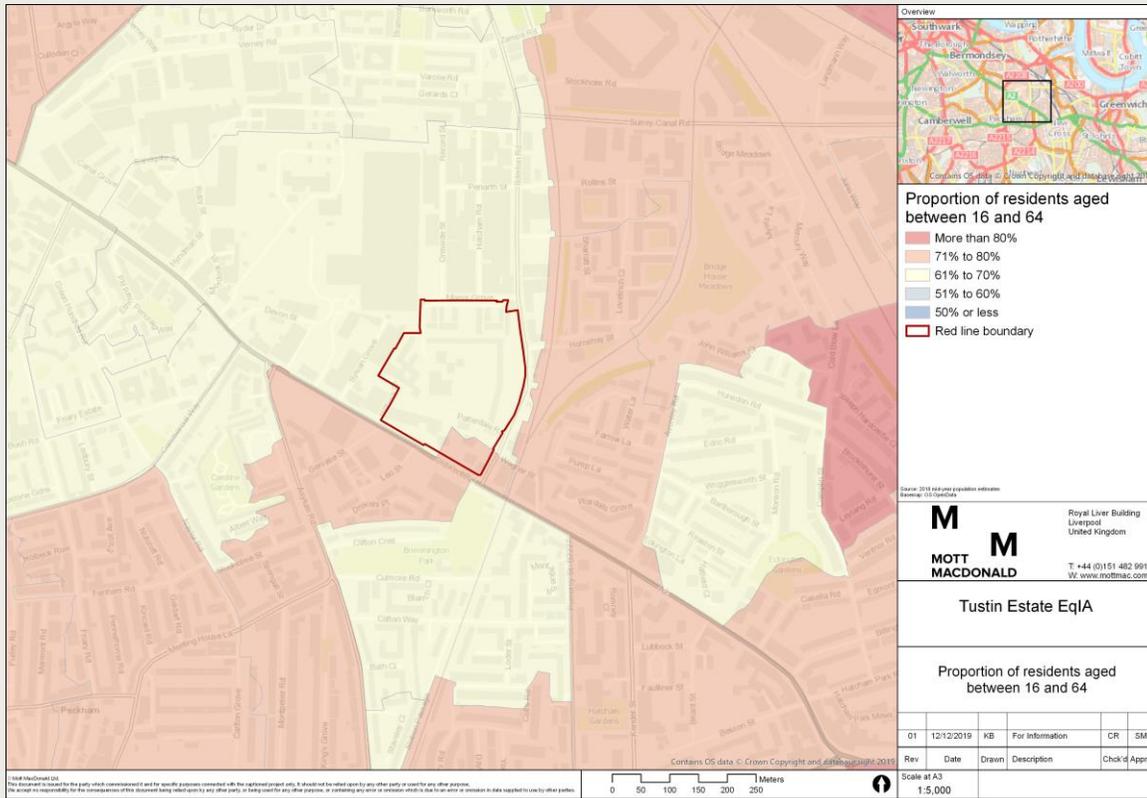
Location	Total population, 2018	Working age population	%
Site	1,174	827	70%
Southwark	317,256	231,417	73%
Greater London	8,908,081	6,014,073	68%
England	55,977,178	35,049,467	63%

Source: ONS 2018 mid-year population estimates

The percentage of working age people (aged between 16 and 64) on the Site is **higher** than England (63%) but **broadly in line** with Southwark and London (73% and 68%, respectively).

# Age | Working age people (16-64)

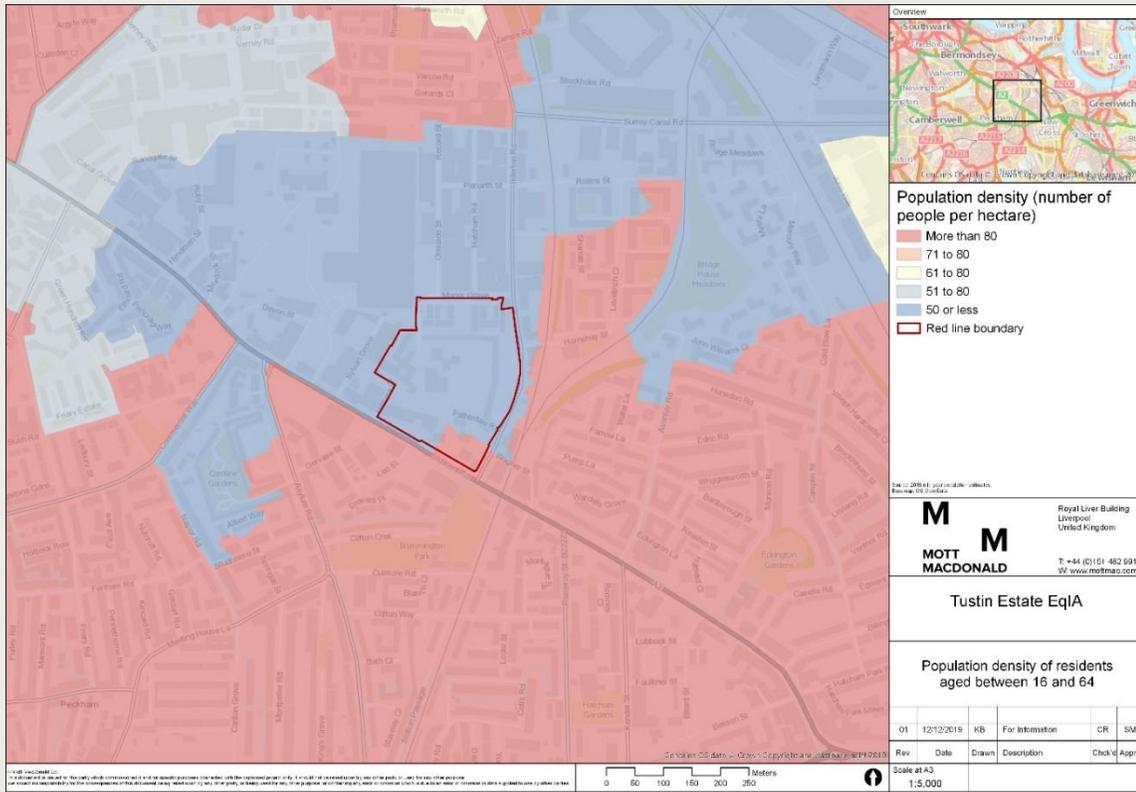
Proportion of working age people within the Site and surrounding areas



The proportion of working age residents on the Site is mostly between 61% to 70%. In a small area to the south east of the Site, this is between 71% to 80% of the population. These proportions are reflected in the areas immediately surrounding the Site.

# Age | Working age people (16-64)

Density of working age people within the Site and surrounding areas



There is a low density of working age people on the Site when compared to surrounding areas. Most of the Site has a density of less than 50 working age people per hectare. However, in a small area in the south east this density rises to more than 80 working age people per hectare. These densities are reflected in the areas immediately surrounding the Site, with higher densities to the south.

# Age | Older people over 65 years

Proportion of older people within the Site compared to other locations

Location	Total population, 2018	Older people (65+ years)	%
Site	1,174	130	11%
Southwark	317,256	26,367	8%
Greater London	8,908,081	1,059,213	12%
England	55,977,178	10,179,253	12%

The percentage of older people over the age of 65 years within the Site (11%) is **broadly in line** with Southwark, Greater London and England (8%, 12% and 12%, respectively).

Source: Office for National Statistics (2018) mid- year population estimates

# Disability

Proportion of disabled people within the Site compared to other locations

Disability	Limited a lot	Limited a little	Not limited
Site	8%	9%	84%
Southwark	7%	7%	86%
Greater London	7%	7%	86%
England	8%	9%	82%

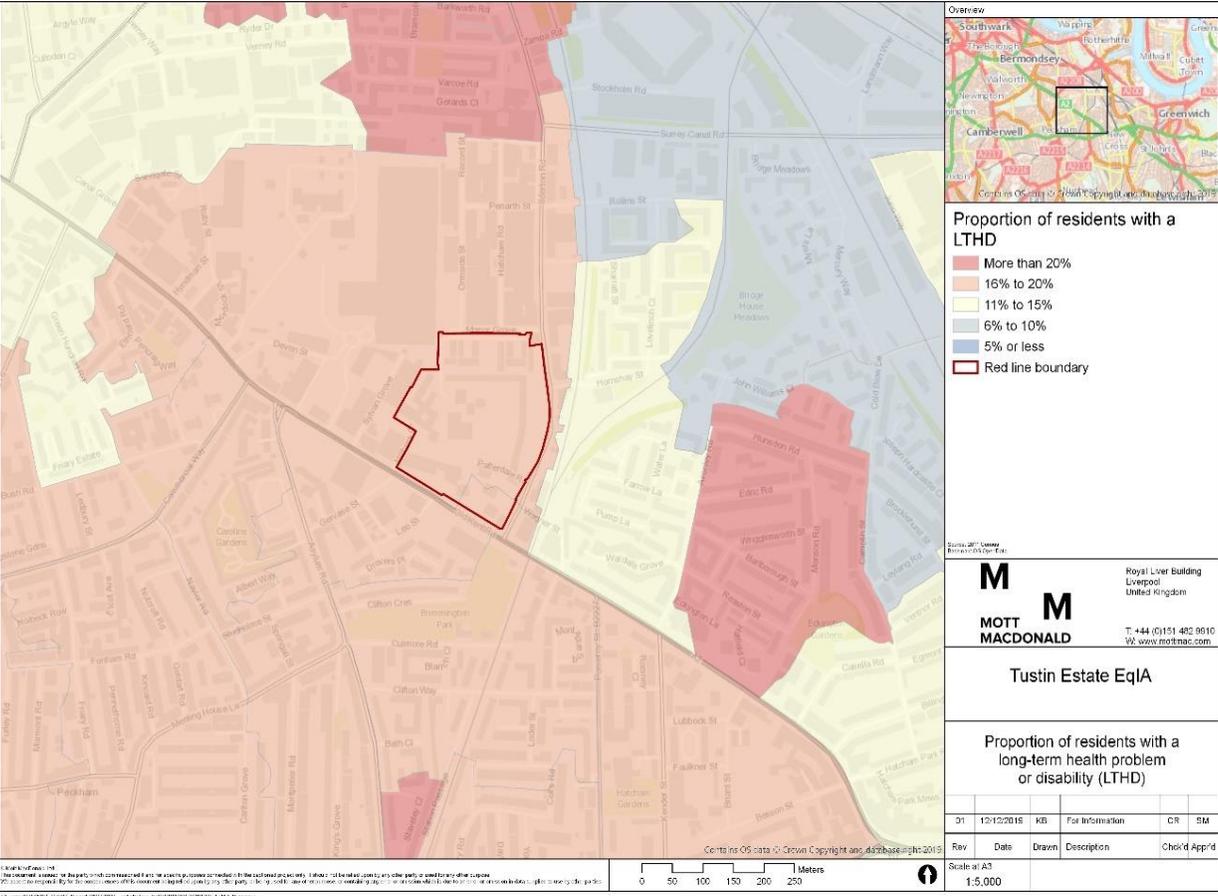
Source: Office of National Statistics (2018) Mid- year data

**There is a higher population of disabled people within the Site.**

The proportion of disabled people (people whose day-to-day activities are limited a little or a lot) is **higher** within the Site (17%) when compared with Southwark and Greater London (both 14%) but in line with England (17%).

# Disability

## Proportion of disabled people within the Site and surrounding areas



The proportion of people in the Site living with a long-term health condition or disability ranges from 16% to 20%. Surrounding areas have similar proportions except immediately to the east of the Site where the proportions are lower.



# Gender reassignment

There are no Census or other data for the number of gender variant people with the Site, Southwark, Greater London, or England. Data on gender identity is currently limited as there are still a number of methodological challenges obtaining this data such as privacy and acceptability; complexity; accuracy; terminology; small sample universe, and the scope of information required. The ONS, though, has estimated that the size of the Trans community in the UK could range from 65,000 to 300,000.\*

\*Office for National Statistics (2017): 'Gender identity update'; Office for National Statistics (2009): 'Trans Data Position Paper'.

# Marriage and civil partnership

Proportion of those who are married or in a civil partnership within the Site compared to other locations

Location	All usual residents aged 16+, 2011	Married %	Civil partnership %	Separated (still legally married or in a civil partnership)	Total
Site	1,174	25%	0.4%	5%	30%
Southwark	317,256	29%	0.9%	4%	34%
Greater London	8,908,081	40%	0.4%	3%	43.3%
England	55,977,178	47%	0.2%	3%	50.2%

The total proportion of those who are married or in a civil partnership that live within the Site (30%) is **lower** than Southwark, Greater London, and England (34%, 43%, and 50% respectively).

Source: Office for National Statistics 2011 Census

# Pregnancy and maternity

## Birth statistics within the Site compared to other locations

Births	Southwark	Greater London	England
Female population aged between 16 and 44	80,541	1,958,455	10,273,411
Total population	317,256	8,908,081	55,977,178
Live births by mothers' usual area of residence*	4,181	120,673	625,651
Live births by mothers' usual area of residence (%)*	1.3%	1.3%	1.1%

Fertility Rate	Southwark	Greater London	England
General fertility rate (all live births per 1000 women aged 16 to 44)*	51.0	60.2	59.2
Total fertility rate*	1.37	1.63	1.70

Source: Office for National Statistics 2011 Census

Live births in Southwark, as a proportion of the total population (1.3%), are broadly in line with Greater London and England figures (1.3% and 1.1% respectively).

The General Fertility Rate (all live births per 1000 women aged 16 to 44) in Southwark (51) is **lower** than that of the general fertility rate in Greater London (60.2) and England (59.2). The Total Fertility Rate in Southwark (1.37) is **lower** than the total fertility rate in Greater London (1.63) and England (1.7).

\*Data not available at Site level. Source: ONS (2019) 'Live births in England and Wales', ONS (2019) '2018 mid-year population estimates'. The General Fertility Rate (GFR) is the number of live births per 1,000 women aged 15 to 44, calculated using mid-2018 population estimates. The Total Fertility Rate (TFR) for Greater London was calculated by taking an average of the total fertility rates of the local authorities that form the region.

# Race

## Proportions by race and ethnicity within the Site compared to other locations

Race and ethnicity	Site	Southwark	Greater London	England
White British	24%	40%	45%	80%
BAME (Black, Asian and Minority Ethnic)	76%	60%	55%	20%
Irish	2%	2%	2%	2%
Gypsy or Irish Traveller	0.1%	0.1%	0.1%	0.1%
Other White	12%	12%	12%	12%
White and Black Caribbean	3%	2%	1%	0.8%
White and Black African	2%	1%	0.8%	0.3%
White and Asian	0.5%	1%	1%	0.6%
Other mixed	2%	2%	1%	0.5%
Indian	1%	2%	7%	3%
Pakistani	0.3%	0.6%	3%	2%
Bangladeshi	0.6%	1%	3%	0.8%
Chinese	2%	3%	2%	0.7%
Other Asian	3%	3%	5%	2%
Black African	28%	16%	7%	2%
Black Caribbean	8%	6%	4%	1%
Other Black	6%	4%	2%	0.5%
Arab	1%	0.8%	1%	0.4%
Any other ethnic group	4.5%	2%	2%	0.6%

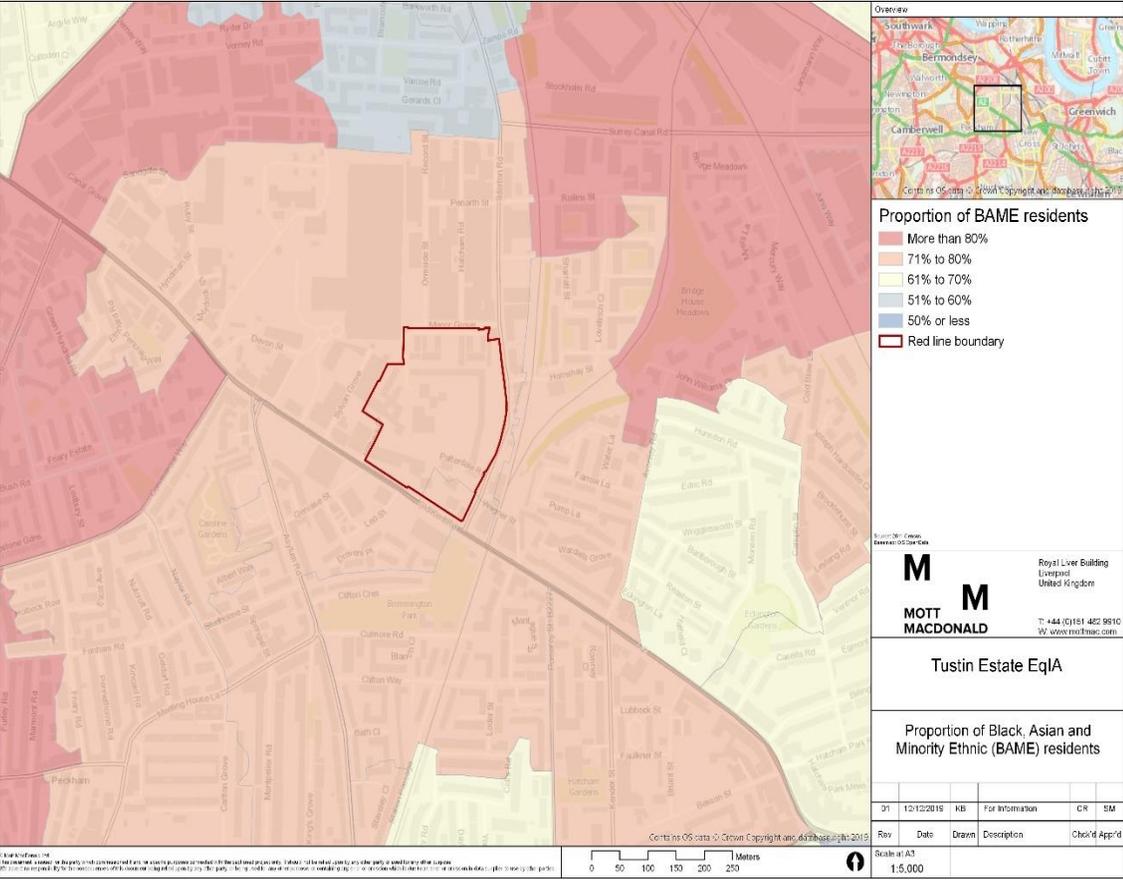
The proportion of those from a Black, Asian and Minority Ethnic (BAME) background (76%) is **higher** than Southwark (60%), Greater London (55%) and England (20%).

The largest ethnic minority group on the Site are those from a Black African background (28%). This is **higher** than the proportion in Southwark (16%), Greater London (7%), and England (2%).

