

# **Core Strategy Housing Policies**

## **Publications/submission**

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**Appendix A to the Executive report of October 14 2009**

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## **Policy 5 – Providing new homes**

### **Core Strategy objectives:**

#### ***Objective 1C: Be healthy and active***

Southwark's community is healthy and active. High quality sports and leisure centres are located across the whole borough and everyone has access to them. Open spaces are protected and the local community enjoys using these spaces, including parks and nature reserves. Good quality and accessible health facilities are located across the whole borough. Southwark will be without concentrations of people with poor health because everyone has access to good health, sports and leisure facilities, and open spaces.

#### ***Objective 2A. Create mixed communities***

People choose to live in Southwark because we have the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

#### ***Objective 2C: Provide more and better homes***

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

#### ***Objective 2D: Create a vibrant economy***

Southwark as a successful and profitable place. The town centres will offer a range of shops and services, along with offices, tourism and cultural facilities. The Central Activities Zone, opportunity areas and action areas will have lots of different activities as well as housing.

#### ***Objective 2F: Conserve and protect historic and natural places***

Southwark's historic buildings will be protected and improved particularly in conservation areas and listed buildings. Open spaces and biodiversity will be protected, made more accessible and improved.

#### ***Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark***

We will work with landowners and developers to achieve regeneration, continuing to make Southwark a place that people aspire to be and that developers and landowners want to invest in. We will have a clear and flexible plan to make sure the right investment decisions are made and that regeneration happens on time.

## **Policy 5 – Providing new homes**

Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas. Development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.

### **We will do this by:**

- Providing 24,450 net new homes between 2011 and 2026.
- Meeting targets for the following areas between 2011 and 2026:

- Borough, Bankside and London Bridge Opportunity Area – 1900 net new homes  
 Elephant and Castle Opportunity Area – 4000 net new homes  
 Canada Water Action Area -2500 net new homes
- The density of developments being within the range set out in table 1.

**Table 1**

Density for both residential and mixed use residential development will need to be within the following ranges:

- Central Activities Zone: 650 to 1100 habitable rooms per hectare
- Urban Zone: 200 to 700 habitable rooms per hectare
- Suburban Zones – North, Middle and South: 200-350 habitable rooms per hectare

Within the opportunity areas and action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design.

**We are doing this because**

Our Sustainable Community Strategy, Southwark 2016 highlights the need to provide more and better homes in the borough, whilst conserving open spaces and making best use of existing housing. Our Strategic Housing Market Assessment and our Housing Requirements Study also highlight that we need to provide more housing in the borough to meet the needs of local people and those wanting to live in Southwark. By focusing housing in growth areas that are being regenerated and have good accessibility we can continue to protect our open spaces and the character of all of the different places in Southwark whilst also ensuring a continuous supply of housing.

The London Plan sets us a target of 16,300 net new homes between 2007/08 and 2016/17. We have rolled this target forward to 2026 to cover the 15 years timeframe of the Core Strategy to give ourselves a target of 24,450 net new homes between 2011 and 2026. Through our housing trajectory (appendix A) we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our Annual Monitoring Report. We will also take into account the revised housing figures from the Strategic Housing Land Availability Assessment. Through our input into the Mayor's Strategic Housing Land Availability Assessment we have identified sites which we think we can deliver 20,115 net new homes between 2011 and 2026 on sites of 0.25 hectares or above, of which 2744 already have planning permission. We have met our current annual target of 1630 net new homes a year twice. This is the 5th highest housing target in London. In addition to these sites we expect some windfall sites to come forward to help us deliver 24,450 net new homes. This is the most housing we expect to be able to deliver based on past experience, new sites we have identified and possible future windfall sites. We do not own a lot of the sites that will need to be delivered to meet this target and so

because we do not have direct control on all these sites, there is a risk that not all of the housing will come forward. We will use our own assets and work in partnership with the local community, the Homes and Community Agency, registered social landlords and private developers to bring forward as much housing as possible.

The Mayor is also consulting on targets for Borough, Bankside and London Bridge, Elephant and Castle, and Canada Water. Our target for Borough, Bankside and London Bridge is 1900 net new homes between 2011 and 2026. We have identified 1449 net new homes that we expect to be delivering during this time, of which 884 already have planning permission. The target for Elephant and Castle is 4000 net new homes. We have identified sites to deliver 3334 net new homes, of which 528 already have planning permission. The target for Canada Water is 2500 net new homes. We have identified sites to deliver 2491 net new homes, of which 852 already have planning permission. There is capacity within these areas to deliver these targets. We will use our own assets and work in partnership with the local community, the Homes and Community Agency, registered social landlords and private developers to bring forward as much of this housing as possible.

