

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 17 May 2024	<b>Decision Taker:</b> Cabinet Member for Council Homes
<b>Report title:</b>		Great Estates – Estate Improvement Plan Aylesbury	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>From:</b>		Jay Shaw – Strategy and Business Support Great Estate Service Development Manager	

## RECOMMENDATION

That the Lead Member for Council Homes:

1. Approves the selection of the Aylesbury Estate for the Great Estate Programme 2023-24 based on the approach and selection criteria approved by the Cabinet in March 2023.

## BACKGROUND INFORMATION

2. The criteria used to identify priority estates for improvements in the great estates programme include: prevalence of crime and ASB, concerns with waste management, poor use of public space, and links with other investment plans.
3. The Cabinet report in March 2023 placed a greater focus on those estates subject to regeneration and major works. These investment plans will ultimately provide considerable benefit; however, they also create disruption and have a negative impact on resident's lives while underway. At the same time, there is the capacity to work with developers and contractors to release social value to finance estate improvements and ameliorate some of those short-term negative impacts.
4. The Aylesbury is Southwark's largest estate in the borough and one of the largest estates in the country. In 2014 Southwark signed a development partnership agreement with Notting Hill Genesis to redevelop the Aylesbury Estate with the objective of building new quality affordable homes and a better environment for residents. The redevelopment is being completed in four phases. The projected timeline for completion is expected to be 2036
5. The timeline for the redevelopment of the estate will mean that many residents will be living with disruption for quite some time. Phases 3 and 4 are not expected to commence for some years. The Great Estates

program can be beneficial in providing residents with the opportunity to address some of the key issues affecting them. Including waste management, solutions to deter fly tipping, and general improvements to the environment, gardening opportunities, and schemes to deter ASB.

6. There has been a significant increase of issues with ASB as the redevelopment of the Aylesbury has progressed. Residents living in the last phases to be redeveloped have seen a notable increase in ASB as the remaining blocks yet to be developed, and those that are not occupied, have attracted a number of issues with unsocial behavior, drugs and noise, as well as an increase in rough sleepers.

## **KEY ISSUES FOR CONSIDERATION**

7. The great estates programme will help support residents on the Aylesbury to make improvements. The changes will be resident led and can include: better use of vacant public spaces, including gardening and food growing; new and improved play areas, deployment of LED lighting, improved waste management, an increase in recycling and reduction in fly tipping.
8. It is proposed that the focus is on the areas of the estate covering phases 3 and 4 of the development plan, as construction and development for these phases are not expected to commence for some years to come.
9. Given that the Aylesbury is subject to a major regeneration programme, we will work with developers and other organisations to maximize social value to supplement the budget available to the council.

## **Policy framework implications**

10. This report is in line with the council borough plan 2022/26, which aims to empower residents in the decision-making on issues affecting them. The Council is committed to working with residents to design and support them in delivering social value within their community to address and close the gap in disparity and help communities to thrive.

## **Community, equalities (including socio-economic) and health impacts**

### **Community impact statement**

11. The Great Estates programme will meet the obligations of the council by working with resident to mitigate the impact the redevelopment is having on residents and the community by investing in social value whilst tackling issues affecting residents such as increased ASB and waste issues. By working with the residents Great estates will aim to encourage the residents on the Aylesbury estate to take ownership over their estate and have an active shared stake in its future with decisions on what and how they would like the estate to look like.

12. Great estates aim is to help residents improve their neighbourhood by investing in social value projects to address the need and priorities of residents. As highlighted in this report there are a number of significant issues such as ASB and waste affecting the residents living at Aylesbury.
13. Great Estates will consult and liaise with the Faraday Ward councilors, Cllr Sam Foster, Cllr Ketzia Harper and Cllr Kimberly McIntosh to ensure the councilors are part of the consultation and for the programme of works at the Aylesbury Estate which will include resident engagement and estate walkabouts to identify the current issues and resolutions.
14. The Aylesbury Estate currently has two active Tenant and Residents Associations (TRA's) Thurlow Lodge and Aylesbury Estate. We will be liaising with Harry Matthews the chair of Thurlow lodge, and Barbara Cole the chair for Aylesbury Estate to work with the TRA's in the various stages of engagement, consultation, planning and in the decision stages to identify any issues, address key priorities for the programme of works and to ensure residents are kept informed at each stage of the programme in order for the residents to feel involved and a key part of decision making.
15. The council is putting residents at the heart of everything we do and empowering communities to shape the places they live in and make decisions about issues that affect their lives. Every estate has different needs, the great estate programme is designed to help residents identify the needs of their estate and assist in delivering changes that add social value in the long term, which benefits the wider community and helps to promote health and wellbeing that is sustainable.
16. Great estates will work with residents to identify their needs, prioritise key issues affecting them and help them to improve their estate and community through adding social value to the estate.

### **Equalities (including socio-economic) impact statement**

17. The council seeks to close the gap on the disparity by engaging with all the community groups, ensuring that a mix of older and younger people, women and our Black, Asian and minority ethnic communities have a say in decisions for their community leading towards a people powered borough.
18. Great Estates will be adhering to the vision and principles of the council plan by engaging with a mix of residents that reflect the diversity of the community to ensure the wider community is engaged in the decision making and investment to social value on the Aylesbury.

### **Health impact statement**

19. The estate improvement pilot programme delivered a number of projects that had a positive impact on health, including food growing, improved play areas and sports facilities. We would expect similar positive health

impacts on the Aylesbury Estate.