Source: Office for National Statistics 2011 Census

# Race

## Proportion of BAME people within the Site and surrounding areas

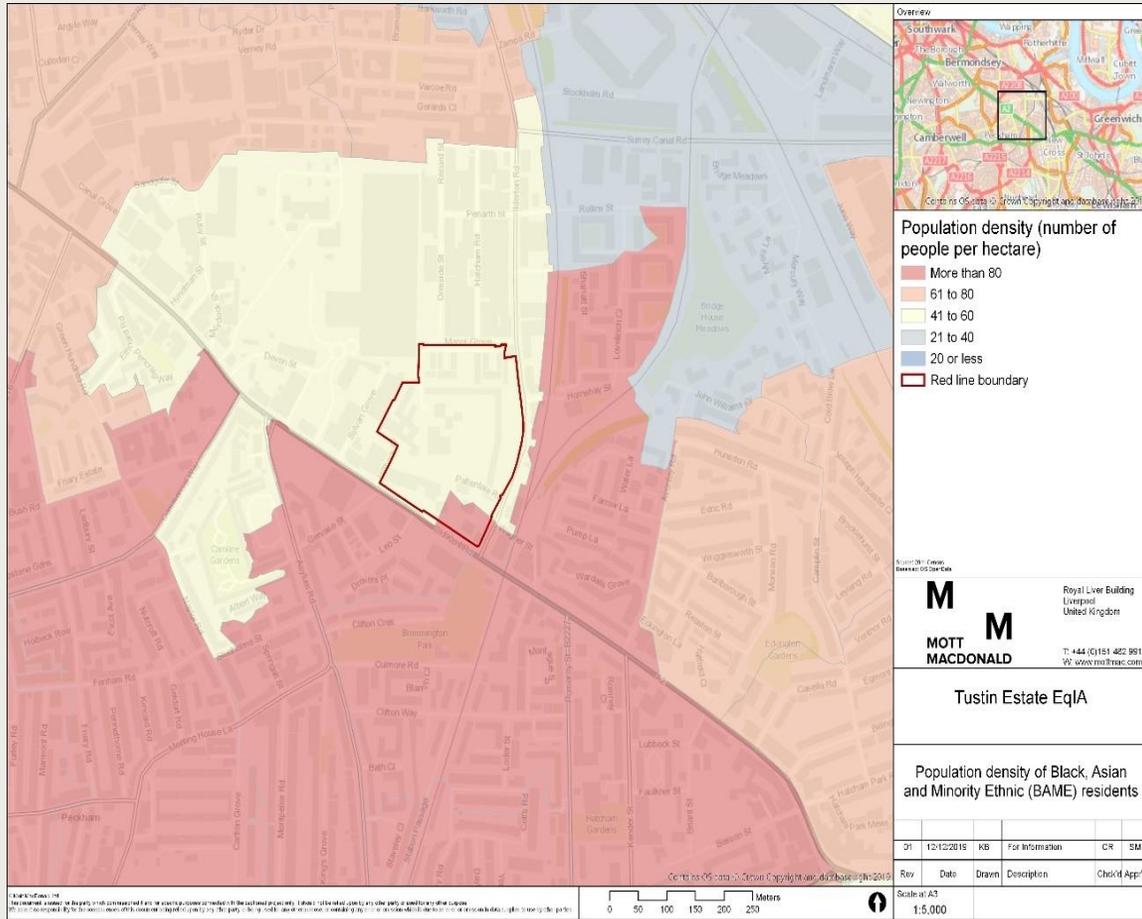


**People from a BAME background represent three quarters of the population within the Site and in surrounding areas.**

There are similar proportions of people from a BAME background within the Site compared to surrounding area, with all areas containing proportions between 71% and 80%.

# Race

## Density of BAME people within the Site and surrounding areas



Most of the Site has a density of between 41 to 60 people from a BAME background per hectare. A small area of the Site in the south has a higher density of people per hectare (80 people per hectare).

To the north and west of the Site the density is similar to the Site. To the south and east of the Site there is a higher density of people per hectare.

# Religion or belief

Proportions by religion within the Site compared to other locations

Religion and belief	Site	Southwark	Greater London	England
Christian	59%	53%	48%	59%
Buddhist	1%	1%	1%	0.5%
Hindu	0.4%	1%	5%	2%
Jewish	0.1%	0.3%	2%	0.5%
Muslim	11%	9%	12%	5%
Sikh	0.4%	0.2%	2%	0.8%
Other Religion	0.7%	0.5%	0.6%	0.4%
No Religion	17%	27%	21%	25%
Religion Not Stated	9%	9%	8%	7%

The site has a **higher** Christian population (59%) compared to Southwark (53%) and Greater London (48%) but is in line with that of England (59%).

The percentage of people who belong to other religions on the Site are broadly in line with other areas.

Source: Office of National Statistics 2011 Census

# Sex

Proportions of males and females within the Site compared to other locations

Sex	Site	Southwark	Greater London	England
Male	48%	50%	50%	51%
Female	52%	50%	50%	49%

Proportions of males (52%) and females (48%) that live within the Site are **broadly in line** with other areas.

Source: Office for National Statistics 2018 mid- year population estimates

# Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level.

In 2017, estimates from the Annual Population Survey (APS) showed that 658,700 people in London identified as gay, lesbian, bisexual or other. In the UK, 93% of the population identified as heterosexual or straight and 2% of the population identified themselves as lesbian, gay or bisexual (LGB). This comprised of:

- 1.3% identifying as gay or lesbian
- 0.7% identifying as bisexual
- A further 0.6% of the population identified themselves as “other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 4.1% refused or did not know how to identify themselves.

Source: Office for National Statistics (2017): See:

<https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2016>

# FUTURE OF TRUST IN ESTATE

The Final Option -  
Landlord Offer Document

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# FOREWORD

Hello and welcome. Thank you for taking the time to read through this Landlord Offer document. It is important that all residents on the Tustin Estate are familiar with the offer being put before them before we go to a vote in February.

Following many months of consultations and conversations with people living on the Tustin Estate the council has agreed the final option to be put to a ballot. We have agreed to move forward with Option 5, which is for the redevelopment of the low-rise homes with the retention of the houses in Manor Grove with improvements to the tenanted homes. Homes in the Towers will not be subject to further work as they are already subject to a major works contract.

This Option includes building hundreds of new council homes in addition to the replacement homes, plus the creation of dedicated Over 55s housing, a new park at the centre of the estate, a new Pilgrims’ Way Primary School and new retail and business spaces on the Old Kent Road and Ilderton Road.

This means the redevelopment of the estate will bring with it a raft of benefits for people living on and around Tustin Estate from bigger and better quality homes to a safer, greener and more attractive landscape around the estate.

However, the final decision is yours. This Landlord Offer document lays out exactly what Southwark Council is proposing for the Tustin Estate and what this will mean for each tenant and leaseholder affected – including what support will be available.

The final decision will be made in February 2021 when you will have the chance to vote ‘Yes’ in favour of the proposals, or ‘No’ against them. Consultation is continuing and council officers and independent community advisers will be in touch and on hand from now until then to answer any questions you have about the proposals so please do get in touch.

Cllr Leo Pollak  
Cabinet Member for Housing

It has been great working so closely with council officers and residents from the estate to get to this point. We are pleased to support these proposals for the estate. We believe the Tustin Estate has a bright future. We look forward to continuing our work with Southwark Council and making the Tustin an even better place to live.

Andrew Eke,  
Chair of the Tustin Community Association (TCA)

# INTRODUCTION

This booklet contains details of the 'Landlord Offer', Southwark Council's offer to you, the Tustin Estate residents. It includes:

- commitments to you
- plans and designs
- details of how to vote

Please read this booklet carefully so that you fully understand the proposals before you vote. This booklet has been designed to contain the information you need to make an informed decision about whether you are in favour of the redevelopment of the Tustin Estate or not.

## The Final Option

Redevelopment of the low-rise homes with:

- The demolition and replacement with new homes of Bowness House, Heversham House, Hilbeck Close, Kentmere House & Ullswater House;
- Retention of the houses in Manor Grove with improvements to the tenanted homes;
- New houses in between the houses on Manor Grove;
- A new park in the centre of the estate;
- A new Pilgrims' Way School;
- New retail and business spaces on the Old Kent Road and Ilderton Road.

This option will result in the replacement of all existing homes subject to demolition, both council homes and resident leaseholder homes (249 homes), and an estimated additional 440 new homes will be built. At least 50% of the additional homes will be council homes with the remainder being for private sale. This option will include dedicated housing for the over 55s.

The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic. As a result we know we will have to look at a range of funding to provide the additional new homes, park and school. This could be made up of loans, the sale of half of the additional new homes, financial contributions from private developments on the Old Kent Road and grants from the Greater London Authority (GLA). Therefore, we currently have a team of officers looking into all these sources of funding to try and ensure that the money is in place by summer 2021 so that we can start to move to the next stage.

## Your questions

If you have questions about the Landlord Offer or anything else that you feel would help you decide, then please contact either Southwark Council on **020 7732 2886** or email **tustin@southwark.gov.uk** or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.



# SUMMARY OF COMMITMENTS TO RESIDENTS OF THE ESTATE

## The council's commitments to you

These commitments to you are based on the Tustin Manifesto, drawn up by the Tustin Community Association, and discussions with the Resident Project Group and resident input from across the estate. These commitments represent a guarantee from the council for these policies. They apply to all residents who have been resident on the estate 12 months before the Resident Ballot.

- **Dedicated support team:** We will help you to understand the proposals, the best options for you and support you move home. This team will support vulnerable residents with all aspects of their move and liaise with family members as necessary.
- **A new home for households subject to replacement:** If you want to remain on the estate we will offer you a new home in the new development that meets your housing needs. You will have your own private outdoor space.
- **A permanent move away if you want it:** If you would prefer to move away from the Tustin Estate, we will support you to find a permanent home among the council's existing properties in Southwark.
- **A commitment to council ownership:** All the new rented homes on the estate will be owned and managed by Southwark Council.
- **Your rent will be a council rent:** All the new and improved rented homes on the estate will have council rent levels. The levels of rent are determined by property values, and as the new builds will be of higher value, the rent will be proportionally higher.
- **Your tenancy will stay the same:** Your tenancy rights will be the same in existing or new homes.
- **A fair and flexible offer to homeowners:** We are committed to ensuring no homeowners are worse off financially as a result of this offer. We will offer residents the option to sell your homes to us at an independently verified price plus a regulatory home loss payment up to the point that a contract is let to build the replacement homes. Homeowners will be eligible to buy a new property on the estate on a leasehold basis. Ownership options for homeowners include shared ownership, shared equity and equity loan. We will cover all reasonable costs incurred as a result of sale/shared equity arrangements. If homeowners don't have enough equity to buy a new home on the Estate, we will work with you to find a solution that enables you to stay on the estate.
- **Adaptable Homes in Over 55s Block.** A commitment that tenants and homeowners will be able to move into a dedicated Over 55s Block or move directly into their new home in one move.
- **A commitment to high standards and high quality:** Southwark Council is committed to maintaining the estate in line with Southwark Council's Great Estates Programme. All new homes will be built to the latest standards as set out in current Building Regulations, planning policy and Southwark New Homes Design Guide. For existing residents all new homes will be as big, or bigger, than your current home and it will also have a large outdoor private space. All homes will be energy efficient.
- **Help when moving:** We will also pay all reasonable removal expenses (as part of a 'disturbance fee') and help with arranging your move and setting up your home.
- **We will minimise disruption:** We will make every effort to limit disruption to you and your household.

- **You will receive compensation:** We will pay you a home loss payment for the loss of your home plus actual costs incurred as a result of moving.
- **Compensation for home improvements:** If you are a council tenant and have made improvements to your home, we will compensate you for these providing they were carried out with Southwark Council's permission.
- **Provision of parking:** Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.
- **Tackling overcrowding:** Tenants who are overcrowded will be offered homes to meet their housing need as part of this regeneration.
- **Protecting the community:** There will be a dedicated local lettings policy for the Tustin Estate so that after re-housing all those residents whose homes are replaced, the additional new homes developed will in the first place be for all Tustin tenants in local needs, and those who are resident on the estate and have been on the housing list for more than 12 months prior to the date of the ballot. This includes re-housing adult children. We will consult residents on the local lettings policy before confirming the policy.
- **Meeting your housing need:** Council homes will be allocated according to need. Your need will be discussed and confirmed with you after planning permission has been agreed. If your need changes after this time this can be updated with the dedicated support team.
- **Dedicated Tustin design review panel:** We want residents to develop the designs and the delivery of homes with the design team and builders.
- **Ongoing consultation and communication:** We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence the delivery.



## COMMITMENTS TO COUNCIL TENANTS IN BOWNESS, HEVERSHAM, HILLBECK AND KENTMERE



- You will be **offered** a new council home on the estate.
- We will work with you to **pre-allocate** a home based on your needs.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible. The rents for the new homes will be shared with residents, so that you know what it will be when it comes to you choosing your new home.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over a number of years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills for the average user.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. Water use will be reduced through the provision of low flow fittings and appliances. This usually means smaller **bills** for smaller householders and larger bills for bigger households.
- You are entitled to **home loss compensation**. This is a statutory payment set in law. Tenants get a payment of £6,500 (this is reviewed annually).
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- Resident **right to buy** will apply when you move to your new home.

## COMMITMENTS TO RESIDENTS ON THE HOUSING WAITING LIST OR TENANTS IN THE TOWERS AND MANOR GROVE WHO ARE LIVING IN OVERCROWDED ACCOMMODATION OR IN HOUSING NEED, INCLUDING THOSE WHO WANT TO DOWNSIZE.



- You will be **offered** a Southwark Council home on the estate.
- Your **tenancy** will be a Southwark Council tenancy.
- Your **rent** will be a Southwark Council rent consistent with council homes across Southwark. We are committed to making sure rents stay as low as possible.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible.
- Your **council tax** is based on the value of your property. If the value of the property is higher, your council tax band will likely be higher resulting in a higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills for the average user.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. Water use will be reduced through the provision of low flow fittings and appliances. This usually means smaller bills for smaller householders and larger **bills** for bigger households.
- If you are currently in a larger property than you need, you will be eligible for a property with one more bedroom than your need, however if you want to downsize you can.

## COMMITMENTS TO RESIDENT LEASEHOLDERS

- You will be offered a new leasehold **home** on the estate. Homes can be bought via shared ownership, shared equity, or equity loan with the council. If there is an affordability issue, a council tenancy may be offered. That will happen once the new homes are built and at that point there will be a new replacement 125 year lease granted for your new home in exchange for your current lease.
- You can **sell** your home to us as soon as you are ready. Leaseholders can take up the offer to sell their homes up to the point of Southwark Council entering a contract to build the new homes. It is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the council.
- You will be given a **home loss payment** of 10% of the market value of your home.
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to legal fees, stamp duty tax (for the purchase of a new property to the value of your Tustin home), surveyors fees and costs (in connection with the redemption/transfer of an existing mortgage or raising a new one), specialist adaptations, removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- You will be offered an **independent market valuation** of your home. Homeowners are encouraged to obtain their own valuation completed by a chartered surveyor who will act for you. Southwark Council will pay for the surveyor, where costs are reasonable.
- The **value of your home** will be considered by an independent chartered surveyor. The surveyor will carry out a market evaluation on behalf of you for your property. The market valuation offered to homeowners will be based upon what the home might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your home you are assumed to be a willing seller. It is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market. In coming to the market value of the property the surveyor will have considered:
  - The internal condition
  - Any internal improvements to the property such as new bathrooms and kitchens
  - The location of the property and aspect of the property within the area
  - Anything else that in the reasonable opinion of the council's external surveyor has a material impact on the value of the property.

Decisions acknowledge that the redevelopment of the estate has an impact on values and made adjustments to compensate homeowners for any effect this might have. These adjustments are therefore reflected in the values offered by the council.
- If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).
- We aim to **negotiate** the buy back of your property by agreement, but if this is not possible Southwark Council has the ability to purchase your home under a Compulsory Purchase Order (CPO) subject to confirmation by the Minister for Housing, Communities and Local Government.
- Leaseholders will have the right to buy a new home in any phase of the development. If leaseholders need to move to a temporary home before their home their new property is ready, they will be offered a home on the estate to rent.
- All the new homes will be of the same **standards and fittings**. If a homeowner wants a higher standard, before the works commence, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.
- All new homes will receive a National House Builders' Council **certificate**.

- Leaseholders will have the right to buy a new home in any phase of the development. If leaseholders need to move to a temporary home before their new property is ready, they will be offered a home on the estate to rent.
- If you can't **afford** a new property or don't have enough equity to buy a new home on the Estate, we will conduct a financial appraisal and work with you to find a solution that enables you to stay on the estate and in homeownership and / or offer a council tenancy where this is your preference.
- **Service charges** are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years. With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.
- Your **council tax** is based on the value of your property. If the value of the property is higher, your council tax band will likely be higher resulting in higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. This usually means smaller bills for smaller householders and larger bills for bigger households.



## COMMITMENTS TO RESIDENT FREEHOLDERS

- The proposals will not change your home or status as freeholders on the estate.
- Your **service charges** (where applicable) are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over a number of years.
- The estimated costs in the Stock Condition Survey (SCS) of works to the wider estate are £844 over 30 years. This cost relates to repair and maintenance only. Additional costs for freeholders resulting from the works to the wider estate as well as costs related to landscaping, shared spaces, services and utilities will be set out in detail as the earliest opportunity after further consultation.
- The option for freeholders to buy into refurbishment works for their properties will be explored. This could relate to windows, doors and other building parts and works.



# VOTING – FAQs



The council is following Greater London Authority (GLA) Resident Ballot requirements for holding a ballot. This means there is no minimum turnout needed and the result will be based on a simple majority – in other words whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not. It also means:

- the ballot will be run by an independent organisation;
- you can vote anonymously either in favour of our proposals or against them;
- voter eligibility is established by the GLA

## Who will be running the independent ballot?

Civica Elections Services, also known as CES. CES is an impartial and independent organisation. Southwark Council will **not** be able to see how individuals have voted. It will manage the ballot process in line with Greater London Authority (GLA) guidance. CES is an independent company with over 100 years' experience of administering ballots and are the UK's leading provider of election services. They will be responsible for:

- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

## Who can vote?

Residents who are able to vote on the future of the Tustin Estate are anyone aged 16+ who are:

- Council tenants and any joint tenants who have been named on the secure tenancy agreement.
- Resident leaseholders who are named on the lease and have resided in their home for at least a year prior to the ballot.
- Resident freeholders who are named on the deed and have resided in their home for at least a year prior to the ballot.
- Residents who live on the estate as their principal home and who have been on the council's housing register for at least a year.

## What question will be on the ballot paper?

The question is:

*"Are you in favour of the proposal for the re-development of the low rise homes on the Tustin Estate?"*

### How do I complete the ballot paper?

If you want to vote 'yes' in favour of the proposal place an x in the box marked YES.

If you want to vote 'no' against the proposals, place an x in the box marked NO.

**You may only vote once** - CES checks and verifies every individual ballot paper, telephone vote and online vote to ensure that eligible residents only vote once. If a resident tries to vote more than once, only their first vote will be counted.

### How do I cast a vote?

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to CES in the pre-paid envelope provided.
- Vote online at [www.cesvotes.com/tustin](http://www.cesvotes.com/tustin) and provide the security code listed on your ballot paper.
- Call the Freephone number listed on your ballot paper and provide the security code listed on your ballot paper.

### When can I vote?

You can vote between Wednesday 10 February and Friday 5 March. The vote lasts for 23 days and closes at 5pm on Friday 5 March 2021. If you are voting by post, your postal vote must be received by CES by Tuesday 9 March 2021.

Your ballot paper will be delivered to your door on the day the vote starts. Once you have your ballot paper you can cast your vote using the methods stated above.

If you are voting by post, your ballot paper must have arrived at CES by the deadline to be counted. Please make sure you send your vote back with plenty of time to arrive as any ballot papers received after the close will not be counted under any circumstances.

### When will I find out the result?

The results will be shared via a newsletter as soon as possible after CES issue the results to the council. All residents will also receive a letter within five working days after the results are issued to confirm the results.

### What do the results mean?

#### A 'Yes' vote

If the ballot result is in favour of the final option, we will deliver this option with resident input.

#### A 'No' vote

If the ballot result is against the final option, we will continue to manage and maintain the existing homes and the estate in accordance with Option 1.

### What if I have questions about the process or my vote?

If you have any questions about voting, or if you have lost / spoilt your ballot paper and need a replacement, please contact CES on: [support@cesvotes.com](mailto:support@cesvotes.com) or call **020 8889 9203**.

### What happens after the Ballot?

We will continue to work with residents through all aspects of the work on the option that has the majority support from residents. This will include selecting teams to deliver the option, evolving the design and submitting a planning application and confirming housing allocations.



## THE PROPOSAL - OUR OFFER TO YOU

Redevelopment of the low-rise homes with the:

- The demolition and replacement with new homes of Bowness House, Heversham House, Hilbeck Close, Kentmere House & Ullswater House
- Retention of the houses in Manor Grove with improvements to the tenanted homes
- New houses in between the houses on Manor Grove
- A new park in the centre of the estate
- A new Pilgrims' Way School
- New retail and business spaces on the Old Kent Road and Ilderton Road

In consultation with residents the proposals have been developed to this level of detail. These proposals will result in an estimated 690 new homes being built - 200 replacement homes for council tenants and 49 replacement homes for leaseholders. An estimated additional 440 new homes will be built. At least 50% of the additional homes will be council homes with the remainder being for private sale. Subject to a positive ballot, the scheme will be further developed in consultation with residents, as it is taken towards a RIBA Stage 3 design to securing planning permission. Once planning permission is granted, the overall number of homes will be fixed.