Having an area based approach where most development will happen in the growth areas will deliver our Community Strategy (Southwark 2016) objectives and our strategic housing targets in the London Plan.

It is important that we bring forward as much housing as possible whilst also protecting the character of our places and creating places where people want to live. We have set density ranges for different areas so we can make sure that the right amount of development happens in the right places. These ranges will apply to both residential and non-residential development. This will make sure that the opportunity and action area cores continue to be more developed successful places for people to live. Whilst the more suburban areas of the borough will continue to have development that are a similar scale to those already there. It will also make sure that we make efficient use of our land by providing as much housing as possible without negative impacts on the environment. Where development exceeds the density ranges within the opportunity areas and action area cores we will require the development to be of an exemplary standard of design. This is because too much development can have a negative impact on the environment unless it is built to a very high standard of design and living accommodation. The criteria for exemplary standard of design will be set out in detail in our Development Management Development Plan Document.

**Fact box: Bedroom sizes and habitable rooms**

A habitable room is a room that could be used for sleeping, whether or not it is. It includes bedrooms and living rooms. We measure things such as density, number of family units and affordable housing based on the number of habitable rooms in a development.

### **Fact Box: Density**

Density is the measure of the amount (intensity) of development. Both residential and mixed use residential development should be within our density ranges. Our development management development plan document will set out how to calculate density for different types of development.

## **Policy 6 - Homes for people on different incomes**

### **Core Strategy objectives:**

#### ***Objective 2A. Create mixed communities***

People choose to live in Southwark because we have the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

#### ***Objective 2C: Provide more and better homes***

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

#### ***Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark***

We will work with landowners and developers to achieve regeneration, continuing to make Southwark a place that people aspire to be and that developers and landowners want to invest in. We will have a clear and flexible plan to make sure the right investment decisions are made and that regeneration happens on time.

## **Policy 6 – Homes for people on different incomes**

Development will provide homes including social rented, intermediate and private for people on a wide range of incomes,. Development should provide as much affordable housing as possible whilst also meeting the needs for other types of development and encouraging mixed communities.

### **We will do this by:**

- Development will provide 8558 net new affordable homes between 2011 and 2026.
- Developments of 10 or more units must provide a mix of types of housing as set out in figure 2.

### **We are doing this because**

There is a shortage of affordable homes, in Southwark, across London and the whole of the UK. So a key objective of the government, the Greater

London Authority and Southwark is to provide more affordable housing. Providing people with access to homes they can afford is a priority for us to make sure that Southwark is a better place for people to live, irrespective of their income. We will use our own land and work with the government, the Greater London Authority, private developers, registered social landlords and the Homes and Communities Agency to bring forward the maximum reasonable amount of affordable housing.

Our Strategic Housing Market Assessment and our Housing Requirements Study support our priority of needing more affordable housing to meet local need. They set out that there is a large need for more affordable housing, including both social rented and intermediate housing. We cannot meet all of this need as we also need to create mixed and balanced communities with a range of types of housing in all areas. We require development of 10 or more units to provide a minimum of 35% of the development as affordable housing. The same 35% minimum affordable housing policy will apply to both new and replacement housing. This is to provide increased housing choice, a wide range of housing types and to unlock the development of sites which would not otherwise be viable. This will help to meet some of the need identified in our studies. Based on how much housing we expect to deliver between 2011 and 2026, new development will provide a minimum of 8558 net new affordable homes.

Our Affordable Housing Viability Study shows that this is a viable amount of affordable housing to build across most of the borough. Our requirement for affordable housing needs to be within the context of our family homes policy where we are requiring larger room sizes and more family homes.

We currently have one of the highest amounts of affordable housing in the whole country, with 45% of our 123,948 dwellings as affordable homes. We own 33% of the housing in the borough, 12% is owned by registered social landlords and 55% is privately owned. Certain areas in the borough contain a lot of affordable housing and also the majority of new affordable housing is built in these areas. Based on the existing levels of affordable housing and new affordable housing built over the last 10 years, the areas with the highest amounts are: Elephant and Castle Opportunity area and the wards of Faraday, Camberwell Green, Brunswick Park, Peckham, Livesey, South Bermondsey and the Lane. Within these areas our annual monitoring report shows that there are mainly 100% affordable housing developments being built. We want to make sure that these areas provide a range of housing types with varied neighbourhoods. Our policy requiring an element of private housing in these areas will make sure in the future that is a choice of housing types rather than areas being dominated by one type of housing. Having an area based approach where most development will happen in the growth areas will deliver our Community Strategy (Southwark 2016) objectives and our strategic housing and affordable housing targets.

