

Item No.	Classification: Open	Date: 6 September 2016	Meeting Name: Cabinet Member for Regeneration and New Homes
Report title:		New Homes Delivery Programme: New Schemes	
Ward(s) or groups affected:		Brunswick Park, Rotherhithe, Camberwell Green, East Dulwich, Peckham Rye.	
From:		Tim Bostridge, Direct Delivery Manager	

RECOMMENDATION(S)

That the Cabinet Member for Regeneration and New Homes

1. Agrees that the schemes listed in paragraph 9 and outlined individually below are worked up in accordance with the individually identified recommendations and in line with the Charter of Principles for inclusion in the New Homes Delivery Programme.
 - a) Slippers Place Estate car park
 - b) Land to the rear of 61-91 Brisbane Street
 - c) 66 Linden Grove
 - d) 2 Sedgemoor Place
 - e) Bassano Street Garages
 - f) Henslowe Street Garages
 - g) Lettsom Estate T&RA Hall
2. Notes the consultation undertaken on the schemes in paragraph 9 to date.

BACKGROUND INFORMATION

3. The cabinet established the Independent Housing Commission in January 2012 in order to secure an unbiased perspective and make recommendations and conclusions for an investment strategy of up to 30 years. On 16 July 2013 cabinet considered the conclusions and next steps following community and stakeholder engagement and set out the council vision to deliver 11,000 new homes by 2043.
4. On 27 January 2015 cabinet agreed its new long term housing strategy for the borough including specific commitments for increasing housing supply, including building 11,000 new council homes for social rent by 2043 (including 1,500 by 2018).
5. In September 2015 cabinet received an update on the new homes delivery programme, approved new sites and delegated the approval of future schemes for inclusion in the New Homes Delivery Programme to the cabinet member for regeneration and new homes.

6. In July 2016 cabinet received an update on the new homes delivery programme. The report noted that consultation was underway with residents on a number of potential sites for inclusion in the programme in line with the process agreed by Cabinet on the 15 September 2015. The report also set out the structure for resident consultation, outlining the individual stages from initial site identification, to seeking IDM approval and then through the design and development stages until completion.

KEY ISSUES FOR CONSIDERATION

Proposed Sites and Initial Consultation

7. A number of sites have been identified as potential schemes for inclusion in the programme. At this stage only site visits and initial desktop assessments of their suitability have been made. The proposed new sites are outlined in the table in appendix 1 and appendix 2 shows the all site locations.
8. In line with the process detailed in the July 2016 Cabinet report, the sites were initially presented to a joint briefing for the Cabinet Members for Regeneration and New homes and Housing. Following this, a briefing on each potential site was sent to ward councillors.
9. Outlined below is a summary of the sites and the initial consultation undertaken subsequent to the ward member briefings;

a) Slippers Place Estate Car Park

The car park is situated on the edge of Slippers Place Estate on the Slippers Place / Stalham Street corner. It is adjacent to Matson House (48 units / 6 storeys) and Hickling House (12 units /3 storeys) and it accommodates 12 parking bays. Appendix 3 shows the site plan.

The New Homes Delivery Team attended the Parkside T&RA meeting on 8th June to talk about the proposal. Initial concerns were raised about the loss of parking spaces which added to the current limited parking and the increase in population could increase parking issues on the estate. Residents also raised concerns about potential overlooking issues, loss of daylight and sunlight in adjacent buildings and access issues to existing garages in Slippers Place. Further to the T&RA meeting, a letter was sent to all residents within the estate, as well as non-resident leaseholders, to provide information about the proposal and to note the concerns raised during the meeting. Subsequently, it has been requested that objections be heard by the decision maker prior to the completion of the IDM.

Residents have been advised about the Charter of Principles and the outline of the planned consultation process. In line with the processes outlined in paragraphs 19 and 20, an initial drop in session will be held and a New Homes Project Group established which will provide a forum for residents to influence the design of the any new homes. Also, it is likely that a parking survey would be undertaken to allow the impact of any loss of parking to be understood and factored into the design

development. The impact of any new development on neighbouring buildings will also be considered during the design stage with specialist surveys being commissioned, for example daylight and sunlight studies.

b) Land to Rear of 61-91 Brisbane Street

The site is on land to the rear of 61 – 91 Brisbane Street, adjacent to 1-47 Brisbane Street and with a laundry on the other side. Appendix 4 shows the site plan.

A presentation on the New Homes Delivery Programme was given to the Elmington Tenants and Residents Association on 8th June and it was noted that the site was proposed for inclusion in the programme. The initial view from the T&RA at that stage was that they had concerns regarding privacy, potential loss of trees and green amenity, and that they were not in favour of the development. A letter was subsequently sent to residents advising that we had attended an Elmington Tenants and Residents Association meeting to discuss the potential for developing new council homes on the site, and that attendees had raised concerns around this.