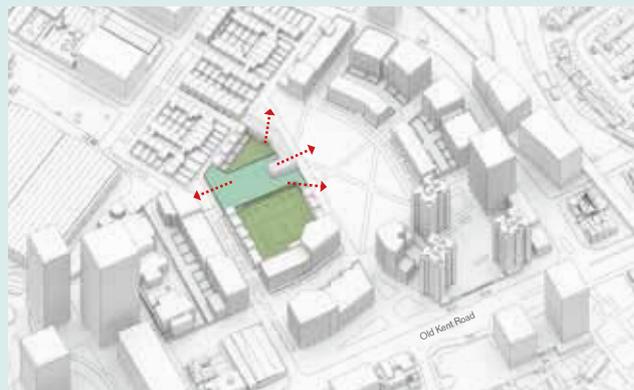
## DESIGN PRINCIPLES

These designs have been based on six agreed principles developed through the Residents' Manifesto and from working with residents on the estate. These principles will remain throughout the design process.



### 01. Improved Street Frontage on Old Kent Road

The buildings are formed in relation to the existing towers and future developments on Old Kent Road with the ambition to create a positive destination on Old Kent Road. At street level this includes improved public space and retail frontages facing Old Kent Road.



### 02. A School at the heart of the estate

The much-loved Pilgrims' Way Primary School is rebuilt and remains at the heart of Tustin Estate with improved access to open space.



### 03. Green at the heart of the estate

Protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.



### 04. Variety of typology and character

Provide a variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood to meet peoples needs over time.

- Houses
- Deck Access
- Core Access
- ✱ GF Maisonettes



### 05. Key pedestrian routes

Clearer and safer pedestrian connections through Tustin Estate.

- Primary routes
- Secondary Routes



### 06. A Network of Green Links

Potential for pedestrian routes through the estate to connect with nearby existing and future green spaces.

## MEETING THE RESIDENT MANIFESTO

The following measures are examples of how the proposals align with the Residents' Manifesto.



### Housing

- An estimated 690 new homes will be built on the estate. This includes replacing all existing homes subject to replacement (249) and 440 additional homes. 50% of new homes will be council homes and 50% will be for private sale.
- Tenanted homes in Manor Grove will be refurbished. This will include new kitchens and bathrooms as well as improving the energy efficiency of homes.
- A variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood that meet peoples needs over time.
- All homes have private space that meets the needs of the household size in the form of gardens and balconies.
- Homes are designed to give views onto green open spaces to reduce opportunities for crime and anti social behaviour.
- Construction phasing will aim to minimise disruption and maximizing single moves.



### Open Space

- New and improved park at the heart of the estate protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.
- Majority of trees are retained including those at Manor Grove and in front of Bowness. Any trees removed will be replaced with new ones.



### Over 55s

- Dedicated flats for the Over 55s located in a block next to Old Kent Road and central green spaces for ease of access to both.
- Over 55s flats will include indoor and outdoor communal spaces.
- Flats for Over 55s will also be available in other buildings across the estate, with access to private gardens.



### Activity Spaces

- Provision of a variety of open spaces with unique character and functions, for use by different age groups and individuals.
- More play space for all ages.
- More spaces to relax.



### Community Safety

- New buildings and spaces are designed to reduce the opportunities for crime and anti-social behaviour.
- Homes are designed to give views onto green open spaces.
- Clearer and secure pedestrian connections through Tustin Estate with better external lighting.
- Prevent delivery drivers using scooters to cross the estate.
- New entry halls to buildings with improved lighting and security.



### Education and Community Facilities

- The much-loved Pilgrims' Way Primary School will be rebuilt and remain at the heart of Tustin Estate with improvised access to open space.
- The estate will provide space that is large enough to hold events and activities.
- A 'Pop Up' space dedicated to community use and community enterprise such as a coffee shop on Old Kent Road.



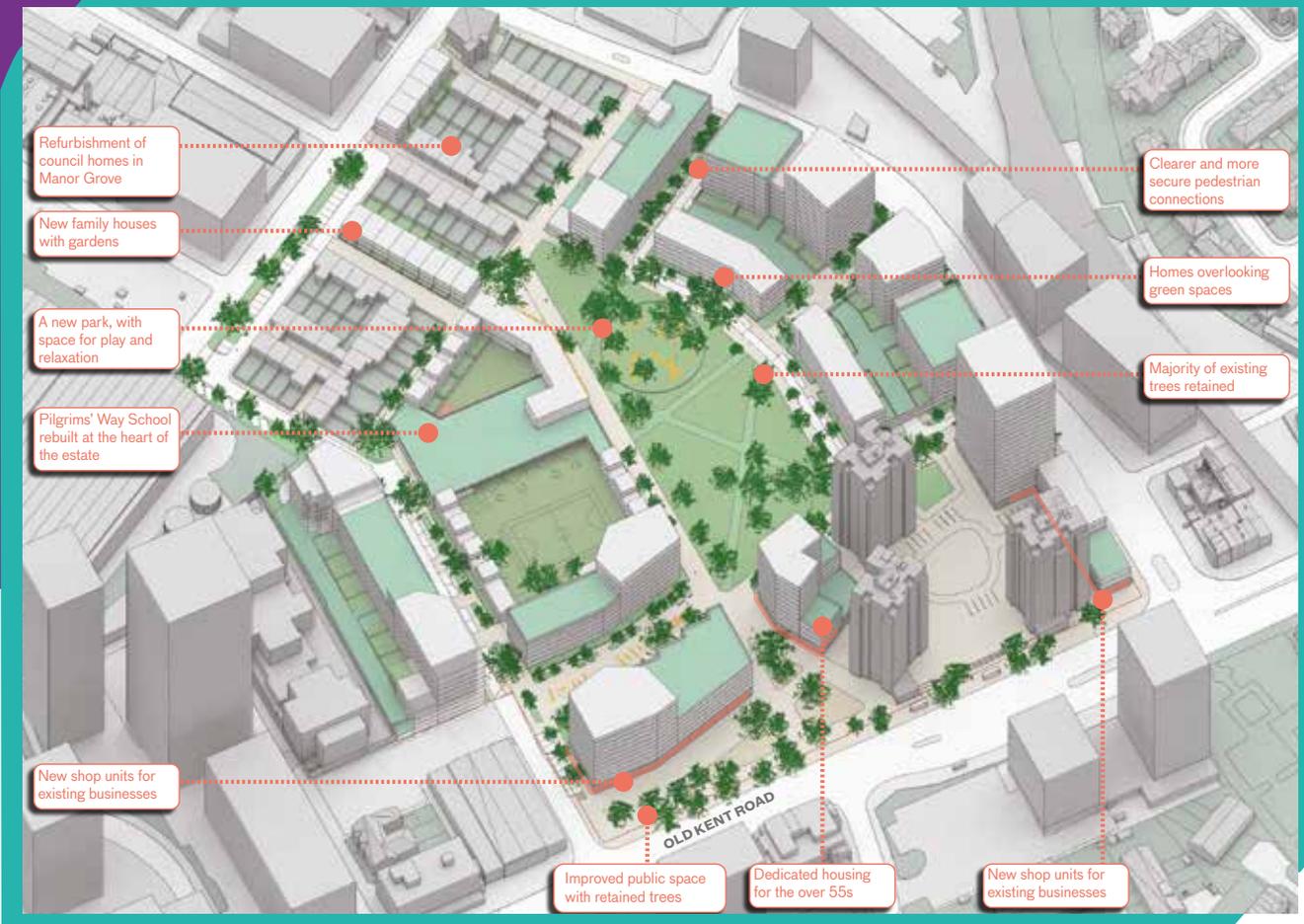
### Car parking

- Better design and enforcement of parking on the estate.
- An integrated parking strategy to meet the needs of residents and businesses on the estate.
- Residents with a parking permit will continue to be able to park their car on the estate.



### Heating and Sustainability

- New homes will be built to zero carbon targets.
- The energy efficiency of refurbished homes will be improved and move towards net zero carbon.
- New estate lighting will be energy efficient.
- New electric charging points for cars and a car club.
- Improved walking and cycling facilities.



## THE ESTATE - KEY BENEFITS

The proposals will provide:

- New replacement homes for all residents, tenants and leaseholders, subject to demolition
- New homes for those living in overcrowded accommodation
- Refurbished council homes for residents in Manor Grove
- Dedicated one and two bed housing for the over 55s
- A new park at the centre of the estate with space for play and relaxation
- Improvement area of public spaces throughout the estate and along Old Kent Road
- A new school at the heart of the estate
- New commercial premises for existing commercial tenants
- More secure walking routes with improved lighting.

## YOUR HOME – KEY BENEFITS

- **There will be a variety of homes to meet resident needs and preferences**

Homes across the estate will have different layouts. Residents moving to new homes will have options for homes with open plan kitchen and living rooms as well as separate living rooms, homes with a ground floor entrance and others with access from a communal walkway or a lobby.

- **Your homes will be bigger**

If you live in Bowness, Heversham, Hillbeck or in a studio flat in Kentmere your home will be bigger. If you live in a one bedroom flat in Kentmere, the interior of your home will be the same size. There will be no bedsit or studio homes built for council tenants.



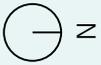
# Example Layouts

## 1Bed 2People

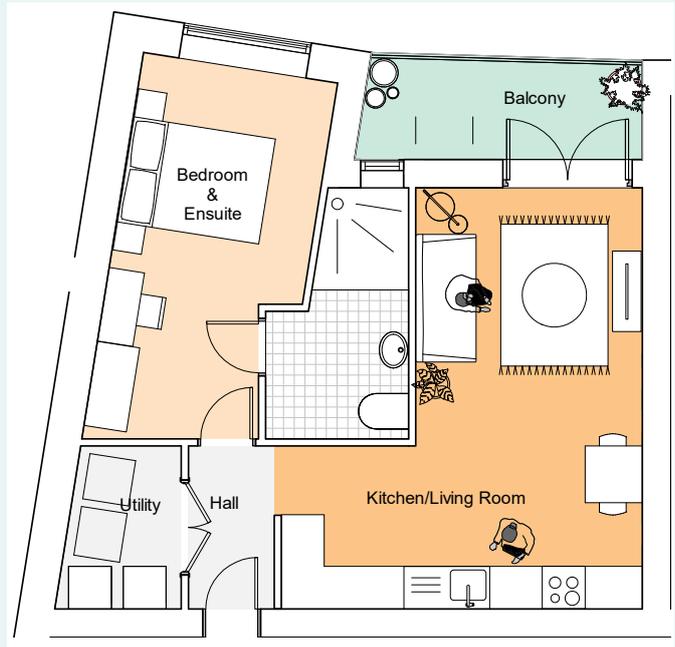
### Example One Bedroom Flat Building G1 (Phase 1)

- Balconies with views to greenery
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf



	Hall	2.7 sqm	29 sqft
	Storage/Utility	3.6 sqm	39 sqft
	Bedroom	20 sqm	215 sqft
	Kitchen/Living	23 sqm	247 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	5.6 sqm	60 sqft
Total Internal Area*		50 sqm	527 sqft



Bathroom with window

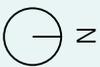
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 1Bed 2People

### Example One Bedroom Flat Building G1 (Phase 1)

- Balconies with views to greenery
- Dual Aspect
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf



Dual Aspect

	Hall	5 sqm	53 sqft
	Storage/Utility	2.6 sqm	27 sqft
	Bedroom	12 sqm	129 sqft
	Kitchen/Living	25 sqm	269 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	sqm	64 sqft
Total Internal Area		50 sqm	527 sqm



\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

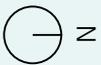
## Example Layouts

### 1Bed 2People

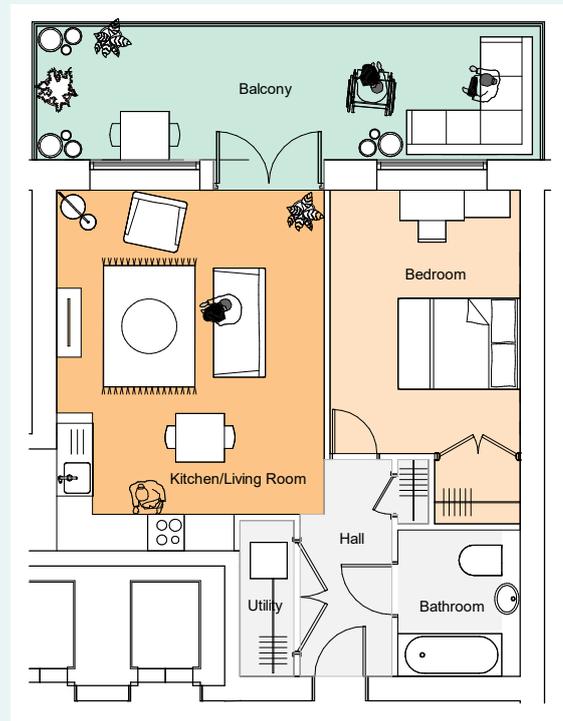
#### Example One Bedroom Apartment Over 55 Building K (Phase 2)

- Oversized space designed for wheelchair users
- Oversized balconies with views to greenery
- Large bathrooms
- Open space kitchen/ living room
- 40% bigger than average 1 Bedsit in the estate

Area: 55sqm/ 590sqf



	Hall	4 sqm	43 sqft
	Storage/Utility	4 sqm	43 sqft
	Bedroom	15 sqm	161 sqft
	Kitchen/Living	27 sqm	290 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	15 sqm	161 sqft
Total Internal Area		55 sqm	590 sqft



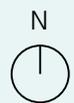
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

### 2Bed 4People

#### Example Two Bedroom Flat Building G1 (Phase 1)

- Master Bedroom with en-suite
- Double secondary bedroom
- Large bathrooms with windows
- Option with open space kitchen/ living room
- Separate kitchen
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 70sqm/ 750sqf



	Hall	6.5 sqm	69 sqft
	Storage/Utility	2 sqm	21 sqft
	Bedroom	26 sqm	280 sqft
	Kitchen/Living	27 sqm	290 sqft
	Bathroom/Toilet	8 sqm	86sqf
	Balcony/Garden	11 sqm	118 sqft
Total Internal Area		70 sqm	750 sqft



Enclosed Kitchen

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

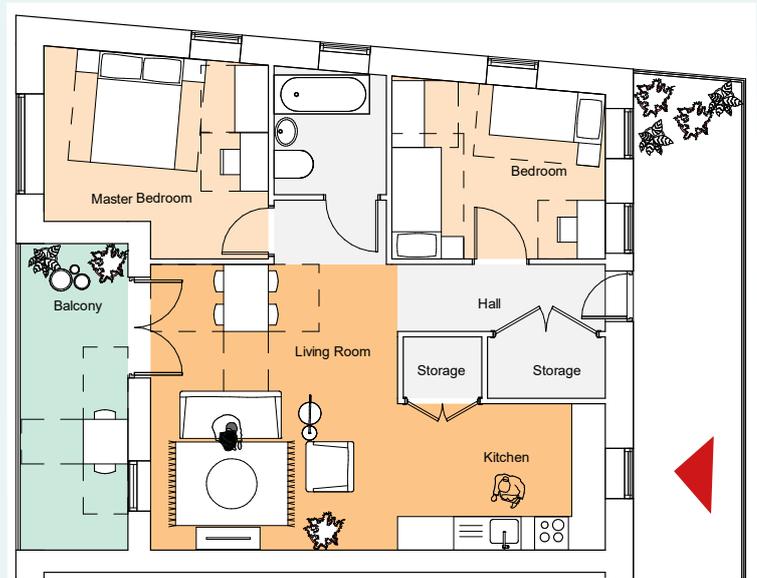
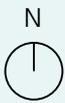
# Example Layouts

## 2Bed 4People

### Example Two Bedroom Flat Building F1 (Phase 3)

- Dual Aspect
- Double secondary bedroom
- Large bathroom with window
- Option with open space kitchen/ living room
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 74sqm/ 796sqf



	Hall	5.4 sqm	58 sqft		Bathroom/Toilet	33 sqm	355 sqft
	Storage/Utility	4.4 sqm	47 sqft		Kitchen/Living	4.4 sqm	47sqf
	Bedroom	25 sqm	269 sqft		Balcony/Garden	10 sqm	107 sqft
<b>Total Internal Area</b>						<b>74 sqm</b>	<b>796 sqft</b>

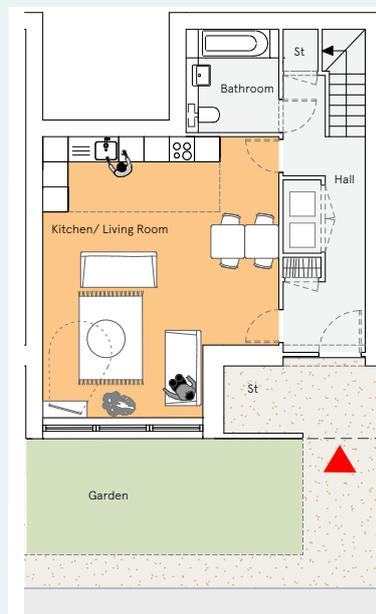
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 3Bed 5People

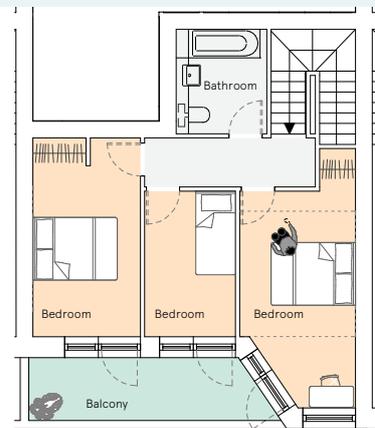
### Example Three Bedroom Maisonettes Building C (Phase 1)

- Open Plan kitchen/ dining
- Large private garden
- First Floor terrace
- Double bedrooms
- 30% bigger than average 3 Bedroom maisonette in the estate

Area: 99 sqm/ 1100sqf



Ground Floor



First Floor

	Hall	16.5 sqm	177 sqft		Bathroom/Toilet	35 sqm	376 sqft
	Storage/Utility	3.5 sqm	37 sqft		Kitchen/Living	8 sqm	86 sqft
	Bedroom	34 sqm	365 sqft		Balcony/Garden	8 sqm	86 sqft
<b>Total Internal Area</b>						<b>99 sqm</b>	<b>1100 sqft</b>

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

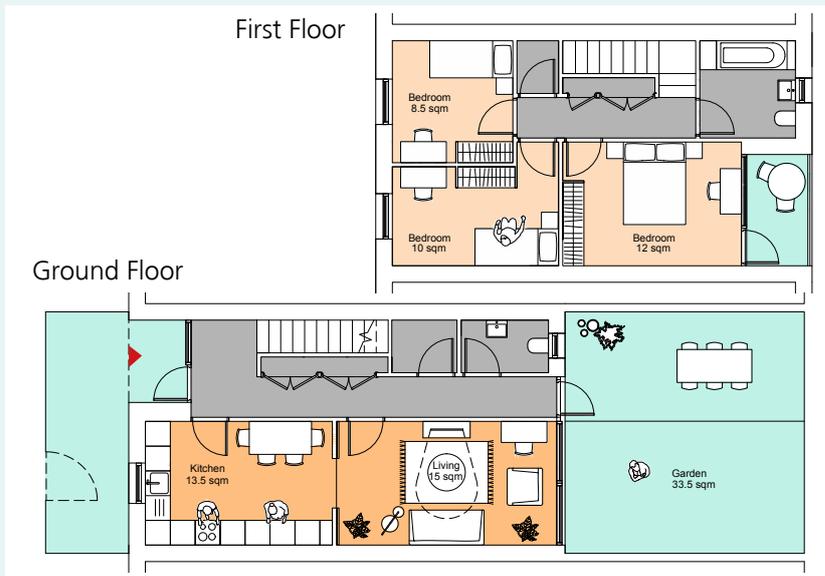
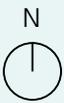
# Example Layouts