**Fact box: Affordable and private housing**

There are two types of housing:

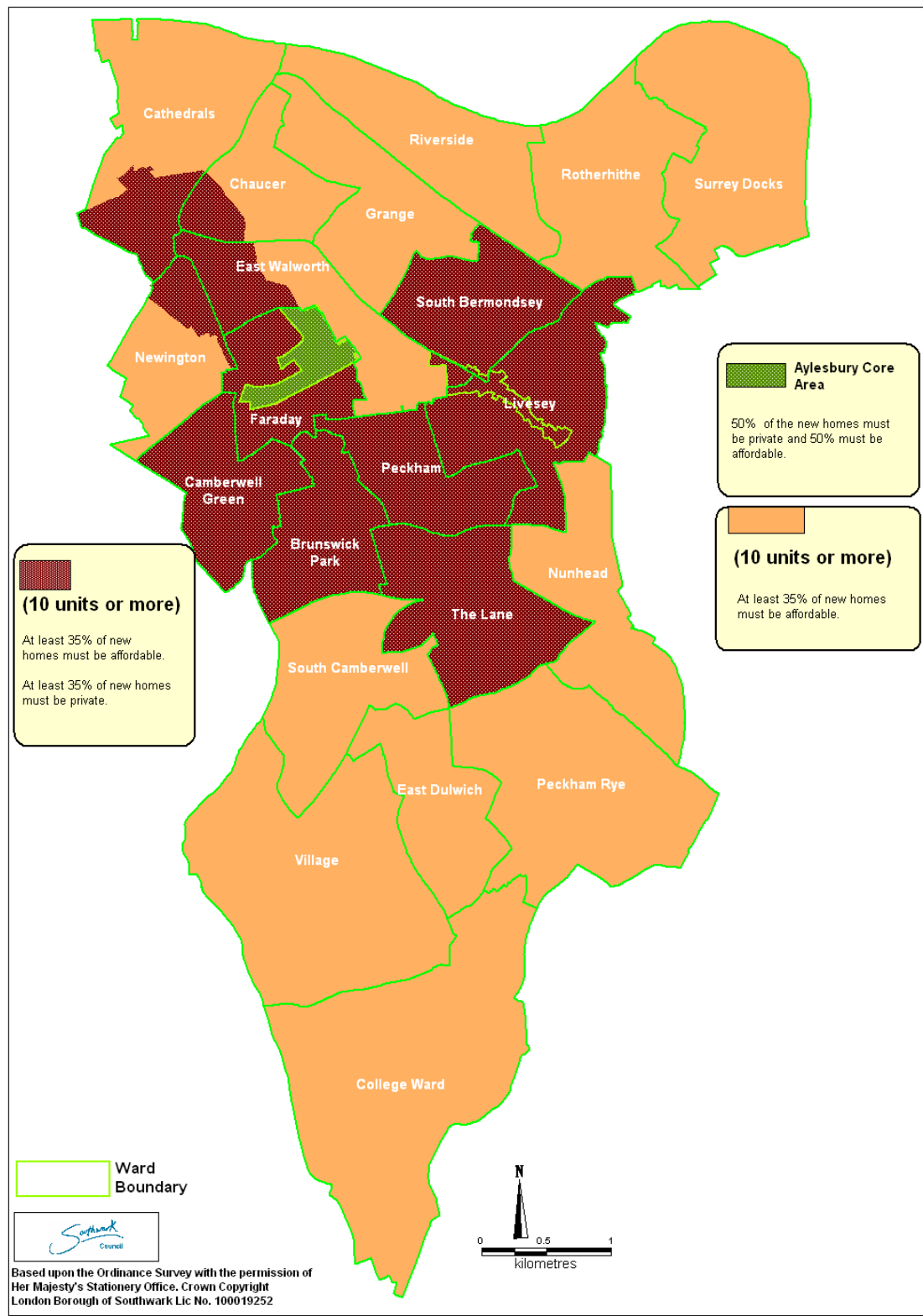
1. Private (or market) housing is available to either buy or rent privately on the open market
2. Affordable housing, as set out in London Plan policy 3A.8, meets the needs of households whose incomes are not enough to allow them to buy or rent decent and appropriate housing in their borough.