As with all schemes within the programme, consultation will be carried out in line with the Charter of Principles. Any potential impact of privacy will be considered as part of the design development process and any loss of trees or amenity space will also need to be addressed. The drop-in events and New Homes Project Group will provide forums for residents to highlight their concerns and see how the design of any new homes will address concerns.

c) 66 Linden Gove

The existing building is adjacent to the Limes Walk Estate and is a former sheltered housing block that has been in use as temporary accommodation for the past six years. The current accommodation is in need of major refurbishment to remain fit for purpose. Appendix 5 shows the site plan.

A presentation on the New Homes Delivery Programme was given to the Limes Walk T&RA on 20th June. At that time, the option of replacing the existing accommodation with new build temporary accommodation was discussed. As a result attendees enquired about the accommodation being redeveloped instead of refurbished. It was noted the refurbishment option has been considered by the council, but it has not been found as economically viable and would not provide a reasonable life span, whilst a new development would offer higher quality, fit for purpose accommodation and potentially additional units. All residents in the Limes Walk Estate were sent a letter with information about the initial proposal. However, following a subsequent review of the position and availability of temporary accommodation and the improved benefits of providing general needs accommodation it is proposed that the site delivers general needs accommodation with the benefit of providing local lettings opportunities to neighbouring residents.

d) 2 Sedgmoor Place

The existing building is a Short Stay Accommodation Unit at 2 Sedgmoor Place, Havil Street Estate and it is situated at the junction of Southampton Way and Sedgmoor Place. The existing hostel is “pre-fab” type construction and is in need of major refurbishment. Appendix 6 shows the site plan. Taking into account the need for new council homes and Sedgmoor Place being a stand alone building in a residential area, the proposal is to build new council housing.

A presentation was given to the Southampton Way T&RA committee members on 28th June. Initial views expressed at the meeting were positive and the committee expressed support for the scheme. Concerns were raised with regards to noise and disruption created by future building works. It was highlighted that the New Homes Project Group would have a continuing role in the project including working with the appointed contractor if the scheme achieved planning. Following up on the T&RA meeting, a letter was sent to all residents on Havil Street Estate and Southampton Way Estate informing them about this proposal. Committee members of the Wells Way T&RA were also sent a letter with information about the new homes development proposal for 2 Sedgmoor Place

e) Bassano Street Garages

The site on Bassano Street is next to a church hall and at the back of 114 Lordship Lane. It consists of 2 banks of garages facing each other, 14 in total. Bassano Street is a Victorian terraced street and made up of mainly private homeowners with some Council tenants and leaseholders living in the small block opposite at York House. Only 2 of the fourteen garages are occupied by Bassano Street residents. Appendix 7 shows the site plan.

There is not a TRA for Bassano Street but East Dulwich Community Centre is within the vicinity and will be used as a venue to inform and engage with the local community. Consultation letters were sent to approximately 200 local residents’, advising them of the proposal to include the site within the programme. On receipt of consultation letters, a few residents contacted the office and raised some concerns about the loss of garages, parking provision and congestion to Bassano Street. Residents of Sage Mews which is located behind the garage site raised concerns about privacy, noise and rights to light.

As part of the scheme development process, it is likely a car parking survey will be carried out to assess the impact on the loss of garage provision. In addition, any impact on privacy and rights to light will be considered during the design development stage. Furthermore, the consultation process will provide residents with the opportunity to understand the impact of the development and mitigation required. We will also work with those garage residents displaced to investigate options for relocation.

f) Henslowe Street Garages

The site sits back between 76 and 82 Henslowe Road. It consists of 2 banks of garages facing each other, 16 in total. Henslowe Road is a Victorian terraced street and made up of mainly private homeowners with some Council tenants and leaseholders living in the terraced houses and flat conversions. Appendix 8 shows the site plan. Eight of the garages are rented by Henslowe road residents' and the remainder by local residents' in the surrounding roads. A letter has been sent out to all garage licencees.

There is no TRA that covers Henslowe Road, however Henslowe Road runs parallel to Barry Road and therefore we will be engaging with Barry Road Residents' Group. Consultation letters were sent to approximately 200 local residents' advising them of the proposal to include the site within the programme. On receipt of consultation letters, a few residents contacted the office and raised some concerns about the loss of garages, parking provision and congestion to Henslowe Road. Resident to living to the rear of the garages raised concerns about privacy and overlooking.