## 3Bed 4People

### Example Three Bedroom House Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Large private front garden
- Dual Aspect

Area: 95sqm/ 1022sqf



	Hall	15.8sqm	170 sqft		Bathroom/Toilet	28.5 sqm	3.7 sqft
	Storage/Utility	7 sqm	75 sqft		Kitchen/Living	8 sqm	86 sqft
	Bedroom	30.5sqm	328 sqft		Balcony/Garden	50 sqm	538 sqft
<b>Total Internal Area</b>						<b>95 sqm</b>	<b>1022 sqft</b>

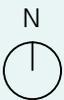
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 3Bed 6People

### Example Three Bedroom Maisonettes Building G1 (Phase 1)

- Oversized living space with extra storage
- Master Bedroom with en-suite
- Bathrooms with windows
- Separate kitchen/ dining
- Large private garden
- 40% bigger than average 3 Bedroom maisonette in the estate

Area: 120 sqm/ 1291 sqf



	Hall	14 sqm	150 sqft		Bathroom/Toilet	49 sqm	572 sqft
	Storage/Utility	8.7 sqm	93 sqft		Kitchen/Living	8 sqm	86sqft
	Bedroom	40 sqm	430 sqft		Balcony/Garden	56 sqm	602 sqft
<b>Total Internal Area</b>						<b>120 sqm</b>	<b>1291 sqft</b>

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## Example Layouts

### 4Bed 6People

#### Example Four Bedroom House

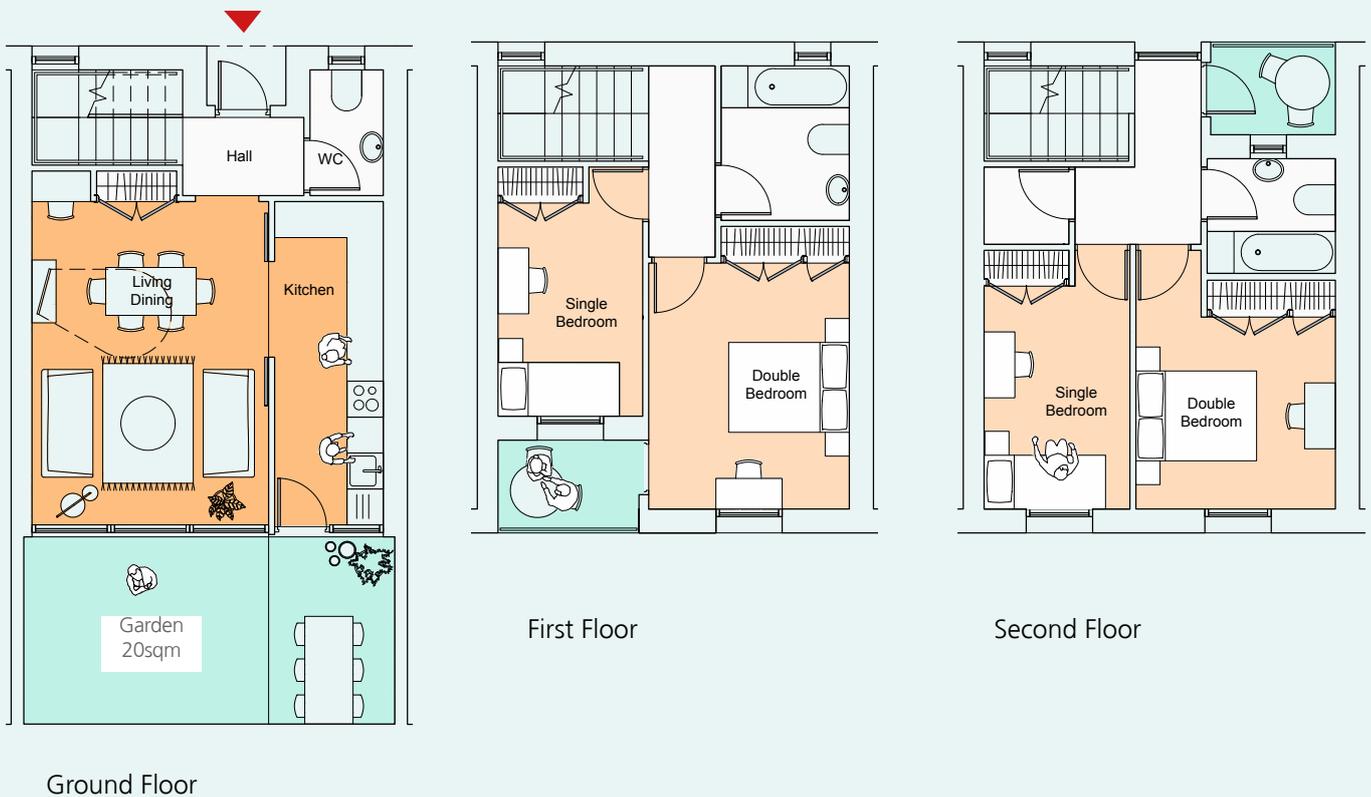
#### Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Dual Aspect

	Hall	7.7 sqm	29 sqft
	Storage/Utility	6 sqm	64 sqft
	Bedroom	42 sqm	387 sqft
	Kitchen/Living	31.5 sqm	339sqft
	Bathroom/Toilet	9 sqm	
	Balcony/Garden	27 sqm	290 sqft
Total Internal Area		110 sqm	1185 sqft

Area: 110sqm/ 1185sqf

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls



## Your homes will have private outdoor space

All new homes will have a balcony, front garden or rear garden.

In new homes with balconies, the size of your outdoor space depends on the number of bedrooms you have and will be as follows:

- 1 bedroom home you will have a balcony at a minimum of 5+ sqm / 54+ ft.
- 2 bedroom home you will have a balcony at a minimum of 7+sqm / 75+ ft.
- 3 or more bedroom home you will have a balcony at a minimum of 10 sqm / 108+ ft.

The proposals include more homes with gardens than the existing estate. In new homes with gardens, the gardens will be bigger than the above balconies and range in size from approximately 20 sqm / 215 sqft to 50sqm / 538 sqm.

The majority of blocks will have additional communal gardens to be shared with neighbours and some may be used for allotments..



### Old Kent Road Approach and Over 55's Block



Residential block with retail at ground floor replacing Bowness

New public space with generous views through to the park and school

Over 55s block with retail at ground floor

Existing tower block

### Over 55s homes

A mix of 1 and 2 bed homes with balconies will be available for residents, tenants and homeowners, 55 years of age or more. These homes will be

- wheelchair accessible
- adaptable and flexible so that they can change with the residents needs
- have bigger balconies than 1 beds and 2 beds elsewhere
- have communal facilities including communal gardens and communal living rooms.

### New homes will be more energy efficient and reduce carbon emissions

Your homes will be well insulated and connected to a district heating network to be more energy efficient and reduce carbon emissions.

The district heating network will provide a reliable source of heat and hot water. Reliability will improve as the system will be newer than the current system with better back up available.

### Your homes will be safe and secure

Your homes, like your estate, will be designed to improve safety and minimise opportunities for crime. Both the design and management of the estate have been considered in work to date as follows and this work will continue into the next stages of design:

- Clear pedestrian pathways through the estate
- Pathways and open spaces that are 'overlooked' meaning that residents can see what is going on these spaces from their homes
- Improved lighting.
- Homes will be designed and built to 'Secured by Design' Standards and all will have improved access arrangements to blocks and homes.
- New homes will meet the latest fire safety standards.

## Your move

- Southwark Council will ensure one move for the majority of households, unless residents request two moves.
- A dedicated Tustin local lettings system will be used to prioritise moves based on housing need, medical need and existing housing arrangements such as gardens or location within a block.
- Prioritisation will be based on your existing living arrangements for example do you currently have a garden, on housing need, medical need and how long you have lived on the estate.
- Your housing need will be established and confirmed after planning permission has been granted. If your housing need changes before you move into your new home, you can work with the dedicated support team to update your housing need.
- 100% of new council homes will be made available to existing residents in blocks demolished by the proposals, or with a priority status on the housing waiting list. This will apply to residents in the low-rise homes and the towers. Residents must have been living on the estate 12 months prior to the ballot to be eligible. (Residents must have lived on the estate for 12 months prior to the ballot so that we can prioritise protecting the existing residents and keeping the existing community together).
- A dedicated team will support residents through each step of the process.
- If your household moves twice, you will receive disturbance costs for the second move, but not a second homelessness payment.
- The principles of a dedicated Tustin Estate local letting system are as follows and will be confirmed subject to the results of the ballot. The local lettings policy, will be subject to an Equalities and Health Impact Assessment (EHIA).
  - All council tenant households in properties to be demolished (will not need to bid for a new home (under Homesearch).
  - These households will be pre-allocated a new home on the Tustin Estate after planning permission has been granted. Residents will choose from a booklet which home they want to move into in line with their need. This means that ahead of time, households will know: the exact home they will be moving to; they will know the timetable for building that home; and will be able to choose finishes for their new home and meet their neighbours.

- If you are currently in a larger property than you need, you will be eligible for a property with one more bedroom than your need, however if you want to downsize you can.

## Council tenants (in properties to be demolished)

- Council tenants will be guaranteed a newly built council home.
- Council tenants will be pre-allocated a home based on prioritisation of housing need, medical need, how long you have lived on the estate.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you have a garden we will look to allocate you a home with a garden.
- Council tenants will choose from a booklet the home they would like to move into. This booklet will show the layout and the size of the property and state the rent and council tax of each property.

## Council tenants (in the towers and in Manor Grove)

- A choice based bidding system will apply to those in housing need, including overcrowded households and those residents who have been on the council's housing list for a year before the Resident Ballot. They will have the opportunity to bid for council homes on the estate as the properties will be ring fenced for such Tustin residents first.

## Resident Leaseholders (in properties to be demolished)

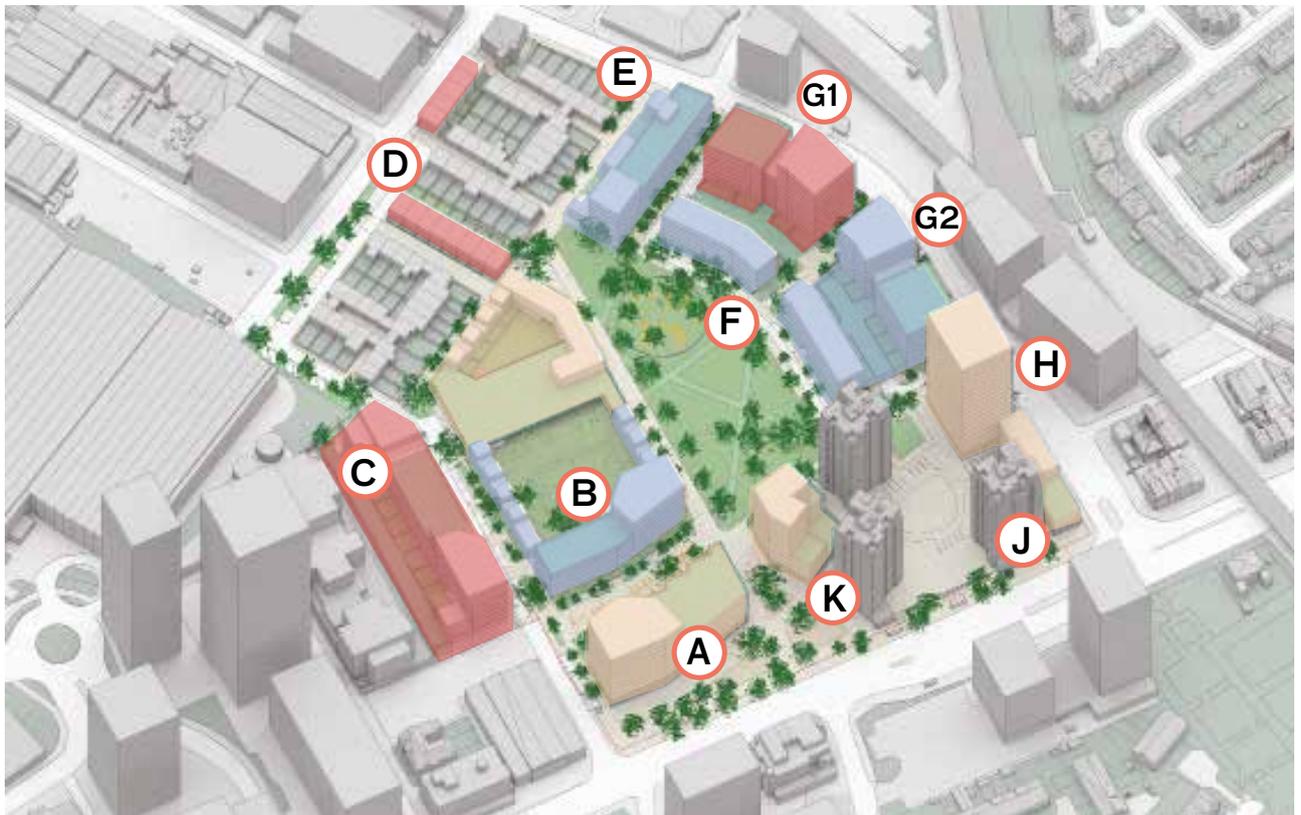
- Leaseholders in properties to be demolished will choose from a booklet the home they would like to move into. This booklet will show the layout and size of the property and state the price and council tax of each property.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you have a garden we will look to allocate you a home with a garden. This will be based on availability and prioritisation.
- If leaseholders want to move on a temporary basis prior to moving into a property they have bought, the council will assist in this process.

## When will work start

- It is estimated that the physical works will start in autumn 2022 and continue through to autumn 2028.
- The phasing plan seeks to move all existing residents in properties due to be demolished in one phase, meaning the majority of residents could move in one phase by autumn 2024.
- If residents first choice home is in the second phase and they need to move a second time, homes in phase 2 will be available in summer/autumn 2026 and homes in phase 3 will be available in autumn 2028.
- The details of the estimated timetable for the delivery programme are as follows

<b>Preparation</b> Spring 2021 to summer 2022	18 months for: <ul style="list-style-type: none"> <li>• Establish resident design and delivery panel</li> <li>• Secure planning permission</li> <li>• Secure agreement with a builder to be confirmed</li> <li>• Negotiations with leaseholders to commence</li> <li>• pre-allocations discussions begin with all residents in properties due to be demolished</li> </ul>
<b>Phase 1, Residents Move</b> Summer 2021 to Summer 2022	6 months for: <ul style="list-style-type: none"> <li>• Residents from Hillbeck to be moved to the new homes in the towers and existing empty homes on the estate, on a temporary or permanent basis at their discretion.</li> </ul>
<b>Phase 1, Demolition, Rebuild &amp; Refurbish</b> Autumn 2022 to Summer 2024	2 years for: <ul style="list-style-type: none"> <li>• Manor Grove Council properties refurbished</li> <li>• 6 months to demolish to Ullswater, Hillbeck and Manor Grove garages</li> <li>• Build block G1 (in front of Heversham )</li> <li>• Build block D (infill houses in Manor Grove)</li> <li>• Build block C (on site of Ullswater &amp; Hillbeck)</li> </ul>
<b>Phase 2, Residents Move</b> Summer 2024 to Autumn 2024	6 month to move: <ul style="list-style-type: none"> <li>• Residents from Bowness, Heversham, Hillbeck and Kentmere to move into new homes in blocks above (Block G1, D and G1).</li> <li>• Priority residents on the housing waiting list to move to new or existing homes where available.</li> </ul>
<b>Phase 2, Businesses Move</b>	Move 9 businesses into temporary accommodation on the estate or nearby
<b>Phase 2, Demolition and Rebuild</b> Winter 2024 to autumn 2026	2 years for: <ul style="list-style-type: none"> <li>• Demolish Bowness, Heversham, Kentmere &amp; Afriko</li> <li>• Build Block K (over 55s block), Block A (the new Bowness), Block H (the new tower), Block J (on the site of Afriko), Pilgrims Way Primary (to the north of the existing school)</li> </ul>
<b>Phase 3, School Move</b> Winter 2026	3 months: <ul style="list-style-type: none"> <li>• New school opens to staff and pupils</li> </ul>
<b>Phase 3, Businesses Return</b> Winter 2026	<ul style="list-style-type: none"> <li>• Businesses return to Tustin and / or letting of unoccupied spaces begin.</li> </ul>

<p><b>Phase 3 Demolition and Rebuild</b> Winter 2026 to autumn 2028</p>	<p>2 years for:</p> <ul style="list-style-type: none"> <li>• Build Block E, F, G2 (homes around the old Heversham and to the south of the new school)</li> <li>• Demolish Pilgrims Way Primary</li> <li>• Build Block B (houses to south of Pilgrims’ Way Primary School)</li> </ul>
<p><b>Phase 3, Resident Move</b> Autumn to winter 2028</p>	<ul style="list-style-type: none"> <li>• Second move for residents from Bowness, Heversham, Hillbeck and Kentmere where necessary.</li> <li>• Priority residents on the housing waiting list to move to new or existing homes where available.</li> </ul>



## YOUR ESTATE

### Homes

New blocks and homes will be built across the estate to replace all of the existing homes demolished on the estate (249 homes). An estimated 440 additional homes will be built. 50% of the additional homes will be council homes and 50% of the additional homes will be private homes for sale. A mix of 1 bed homes through to 5 and 6 bed homes for families in housing need will be built. Homes will be flats, maisonettes and houses.

Council homes in Manor Grove will be refurbished. As a minimum these homes will meet decent homes standards and new kitchens and bathrooms will be fitted as appropriate. The scope of refurbishment proposals will be subject to further consultation with council tenants of Manor Grove in 2021.

### Open Spaces

A new park will be built at the centre of the estate and to the east of the school alongside a series of improved public spaces will be created across the estate including spaces on the Old Kent Road. These spaces will increase the amount of public open space on the estate as well as increase the amount of play space whilst also providing more space for relaxation. These spaces will support ecology, biodiversity and assist flood risk management. Existing trees will be protected and where trees are lost they will be replaced with species that meet local needs.