### **Climate change implications**

20. Great estates will look for ways to promote climate change and sustainability in the social value that will be invested across the estate.
21. We will seek to promote recycling, reduce waste and fly-tipping on the estate.

### **Resource implications**

22. In 2023-24, a budget of £335,000 was provided to support the programme and a project manager to oversee the programme was appointed. This funding also part funded gardening co-ordinators to work on gardening, food growing and allotments across the borough, and will provide specific support to residents on the Aylesbury. As part of the 2024-25 savings, this budget has been removed, however, there is still £255,000 to support the staff and programme. The bulk of these funds will be used to deliver improvements on the Aylesbury. The estate improvement pilots successfully achieved additional funding from a number of sources. We will build on that and work with developers, contractors and others to extract social value and other resources to support improvements identified by residents.

### **Legal implications**

23. Planning permission for the redevelopment of the Aylesbury Estate was granted on 5 August 2015 subject to a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended). A s.106 agreement is a legal agreement between the Council as local planning authority and usually a developer and/or owner of a site. The agreement is required to mitigate the negative impacts of the development. It sets out what financial contributions will be paid to the council and what additional, non-financial obligations the developer is required to meet. The work undertaken by the Great Estates programme sits alongside the long-term benefits and mitigation secured under the s.106 agreement and allows the Council to work with residents to mitigate some of the more temporary impacts of the regeneration. The Great Estates programme will also try to access the Community Infrastructure Levy (CIL) funds to help fund local infrastructure projects on the Aylesbury Estate.
24. Section 21 of the Housing Act 1985 confers general powers of management of council housing on local authorities. The Great Estates programme is within the general housing management power.

## **Financial implications**

25. Cabinet approved the Great Estates budget of £335,000 in 17 January 2023 in order to continue with estate improvements in 2023/24. The budget was further approved for the next programme of the Great Estates by cabinet on 7 March 2023. As part of the HRA savings, the Great Estate budget was removed for 2024-25, however, it was agreed the residual unspent 2023-24 balance and any prior year balance would be carried forward as a reserve (total £255,000) to fund the programme.
26. We will be looking at the funding options available through various grants such as CIL, the Social Value fund and other funds that may be available from internal /external partners. The Aylesbury redevelopment and partnership with Notting Hill Genesis and the various contract developers provides an opportunity to work collaboratively in securing additional funding or investment in equipment / services to deliver social value as outlined in the agreement for this development.

## **Consultation**

27. This project will consider information gathered as part of the Great Estates pilot. The great estates pilot successfully engaged with residents across seven estates. A number of successful engagement methods were used including the development of the great estates co-design toolkit, the public call for ideas online survey, which received a large number of responses. The stakeholder consultation and engagement along with lessons learned will be considered for the Aylesbury estate.
28. Following approval to proceed with the Aylesbury estate, we will work with key stakeholders internal and external to the Aylesbury estate. We will look at various ways to engage residents including: face-to-face meetings, working with the ward councilors, TRA's and community groups as outlined in paragraphs 13 and 14 above.
29. In addition to the above alternative methods may be required to capture feedback from residents who are unable to meet in person, such as an online surveys and social media. To ensure that as many people in the community are able to have a say in what is delivered.
30. A number of core groups and workshops will be set up to maintain stakeholder engagement, for continued communication and ensure all factors are considered in addressing the key factors affecting residents. The proposed project Plan is expected to run over the next 12-18 months.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**




**Assistant Chief Executive, Governance & Assurance (30/11/2023  
DG/SH)**

31. The report asks the CMH to approve the selection of the Aylesbury Estate for the Great Estates programme. There are no significant legal implications arising from the recommendation in the report, though the Cabinet Member is referred to the Public Sector Equality Duty, in section 149 of the Equality Act 2010, which requires the council to consider all individuals when carrying out their functions. Due regard must be given, when carrying out council functions to eliminating discrimination, harassment, victimisation or other prohibited conduct; advancing equality of opportunity between persons who share a relevant protected characteristic and those who do not, and, fostering good relations between those who share a relevant characteristic and those that do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
32. The duty to have regard to equality issues is a continuing one and will need to be actively considered throughout engagement with residents on the Aylesbury and when formulating plans for decision.
33. The benefits to be delivered as part of the Great Estates programme do not intend to replace the benefits and mitigation to be delivered as part of the planning permission granted to Notting Hill Genesis and its associated s.106 agreement dated 5 August 2015 which Notting Hill Genesis is contractually bound to deliver.

**Strategic Director, Finance (H&M 24/008)**

34. The Great Estates reserve of £255,000 is available for use in 2024-25 to support the Aylesbury improvement plan. Any further costs associated with the programme will need external funding through grants or external partners.
35. It is important to note any ongoing maintenance beyond 2025 will be incorporated within existing programmes to ensure adequate budget is available.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
<u>Improvement Plans - 12 March 2019</u>		Housing Strategy Robert Weallans 0207 525 1217
<u>Future of Aylesbury Estate</u>		Strategic Lead Southwark Construction Lorraine Roach 0207 525 2990
<u>Evaluation of the great estate improvement pilots and next steps</u>		Housing Strategy Perry Singh

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Hakeem Osinaike – Strategic Director of Housing	
<b>Report Author</b>	Jay Shaw, Great Estates Service Development Manager	
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<b>Dated</b>	1 May 2024	
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<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Assistant Chief Executive, Governance and Assurance	Yes	Yes
Strategic Director, Finance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		17 May 2024