

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 18 March 2020	<b>Meeting Name:</b> Cabinet member for Social Regeneration, Great Estates and New Council Homes
<b>Report title:</b>		Inclusion of New Schemes in New Homes Programme	
<b>Ward(s) or groups affected:</b>		Dulwich Wood, Old Kent Road	
<b>From:</b>		Tim Bostridge, Head of Development	

## RECOMMENDATION(S)

That the Cabinet Member for Social Regeneration, Great Estates and New Homes;

1. Agrees that the schemes listed in paragraph 14, and outlined individually below are added to the New Homes Programme in accordance with the Charter of Principles and statutory consultation under Section 105 of the Housing Act 1985
  - a) Lordship Lane Estate garage site
  - b) Astley Estate garage site

## BACKGROUND INFORMATION

2. The New Homes programme was originally established in January 2015 when the council agreed its new long term housing strategy for the borough including specific commitments to increase housing supply, including building 11,000 new council homes for social rent by 2043.
3. 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.
4. In September 2017, the Deputy Leader and Cabinet Member for Housing received a report reviewing the Charter of Principles. The report noted the success of the council's engagement on building new homes with a high level of engagement from tenants and homeowners. The report also suggested changes to the way the council delivers community engagement on the direct delivery of new council homes; ensuring Tenant and Resident Associations will be at the heart of the decision making and recognises that on some occasions the council may wish to modify the way it works.
5. In October 2018 Cabinet received an update on the New Homes Programme and noted the emerging 'Great Estates programme' included new Estate Improvement Plan approach to estates with new homes potential. That with a planned pipeline the council could plan the new build programme around the wider asset management plan that efforts are coordinated and opportunities maximized.
6. In March 2019 Cabinet received a report of the Great Estates Programme and noted that Estates on which new council homes are being built will be prioritised for Estate Improvement Plans.

7. In September 2019 Cabinet received an update on the New Build Programme and the interim target to deliver 2500 homes by 2022.
8. A report seeking approval for the long strategy for the delivery of the 11,000 homes programme is planned for Cabinet on 23 March 2020.

### **KEY ISSUES FOR CONSIDERATION**

9. Cabinet in October 2019 were updated on the borough wide capacity study of housing land to identify potential opportunities for new build development
10. The report noted various opportunities falling into the following criteria, infill, redevelopment and rehousing, rooftop development and minor regeneration.
11. Initial consultation was undertaken with the lead member and the relevant ward councillors. As a result of this process and consultation with internal stakeholders, a list of potential sites were agreed to be taken forward for initial consultation with T&RA's and residents. These are sites where no decanting of existing residents is required.
12. The detail of the engagement on specific sites is outlined below. The general process was that where there is a Tenants and Residents Association (T&RA) New Homes officers offered the opportunity of an estate walkabout, inviting ward members and also attended T&RA meetings to talk through the potential opportunities for estate improvements and new homes. Where there was no T&RA walkabouts were held with ward councilors and in certain cases residents invited to attend. In both cases, letters were sent to residents in the neighboring area, asking them about the potential for improvements to their estate and where they thought homes could be developed on their estate. The letters provide a link to a survey on the consultation hub where residents could record their responses. In some cases the consultation period was extended to ensure residents were given a reasonable time to respond. The feedback from residents on suggested estate wide improvements will be captured in the Estate Improvement Plans that will developed for estates with New Homes projects and will help shape the initial consultation.
13. At this stage only site visits and initial desktop assessments of their suitability for development have been made. The proposed two sites are shown on the maps in Appendix 1. The red line shown is indicative and may change, for example, to allow for a development that sits more comfortably within an existing estate or to capture wider estate improvements.
14. Outlined below is a summary of the sites and the initial consultation undertaken to date.

#### **a) Lordship Lane**

<b>Site</b>	<p>The Lordship Lane estate is a large estate composed of six blocks of varying sizes, two garage sites, a play area, ball court, various open grassed areas, car parking spaces and a T&amp;RA Hall within Bew Court.</p> <p>The proposed site area is one of the garage areas on the estate. This garage site consists of 25 garages - 24 are in use. There are also a number of metal bike lockers within the proposed site area. The garage site is bordered by a play area, Maxwell Court (one of the blocks on the</p>
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	estate), an open grassed area and a pedestrianised path.
Consultation	<p>On the 30 October 2019 there was an estate walkabout with members of the Lordship Lane T&amp;RA and the New Homes Development team. During this walkabout the members of the T&amp;RA were fairly positive about the potential for new homes on the estate, suggesting the garage site as a potential location and a number of possible improvements that could be carried out on the estate, such as new estate lighting and CCTV.</p> <p>Subsequently, the New Homes Development team asked to be invited to the next T&amp;RA meeting. Unfortunately the T&amp;RA have not met recently.</p> <p>Therefore a letter was sent to all residents of the estate on 6 January 2020. This invited residents to complete a survey on the consultation hub about possible locations for new homes and potential estate improvements. The survey ran on the consultation hub from 6 January 2020 until 26 January 2020.</p>
Feedback	<p>Nine responses were received to the online survey. Feedback from the survey hub and estate walkabout outlined the following issues that the scheme will have to address:</p> <ul style="list-style-type: none"> <li>• Issues of antisocial behaviour across the estate</li> <li>• Loss of garages</li> <li>• The increased density within the wider area</li> <li>• Condition of the existing blocks e.g. requirement for decorations. Major works are due in 2022/23 and concern about potential disruption with any new homes developments.</li> <li>• Illegal car parking.</li> </ul> <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> <li>• Security measures such as additional CCTV and estate lighting.</li> <li>• Works to the existing blocks, including new windows and communal and external decorations.</li> <li>• Improved parking signage and enforcement of parking conditions.</li> </ul> <p>Addressing the issues raised, to consider the impact of parking, a parking survey has been commissioned to assess the impact of any additional parking although it is likely any development would be car free.</p> <p>Improved security measures, such as CCTV coverage could be explored as part of any new homes scheme.</p> <p>In addition, any new homes scheme could be co-ordinated with planned investment works to minimise disruption to and maximise benefits for</p>

residents.

