

APPENDIX 3

FSB Response to Cabinet Report

Progress update on the Council's Housing Investment Plans

21 July 2015

30.6.15.

Overall Comments

The Future Steering Board (FSB) support the Council's objective to build 11 000 new Council homes by 2043 at Council Rent including 1500 by 2018, and have worked to scrutinise and help improve the Council's policy and consultation process to achieve this since 2013. As a group we understand the requirements of Council tenants and leaseholders and understand the need to develop high standard, well equipped homes, while keeping rents and housing costs within the resources of most Southwark residents.

The FSB has considered:

- Housing Commission Report
- The Investment Plan to deliver the 11 000 new homes programme
- Hidden Homes Programmes
- Options for Funding 11 000 new homes
- Council Owned Housing Company
- Charter of Principles for Consultation on 11 000 New Homes Programme
- Strategic Housing Market Assessment
- Southwark Housing Strategy
- Southwark Housing Company
- New Southwark Plan
- S106 Acquisition Process
- Non Financial Sustainability of estates
- Design Brief Consultation

Alongside the 11 000 new Council Homes, it is crucial that the Council take a lead in developing viable intermediate housing models to keep Southwark housing available to all economic groups

The FSB is concerned about the likely impact changes to government policy to force more sales of Social Housing will have on residents, those on the Housing Register and the Council in the future.

In future the near future the FSB plans to consider:

- Intermediate Housing Options
- Regeneration at Canada Water
- Developing Asset Management
- Developing the HRA Business Plan

Where can we build 11, 000 new homes

The FSB welcome the Council's approach to working closely with residents and TRAs to identify potential sites for new Council homes. We know TRAs on Southwark Estates who have come forward with practical suggestions that will benefit both residents on their estate and those on the Housing Register. The key issues for local residents are often; that the majority of homes will be built for Council Rent, that a Local Lettings Scheme will apply, and that local residents will be involved in the process of developing the designs for the new homes that take into account the effect on existing residents on the estates. We are heartened that the Council's approach takes account of these issues.

What should new homes look like and how can we make these new homes and neighbourhoods better places?

The FSB has had input to the consultation process the Council is using to develop the Design Brief for new homes. FSB members visited the first Council homes to be completed at Willow Walk and were generally impressed with the standard of the design and have made detailed comments on the finishes.

Progress on Delivery of new Council homes

The FSB has had input into the Charter of Principles and look forward to having more information to enable us to offer ideas on improving the involvement of residents locally in developing plans for new Council homes in their neighbourhood.

Southwark Housing Company

The FSB have strongly supported the setting up of the Southwark Housing Company from first discussing the idea. We see it as one option amongst others to deliver the 11 000 new Council homes. Should the company develop into a significant landlord

we would welcome community involvement in the strategic decision making of the organisation.

Asset Management Strategy, Savills Report and Non financial measures of sustainability

The FSB welcomes the Council's progress in delivering the warm dry safe major works that have improved properties and living conditions for many tenants and leaseholders across the borough. The programme of kitchen and bathroom renewal from 2016 is essential to bringing many tenants' homes up to a modern standard. The FSB looks forward to further refinements to the Asset Management Plan to take into account residents' needs for improvements to the common parts of blocks of flats and estates and would like the strategy to specifically address the issue of fuel poverty.

The Savills Report is a useful tool enabling the Council to make decisions on both the physical state and costs of repairing the buildings and considering factors that make estates popular places to live. The FSB has suggested SGTO work with the Council to develop the indicators for resident involvement, that will be used by both SGTO and the Council outside of their utility for the Asset Management Strategy.

New Development

The FSB has been briefed on the assumptions for the costs and funding for new development. We look forward to carrying out more detailed scrutiny of the HRA Business Plan.