As with Bessano Street garages, it is likely a car parking survey will be carried out to assess the impact on the loss of garage provision. Also any impact on privacy and rights to light will be considered during the design development stage. Furthermore, the consultation process will provide residents with the opportunity to understand the impact of the development and mitigation required. We will also work with those garage residents displaced to investigate options for relocation.

g) Lettsom Estate T&RA Hall

The site is located on the Lettsom Estate on Vestry Road. The site is addressed at 114 Vestry Road and is the one storey TRA and Community Hall building for the Lettsom Estate. The proposal is to redevelop the hall to create a modern community facility with flats above. Vestry Road is a Victorian Street and is mainly made up of Victorian Terraces, as well as a small park and modern flat blocks including part of the Lettsom Estate. The street mainly consists of private homeowners with some council tenants and leaseholders living in the Victorian Houses and flat conversions and modern flat blocks. Appendix 9 shows the site plan.

The Community Hall is regularly used by the Lettsom Estate residents for private events as well as the Tenants and Residents Association who manage the hall.

A presentation was given to TRA committee members on 3 March and to TRA and the wider community at the TRA Annual General Meeting on 7th April. Initial views regarding the proposal were positive and the committee and attendees to the AGM expressed support for the scheme. Concerns were raised about finding a community hall to use during the construction period, how noise transmission will be minimised for the new residents who will be living above the regularly used hall and whether the management arrangements would change with a modern facility. They are also keen to be included throughout the design and wanted an assurance that the size of the

new provision will match that currently provided.

A letter setting out the new homes development proposal has gone out to the 420 residents who live on the Lettsom Estate

10. In line with the agreed consultation process, the list of sites was also circulated to the Future Steering Board (FSB). The FSB had no additional comments.
11. In accordance with the process detailed in the September 2016 Cabinet report the Cabinet Member for Regeneration and New Homes consulted with the Cabinet Member for Housing following completion of the initial consultation process.
12. As outlined in Appendix 1, it is estimated that 74 homes for council rent could be built on the sites. The estimated numbers for each development are only indicative, based on a desktop evaluation, taking into account the relevant planning policies. Appendix 2 shows all the site plans and appendices 3-9 show the individual site plans.
13. It is projected that the sequence of the construction stages across the sites will range from 2017/18-2018/19
14. As highlighted in paragraph 9, the Cabinet Member needs to be aware that during the initial consultation some local concerns were raised on a number of the potential schemes. Concerns raised included loss of parking, and garages, overlooking, impact on privacy and potential loss of amenity space. In all cases, officers emphasised the benefits of the new build proposals, addressing areas of underuse, the opportunities for local lettings and the potential for investment opportunities for the existing estate. In addition, that any proposals would be worked up in line with the Charter of Principles, with the commitment to work with residents at every stage. However, local concerns to the new build will remain a risk to achieving the programme noted in paragraph 13.

Next Steps and Consultation

15. As noted in paragraph 9 initial consultation has been undertaken on the proposed sites.
16. For sites included within the programme, those consulted to date will be advised of the decision.
17. A capacity study will then be developed for each site, working closely with the in-house planning consultant. The outcome of the capacity study will then be run through the council's Appraisal viability toolkit to confirm that a scheme is viable to develop and agreement to proceed sought from the Delivery Programme Board, .
18. For schemes currently being worked up, Employers Agents and Architects have been appointed through existing OJEU compliant frameworks available for use by local authorities. Approval was given to enter into joining agreements with Peabody and Hyde to use their framework agreements. It is proposed for these schemes, that procurement is undertaken from the same frameworks, and that architects will design the schemes to achieve planning and enable the schemes to be tendered on a design and build basis

19. Once the architects have been appointed, an initial drop-in event will be held. Following this event, a New Homes Project Group is established. In order that those taking part in the group can play an active role, the initial meeting is chaired by a 'Tenant's Friend', and includes a training session. The groups are formed on a task and finish basis and will continue to meet throughout the life of the project, as outlined below. Where there is insufficient interest in forming a group, the consultation is tailored appropriately, and could include additional drop-in sessions, newsletters and attendance at T&RA meetings.
20. The New Homes Project Groups (NHPG) will:
 - act as the first point of consultation throughout the life of the project and to consider and make comment on the following key issues related to the development;
 - advise the council on how to ensure all residents affected by the site have an opportunity to comment on and review any proposals, and support the council in delivering local engagement
 - ensure that the Council are aware of local issues that might impact on the proposals
 - identify local priorities that could be met and benefits that might be delivered alongside the scheme or ways to improve the estate as part of the scheme.
 - ensure that the council provides information in a timely and appropriate way to the NHPG and residents affected by the development.
 - comment on and advise the Council on significant publicity material the council produces linked to the delivery of the new homes.
 - continue to meet during the delivery phase of the project to gather resident feed back on delivery progress and discuss and propose solutions to issues that arise during delivery phase.
 - monitor the progress of the delivery of the new homes by providing feed back to monthly contractors monitoring meetings and raise any queries regarding the progress/ manner in which the build is progressing.