There are two types of affordable housing:

1. Social Rented Housing is housing that is available to rent either from the council, a housing association (known as Registered Social Landlords or other affordable housing providers). Access to social housing is based on housing need.
2. Intermediate affordable housing is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.



**Figure 1: Affordable and private housing approach**



## **Policy 7 – Family homes**

### **Core Strategy objectives:**

#### ***Objective 2A. Create mixed communities***

People choose to live in Southwark because we have the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

#### ***Objective 2C: Provide more and better homes***

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

## **Policy 7 – Family homes**

Development will provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is affordable for families. New homes will have enough space for the needs of occupants.

### **We will do this by:**

Developments of 10 or more units must have:

- At least 60% 2 or more bedrooms
- At least 30% 3, 4 or 5 bedrooms. This must be split between private, social and intermediate housing
- Within the Elephant and Castle Opportunity Area at least 10% must have 3, 4 or 5 bedrooms
- A maximum of 5% as studios and only for private housing

All developments must meet the following minimum overall floor sizes:

<b>Number of bedrooms</b>	<b>Minimum overall gross internal area (sqm)</b>
Studios	36
1 bedroom	50
2 bedrooms	70
3 bedrooms	86
4+ bedrooms	95

### **We are doing this because**

We want to provide a range of housing sizes (especially more 3 or more bedroom homes) for people of all incomes. This will make Southwark a borough that is attractive for everyone as residents will be able to afford homes as their family grows.

London Plan Policy 3A.5 Housing choice requires us to make sure that new development offers a range of housing choices. This includes needing to provide a mix of housing sizes and types to meet the housing needs of different groups. Our Strategic Housing Market Assessment and our Housing

Requirements Study identify the housing needs within Southwark. They show that there is a need for more family housing in the borough across all tenures. At the moment we do not have enough family housing to meet the need within Southwark. Of the borough's existing households 34% are 3 bedroom plus, 35% are 2 bedrooms, 26% are 1 bedrooms and 5% are bedsits. This is not enough to meet our need for family housing and so many families are forced to live in overcrowded homes or unsuitable housing. Many are forced to move out of the borough to find affordable family housing. We need to provide more family housing to meet these needs so that people have suitable housing and do not need to move out of Southwark. We will work with the local community, government, the Greater London Authority, registered social landowners and private developers to do this.

Over the past three years we have delivered between 8 and 12% of all new homes as family housing. This has not been enough to meet our need for family housing. Through implementing the policy requiring 30% as family housing we will help to ensure that families do not need to move out of the borough or live in unsuitable or overcrowded accommodation.

There are two areas where we have varied the mix of homes. Together these areas will offer a genuine choice of housing across the area of Aylesbury and Elephant and Castle. In the Aylesbury action area core, we will achieve slightly higher levels of homes with two or more bedrooms (70%), in order to ensure we can meet the re-housing needs of existing tenants and to ensure the new neighbourhood is attractive to families. This is explained in more detail in the Aylesbury Area Action Plan. Within Elephant and Castle Opportunity Area we require a lower amount of family housing because of the vision for the area as a central London destination with 400,000sqm of new development. As there will be so much new shopping, leisure and business space to transform the area, new homes will normally be above ground floor. This minimises the potential to provide enough outdoor amenity space for family housing. It is very important that all housing development provides open space so that residents have outdoor space in which to play and relax. Family housing must provide a minimum of 10sqm of private amenity space to ensure that children have somewhere safe to play. This requirement is set out in our Residential Design Standards supplementary planning document. New housing developments must also provide communal play areas for children, as required by the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation. The type of development proposed through the Elephant and Castle masterplan does not provide enough space to meet these requirements and is more suitable for higher levels of one and two bedroom homes to help transform the area.

We want all new development to be high quality with good living conditions. Requiring minimum floor areas will help to achieve this by making sure that an adequate amount of space is provided to create pleasant and healthy living environments. This is also a priority for the Mayor, who is currently consulting on a London Housing Design Guide requiring minimum space standards in order to make new homes provide good living conditions. At the moment

within the UK we build homes to a far smaller space standard than the rest of Europe. We need to change this to make sure that we provide high quality homes. Evidence shows that there can be many long-term effects of overcrowding including affecting how children perform at school and an increased risk of infection for children. Sufficient space is needed by everyone in the home to have space to play, work and study, and for privacy and quiet. Also there needs to be sufficient space for storage and for circulation within the home. The standards we require help us to improve the quality of development.