### The School and Community Spaces

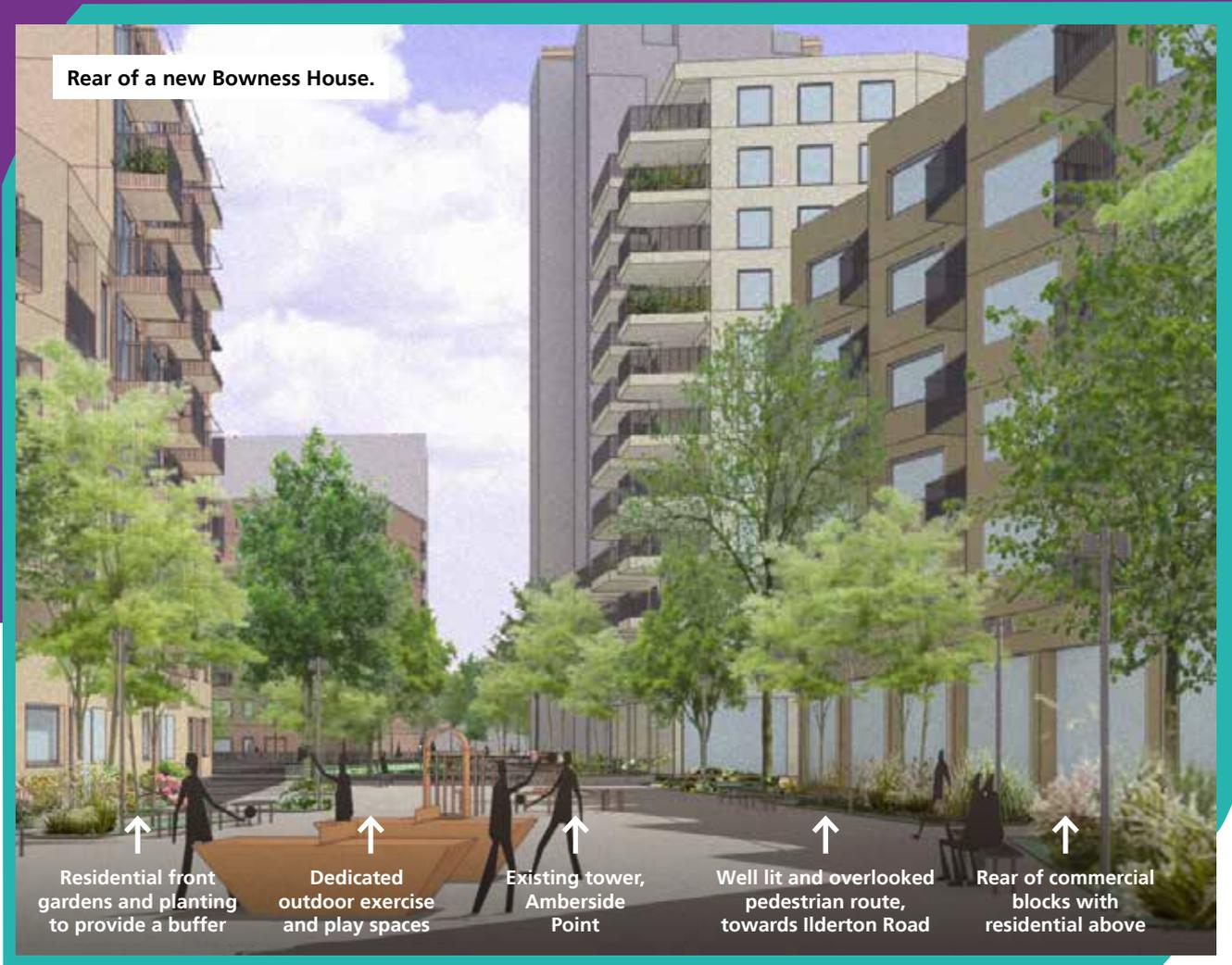
A new school will be built to the north of the existing school at the heart of the estate. The new school will include the following:

- Re-provision of accommodation for a 1 Form Entry school (i.e. one that takes in 30 new pupils per year) that could be expanded to become a 2 Form Entry (i.e. one that takes 60 new pupils per year) school to meet local need.
- Re-provision of more play space than the existing school.
- Have entrances that open out on to Tustin Park.
- Have a large outdoor play space that enables children to carry out a range of exercises.
- Provide 'outdoor classrooms' for each year group
- Provide a playground space at first floor level with views towards London and over the Park

The Tustin Community Association Hall at Windermere Point will be extended to provide more space for community activities.

An additional dedicated 'pop-up' space will also be provided for community activities and enterprise.





## Businesses

New business units will be built on the Old Kent Road and Ilderton Road and existing businesses on the estate will be able to move into these improved spaces. The design and build of new businesses units will address the existing issues relating to noise and smells through improved sound insulation, ventilation and extraction. An estate wide parking and waste strategy will address existing issues related to parking and waste.

It is estimated that Phase 2 works, that include the demolition of existing business space, will start in summer 2024 and finish in autumn 2026. This means that businesses will need to move into temporary business space in the months before demolition and re-locate after spaces on Old Kent Road and Ilderton Road are completed. There will be a dedicated support package for businesses to assist with this disturbance as well as consultation with residents on the location of the temporary spaces.

Pop up space dedicated to the community use and community enterprise will be supported through a mix of resourcing from the council and from the delivery of 'social value' through contracts with the builder and the consultation team.

## Parking

Parking spaces will be available across the estate for existing households with a parking permit and for residents, new and existing, who need a disabled parking bay. Spaces will be available on street and in podiums and electric charging points will be provided. Temporary parking provision will be made available for the duration of the works and there will be no net loss of car parking provision.

## Waste

An improved system of waste management will be developed in consultation with residents.

## YOUR COMMUNITY

### Skills and job training for residents

Southwark Council will require that the contractors building the new homes will have:

- A skills and apprenticeship programme that is linked to a wide range of opportunities in both the local area and London wide.
- A local employment programme that means that all jobs are advertised locally on the estate.

### Community participation in the design and delivery process

Southwark Council will support the use of a Tustin Estate Design Review Panel formed of representatives from across the estate alongside of experts to design and deliver the proposals in line with resident needs and preferences. This panel, or multiple different panels, will look at the area of work important to residents including design, works management and sustainability.

Next steps for the panel(s) will be agreed after the results of the Resident Ballot are known. Next steps include:

- Establishing the work areas with the TCA and Resident Project Group (RPG) and the subsequent
- Securing independent expertise to support the panel or panel
- Providing necessary training for residents

### Dedicated support team

Southwark Council will create a dedicated team to help with rehousing; to work with you on the local lettings policy, compensation and other support you may need.

This team will also work with the Tustin Community Association to support residents, existing and new, to meet each other via social events to integrate new residents into the community.

### Community Space

The proposals support existing community spaces on the estate including the primary school and the Tustin Community Association Hall.

New community spaces will be provided for in communal gardens. A dedicated communal space will be provided within the over 55s housing block.

Support will be given for a 'Pop Up' space dedicated to community use and community enterprise such as a coffee shop on Old Kent Road.



## A 'REPAIR AND MAINTAIN' OPTION

If there is not a positive result in favour of the proposals, the council will take forward a 'Repair and Maintain' Option. This was called Option 1 in the Options Survey.

This will mean:

- Homes and blocks are refurbished to a decent homes standard and new kitchens and bathrooms are installed in council properties.
- No new homes will be built
- The open spaces will be repaired and maintained as they currently are
- Pilgrims' Way School will be refurbished
- Existing business premise will be maintained.

As part of the options development, an independent stock condition survey was carried out which identified works needed to maintain the blocks and estate for the next 30 years to a decent homes standard. This document is available on the Tustin Website (<https://tustin.estate>)

The estimated costs within the Stock Condition Survey for leaseholders on a block by block basis are below. These costs are for repairs and maintenance to give the blocks an additional 30 year lifespan.

These costs would be subject to a clarification of section 20 apportionment by the council over a 30 year period. You would not be expected to pay the whole sum of money but a significant proportion of the costs will be required in years 1 to 5 and then years 5 to 10. An option to put a charge on your property will be available where resident leaseholders are not able to pay the section 20 costs. This means the payment will be made on the sale of your property.

Block	Estimated Costs, 1-30 years
Bowness House	£119,665
Heversham House	£92,587
Hillbeck House	£95,857 to £96,687
Kentmere House	£85,282
Manor Grove	£844

These estimated costs exclude cyclical and maintenance costs, Southwark management costs (10%); professional fees (typically 6 – 8%), equality act adaptations; ongoing investigations such as drainage and structure.

### Contact Us

If you require translation services, someone to read this document to you or have any other needs or questions please contact the Southwark Team or the Independent Tenant and Leaseholder Advisor:

**Southwark Tustin Team:**

**Email:** [tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

**Telephone:** 020 7732 2757

**The Independent Tenant & Homeowner Advisor:**

**Email:** [neal.purvis1@btinternet.com](mailto:neal.purvis1@btinternet.com)

**Telephone (freephone):** 0800 073 1051

## GLOSSARY

**Disturbance payment** – a payment from the landlord to a tenant to cover the reasonable costs of having to move because of housing repairs or improvements.

**Downsizing** – moving to a home with fewer bedrooms than the existing one.

**Home Loss payment** (usually written as “homeloss”) – a payment made to a tenant as compensation for having to move if their home is required for a redevelopment scheme. The current Home Loss payment is £6,500. This is a legal requirement under Part III of the Land Compensation Act 1973.

**‘Open Plan’** - kitchens share a room with the lounge and/or dining area, while a closed plan kitchen is completely self-contained.

**‘Outdoor Classrooms’** – classrooms with access to playspace directly from their classroom.

**‘Pop-Up’ – temporary or transitional space for business and community uses.**

**Pre-allocation** – Allocating a new home to a tenant before construction has been completed. This allows the tenant additional time to plan their move and allows them to make some decisions about the details and the finish of their new home.

**Phasing** – Large estate redevelopment schemes have to be carried out in several stages or “phases”. When everyone has moved out of the homes in the first or earliest Phase, they are demolished and new homes are built in their place. Then the original tenants can move back into some of the new homes and those in the second Phase can also move into one of the new homes (allowing their homes to be demolished, and so on).

**Right To Return** – the right of a tenant (and their household) to return to one of the new homes on a redevelopment scheme.

**Secured by Design** – is an accredited scheme to and is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

**Service Charge** – a weekly charge for services provided by the landlord such as the costs of maintaining the common areas and the estate. Differs from Rent, which covers the costs of providing and maintaining the home itself.

**Social Value** - at Southwark Council this means getting the 'most' value of its spend with external organisations through considering and seeking to improve the economic, social and environmental well-being benefitting the local area and its residents that is linked to the contractual spend.

**Stock Condition Survey** – a document that sets out estimated costs of maintaining the residential assets across the Tustin Estate over the next 30 years using an inspection of the external and communal areas of each estate block as well as a sample survey of internal areas.

# CONSULTATION EVENTS



# YOUTH WORKSHOPS



# RESIDENTS DAY TRIPS



<b>Item No.</b> 15.	<b>Classification:</b> Open	<b>Date:</b> 13 July 2021	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Gateway 1 - Procurement Strategy Approval Procurement of a Delivery Partner (Developer Contractor) for the Tustin Estate Low Rise Redevelopment Programme	
<b>Ward(s) or groups affected:</b>		Old Kent Road	
<b>Cabinet Member:</b>		Councillor Stephanie Cryan, Council Homes and Homelessness	

**FOREWORD – COUNCILLOR STEPHANIE CRYAN, CABINET MEMBER FOR COUNCIL HOMES AND HOMELESSNESS**

Earlier this year we held a ballot on the Tustin Estate, which asked residents to vote on a range of options for the redevelopment of the estate. The result of the ballot gave a resounding yes vote for the redevelopment of the estate, which will include building additional new council homes, Over 55’s housing. a new park at the centre of the school. A new Pilgrim’s Way Primary School and new retail and business spaces.

Given the current financial position of the council, this decision will have an impact on the housing investment programme for a number of years and the future investment in our housing stock. However, it is the right decision to make at this time as it demonstrates that the council has listened to the views of local residents and has responded in a very positive way. It is a resident led decision and allows them to have a key say in the future of their estate.

The proposals will transform the Tustin Estate and will improve the quality of housing, public realm and amenity space for all of its residents and will play a key role in our commitment to build 11,000 new council homes by 2043.

This report sets out key changes to the rehousing policy for council tenants and leaseholders, which build on the experience of other projects. I would like to put on record my thanks to the members of the Tustin Community Association for the work they have done and continue to do for the future of the Tustin Estate.

**RECOMMENDATIONS**

That Cabinet:

1. Approves the procurement strategy outlined in this report for a two-stage tender process for the procurement of a delivery partner for the Tustin Estate Redevelopment programme using the Pagabo framework.

2. Notes that the award of the Pre-Construction Services Agreement (PCSA) of anticipated contract value of £1.5m will be approved as set out in line with the Contract Standing Orders and in consultation with the Cabinet Member for Council Homes and Homelessness for an estimated period of 10 months commencing in November 2021.
3. Note that, subject to successful PCSA programme of design development to financial close including planning approval, the council would have the option to award the Development Agreement to the preferred delivery partner for the Tustin Estate Low Rise Redevelopment Programme (comprising of residential, commercial, education and public realm works) for an anticipated period of 6 years commencing in Summer 2022 subject to a future approval via a Gateway 2 report to Cabinet in summer 2022.
4. Note the council has entered into an access agreement with Pagabo to access their National Framework Agreement for Developer Led Schemes
5. Note the use of a resident-led interview panel in the PCSA and Development Agreement procurement process as detailed in paragraph 61.

## **BACKGROUND INFORMATION**

6. The Tustin Estate Low Rise Redevelopment Programme is the outcome of a resident-led investment decision into low-rise homes on the Tustin Estate following a feasibility, master-planning and options appraisal process undertaken between 2019 and 2021.
7. The decision to proceed with the Low Rise Redevelopment Programme followed the execution of a GLA-compliant Tustin Estate resident ballot that had a positive outcome. The decision to proceed with a resident ballot was taken by Cabinet on 19 January 2021. In accordance with the 'Tustin Estate Landlord Offer Document' agreed by Cabinet, the Council committed to delivering this option, if the majority of residents voted 'yes' in favour of redevelopment. If the majority of residents voted 'no' and against the redevelopment, the Council would continue to repair and maintain the low-rise homes in their current format.
8. The results of the resident ballot found that 86.6% of eligible voters voted in favour of redevelopment of the low-rise homes on the estate, with 13.4% voting against the proposals. 64% of residents eligible to vote took part. 73% of those who live in the low rise homes took part and 53% of those who live in the high rise towers took part. The outcome of the Residents Ballot is due to be ratified by Cabinet in July 2021.
9. The feasibility, master-planning and options appraisal programme for the Tustin Estate developed designs to RIBA Stage 1 and resulted in a masterplan for the Tustin Estate which meets policy objectives in the wider Area Action Plan for the Old Kent Road.
10. The programme comprises of:

- The demolition of 249 homes (200 council rented and 49 leasehold) at Bowness House, Heversham House, Hillbeck Close, Kentmere House & Ullswater
  - The build of an estimated 689 homes comprised of
    - 200 replacement council rented homes
    - 220 additional council homes made up of council rented and key worker rented
    - 18 refurbished council rented homes in Manor Grove
    - 49 council shared equity homes
    - 220 private for sale homes
  - The retention of the houses in Manor Grove
  - The development of a new park in the centre of the estate
  - Demolition and redevelopment of Pilgrims' Way School
  - The build of new retail and business spaces on the Old Kent Road and Ilderton Road
11. This proposal is in accordance with current Council and GLA policies. Officers will continue discussions with the GLA in order to seek further funding for the proposals and will determine the level and form of key worker housing in consultation with local residents and ward councillors. The financing of the project will continue to be reviewed as the contractor procurement progresses and the design proposals are further developed in order to reduce the impact on council resources. The key worker accommodation, subject to further consideration, may be taken forward on a temporary accommodation basis.
12. The redevelopment programme has been established in line with a grant agreement with the Greater London Authority (GLA) for £20m as part of the Building Council Homes for Londoners programme.
13. The next steps in the programme are to secure the services and works to deliver the low rise redevelopment and realise the masterplan that residents voted for in the March 2021 resident ballot.
14. Architectural design services (ADS) are currently being procured from the ADS framework to progress the masterplan from RIBA Stage 1 to RIBA Stage 3+ to secure a hybrid planning consent to enable works to start on site by September 2022. A hybrid planning application is programmed to be submitted in Winter 2021/22 with a view to securing consent in summer 2022.
15. The council has also procured external project management services to support the delivery of the programme milestones identified above to achieve a start on site by September 2022.

### **Summary of the business case/justification for the procurement**

16. The council has an ambitious target to deliver 11,000 new council homes by 2043. These will be delivered through a combination of in-fill development on

the council's existing estates, purchasing some directly from developers, and developing land that the council owns.

17. As detailed in the background information a resident ballot has confirmed the preferred approach to investment into existing council housing stock on the Tustin Estate, as redevelopment as described in paragraph 10. Redevelopment will result in the delivery of high quality replacement council homes build to up to date standards, as well as the delivery of additional new council homes, intermediate and private homes for sale.
18. The delivery programme for this option has been developed in line with securing grant agreement from the GLA as part of their Building Council Homes for Londoners Programme that is due to expire in 2022. This programme, unlike its successor, provides grant for the replacement of existing council homes with new build council homes. As the Tustin Low Rise Redevelopment Programme includes the replacement of 200 existing council homes with new council homes, Southwark has been able to enter into a grant agreement of £20 million for these replacement homes. This grant agreement is vital to supplement other funding streams for the programme and to minimise the costs under the Housing Revenue Account.
19. The grant agreement requires that works on site commence in September 2022 and that all works are carried out via a single construction contract. If the programme does not meet the terms of the grant agreement the Council risk losing the £20m grant.
20. The council is committed to delivering the redevelopment programme in line with the resident ballot (and Landlord Offer Document on which residents voted) and the grant agreement with the GLA. As such the procurement strategy for the Tustin Low Rise Redevelopment Programme seeks to secure all services and works to meet a start on-site in September 2022.
21. It is therefore necessary to ensure the procurement strategy is expedient and flexible whilst also delivering against council strategic objectives such as best value in terms of quality and price, social value and timely delivery.
22. A key component of the procurement strategy for the delivery partner is securing involvement in the design process ultimately enabling informed design development on matters including but not limited to construction risk, cost plans, construction programmes, method of construction and packing of works, plus financing and sales risk.
23. Once the design team services are secured, design development will take place as stated in paragraph 14 from RIBA stage 1 to RIBA stage 3. It is anticipated design development will result in the submission of a planning application in winter 2021-22 as such the need to enter a PCSA ahead of winter 2021-22 is strongly supported to improve the design and deliverability of the programme.

24. In addition to the considerations identified above, there is a need to consider a route to market based on providing a flexible delivery that de-risks the delivery programme, provides the appropriate legal structure and aligns with the council's financial constraints. Given the large number of private homes for sale in the redevelopment programme market consideration includes delivery, sales and marketing experience of a prospective delivery partner. To manage risk and the council's financial constraints, it is necessary to explore options for an agreement with a prospective partner where there can be a shared approach to risk and finance.

### **Market considerations**

25. The Tustin Low Rise Redevelopment Programme comprises of a mix of land use, housing typologies and tenures and other complexities including connection to the South East London Combined Heat and Power Station (SELCHP).
26. Attracting a suitable delivery partner and obtaining value for money is a key market consideration. Careful design and construction consideration is required to be undertaken in liaison with the Greater London Authority (GLA), Transport for London (TfL), and residents and stakeholders of the estate. It is necessary for an experienced supplier to deliver these works.
27. The construction industry appears to be quite buoyant at the moment and there is a high demand for construction services. The size, capacity and experience of companies to undertake a mixed use scheme, in an inner city location, with an existing population is a key consideration tested via a soft marketing exercise.
28. Preliminary soft market testing suggests that there are a number of potential frameworks that can be used to secure the services of an experienced supplier.

### **KEY ISSUES FOR CONSIDERATION**

#### **Options for procurement route including procurement approach**

- a) Do nothing – This is not an option as the council has a commitment to deliver more council homes and have made an investment decision to redevelop the Tustin Estate in accordance with the resident ballot and Tustin Estate Landlord Offer Document.
- b) Deliver the service in-house – The council does not have this capacity. This would be cost-prohibitive and not meeting with committed programme timeframes. It is not realistic option for the council.
- c) Use of an existing third party frameworks (contractor) – There are a number of contractor frameworks available including ones from Notting Hill Genesis and Hyde. The council has used these frameworks for a number of projects however the specifics of the Tustin programme

require a delivery partner that provides services a contractor does not provide such as assisting with balancing risk and profit. Contractor-only frameworks are not considered appropriate for the Tustin regeneration.

- d) Use of existing third party framework (developer) – a range of frameworks exist including the London Housing Consortium (LHC) Framework, Pagabo, Scape, London Developer Panel 2. The use of a developer framework provides scope to find a delivery partner who can add value through significant experience of marketing and sales of open market homes as well as support additional workstreams that drive value, balance risk and support cashflow.
  - e) Council-led procurement for a delivery partner in accordance with Public Contracts Regulations 2015 – this route would allow the council to procure from the greatest number of contractors and could provide the means to secure a competitive tender from contractors who have the skills and capabilities to construct these housing schemes who are not on the established frameworks. However, due to the length of the process, this route would delay the commencement date for the works starting on site and risk significant grant funding.
29. The assessment of the framework options, option d suggests that the majority of the key providers in the market are available to the council via this route.

