

Item No. 9.	Classification: Open	Date: 12 March 2019	Meeting Name: Cabinet
Report title:		Aylesbury Regeneration Programme Moving Forward	
Ward(s) or groups affected:		Faraday, North Walworth	
Cabinet Member:		Councillor Johnson Situ, Growth, Development and Planning	

FOREWORD - COUNCILLOR JOHNSON SITU, CABINET MEMBER FOR GROWTH, DEVELOPMENT AND PLANNING

Our commitment to the transformation of the Aylesbury estate will create new quality homes; dramatically improve living conditions of existing residents, with new community facilities and an increase in the amount of genuinely affordable homes.

In partnership with Notting Hill Genesis (NHG), work has begun in delivering on this commitment with construction work already started on the approved premises facility. Plans for the first development site are well underway with the build contract for the first phase of the development scheduled to be let by Notting Hill Genesis at the end of this month and exciting plans for the community facilities on plot 18 due to begin later this year.

As we look ahead, and with work underway on a number of sites, this is an important point to renew our commitment to the Aylesbury and this report highlights changes to phases which will mean residents in Phase 4 will be pre-allocated homes in the coming years as the First Development Site and Plot 18 are completed, allowing residents to exercise the right to remain.

This report also signals an important shift in our ambition for the Aylesbury, working with NHG our ambition is to see a replacement of the number of social homes on the footprint of the estate. We expect over the coming phases to deliver additional social homes and the report details additional social homes proposed for phase two.

RECOMMENDATIONS

Recommendations for the Cabinet

1. To note the significant progress on implementing the Aylesbury regeneration programme.
2. That the sub-phasing of Phase 4 be agreed.
3. That Phase 4a be activated for pre-allocation to new social rented homes on the first development site.
4. That Phase 4 be activated for pre-allocation to the new social rented over 55s housing on Plot 18.

5. That local lettings policies be drafted for the social rented over 55s housing on Plot 18 and the social rented housing on the first development site.
6. To note the proposed additional delivery of social rented homes in phase 2 which will accelerate the rehousing of secure tenants on the rest of the estate.
7. To note that the resident consultation and equalities impact assessments will be undertaken at the earliest opportunity.

BACKGROUND INFORMATION

Construction progress

8. The construction of the approved premises facility (see Appendix 1) started on site in September 2018. It is currently anticipated that the building works will complete in June 2020 which will allow the current facility at Ellison House to be vacated.
9. The first development site (FDS) (see Appendix 1) is being developed for 287 social rent (managed by Notting Hill Genesis), 54 extra care social rent, 7 Learning Difficulties social rent, 211 intermediate and 283 for sale homes. Arklow, Bradenham and Chartridge (blocks 1-68, 77-105, 69-76 and 104-119) have been demolished. A Section 73 variation to the planning consent was agreed at Planning Committee 6 November 2018. The build contract for the first phase of the development of this site is scheduled to be let by Notting Hill Genesis at the end of March 2019.
10. The development at Plot 18 (see Appendix 1) has planning permission for 17 social rent (over 55s managed by NHG), 6 shared ownership, 99 for sale, library, early years centre, health centre and GP facility. Demolition on the site is complete. The build contract is out to tender. Notting Hill Genesis is scheduled to appoint in July 2019. The building works are scheduled to complete in 2021/2.

Vacant possession

11. The Compulsory Purchase Order (CPO) for the FDS was confirmed on 14 November 2018. The intention is to secure vacant possession of remaining blocks (Chiltern and 120-149 Chartridge) by end March 2019. There are 3 leaseholders remaining. Arrangements are in place for 2 of the 3 leaseholders to move to nearby alternative premises by mid March.
12. The CPO process for Northchurch and Foxcote has commenced. The Statement of Reasons will be issued later this month. It is anticipated that an Inquiry will take place in Autumn 2019. There is currently 1 leaseholder and 1 freeholder (awaiting completion) within the CPO area for Foxcote and 140 Albany Road, whilst there are 3 leaseholders within the CPO area for 57-76 Northchurch.
13. In Phase 2 there are currently 84 secure tenants, 300 units let as temporary accommodation and 53 leaseholders. A report will be brought to a future Cabinet to start the CPO process for Phase 2.
14. In Phase 3 there are currently 149 secure tenants, 70 units let as temporary accommodation and 20 leaseholders. As set out in the Cabinet report of 12 December 2017, it is assumed that the majority of tenants in Phase 3 will move

to new homes in Walworth and other council housing stock. A report will be brought to a future Cabinet to start the CPO process for Phase 3.