**Fact box: Family Housing**

A self-contained housing unit containing three or more bedrooms. Rooms must meet our minimum room sizes and the location of the family unit within the development, along with the provision of amenity space should meet the requirements as set out in the Residential design standards supplementary planning document.

**Policy 8 - Student homes**

**Core Strategy objectives:**

***Objective 1B: Achieve educational potential***

Southwark schools, universities, pre-schools and colleges as places where children and young people can achieve and gain the knowledge and skills to get a job. Southwark as a place that creates positive futures by building, redeveloping and improving educational facilities so that there is good access for everyone. Improving Southwark, will help to attract good teachers to work in the borough.

***Objective 2A. Create mixed communities***

People choose to live in Southwark because we have the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

***Objective 2C: Provide more and better homes***

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

***Objective 2D: Create a vibrant economy***

Southwark as a successful and profitable place. The town centres will offer a range of shops and services, along with offices, tourism and cultural facilities. The Central Activities Zone, opportunity areas and action areas will have lots of different activities as well as housing.

**Policy 8 – Student homes**

Development will meet the needs of local universities and colleges for new student housing whilst balancing the building of purpose built student homes with other types of housing such as affordable and family housing.

**We will do this by:**

- Allowing development of purpose built student homes within the town centres, and places with good access to public transport services, providing that these do not harm the local character
- Requiring 35% of purpose built student developments as affordable housing
- Requiring a section 106 agreement for purpose built student housing

**We are doing this because**

There is a need for more student accommodation across the whole of London and Southwark. We want to encourage new student homes. However this needs to be balanced with making sure we have enough sites on which to build other types of homes, including affordable and family homes. London Plan Policy 3A.5 Housing choice requires us to identify the range of housing needs in the borough and offer a range of housing choices. Whilst London as a whole has a recognised need for more student bed spaces, our Strategic Housing Market Assessment and Housing Requirements Study also highlight the huge need for more family and affordable housing.

We already have the second largest number of purpose built student homes in London. Since 2005 there have been four significant planning permissions for student housing. If these are all built they will provide 979 new student bedrooms. Had these been developed for general needs housing, 360 new homes would have been built of which at least 343 would have been affordable homes and at least 98 would have been family homes. Increasingly we are receiving more and more planning applications and pre-application inquiries about new large scale purpose built student homes. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing.

Through our Strategic Housing Land Availability Assessment we have identified sites that need to be developed to make sure we can meet our housing targets. If these sites come forward without affordable housing we would not be able to meet our affordable housing target. Policy 3A.7 Affordable housing targets of the London Plan encourages boroughs to look at a range of sources of supply of affordable housing including provision for non-self-contained housing (which includes student housing). By requiring an element of affordable housing or a contribution to affordable housing for student accommodation schemes we can make sure we work towards meeting the needs for both student accommodation and affordable accommodation. It will also help us to provide more family housing as within the affordable housing there will be an element of family housing.

As with all types of major development, student housing has an impact on the surrounding area. By requiring a section 106 agreement we can make sure that the environmental, economic, cultural and social impacts of the development are minimised. We will only allow student housing in our town centres and areas with good public transport accessibility as these are the

areas which can accommodate growth. We will work with local universities to make sure that student accommodation is focused where there is a need.

## **Policy 9 – Homes for Gypsies and travellers**

### **Core Strategy Objectives:**

#### ***Objective 2A. Create mixed communities***

People choose to live in Southwark because we have the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

#### ***Objective 2C: Provide more and better homes***

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

### **Policy 9 – Home for Gypsies and travellers**

We will continue to protect our existing Gypsy and Traveller sites. We will provide new sites in the future to meet the accommodation needs of Gypsy and Travellers.