### **Proposed procurement route**

30. Experience of entering into development agreements on other programmes indicates that negotiations take place over an extended period of time. Given the need to engage a delivery partner ahead of submitting planning as outlined in paragraphs 22 to 243 a traditional procurement whereby the design and construction are separated, is not compatible with the programme timeframes. This route would not result in the procurement of a delivery partner ahead of submitting a planning application and therefore would not benefit from the input of the delivery partner to the scheme.
31. Therefore a two-stage contracting process is proposed enabling the council to first enter into a Pre-Construction Services Agreement (PCSA) to enable engagement with a delivery partner ahead of submitting planning permission. Details of stage 1 services are outlined in paragraph 48 of this report. Stage 2 includes the delivery of the works, and is subject to a Development Agreement in a form consistent with the requirements of the Pagabo framework.
32. The appointed delivery partner would be responsible for taking forward all aspects of the redevelopment programme, set out in paragraph 10, under the PCSA and if successful the Development Agreement including the construction of Council homes and homes for sale. Under the Development Agreement, the delivery partner can take on the responsibility for financing, sales and marketing of the homes for sale.

33. During the PCSA period, the terms of the standard Pagabo Development Agreement will be developed further by the Council, enabling a period of detailed contract finalisation in summer 2022.
34. Taking the above into consideration, using an existing framework will be the fastest route for procurement as it has already undergone a compliant competitive tender process resulting in suppliers being placed on the framework, thus enabling the council to call off from the framework.
35. Due to the specifics of the Tustin Estate Low Rise Redevelopment Programme as outlined in the summary of the business case, it is considered the use of a developer framework and not a contractor framework best meets the objectives of the delivery programme as a developer framework will provide access to developers whose services go further than a contractor services and include support in the delivery, marketing and sales of open market homes, to drive value through the design process, and to share in risk and finance.
36. The developer frameworks have been considered below. The Pagabo framework is considered the most appropriate to meet the needs of the Tustin Estate Low Rise Redevelopment Programme as it meets with the timeframes for the redevelopment programme, offers the most flexibility in terms of legal and contract structure, it supports Southwark's commitment to social value and it offers the most structured partner support for both procurement and post-contract capturing of data.

Framework	Advantage	Disadvantage
Pagabo	<ul style="list-style-type: none"> <li>• A flexible approach to explore a range of developer partner solutions</li> <li>• Best value can be captured through a competitive processes and a range of evaluations</li> <li>• Use a social value calculator, to capture social value throughout the project.</li> <li>• Offer end to end support from business case through to contractor KPI management.</li> </ul>	Fees for use (see paragraph 43)
London Developer Panel 2	<ul style="list-style-type: none"> <li>• Large range of scope of works available that covers all</li> </ul>	<ul style="list-style-type: none"> <li>• Development Agreement has to be in the GLA format.</li> </ul>

Framework	Advantage	Disadvantage
	<p>workstreams Southwark would require.</p> <ul style="list-style-type: none"> <li>• Best value can be captured through a competitive process.</li> <li>• No fee for use.</li> </ul>	<ul style="list-style-type: none"> <li>• The supplies list includes 29 developers and sifting would be difficult and time consuming.</li> <li>• No social value element.</li> <li>• No support offered post appointment</li> </ul>
Scape	<ul style="list-style-type: none"> <li>• Offer peer support throughout the project.</li> <li>• No fee for use.</li> </ul>	<ul style="list-style-type: none"> <li>• Very limited set of works for example, sales and marketing support.</li> <li>• Single source solution, no opportunity for competition</li> <li>• Peer support is not as structured as other offers</li> </ul>
LHC	<ul style="list-style-type: none"> <li>• Has a number of specialist frameworks available</li> </ul>	The frameworks are specific to having a pre-determined outcomes for example use of off-site manufacturing.

37. The relevant lot of the Pagabo developer frameworks is London Lot 3c, contracts of £40+m, residential consists of the following core and reserve suppliers:

**Core**

HBD  
 GRAHAM cityheart  
 Morgan Sindall Consortium  
 Sir Robert McAlpine Capital Ventures  
 VINCI UK Developments  
 Willmott Dixon

**Reserve**

LinkCity  
 Engie Regeneration  
 KajimaGen8

38. An expression of interest exercise with all suppliers, core and reserve as identified above, will confirm the capacity and interest of the core suppliers in the first instance. Where a core supplier does not have the interest or

capacity to deliver, suppliers from the reserve list have the opportunity to bid to ensure six suppliers are invited to tender.

39. All these suppliers are of significant size and scale, and the majority of them have experience of working on housing projects in London.
40. Upon receipt of tendering document, an assessment report, setting out the justification for shortlisting, will be prepared and reviewed by a panel (consisting of the Project Manager, a representative from the Project Management Team, a resident representative, the Head of Regeneration and Director of New Homes Team) in order to confirm a minimum of three shortlisted. Where clarifications are required, the three shortlisted bidders will be invited to interview. The interview is for clarification purposes only and will not form part of the evaluation scoring.
41. The template Development Agreement is stipulated by the Pagabo framework and the construction contract to be let by the delivery partner will be in the form of a JCT 2016 Design Build contract with the council's standard amendments; a performance bond and Parent Company Guarantee will also be required from the main contractor with step-in rights in the benefit of the council.
42. To use the Pagabo developer framework, the council is required to enter into an access agreement with Pagabo. This has now been signed by both parties and full access to the developer-led schemes is now confirmed.
43. The fees for using the Pagabo are 1% of Pre-Construction Services Agreement (Professional fees) up to Stage 4 design and upon successfully entering into a Development Agreement a flat fee of £150,000 with this fee absorbed into the funding model developed in the PCSA. .
44. A two-stage tender process is proposed. The Pagabo framework supports two-stage tendering within the framework agreement and a competitive process for the PCSA and Development Agreement.
45. At the PCSA tender stage there will be a quality submission and a fee for undertaking PCSA services. During the PCSA tenderers will submit costs. At this stage the council appointed quantity surveyor will ensure the costs reflect the current market rates and provide value for money.
46. During the PCSA stage, the successful supplier will identify overheads and profits, preliminaries and costs for the main sub-contractor packages and estimated prices for the overall scheme based on benchmarked rates. Construction costs will be provided using three quotes from their supply chain for the majority of construction packages to secure 85% of cost along with detailed negotiation of the Development Agreement including financing options and costs. The council appointed quantity surveyor will again ensure the costs reflect the current market rates and provide value for money. The council will have flexibility to negotiate all aspects of the scheme through the

Development Agreement negotiation process during the PCSA and ahead of financial close and cabinet approval in summer 2022.

47. Once assessed, the PCSA will be awarded following approval of a Gateway 2 report as noted in paragraph 2.
48. The successful developer would be required to undertake various tasks in relation to the pre-construction services, design and planning of the construction works. These include the below. The details of the PCSA would be specified in contract documents:
- Contribute to the design development and ensure its deliverability
  - Advise on buildability, sequencing, and construction risk
  - Advise on the packaging of the works (and the risks of interfaces between packages)
  - Advise on the selection of specialist contractors
  - Develop the cost plan and construction programme in consultation with the Council
  - Develop the method of construction in consultation with the Council
  - Obtain prices for work packages from sub-contractors or suppliers on an open book basis
  - Prepare a site layout plan for the construction stage showing temporary facilities
  - Draft the preliminaries for specialist and trade contractor bid documents
  - Assist with any planning requirements on matters concerning the build phase, such as; waste disposal proposals, construction traffic movements, tree preservation protection etc.
  - Tendering all of the sub-contract packages to identify a contract price for the main works for the council's approval.
49. Whilst it is usually the case that the second stage award (the Development Agreement) is made to the successful tenderer for the pre-construction services, it is not mandatory to do so and the council reserves the right not to appoint following tender of all sub-contractor packages should the fixed price for the main works contract not be acceptable or provide value for money and instead to commence a new tender process.
50. If the council approves the main works price, approval to proceed with contract award will be sought through a second Gateway 2 report. Due to the high value of the contract this decision will be taken by Cabinet.

#### Identified risks for the procurement

Risk No	Identified Risk	Likelihood	Risk Control
1	Insufficient interest from framework providers in the tender which results in no bids.	Low	A soft market exercise will be undertaken to ascertain interest from prospective bidders. The Pagabo framework features a reserve list of supplies should the six suppliers on the framework not

Risk No	Identified Risk	Likelihood	Risk Control
			express interest.
2	Resident participation in the appointment of the shortlisted practices will not be fair or consistent.	Low	As a resident-led programme, residents are heavily involved in the delivery of this programme. Participants will complete a declaration of interest form and complete training in interviewing specific to the scope of the project. Resident involvement will provide a good method of further assessment to distinguish the services offered.
3	Challenges to the Procurement process.	Low	The use of a framework means that suppliers have met certain procurement conditions to date and there is a consistency applied by Pagabo to the tendering process. This will reduce the risk of challenge.
4	Does not achieve competitiveness and value for money.	Low	The use of a framework ensures a competitive approach to securing a delivery partner at both stages, PCSA and Development Agreement.
5	Service provider becomes insolvent or no longer has the capacity to deliver scheme	Low	Robust financial assessments will be undertaken including independent financial and credit checks of businesses prior to award.
6	Mobilisation/construction delayed due to unforeseen site issues , covid working, the impact of brexit or cost pressures on building materials.	Medium	Robust financial assessments will be undertaken including independent financial and credit checks of businesses prior to award. To date Covid-19 has been managed to allow construction work to continue during the pandemic.
7	Use of a 2 stage process leaves the council with limited options for appointment to the development agreement due to the resource and time spent at the PCSA stage.	Medium	The Council reserves the right not to award the development agreement after the PCSA stage, and would not do so unless best value can be achieved.

## Key decisions

51. This report deals with a key decision.

## Policy implications

52. The procurement of design services for the Tustin Estate Low Rise Redevelopment Programme is one of the critical steps in delivering the redevelopment voted for by a majority of eligible residents in the Resident Ballot.

53. The investment in the low-rise homes and wider estate aligns with the Borough Plan 2000-2022, the Great Estates programme, and the Housing Strategy to 2043 and will assist realise multiple cross-cutting themes alongside investment in housing.

## Procurement Project Plan (Key Decisions)

Activity	Complete by:
Enter Gateway 1 decision on the Forward Plan	20/05/2021
DCRB Review Gateway 1	21/06/2021
CCRB Review Gateway 1	24/06/2021
Brief relevant cabinet member (over £100k)	09/06/2021
Notification of forthcoming decision - Cabinet	05/07/2021
Approval of Gateway 1: Procurement strategy report	13/07/2021
Scrutiny Call-in period and notification of implementation of Gateway 1 decision	21/07/2021
Completion of tender documentation	21/08/2021
Publication of Opportunity on Contracts Finder	22/08/2021
Closing date for receipt of expressions of interest	06/07/2021
Invitation to tender	22/07/2021
Closing date for return of tenders	01/09/2021
Completion of any clarification meetings/presentations/evaluation interviews	10/09/2021
Completion of evaluation of tenders	22/09/2021
Forward Plan (if Strategic Procurement) Gateway 2	13/08/2021
DCRB Review Gateway 2 (PCSA)	04/10/2021
CCRB Review Gateway 2 (PCSA)	07/10/2021
Notification of forthcoming decision	13/10/2021
Approval of Gateway 2: Contract Award Report	21/10/2021

<b>Activity</b>	<b>Complete by:</b>
End of scrutiny Call-in period and notification of implementation of Gateway 2 decision	29/10/2021
Debrief Notice and Standstill Period (if applicable)	12/11/2021
Contract award	15/11/2021
Add to Contract Register	30/11/2021
Place award notice on Contracts Finder	30/11/2021
Contract start (PCSA)	16/11/2021
Initial contract completion date (PCSA)	31/05/2022
Contract completion date – (if extension(s) exercised)	31/03/2023
Initial contract completion date (Development Agreement)	01/06/2022
GW2 Development Agreement Cabinet Approval	30/06/2022
Contract start (Development Agreement)	01/09/2022
Initial contract completion date (Development Agreement)	31/08/2028

### **TUPE/Pensions implications**

54. There are no TUPE implications for the council as an employer as there are no, nor will there be council employees undertaking these works being procured through the Pagabo framework.

### **Development of the tender documentation**

55. Due to the programme timescales and the associated benefits of engaging the main contractor as early as possible in the design process, the project team have identified a two-stage contracting process as the most effective means of procurement and securing value for money. It is proposed to use a JCT 2016 Design Build contract, with council specific amendments.
56. Consultancy services, project management, have been secured by the council to undertake the following activities: development of the tender documentation, commissioning of any remaining surveys; and finalise the details of the RIBA Stage 3 design.
57. The consultancy team and Southwark project management team, alongside services offered by Pagabo will ensure a comprehensive set of tender documents are prepared.
58. Suppliers will be aware of the council's design team, and may decide to appoint them to RIBA stage 4 which would offer benefits and ensure the key elements of the design are retained. The design team understand the

complexities of the association with Transport for London (TfL) and the detailed design and construction implications for the entire site.

### **Advertising the contract**

59. Companies listed on the Pagabo framework will be invited to tender through the Pagabo Framework.

### **Evaluation**

60. The assessment of invitations to tender will be based on a quality cost ratio of 50:50. Social value sits within the assessment of quality and comprises 10% of the total score.
61. Resident-led evaluation of the suppliers will also fall under the quality assessment. A resident representative will form part of the evaluation panel and qualitative questions within the ITT will consider resident engagement and needs. The contract will also set out the future relationship between the supplier and residents in order to ensure appropriate ongoing resident engagement.
62. The application of a 10% social value percentage to quality scoring is based on experience of the social value gained via contracts during the Tustin Estate Improvement and Rebuild phase as well as through discussion with residents. Discussions with residents, have resulted in the ability to articulate relevant social value considerations that can be applied to the estate and wider Old Kent Road and will be established in the tender brief.
63. Quality (50%) shall be evaluated by programme project group (comprising of the Project Manager, the Project Management team (Pulse), the Head of Regeneration South) and the Independent Tenant and Homeowner Advisor.
64. Price (50%) shall be evaluated by the programme project group and a Quantity Surveyor who will compile a report with recommendations based on cost of overheads, preliminaries, profits and target cost of the main works. The percentage split for these elements will be determined prior to the invitation to tender.
65. The use of the Pagabo social value portal will be explored and, if used, may have an impact on the overall quality / price split. Full details will be set out within the Gateway 2 report.
66. The tender panel(s) will evaluate the quality of submissions and will score each question out of 5 on the basis of council standards. An example is detailed in the following table. Bidders scoring 1 point or less on any method statement question may not proceed to the next stage of the evaluation process.

Assessment	Score	Basis of score
Cannot be scored	0 points	No information provided or incapable of being taken forward either because the supplier does not demonstrate an understanding of our requirements or because the solution is incapable of meeting our requirements
Unsatisfactory	1 point	Although the supplier does demonstrate an understanding of our requirements there are some major risks or omissions in relation to the proposed solution to deliver the service and we would not be confident of our requirements being met
Satisfactory	2 points	A response which is capable of meeting our requirements but is unlikely to go beyond this
Good	3 points	A response which shows that the supplier demonstrates an understanding of our requirements has a credible methodology to deliver the service and could evolve into additional benefits.
Very Good	4 points	A response which shows that the supplier demonstrates an understanding of our requirements, has a credible methodology to deliver the service alongside a clear process and plan to deliver additional benefits and deliver value
Excellent	5 points	A response which shows how the service can comprehensively be taken to the next level in terms of exceeding our requirements and/or offering significant added value to the council's overall strategic requirements and objectives.

67. Tenderers will be required to provide information to support their quality submission. The quality assessment will be based on the criteria detailed below, with each criterion weighted in relation to the level of importance put upon it:
- Resources to meet the requirements of the contract
  - Quality control
  - Risk Management
  - Contract management and delivery
  - Experience in delivery complex housing schemes, qualifications and track record of the team proposed by the contractor.
68. Tender evaluation guidelines and criteria will be included in the tender documentation for the PCSA and Development Agreement.
69. All scores will undergo a consensus scoring process. Post tender clarification will be raised if required.
70. The evaluation of tenders will be led by the Project Management Team in collaboration with Pagabo. The additional resourcing provided by these organisations will provide an effective and timely evaluation period.

## **Community impact statement**

71. Procurement of professional services applies the Fairer Future Procurement Framework commitments to ensure Fairer Future Promises and the use of quality, cost and social value (where applicable) in tendering documents and evaluation.
72. The delivery of the programme is resident led and as described above the evaluation process will allow for resident participation not only in the evolution of the designs but also in the selection of who they work with to achieve the joint vision for the estate.
73. The Council launched Southwark Stands Together (SST), a borough wide initiative in response to the injustice and racism experienced by Black, Asian and minority ethnic communities and to the inequalities exposed by COVID-19 pandemic. This programme will align to the principles set out under SST and incorporate representation, inclusion and diversity throughout.
74. Section 149 of the Equality Act, lays out the Public Sector Equality Duty (PSED) which requires public bodies to consider all individuals when carrying out their day to day work – in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. The council's Approach to Equality ("the approach") commits the council to ensuring that equality is an integral part of our day to day business.
75. The programme is informed by the Equalities and Health Impact Assessment (December 2020) and will be delivered in accordance with the action plan in this document.

## **Social Value considerations**

76. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well-being of the local area can be secured.
77. Details of how social value will be incorporated will be specified in the tender. Social value criteria are being considered in consultation with resident groups on the estate.
78. Pagabo is a member of Social Value UK and their unique Social Value Calculator is used to measure performance.

## **Economic considerations**

79. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and

subcontractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate.

80. Submission will be evaluated on a range of social value measures including how they support more women and Black, Asian and minority ethnic professionals and residents into opportunities in the professional technical services industry.
81. The council can exclude companies who break the law by blacklisting or have not put into place genuine actions concerning past black listing activities. The council can require “self cleaning” which enables a potential contractor to show that it has or will take measures to put right its earlier wrongdoing and to prevent them from reoccurring and to provide evidence that the measures taken by the economic operator are sufficient to demonstrate it has:
  - “owned up”: clarified the facts and circumstances in a comprehensive manner by actively collaborating with the investigating authorities.
  - “cleaned up”: taken concrete technical, organisational and personal measures that are appropriate to prevent further criminal offences or misconduct, and
  - “paid up”: paid or undertaken to pay compensation in respect of any damage caused.
82. The council will request the necessary information from tenderers (using the council’s standard documentation in relation to blacklisting). The Development Agreement conditions will also include an express condition compliance with the blacklist regulations, and include a provision to allow the Development Agreement to be terminated for breach of these requirements.

### **Social considerations**

83. The services require demonstration of social value commitment and submissions will be evaluated for these commitments. This will include a minimum threshold for apprenticeships and training based on the value of the PCSA and Development Agreement.
84. The contract will be required to align with the social value strategy for the low rise-development programme that is being developed with estate resident groups including the Tustin Community Association and Resident Project Group.
85. Minimum requirements will be set out as part of the tender documentation with contractors invited to exceed and these requirements including how they will provide immediate opportunities for residents of the Tustin Estate.
86. The contract will be let in compliance with section 149 of the Equality Act 2010 under which the council has a duty to have due regard in its decision making processes to the need to:

- Eliminate discrimination, harassment, victimisation or other prohibited conduct;
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- Foster good relations between those who share a relevant characteristic and those that do not share it.

### **Environmental/Sustainability considerations**

87. The LBS's approach to procurement of the design, development and construction processes will ensure a requirement to maintain and improve sustainability at each stage in the project.
88. Work will build on existing work undertaken in the sustainability strategy (January 2021) for the redevelopment Option. This strategy provides recommendations that need to be tested and worked into the designs as appropriate.
89. The programme will align with the Council's Climate Emergency Strategy and forthcoming Action Plan and will connect to the South East London Combined Heat and Power Station (SELCHP).
90. Designs will meet relevant policy in the London Plan as well as GLA Guidance and the Council's own Southwark Plan and supporting existing and emerging guidance such as the London Construction Guide which includes but is not restricted to the following:
  - Procuring and using materials sustainably
  - Selecting materials with low lifecycle impacts
  - Using local materials
  - Use of materials with high recycled content
  - Meet minimum standards set out in Building Regulations.
91. Specifications stipulated within the employers requirements will ensure that development activity is controlled in a way that positively contributes to achieving sustainability.