Social regeneration

15. Creation Trust has been funded by the council and Notting Hill Genesis for the last ten years. Creation has been very successful at delivering a range of social and economic outputs. Discussions have taken place with the Creation Board about the future of the organisation given that the current funding ends in 2019-20. The current position is that the council has confirmed that in principle it will find funding for an independent body to provide advice and support to council and temporary accommodation tenants on Aylesbury for the remainder of the rehousing programme. The balance of the Creation programme such as training and youth support is under discussion with Notting Hill Genesis and local organisations to assess how any gaps in provision will be met. A further report will be presented to Cabinet setting out funding arrangements later this year.
16. The council has formed an informal grouping of Creation, Notting Hill Genesis, Pembroke House, Cambridge House and Inspire to discuss the shape of a community vehicle for the area. This body has met three times so far. There is agreement that the body should be focused on Walworth rather than just the boundaries of Aylesbury Estate and that a community development trust may be an appropriate vehicle. This grouping will now be expanded to include other local organisations to take this activity forward.
17. These activities form the backbone of the draft social regeneration framework for Walworth.

Great Estates Programme

18. Although the regeneration programme for the Aylesbury Estate was formulated a number of years ago, it does follow the key principles of the Great Estates Programme through the planning positively for mixed communities and social cohesion in neighbourhoods by encouraging greater tenure integration and equality through the planning process. The design of the developments is tenure blind and enables opportunities for residents living in different tenures of housing to mix within and between developments.

KEY ISSUES FOR CONSIDERATION

19. As part of the rehousing offer for secure tenants from the FDS, 78 households moved to the new homes built by L&Q as part of Phase 1A of the Aylesbury regeneration programme. It is proposed to write to the former secure tenants from the FDS who chose not to move to Phase 1A in order to inquire whether they would like to express an option to return to the new social rent homes on the FDS. Those who want to express an option to return would be considered for pre-allocation to the new social rent homes on the FDS.
20. As set out in the Cabinet report of 12 December 2017, secure tenants in Phase 3 are able to express an interest in moving to the FDS. It is anticipated that the majority of secure tenants will however move to new social rent homes being completed before the homes on the FDS are completed.

21. The Area Action Plan of January 2010 shows Phase 4 as 966 properties. It is now proposed to break Phase 4 into three discrete phases (see Appendix 2) which relate to new build supply on estate being available as follows:

Phase 4a

	Secure Tenants	Leaseholders
1-75, 76-255 & 256-299 Missenden	250	31
Lees House	11	0
Darvell House	6	1
Inville Road	4	1
Chadwell House	7	1
Soane House	21	7
Total	299	41

Phase 4b

	Secure Tenants	Leaseholders
Michael Faraday House	76	21
Latimer	99	30
Danesfield	25	5
Emberton	29	6
198-202a Albany Road	3	0
Total	232	62

Phase 4c

	Secure Tenants	Leaseholders
Calverton	26	5
Gaitskell House	42	18
Gayhurst	138	12
Hambledon	17	1
Total	223	36

On the basis of stock condition, Phase 4a would be the priority for decant activation. It is anticipated that despite the position of the former FDS secure tenants opting to return and Phase 3 secure tenants, there will be enough new social rent homes on the FDS to enable all council secure tenants in phase 4a to move to social rent homes on the FDS. The remainder of Phase 4 has been split into two logical phases. The balance of new social rented homes on FDS could be pre-allocated to secure tenants in Phase 4b. It is proposed that secure tenants in Phase 4a who want to be rehoused in council stock or a home elsewhere will need to wait until 2021 to be activated for decant. The pre-allocation of these properties at this early stage would enable future residents to be involved in detailed design work and help to re-establish the community in the new neighbourhood. The timescale for these phases is anticipated as follows:

Phase 4a

Pre-allocations to FDS and Plot 18	2019
Moves to completed homes in FDS and Plot 18	2021/2
Leaseholders move	2021/2
CPO confirmed	2022
Demolish	2022
New build start	2029/30

Phase 4b	
Pre-allocations to FDS and Plot 18	2019
Moves to FDS and Plot 18	2021/2
Pre-allocations to Phase 2	2025
Moves to completed homes in Phase 2	2027/30
CPO confirmed	2029
Demolish	2030
New build start	2031

Phase 4c	
Pre-allocations to Plot 18	2019
Moves to completed homes in Plot 18	2021/2
Pre-allocations to Phase 2	2025
Pre-allocations to Phase 3	2029
Moves to completed homes in Phase 2	2027/30
Moves to completed homes in Phase 3	2031
CPO confirmed	2029
Demolish	2030
New build start	2031

22. In Phase 4a 165 households are already registered on the Homesearch bidding scheme. The remainder of the Phase will need to be registered shortly. The registration process will verify occupancy and household composition and identify any rehousing medical needs such as floor level requirement or any adaptations required.
23. During the construction of the new developments at FDS and Plot 18 the new homes for sale and intermediate tenure will be actively marketed by Notting Hill Genesis. The leaseholders in Phase 4 will be targeted by Notting Hill Genesis to assess interest in the for sale, shared ownership and shared equity homes being developed. Under the early buy back scheme, all leaseholders in Phase 4 are already able to negotiate sale to the council.
24. In Plot 18, there are 17 over 55 social rented homes to be managed by Notting Hill Genesis. There is a need to develop a local lettings plan. Given the specialist nature of the accommodation and the consultation with residents to date, it is proposed that the whole of Phase 4 is activated for this pre-allocation.
25. In order to develop a local lettings policy for the FDS and Plot 18 the following will need to be completed
 - Community engagement plan
 - Consultation with relevant stakeholders
 - An Equalities Impact Assessment.

These documents will inform an IDM which will consider the final local lettings plans.

26. Phase 2 is anticipated (subject to CPO) to be vacant in 2021. The agreed masterplan shows 859 homes comprised of 287 social rent homes, 72

intermediate and 500 homes for sale being built on this site. Subject to planning and grant from GLA, there is capacity to increase the number of homes on this site to about 1250 homes. This increase in density is in accordance with the draft New Southwark Plan and other recent housing developments in the Borough. Any revised scheme would respect the provisions of the outline planning consent for the current scheme which is that cumulatively 50% of all homes (by habitable room) are affordable. This increase in social rent would enable the majority of the secure tenants in Phase 4b and 4c to move to new homes on Phase 2 by 2028. A small number of the remaining secure tenants may need to move to Phase 3 by 2031.

Policy implications

27. If approved, the recommendations of this report will require local lettings plans to be produced.

Community impact statement

28. The recommendations set out in this report will have a positive impact on the Aylesbury community by giving existing secure tenants the opportunity to opt to move to a social rent home in their neighbourhood. The pre-allocation of properties two years prior to completion will also enable Notting Hill Genesis and the council to target activities at this group of future residents.
29. As set out in paragraph 10 above, the development of Plot 18 will provide valuable community infrastructure.
30. The proposed pre-allocation of social rented properties on the FDS and Plot 18 does not create a disadvantage to secure tenants in Phases 2 and 3. Secure tenants in Phase 2 can opt to return to the new social rent homes being developed in Phase 2. As set out in the Cabinet report of 12 December 2017, secure tenants in Phase 3 can opt to move to the new social rent homes on FDS.
31. Equalities impact assessments will be produced for both of the proposed local lettings policies. The equalities impact assessments will consider the potential disproportionate impact upon the residents as a result of the local lettings policies due to their protected characteristics and will examine the range of mitigating measures put in place by the council to mitigate the potential disproportionate impacts.