#### **We will do this by:**

- Safeguarding the existing four Gypsy and Traveller sites in Southwark.
- Identifying new sites for additional facilities to meet the needs of Gypsies and Travellers having regard to:
  - The need for safe access to the road network
  - The impact on the local environment and the character
  - The impact on amenity
  - The availability of essential services, such as water, sewerage and drainage and waste disposal
  - The proximity to shops, services and community facilities
  - The need to avoid areas at high risk of flooding

#### **We are doing this because**

Gypsies and travellers are one of the most socially excluded ethnic minority groups in the country. Evidence suggests that there is a link between a lack of good quality gypsy and traveller sites and poor health and education. The government, through the Housing Act 2004 and Circular 01/2006 requires all local authorities to assess the accommodation needs of gypsies and travellers and to identify sites for their future needs. The criteria set out in this policy will make sure that future sites are suitably located to provide accommodation for gypsy and travellers whilst also being in keeping with the surrounding area and neighbouring land uses.

We will protect existing gypsy and traveller sites as required by London Plan Policy 3A.14 London's travellers and gypsies. We currently have 38

authorised Gypsy and Traveller pitches across four sites. The four sites are Bridale Close, Burnhill Close, Ilderton Road and Springtide Close. We have shown these on the proposals map. We will protect these sites to make sure they remain as homes for gypsies and travellers.

### **IMPLEMENTATION OF THE HOUSING POLICIES**

This table sets out how we will implement each of the 5 Core Strategy housing policies, by setting out our targets, the infrastructure needed and what we are doing, the phasing, who we will work with and where the funding will come from.

POLICY	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
<b>5. Providing new homes</b>	<p>Meeting the London Plan overall housing target and rolling this on to 2026 to meet the target of 24,450 net new homes between 2011 and 2026.</p> <p>Meeting the new London Plan targets for net new homes for the following area:</p> <p>Borough, Bankside and London Bridge Opportunity Area: 1,900</p> <p>Elephant and Castle Opportunity Area: 4,000</p>	<p>Through our Strategic Housing Availability Assessment we have identified future potential housing sites over 0.25 hectares. The majority of these are within our growth areas..</p> <p>Designating housing sites on the proposals maps. Potentially designating more sites for housing through our housing development plan document.</p> <p>Through our housing trajectory we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our Annual Monitoring Report.</p> <p>Through our supply and demand model which provides a forecast of how much new housing will be delivered and the supply and demand for social rented housing. Using this model to assist with decanting residents from social rented housing and to help us to plan our regeneration programmes.</p>	2011-2026	Government, GOL, GLA, HCA, Southwark Council, Local Strategic Partnership, private developers, landowners, Registered Social Landlords, Southwark Housing Association Group` (SOUHAG)	



	<p>Canada Water action area core: 2,500</p>	<p>Through AAPs and area SPDS.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Developing council owned land.</p> <p>Working with the HCA to secure funding to help deliver more sites.</p> <p>Through our Housing Strategy reducing levels of homelessness in the borough.</p> <p>Through reviewing the impact of the policies every year through our Annual Monitoring Report.</p>			
	<p>New development within the density ranges set out in the core strategy</p>	<p>Through SHLAA sites identifying suitable densities. Through AAPs and SPDs doing more detailed work on strategic sites to set out detailed capacities and bulking and massing</p> <p>Through detailed polices in the area action plans, development management DPD and housing DPD. Through detailed guidance in the Borough, Bankside and London Bridge SPD and Dulwich SPD.</p> <p>Through reviewing the impact of the</p>	<p>2011-2026</p>	<p>Government, GOL, GLA, HCA, Southwark Council, private developers, landowners, Registered Social Landlords, Southwark Housing Association Group (SOUHAG)</p>	

		policies every year through our Annual Monitoring Report.			
<b>6. Homes for people on different incomes</b>	<p>Meet the affordable housing target of 8558 homes.</p> <p>Meeting the mix of housing required in different areas of the borough.</p>	<p>Through our Strategic Housing Availability Assessment we have identified future potential housing sites over 0.25 hectares. The majority of these are within our growth areas. Through the SHLAA we have demonstrated that can meet the target of 8558 new affordable homes through the 35% policy.</p> <p>Designating housing sites on the proposals maps. Potentially designating more sites for housing through our housing development plan document</p> <p>Through our housing trajectory we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our Annual Monitoring Report.</p> <p>Through our supply and demand model which shows provide a forecast of how much new housing will be delivered and the supply and demand for social rented housing.</p>	2011-2026	Government, GOL, GLA, HCA, Southwark Council, private developers, landowners, Registered Social Landlords, Southwark Housing Association Group (SOUHAG),	