Policy implications

Council plan 2014/15 to 17/18.

21. A new council plan was endorsed by Council Assembly on 25 February 2015. This contains the Fairer Future Promise: **Quality affordable homes**, which states 'We will improve housing standards and build more homes of every kind, including 11,000 new council homes with 1,500 built by 2018'.
22. The approval of the new sites within the New Homes Delivery Programme and a revised process for including new sites within the programme provide further evidence of the ability to meet this Fairer Future promise.

Community impact statement

23. 2014 Strategic Housing Market Assessment demonstrated a continuing need for affordable housing, with the borough experiencing very high house prices that are outside the reach of many of its residents. It has the highest house prices in the housing sub-region (the average 2 bedroom flat being sold for £360k in 2013). At the time of the 2011 census there were 18,547 overcrowded households in Southwark, a higher number, and a higher percentage (15.3%),

than any of the other four boroughs in the sub-region. Over the period 1981-2012 the population of Southwark increased by 34%, the fastest growth in the sub-region by some margin. This helps to demonstrate a continuing need for more homes, and particularly for affordable homes in the borough.

24. The Public Sector Equality Duty 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 consultation with residents on the 11,000 council homes programme has been specifically designed to be inclusive of all the borough's communities and provide a range of mechanisms to provide residents with the opportunity to engage.
25. Consultation on sites is being undertaken in line with the Charter of Principles and continues to provide mechanisms for residents to engage with the development of new homes.

Resource implications

26. The new sites are estimated to deliver 74 new homes for council in the borough. The rental income will make a positive contribution to the HRA business plan.
27. The new homes delivered in the borough will make a positive contribution to the HRA business plan. Funding streams for the New Homes Delivery Programme currently comprise: external grants, Section 106 contributions, RTB and other housing receipts, depreciation major repairs reserve and other HRA revenue contributions and prudential borrowing (which is limited to the debt cap). Funding is determined on a scheme by scheme basis to ensure the optimal financial position for the council in relation to new build, as they are subject to specific financial and regulatory restrictions. However, there is also regard to the overall longer-term funding position with reference to the HRA business plan.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

28. The report refers to the various previous occasions when the New Homes Delivery Programme has been brought before Cabinet. These have been concerned with meeting the specific Fairer Future Promise to provide 1,500 new council homes by 2018. The most recent report was in July 2016 when an update was given concerning progress with the consultation with residents. A summary of the latest position is given in paragraph 9 of this report.
29. It is noted that residents have raised some concerns and these are mentioned at paragraph 14. This report is seeking authority for the schemes listed at paragraph 9 to be progressed further with the development of a capacity study for each site. At this stage, it is anticipated that approximately 74 new homes will be delivered through the schemes mentioned.
30. At this stage, there are no specific legal implications as it is primarily updating Cabinet concerning progress on specific sites. However, the Cabinet Member should continue to look for reassurance that consultations are being conducted in a

manner allowing those affected sufficient time to consider the proposal, and that the outcome of the consultation is taken into account before any decision is taken.

31. Furthermore, the Council must continue to take into account the public sector equality duty. Paragraph 23 of the report refers to this and confirms that the consultation has been specifically designed to be inclusive of all the borough's communities.

Strategic Director of Finance and Governance (H&M 16_029)

32. This report is requesting the Cabinet Member for Regeneration and New Homes agrees in principle the schemes listed in paragraph 9 are worked up in accordance with the individually identified recommendations for inclusion in the New Homes Delivery Programme as detailed in the report. There is provision in the HRA capital programme for new homes design and enabling works, funded from wider housing resources, which are limited in 2016/17. Schemes which move ahead to construction of new homes can be funded from Right To Buy Receipts and Section 106 developer contributions, the latter subject to approval by Planning Committee. It is noted that eventual rental income will make a positive contribution to the HRA business plan.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
New Homes Delivery Programme (item 11)	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH.	Tim Bostridge, Development Delivery Manager. 0207 525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5139&Ver=4		
New Homes Delivery Programme (item 15)	Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH.	Tim Bostridge Development Delivery Manager. 0207 525 1222
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5372&Ver=4		

APPENDICES

No.	Title
Appendix 1	Proposed new sites for New Homes Programme
Appendix 2	Site plans
Appendices 3 – 9	Individual site plans

AUDIT TRAIL

Lead Officer	Gerri Scott, Strategic Director for Housing and Modernisation	
Report Author	Tim Bostridge, Direct Delivery Manager	
Version	Final Version	
Dated	5 September 2016	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		5 September 2016