Resource implications

32. There are no direct resource implications arising from this report. The detailed assessment of housing need and the pre-allocation of new homes will be managed within existing resources.

Legal implications

33. The legal implications are set out in the concurrent of the director of law and democracy.

Financial implications

34. There are no direct financial implications arising from this report.
35. The revised programme for redevelopment of the estate will be used to inform the asset management plan for the estate.

Consultation

36. The contents of this report have been discussed with Faraday and North Walworth ward members, Creation Board and the organisations set out in paragraph 16 above.
37. To date there has not been any consultation with residents of Phase 4 on these proposals as the proposals for phasing and pre-allocations need to be formally approved by Cabinet. If approved, residents of Phase 4a will be contacted to start discussions about pre-allocations to the FDS and residents of Phase 4 will be contacted to start discussions about the over 55s housing in Plot 18. Former secure tenants from the FDS who did not take up the option of moving to Phase 1A will be contacted to inquire about interest in the option to return to the new social rent homes on the FDS. The findings of this consultation will inform the equalities impact assessments.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

38. The Equality Act 2010 requires the council in the exercise of its functions to have due regard to the need to:
 - a) eliminate discrimination
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
39. Relevant protected characteristics for the purposes of the Equality Act 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 the need to eliminate discrimination, harassment, victimisation or other prohibited conduct.

40. When considering the recommendations Members should have due regard to the need to identify any potential disproportionate effects on groups sharing protected characteristics so that these can be considered, and any appropriate mitigation that might be required can be put in place for the council to meet its

public sector equality duty. The report confirms that an equalities impact assessment will be carried out as part of the pre-allocation process for secure tenants, The results of this assessment will enable the council to have due regard to the possible effects of the process on any groups sharing a protected characteristic in order to discharge its public sector equality duty. Where any disproportionate effects are anticipated, the council will seek to mitigate these wherever possible.

41. The law requires that consultation must be undertaken when proposals are still at a formative stage, must include sufficient reasons for the proposals to allow interested parties the opportunity to consider the proposal and formulate a response, must allow adequate time for interested parties to consider proposals and formulate their response and the outcome of it must be conscientiously taken into account when the ultimate decision is taken. These are the central requirements for fair and proper consultation and should be applied at all stages of the consultation process. Members should satisfy themselves as to consultation and take this into account when making decisions on the recommendations.

Strategic Director of Finance and Governance

42. The strategic director of finance and governance notes the progress made on implementing the Aylesbury regeneration programme and the recommendations made in the report, which have no direct financial implications. However, the phasing of the programme will potentially have an impact on the council's ability to utilise vacant units on the estate for temporary accommodation in order to mitigate the high cost of provision in the general fund.

Strategic Director of Housing and Modernisation

43. The recommendations within this report have been produced in consultation with the housing solutions service who will co ordinate the pre allocation of properties to the tenants located within phase 4a. Effective planning and partnership work with Resident services will enable full engagement with tenants to ensure the successful lettings of the properties. This must be maintained throughout the development process to ensure the needs of each individual household is met.
44. The pre allocation of properties will follow the guidelines within the existing allocations scheme, including bedroom entitlement and medical recommendations.
45. The pre allocation process will alleviate the requirement for tenants of phase 4a to engage weekly with the bidding process. Providing a straightforward and stress free process.

APPENDICES

No.	Title
Appendix 1	Plan of development sites
Appendix 2	Phase 4 Aylesbury Regeneration

AUDIT TRAIL

Cabinet Member	Councillor Johnson Situ, Growth, Development and Planning	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Neil Kirby, Head of Regeneration South	
Version	Final	
Dated	1 March 2019	
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
Strategic Director of Housing and Modernisation	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	1 March 2019	