		<p>Working with landowners and developers to bring sites forward.</p> <p>Working with Registered Social Landlords to bring forward new housing developments, such as through SOUHAG and our Joint Programme Board with the Homes and Community Agency.</p> <p>Developing council owned land.</p> <p>Working with the HCA to secure funding to help deliver more sites.</p> <p>Through applying for additional funding to build more affordable housing such as the Local Authority House Build as part of the National Affordable Housing Programme.</p> <p>Through our Housing Strategy reducing levels of homelessness in the borough.</p> <p>Through detailed polices in the area action plans, development management DPD and housing DPD. Through detailed guidance in the Borough, Bankside and London Bridge SPD and</p>			
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		<p>Dulwich SPD.</p> <p>Through detailed guidance in our Affordable Housing SPD and our Section 106 SPD.</p> <p>Through reviewing the impact of the policies every year through our Annual Monitoring Report.</p>			
<b>7. Family homes</b>	<p>Meet the mix set out in policy 7.</p> <p>60% as 2 bedrooms or more</p> <p>30% as 3, 4 or 5 bedrooms</p> <p>10% as 3,4 or 5 bedrooms in the Elephant and Castle Opportunity Area</p> <p>Maximum of 5% of private housing as studios. No studios in</p>	<p>Through our Strategic Housing Availability Assessment we have identified future potential housing sites. This sets out how much family housing will be on each of these sites.</p> <p>Through requiring more family housing in less dense areas.</p> <p>Through setting out area specific family housing targets through our area action plans.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Working with Registered Social Landlords to bring forward new housing developments, such as through SOUHAG.</p> <p>Developing council owned land.</p>	2011-2026	<p>Government, GOL, GLA, HCA, Southwark Council, private developers, landowners, Registered Social Landlords, Southwark Housing Association Group (SOUHAG)</p>	

	affordable housing.	<p>Working with the HCA to secure funding to help deliver more sites.</p> <p>Through reviewing the impact of the policies every year through our Annual Monitoring Report.</p>			
<b>8. Student homes</b>	Student housing located in town centres and areas with good public transport accessibility.	<p>Our Strategic Housing Land Availability Assessment shows all our potential housing sites over 0.25 hectares. It sets out how much general needs and affordable housing would be built if these sites come forward as general needs housing.</p> <p>Through working with local universities and colleges to make sure that new purpose built student housing is built where it is needed.</p> <p>Development management DPD and Housing DPD will set out more detailed policies for student housing.</p> <p>Through requiring affordable housing by implementing our section 106 SPD and Affordable Housing SPDs.</p> <p>Through our area action plans and area</p>	2011-2026	GOL, GLA, private developers, universities, colleges	

		<p>based supplementary planning documents.</p> <p>Through reviewing the impact of the policies every year through our Annual Monitoring Report.</p>			
<p><b>9. Homes for Gypsies and Travellers</b></p>	<p>Safeguarding existing gypsies and traveller sites.</p>	<p>Protecting the four existing gypsy and traveller sites through the designation on the proposals map.</p> <p>Through our housing development plan document.</p> <p>Through reviewing the impact of the policies every year through our Annual Monitoring Report.</p>	<p>2011-2026</p>	<p>GOL, GLA, STAG, RSLs, Government, Southwark Council, private developers</p>	

## **MONITORING**

Once the Core Strategy has been adopted it will be important to make sure that our policies are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid. The monitoring for the housing policies is set out below.

<b>Core Policies</b>	<b>Strategic Objectives</b>	<b>Indicators</b>	<b>Targets</b>
<b>Policy 5 Providing new homes</b>	<p>Objective 1C: Be healthy and active</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p> <p>Objectives 2F: Conserve and protect historic and natural places</p> <p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark</p>	<p>National Indicators:</p> <ul style="list-style-type: none"> <li>• H1: Plan period and housing targets</li> <li>• H2(a): Net additional dwellings – in previous years</li> <li>• H2(b): Net additional dwellings – for the reporting years</li> <li>• H2(c): Net additional dwellings – in future years</li> <li>• H2 (d): Managed delivery target</li> <li>• H6: Housing quality – building for life assessments</li> </ul> <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> <li>• SDO15(.1) Amount of homes in the borough</li> <li>• SDO15(.2) % Households living in temporary accommodation</li> <li>• SDO15(.6) Income to average house price ratio</li> </ul> <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 49: Housing supply                             <ul style="list-style-type: none"> <li>○ 49A: Total new homes gained over the previous 5 years</li> <li>○ 49B: Homes completed in reporting year</li> <li>○ 49C: Additional homes projected to be built between next year and 2016</li> <li>○ 49D: Average number of homes needed each coming year until 2016 to meet housing target</li> </ul> </li> <li>• 50: Density of residential developments within areas</li> <li>• 54A: Amount of households which are unintentionally homeless in priority need (SDO15.5)</li> </ul>	<p>Providing more homes by meeting the London Plan overall housing target and rolling this on to 2026 to meet the target of 24,450 new homes between 2011 and 2026.</p> <p>Meeting the London Plan targets for new homes for the following area:</p> <p>Borough, Bankside and London Bridge Opportunity Area: 1,900</p> <p>Elephant and Castle Opportunity Area: 4,000</p> <p>Canada Water action area core: 2,500</p> <p>New development is within the density ranges set out in the core strategy</p>