### **Plans for the monitoring and management of the contract**

92. The project manager oversees a delivery team consisting of a project management team, design team, technical advisor and will soon appoint a quantity surveyor to ensure effectively delivery of the project and works.
93. The council's contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. The report author must ensure that all appropriate details of this procurement are added to the contract register via the eProcurement System.
94. Annual performance reports will be presented to Departmental Contracts Review Board and the Corporate Contracts Review Board.

### **Staffing/procurement implications**

95. The project manager responsible for the delivery of the overall programme, under the management of the head of regeneration capital works and development who will be responsible for ensuring that the programme is adequately resourced and coordinated to deliver its objectives and procured efficiently and effectively in accordance with best practice for major projects procurement.
96. Project Management services have been appointed to support the delivery programme and in collaboration with the project management team a quantity surveyor is due be appointed shortly.

### **Financial implications**

97. The report is recommending a procurement strategy, so at this stage there are no financial implications arising directly from the report's recommendations. The appointment of a delivery partner will be undertaken in two stages with an initial stage of services to be set out within a pre-contract services agreement of anticipated cost to the council of circa £1.5m, to be subject to a future Gateway 2 approval, and a full development agreement for the scheme. Through the PCSA it will be established if the land will benefit from land receipts and overage subject to an appraisal to be established as part of the delivery partner procurement process. The Tustin Estate Low Rise Redevelopment scheme will form part of the Council's Housing Investment Programme (HIP), and subject to Cabinet approval of the recommendations made in a separate report on this scheme, the cost of this procurement will be met from resources supporting the HIP.

### **Investment implications**

98. Please see strategic director of finance and governance commentary below.

### **Legal implications**

99. Please see concurrent from the Director of Law and Governance.

### **Consultation**

100. The Tustin Estate Low Rise Redevelopment Programme is the result of the outcome of the Resident Ballot, March 2021, as outlined in paragraph 7. This Ballot was held on the back of a resident led feasibility and options appraisal completed between July 2019 and March 2021. This Low Rise Redevelopment will continue to operate a resident-led programme.
101. An Equality Health and Impact Assessment (EqIA) has been undertaken by the Council to ensure the impacts of the redevelopment of the estate have been independently assessed. It identifies the potential impacts of

redevelopment, the mitigations or enhancements of the impacts and a recommended action plan for the project. Please see Appendix 1.

102. Formal consultation will take place during the planning application process also.

### **Other implications or issues**

103. None.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Strategic Director of Finance and Governance (H&M 21/041 )**

104. This report is seeking Cabinet approval for the procurement strategy set out in this report to appoint a delivery partner for the first stage of the pre-construction services agreement to further develop the Tustin Estate Redevelopment programme. There are no financial implications arising directly from the report's recommendations, however, the cost of a contract awarded following this procurement is estimated at £1.5m, which will be met from resources supporting the Council's Housing Investment Programme

### **Head of Procurement**

105. This report seeks the approval of the procurement strategy outlined in the report for a two-stage tender process for the procurement of a delivery partner for the Tustin Estate Redevelopment programme using the Pagabo Framework Agreement for Developer Led Schemes. The award of the first stage, Pre-Construction Services Agreement (PCSA) will have an estimated duration of 10 months, commencing in November 2021. It is anticipated to have a contract value of £1.5m and will seek approval in line with the contract standing orders and in consultation with the Cabinet Member for Council Homes and Homelessness.
106. The report asks that Cabinet notes that subject to a successful PCSA programme of design development to financial close, including planning approval, the council would have the option to award the Development Agreement to the preferred delivery partner for the Tustin Estate Low Rise Redevelopment Programme (comprising of residential, commercial, education and public realm works) for an anticipated period of 6 years commencing in Summer 2022 subject to a future approval via a Gateway 2 report to Cabinet in summer 2022.
107. The report details in paragraphs 60-70 the evaluation process that will be used for these contracts and asks Cabinet to note the use of a resident-led interview panel in the PCSA and Development Agreement procurement process detailed in paragraph 57.
108. Paragraphs 92-94 set out of plans for the management and monitoring of the

contracts, with the risks associated with the procurement set out in the table under paragraph 49.

109. Social value will be allocated 10% of the evaluation criteria set out in paragraph 60, with London Living Wage detailed in para. 79, apprenticeships in para. 83 and paragraph 89 confirming that the procurement will align with the Council's Climate Emergency Strategy and forthcoming Action Plan.

### **Director of Law and Governance**

110. This Gateway 1 report seeks Cabinet approval for the procurement strategy outlined in this report for a two-stage tender process for the procurement of a delivery partner for the Tustin Estate Redevelopment programme using Lot 3c of the Pagabo Developer Led Framework.
111. The council's Contract Standing Orders 5.1.2 provides that any procurement involving the use of a third party's framework agreement is subject to usual Gateway 1 procedures. This report therefore seeks approval to the use of the Pagabo Developer Led Framework. Cabinet is asked to note that the council has entered into an access agreement with Pagabo and as such is entitled to use their framework.
112. Paragraphs 31 to 49 of this report outlines the procurement route, namely a two stage tendering process whereby at stage 1, the council will enter into a Pre-construction Services Agreement (PCSA) with the successful tenderer to enable engagement with a delivery partner ahead of submitting planning permission. Details of the stage 1 pre-construction services are highlighted in paragraph 48 of this report.
113. Cabinet is asked to note in paragraph 2 of this report that the estimated contract value of the PCSA (which will be subject to a future Gateway 2 report in consultation with the Cabinet Member for Housing and Homelessness) is £1.5 million and is for an estimated period of 10 months from November 2021.
114. Cabinet is further asked to note, that the stage 2 process is dependent on a successful PCSA programme of design development to financial close including planning approval and that the council would have the option to award the Development Agreement to the preferred delivery partner for an anticipated period of 6 years commencing in Summer 2022, subject to a future Gateway 2 report in Summer 2022. It is important to note (as highlighted in paragraph 49 of this report) that the council is not obliged to award the stage 2 main works contract to the stage 1 PCSA contractor.
115. The evaluation procedure is outlined in paragraphs 60 to 70 of this report, with the price quality ratio being 50:50. Social value sits within the assessment of quality and comprises 10% of the total score. Paragraph 76 states that social value criteria are being considered in consultation with resident groups on the estate and paragraph 78 confirms that Pagabo is a member of Social Value UK and their unique Social Value Calculator is used

to measure performance. The report asks Cabinet to note in paragraph 61 that a resident representative will form part of the quality evaluation panel and qualitative questions within the tender document will consider resident engagement and needs. The contract will contain provisions setting out the future relationship between the supplier and residents in order to ensure appropriate ongoing resident engagement.

116. Paragraphs 71 to 75, and 86 of this report which note the community impact statement/and the equalities analysis demonstrate how the council has had due regard to the public sector equality duty in this procurement and Cabinet must satisfy itself that this duty has been complied with when considering the recommendations.

117. Paragraphs 100 to 102 of this report set out the consultation that has taken place and the further consultation will take place during the planning application process. The council must conscientiously take into account the outcome of consultation when taking a decision on the recommendations in this report.

### REASONS FOR URGENCY

118. The report sets out the procurement route for the delivery partner for Tustin. In order to secure external funding, a contractual start on site needs to be made by September 2022. This route therefore needs to be agreed at this time in order to meet this deadline.

### REASONS FOR LATENESS

119. This report required external information and feedback which was only available after the date of dispatch.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cabinet reports: Tustin Estate Low Rise Programme - Confirmation of undertaking a Tustin Estate Residents' Ballot	Virtual: Livestreamed on Southwark Council's YouTube channel here: <a href="https://www.youtube.com/user/southwarkcouncil">https://www.youtube.com/user/southwarkcouncil</a>	<a href="mailto:Paula.thornton@southwark.gov.uk">Paula.thornton@southwark.gov.uk</a>
<b>Link (please copy and paste into browser):</b> <a href="https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6665&amp;Ver=4">https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6665&amp;Ver=4</a>		

## APPENDICES

No	Title
Appendix 1	Tustin Estate Equalities and Health Impact Assessment

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Stephanie Cryan, Council Homes and Homelessness	
<b>Lead Officer</b>	Michael Scorer, Strategic Director of Housing and Modernisation	
<b>Report Author</b>	Sophie Hall-Thompson, Regeneration Manager	
<b>Version</b>	Final	
<b>Dated</b>	6 July 2021	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
	Head of Procurement	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		6 July 2021



# Tustin Estate

Equality and Health Impact Assessment  
(EHIA) Baseline

# Overview | EHIA Baseline

## EHIA and the Equality Act

Protected characteristics	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year olds) or range of ages (for example 18 to 30-year olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

The following baseline provides a demographic characterisation of the area in which the Tustin Estate (the 'Site') falls. The data includes analysis of protected characteristic groups under the Equality Act 2010 and relevant comparators, namely Southwark, the Greater London area, and England.\*

\* In comparing these areas, where the Site deviates by more than 3%, the difference is considered to be significant and is reported as such.

# Methodology

## EHIA Baseline Methodology

In order to analyse the demographic profile of the Site, codepoint data – which includes a point representing each postcode area – for the Site was used. Lower Super Output Area (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed for where the codepoints fall within the Site. An LSOA is the smallest geographical area (with an average of 1,500 residents and 650 households) for which most population data is published (beyond Census data).

Demographic data is displayed on the maps using LSOAs as a geographical boundary. Comparisons are made based on patterns of higher or lower proportions or densities of certain groups in LSOAs within the Site boundary and in neighbouring areas. Proportions represent the relative presence of a group amongst the population; densities represent the number of people per hectare. As such, the Site could have a lower proportion of a group overall, but a higher density due to the nature of the urban form in that LSOA (e.g. in areas with denser housing or housing typology).

Maps **have not** been created where:

- proposals are unlikely to affect a particular protected characteristic group;
- data is not available for the Site; or
- the proportion of the particular characteristic group is similar to that of the Borough, Greater London and National Figures.

The demographic data has been sourced from publicly available data and only applies to the resident population

# Baseline: Summary of Findings

The data used in the baseline is the most current publicly available data from the Office of National Statistics

- The population of **working age people (16-44)** living on the Site (70%) is **higher** than England (63%) but consistent with Southwark (73%) and Greater London (68%).
- The population of **disabled people living on the Site is higher** (17%) than Southwark or Greater London (14%), but in line with England (17%).
- 76% of people who live on the Site are from a **BAME background**. This is **higher** than the proportion of people from a BAME background who live in Southwark (60%), Greater London (55%) and England (20%).
- The largest ethnic minority group on the Site are those from a **Black African** background (28%). This is **higher** than the proportion in Southwark (16%), Greater London (7%), and England (2%).
- 59% of people who live on the Site identify as **Christian**. This is **higher** than the Christian population in Southwark (53%) and Greater London (48%) but in line with England (59%).

# Age | Children Under 16

Proportion of children within the Site compared to other locations

Location	Total population, 2018	Children (under 16 years)	%
Site	1,174	218	19%
Southwark	317,256	59,472	19%
Greater London	8,908,081	1,834,795	21%
England	55,977,178	10,748,458	19%

Source: Office for National Statistics (2018) mid- year population estimates

The proportion of people under the age of 16 on the Site is **broadly in line** with Southwark, Greater London, and England (19% compared with 19%, 21% and 19% respectively).\*

\*In order to calculate statistics for the Site, codepoint data was used, which includes a point representing each postcode area. Lower Super Output (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed up for where the codepoints fall within the Site.

The demographic data has been sourced from publicly available data and only applies to the resident population.

# Age | Young people (16-24 years)

Proportion of young people within the Site compared to other locations

Location	Total population, 2018	Young people (16-24 years)	%
Site	1,174	120	10%
Southwark	317,256	35,123	11%
Greater London	8,908,081	933,076	10%
England	55,977,178	6,005,483	11%

The proportion of young people aged 16-24 within the Site (10%) is **broadly in line** with Southwark, Greater London and England (11%, 10% and 11% respectively).

Source: Office for National Statistics (2018) mid- year population estimates

# Age | Working age people (16- 64)

Proportion of working age people within the Site compared to other locations

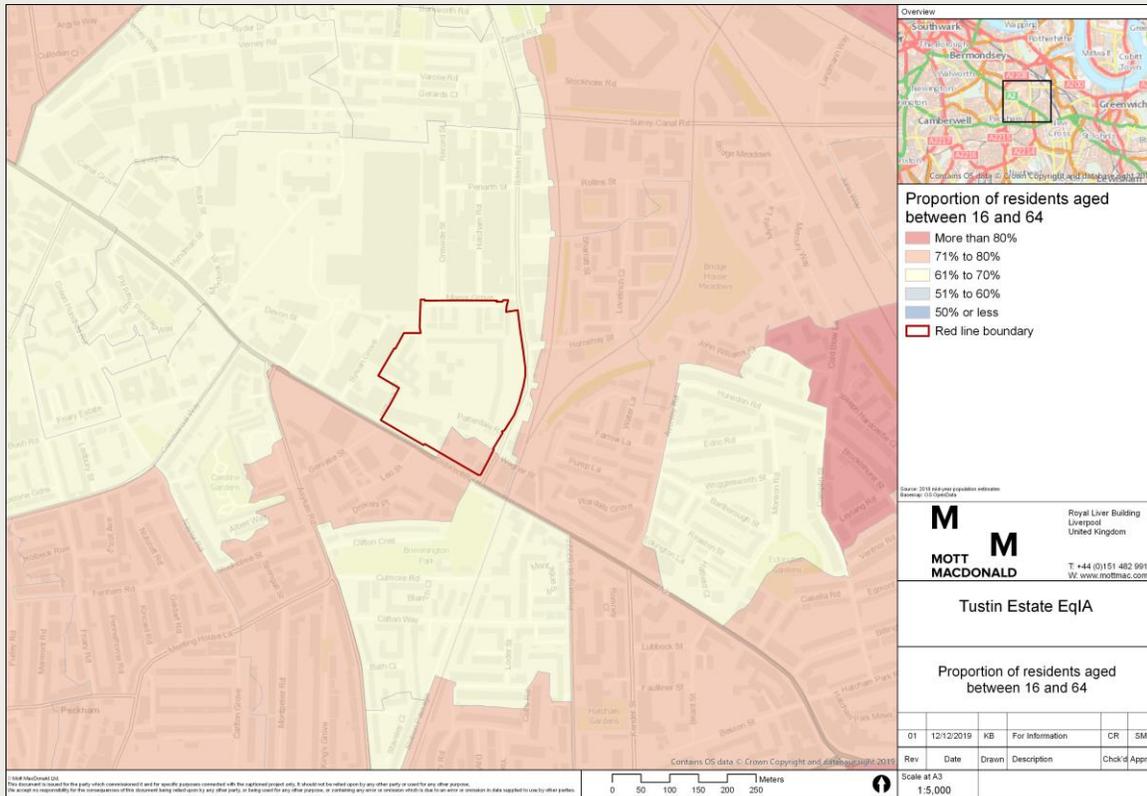
Location	Total population, 2018	Working age population	%
Site	1,174	827	70%
Southwark	317,256	231,417	73%
Greater London	8,908,081	6,014,073	68%
England	55,977,178	35,049,467	63%

Source: ONS 2018 mid-year population estimates

The percentage of working age people (aged between 16 and 64) on the Site is **higher** than England (63%) but **broadly in line** with Southwark and London (73% and 68%, respectively).

# Age | Working age people (16-64)

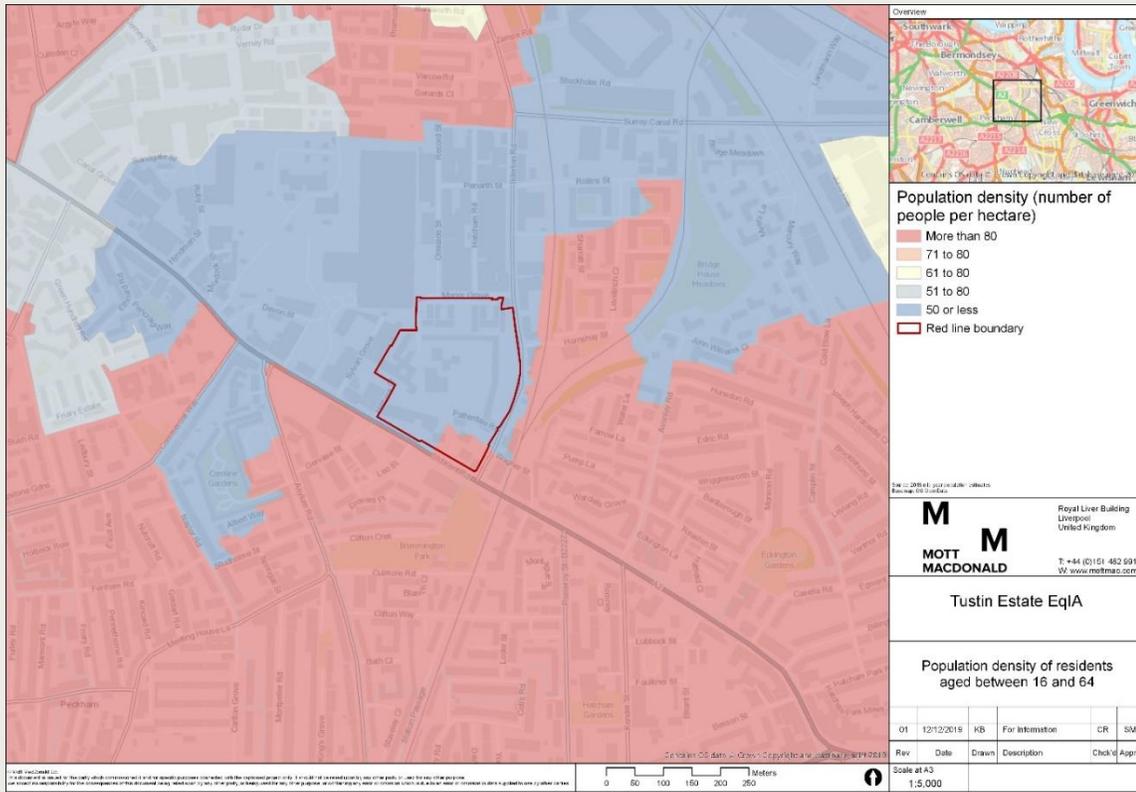
Proportion of working age people within the Site and surrounding areas



The proportion of working age residents on the Site is mostly between 61% to 70%. In a small area to the south east of the Site, this is between 71% to 80% of the population. These proportions are reflected in the areas immediately surrounding the Site.

# Age | Working age people (16-64)

Density of working age people within the Site and surrounding areas



There is a low density of working age people on the Site when compared to surrounding areas. Most of the Site has a density of less than 50 working age people per hectare. However, in a small area in the south east this density rises to more than 80 working age people per hectare. These densities are reflected in the areas immediately surrounding the Site, with higher densities to the south.

# Age | Older people over 65 years

Proportion of older people within the Site compared to other locations

Location	Total population, 2018	Older people (65+ years)	%
Site	1,174	130	11%
Southwark	317,256	26,367	8%
Greater London	8,908,081	1,059,213	12%
England	55,977,178	10,179,253	12%

The percentage of older people over the age of 65 years within the Site (11%) is **broadly in line** with Southwark, Greater London and England (8%, 12% and 12%, respectively).