		<ul style="list-style-type: none"> <li>• 54B: Amount of households which are in housing need (SDO15.3)</li> <li>• 54C: Amount of households on the housing register (SDO15.4)</li> <li>• New AMR indicator: Homelessness             <ul style="list-style-type: none"> <li>○ Provide a range of options and advice to prevent homelessness</li> <li>○ Nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency <b>(LAA-local target)</b></li> <li>○ Reduce rough sleeping to as close to zero as possible by 2012</li> </ul> </li> <li>• Halve the number of households in temporary accommodation by December 2010 <b>(LAA target NI 156)</b></li> <li>○ Work in partnership with housing associations to implement the G15 homelessness offer</li> </ul>	
<p><b>Policy 6: Homes for people on different incomes</b></p>	<p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p> <p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark</p>	<p>National Target</p> <ul style="list-style-type: none"> <li>• H5: Gross Affordable housing completions</li> </ul> <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 47: Change in house prices</li> <li>• 53: Amount of completed affordable housing units</li> <li>• 54A: Amount of households which are unintentionally homeless in priority need (SDO15.5)</li> <li>• 54B: Amount of households which are in housing need (SDO15.3)</li> <li>• 54C: Amount of households on the housing register (SDO15.4)</li> <li>• New AMR indicator: Homelessness             <ul style="list-style-type: none"> <li>○ Provide a range of options and advice to prevent homelessness</li> <li>○ Nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency <b>(LAA-local target)</b></li> </ul> </li> </ul>	<p>Provide more affordable housing by meeting the affordable housing target of 8558 net new affordable homes between 2011 and 2026..</p>



		<ul style="list-style-type: none"> <li>○ Reduce rough sleeping to as close to zero as possible by 2012</li> <li>● Halve the number of households in temporary accommodation by December 2010 (<b>LAA target NI 156</b>)</li> <li>○ Work in partnership with housing associations to implement the G15 homelessness offer</li> </ul>	
<b>Policy 7: Family homes</b>	<p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> <li>● H6: Housing quality – building for life assessments</li> </ul> <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>● 51A: Amount of new dwellings which are: studios, 1 bedroom, 2 bedrooms, 3 bedroom, 4 or more bedrooms</li> <li>● 51B: Size of new dwellings by tenure</li> <li>● 52: Amount of dwellings approved that meet lifetime homes standards and are wheelchair accessible</li> <li>● 7: amount of affordable housing units funding gained from S106 for affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>● Provide more family housing by achieving the mix set out in policy 7. <ul style="list-style-type: none"> <li>○ 60% 2 bedroom or more</li> <li>○ 30% as 3, 4, 5 or more bedrooms</li> <li>○ !0% as 3, 4, 5 or more bedrooms in the Elephant and Castle Opportunity Areas</li> <li>○ Maximum of 5% studio</li> </ul> </li> <li>● Meet the minimum gross internal areas for units</li> </ul>
<b>Policy 8: Student homes</b>	<p>Objective 1B: Achieve educational potential</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p>	<p>Annual Monitoring Report Indicators:</p> <p>Number? Percentage and number of student accommodation located in town centres and areas with good public transport accessibility.</p>	<p>Locating student housing in town centres and areas with good public transport accessibility.</p>
<b>Policy 9 Gypsies and Travellers</b>	<p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p>	<p>National Target:</p> <p>H4: Net housing pitches (gypsy and traveller)</p> <p>Annual Monitoring Report Indicators:</p> <p>Number? amount of new pitches created for Gypsies</p>	<p>Safeguarding existing gypsies and traveller pitches.</p>

		and Travellers	
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