Source: Office for National Statistics (2018) mid- year population estimates

# Disability

Proportion of disabled people within the Site compared to other locations

Disability	Limited a lot	Limited a little	Not limited
Site	8%	9%	84%
Southwark	7%	7%	86%
Greater London	7%	7%	86%
England	8%	9%	82%

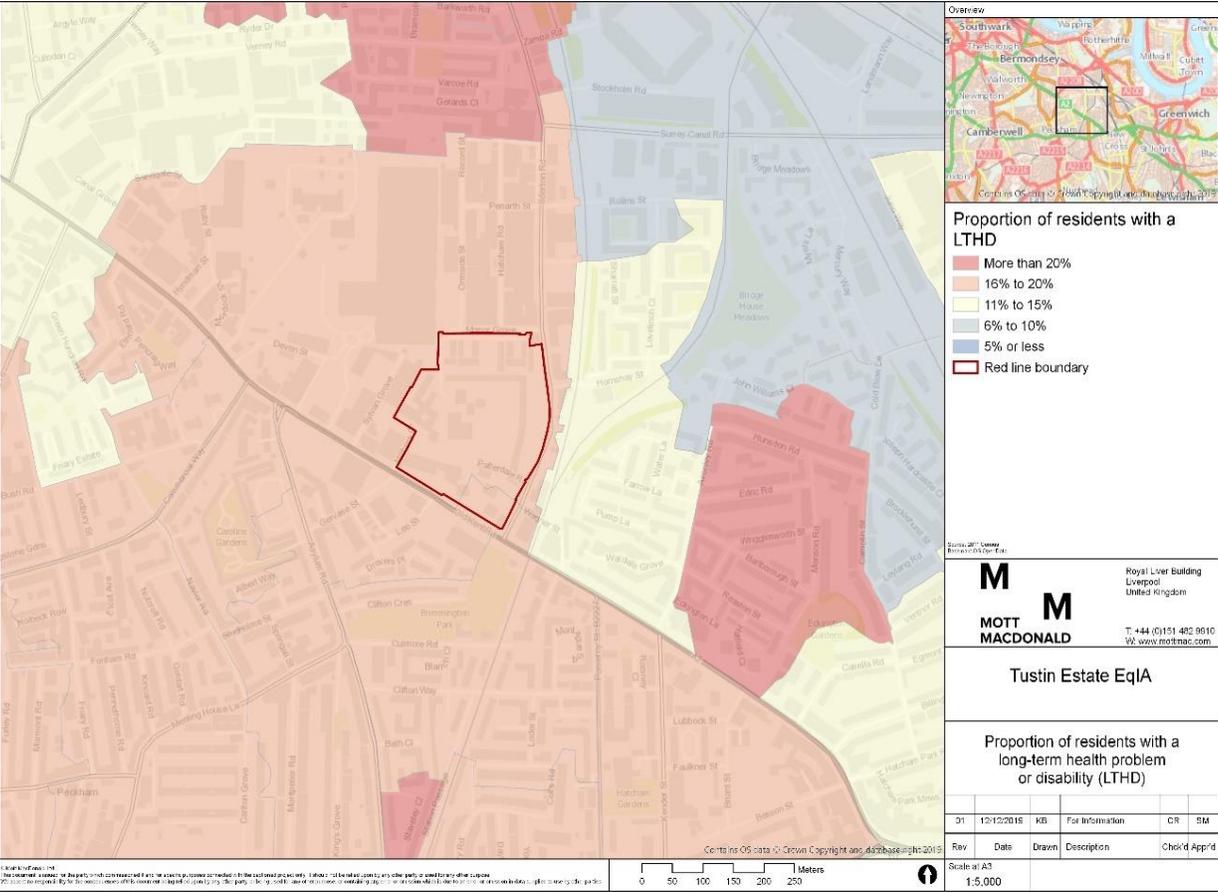
Source: Office of National Statistics (2018) Mid- year data

**There is a higher population of disabled people within the Site.**

The proportion of disabled people (people whose day-to-day activities are limited a little or a lot) is **higher** within the Site (17%) when compared with Southwark and Greater London (both 14%) but in line with England (17%).

# Disability

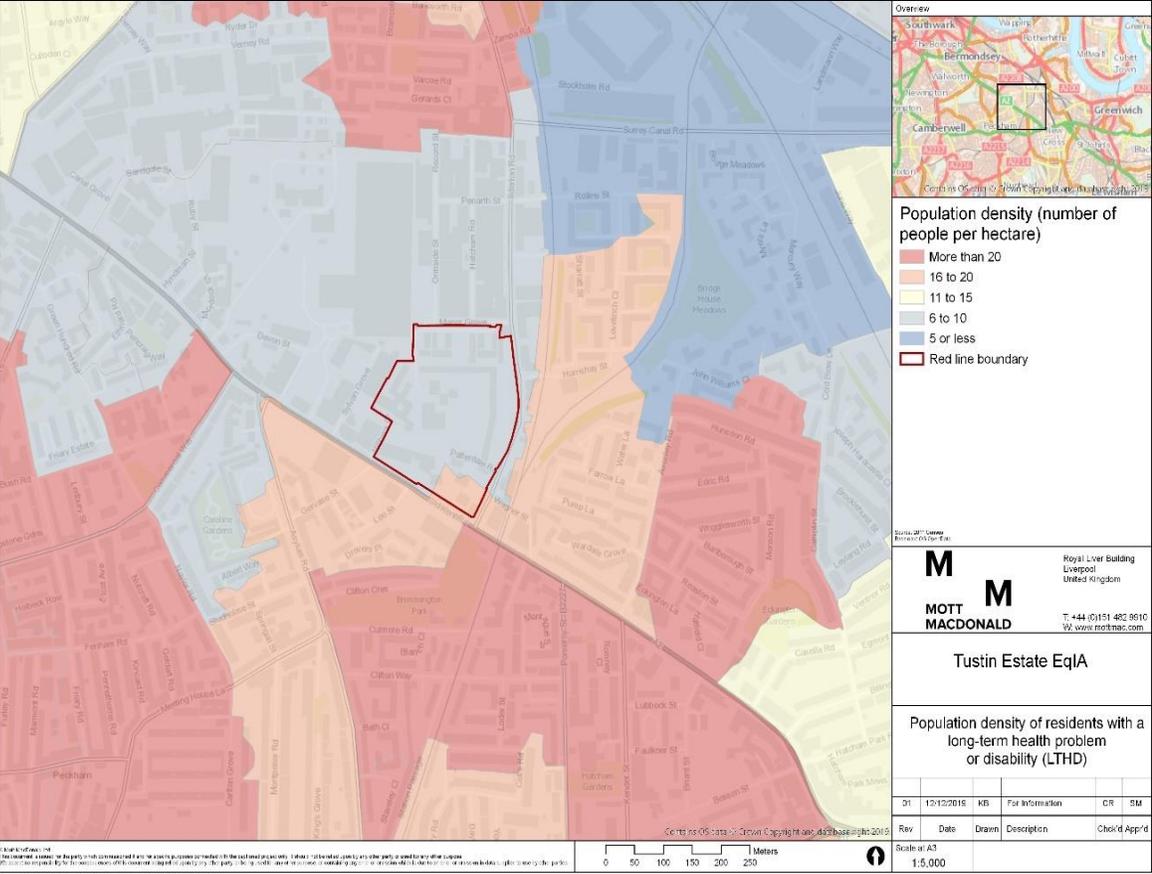
## Proportion of disabled people within the Site and surrounding areas



The proportion of people in the Site living with a long-term health condition or disability ranges from 16% to 20%. Surrounding areas have similar proportions except immediately to the east of the Site where the proportions are lower.

# Disability

## Density of disabled people within the Site and surrounding areas



Across the majority of the Site, the density of people with a long-term health problem or disability is between 6 and 10 people per hectare. However, in an area to the south of the site, the density is higher, between 16 and 20 people per hectare. This is lower than most surrounding areas, other than an area to the north east.

# Gender reassignment

There are no Census or other data for the number of gender variant people with the Site, Southwark, Greater London, or England. Data on gender identity is currently limited as there are still a number of methodological challenges obtaining this data such as privacy and acceptability; complexity; accuracy; terminology; small sample universe, and the scope of information required. The ONS, though, has estimated that the size of the Trans community in the UK could range from 65,000 to 300,000.\*

\*Office for National Statistics (2017): 'Gender identity update'; Office for National Statistics (2009): 'Trans Data Position Paper'.

# Marriage and civil partnership

Proportion of those who are married or in a civil partnership within the Site compared to other locations

Location	All usual residents aged 16+, 2011	Married %	Civil partnership %	Separated (still legally married or in a civil partnership)	Total
Site	1,174	25%	0.4%	5%	30%
Southwark	317,256	29%	0.9%	4%	34%
Greater London	8,908,081	40%	0.4%	3%	43.3%
England	55,977,178	47%	0.2%	3%	50.2%

The total proportion of those who are married or in a civil partnership that live within the Site (30%) is **lower** than Southwark, Greater London, and England (34%, 43%, and 50% respectively).

Source: Office for National Statistics 2011 Census

# Pregnancy and maternity

## Birth statistics within the Site compared to other locations

Births	Southwark	Greater London	England
Female population aged between 16 and 44	80,541	1,958,455	10,273,411
Total population	317,256	8,908,081	55,977,178
Live births by mothers' usual area of residence*	4,181	120,673	625,651
Live births by mothers' usual area of residence (%)*	1.3%	1.3%	1.1%

Fertility Rate	Southwark	Greater London	England
General fertility rate (all live births per 1000 women aged 16 to 44)*	51.0	60.2	59.2
Total fertility rate*	1.37	1.63	1.70

Source: Office for National Statistics 2011 Census

Live births in Southwark, as a proportion of the total population (1.3%), are broadly in line with Greater London and England figures (1.3% and 1.1% respectively).

The General Fertility Rate (all live births per 1000 women aged 16 to 44) in Southwark (51) is **lower** than that of the general fertility rate in Greater London (60.2) and England (59.2). The Total Fertility Rate in Southwark (1.37) is **lower** than the total fertility rate in Greater London (1.63) and England (1.7).

\*Data not available at Site level. Source: ONS (2019) 'Live births in England and Wales', ONS (2019) '2018 mid-year population estimates'. The General Fertility Rate (GFR) is the number of live births per 1,000 women aged 15 to 44, calculated using mid-2018 population estimates. The Total Fertility Rate (TFR) for Greater London was calculated by taking an average of the total fertility rates of the local authorities that form the region.

# Race

## Proportions by race and ethnicity within the Site compared to other locations

Race and ethnicity	Site	Southwark	Greater London	England
White British	24%	40%	45%	80%
BAME (Black, Asian and Minority Ethnic)	76%	60%	55%	20%
Irish	2%	2%	2%	2%
Gypsy or Irish Traveller	0.1%	0.1%	0.1%	0.1%
Other White	12%	12%	12%	12%
White and Black Caribbean	3%	2%	1%	0.8%
White and Black African	2%	1%	0.8%	0.3%
White and Asian	0.5%	1%	1%	0.6%
Other mixed	2%	2%	1%	0.5%
Indian	1%	2%	7%	3%
Pakistani	0.3%	0.6%	3%	2%
Bangladeshi	0.6%	1%	3%	0.8%
Chinese	2%	3%	2%	0.7%
Other Asian	3%	3%	5%	2%
Black African	28%	16%	7%	2%
Black Caribbean	8%	6%	4%	1%
Other Black	6%	4%	2%	0.5%
Arab	1%	0.8%	1%	0.4%
Any other ethnic group	4.5%	2%	2%	0.6%

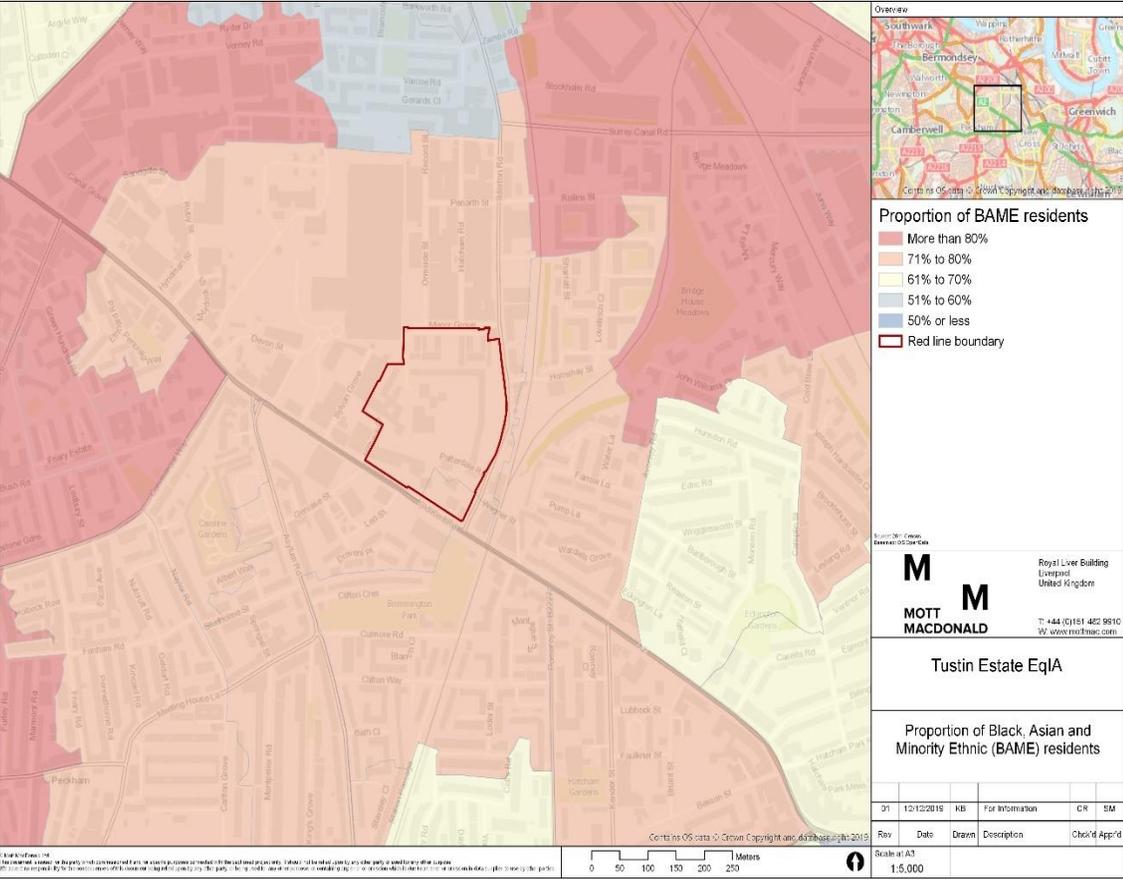
The proportion of those from a Black, Asian and Minority Ethnic (BAME) background (76%) is **higher** than Southwark (60%), Greater London (55%) and England (20%).

The largest ethnic minority group on the Site are those from a Black African background (28%). This is **higher** than the proportion in Southwark (16%), Greater London (7%), and England (2%).

Source: Office for National Statistics 2011 Census

# Race

## Proportion of BAME people within the Site and surrounding areas

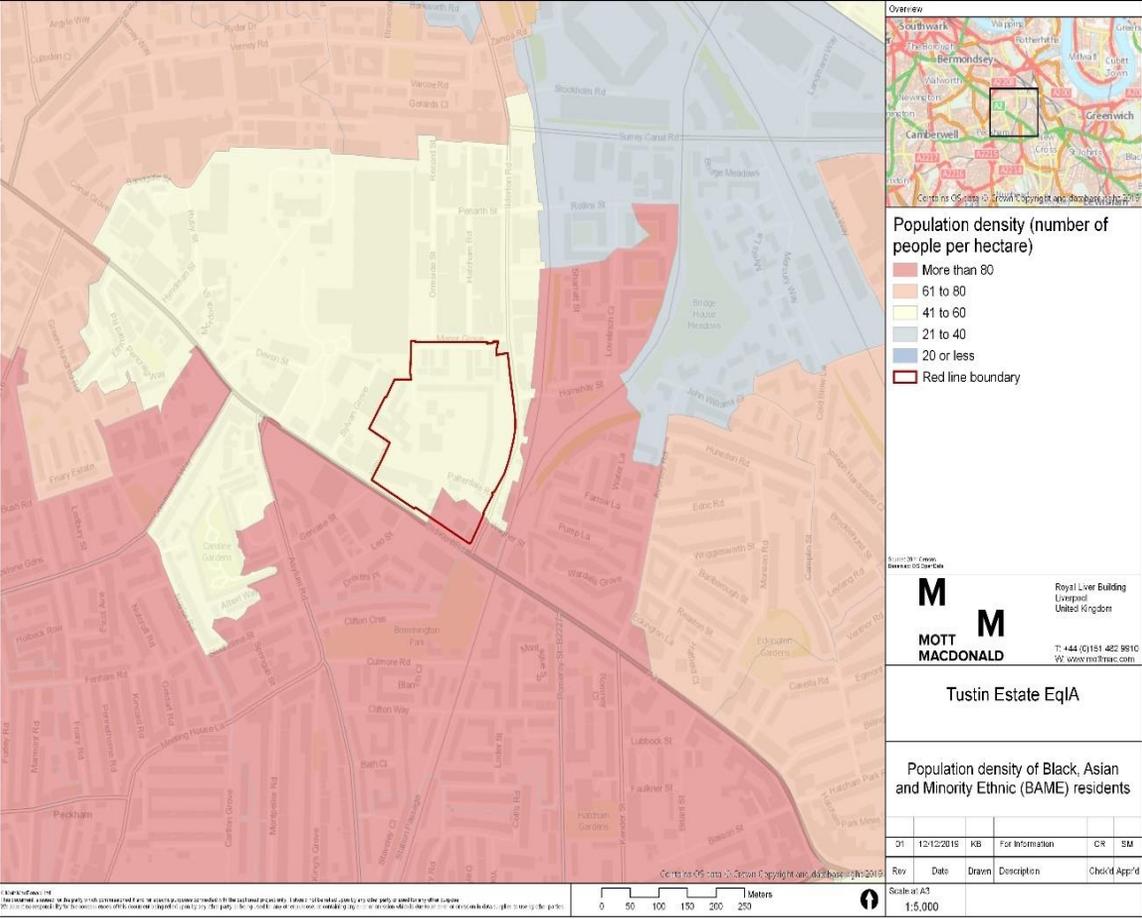


**People from a BAME background represent three quarters of the population within the Site and in surrounding areas.**

There are similar proportions of people from a BAME background within the Site compared to surrounding area, with all areas containing proportions between 71% and 80%.

# Race

## Density of BAME people within the Site and surrounding areas



Most of the Site has a density of between 41 to 60 people from a BAME background per hectare. A small area of the Site in the south has a higher density of people per hectare (80 people per hectare).

To the north and west of the Site the density is similar to the Site. To the south and east of the Site there is a higher density of people per hectare.

# Religion or belief

Proportions by religion within the Site compared to other locations

Religion and belief	Site	Southwark	Greater London	England
Christian	59%	53%	48%	59%
Buddhist	1%	1%	1%	0.5%
Hindu	0.4%	1%	5%	2%
Jewish	0.1%	0.3%	2%	0.5%
Muslim	11%	9%	12%	5%
Sikh	0.4%	0.2%	2%	0.8%
Other Religion	0.7%	0.5%	0.6%	0.4%
No Religion	17%	27%	21%	25%
Religion Not Stated	9%	9%	8%	7%

The site has a **higher** Christian population (59%) compared to Southwark (53%) and Greater London (48%) but is in line with that of England (59%).

The percentage of people who belong to other religions on the Site are broadly in line with other areas.

Source: Office of National Statistics 2011 Census

# Sex

Proportions of males and females within the Site compared to other locations

Sex	Site	Southwark	Greater London	England
Male	48%	50%	50%	51%
Female	52%	50%	50%	49%

Proportions of males (52%) and females (48%) that live within the Site are **broadly in line** with other areas.

Source: Office for National Statistics 2018 mid- year population estimates

# Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level.

In 2017, estimates from the Annual Population Survey (APS) showed that 658,700 people in London identified as gay, lesbian, bisexual or other. In the UK, 93% of the population identified as heterosexual or straight and 2% of the population identified themselves as lesbian, gay or bisexual (LGB). This comprised of:

- 1.3% identifying as gay or lesbian
- 0.7% identifying as bisexual
- A further 0.6% of the population identified themselves as “other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 4.1% refused or did not know how to identify themselves.

Source: Office for National Statistics (2017): See:

<https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2016>

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