## B ) Astley Estate Garage site

<p>Site</p>	<p>The proposed site is a garage block on the Astley estate. The entrance to the garages is from Rowcross Street, just off Old Kent Road. The site consists of 12 garages positioned between two blocks – Astley House, a large 11 storey block and Lackland House, a 4 storey block. There is an electricity substation located between the garages and Lackland House; however, this is not within the proposed site boundary.</p> <p>Within the Astley estate there are a number of community facilities, including: a play area behind Lackland House, a nursery, a football pitch behind Astley House and the T&amp;RA Hall and garden within Wessex House.</p> <p>An application has recently been submitted on a neighbouring site for 724 new homes,</p>
<p>Consultation</p>	<p>On the 8 November 2019 there was an estate walkabout with members of the Astley Cooper T&amp;RA, Councillor Pollak, the Resident Services Officer and the New Homes Development team. During this walkabout the members of the T&amp;RA were fairly positive about the potential for new homes on the estate and suggested a number of possible improvements that could be carried out on the estate, such as enhancements to the play area.</p> <p>A letter was sent to all residents of the estate on 14 November 2019. This invited residents to complete a survey on the consultation hub about possible locations for new homes and potential estate improvements.</p> <p>In addition, on the 2 December a Project Manager from the New Homes Development team attended the Astley Cooper T&amp;RA Christmas party to discuss residents' views on new homes and estate improvements.</p>

Feedback	<p>Six responses were received via the online survey and one via a hard copy, with seven responses in total. Feedback from the survey hub and estate walkabout outlined the following issues that the scheme will have to address:</p> <ul style="list-style-type: none"> <li>• Issues of antisocial behaviour across the estate</li> <li>• Lack of parking spaces. A parking survey has been carried out that demonstrates that estate parking exceeds capacity.</li> <li>• Estate cleaning and maintenance – accumulation of fly tipping and rubbish and lack of landscaping and planting</li> <li>• Loss of garages</li> <li>• Windows on the flank wall of Astley House</li> <li>• The increased density within the wider area</li> </ul> <p>In terms of wider estate improvements, some residents would like to see:</p> <ul style="list-style-type: none"> <li>• An improved play area</li> <li>• Locked bike sheds</li> <li>• An improved refuse provision</li> <li>• Landscaping and planting, particularly around the football pitch to absorb sound</li> </ul> <p>In relation to the issues raised an initial car parking survey has been carried out that demonstrates that estate parking exceeds capacity.</p> <p>The impact on the density of the estate would need to be considered although any new development is likely to be small scale and have minimal impact. In addition overlooking of existing dwellings will be a consideration.</p> <p>As part of the design process for any new homes scheme, the estates refuse issues and the potential for improved landscaping would be explored.</p>
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### **Next Steps and Consultation**

15. As noted in paragraph 11 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 next steps.
17. Employers Agents and Architects will be procured through the most appropriate framework, to ensure high quality architects with the relevant experience are appointed. As part of the process, detailed project briefs will be developed to assist the process to ensure consistency and design quality.

18. New Homes Team will prepare engagement plans based on gathering local intelligence in line with the Charter of Principles. The way the council engages will be based on the existing framework developed for schemes that have achieved planning but will allow a flexible approach based on local information. Where there is an existing T&RA Council officers will work with the local T&RA to develop the local engagement strategy. This way the council will ensure that the T&RA is at the heart of the process and the engagement plans reflect local circumstances whilst acknowledging the need to deliver much needed new council housing to meet growing housing need.
19. The process to date has been that once the architects have been appointed, an initial drop-in event has been held. Following this event, a Resident Project Group has been established. In order that those taking part in the group can play an active role, the initial meeting has been chaired by a 'Tenant's Friend', and included a training session. The groups are formed on a task and finish basis and continue to meet throughout the life of the project, as outlined below. Where there has been 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. To meet the requirements of Section 105 of the Housing Act 1985, documents will be made available on the consultation hub for affected council tenants to be kept informed and involved.
20. The New Homes Resident 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**

21. The long- term housing strategy for the borough was agreed by Cabinet on 27 January 2014. It contains a vision for the future of housing in the borough, which consists of four principles.
  - Principle 1: We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark.
  - Principle 2: We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership.

- Principle 3: We will support and encourage all residents to take pride and responsibility in their homes and local area
- Principle 4: We will help vulnerable individuals and families to meet their housing needs and live as independently as possible

22. A refresh of the Housing Strategy is underway.

### **Community impact statements**

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 resident to engage with the development of new homes.

26. By providing a stronger link between the new build programme and working with the Great Estates agenda and utilising social regeneration indicators linked to council plan objectives, the programme will help target those most in need to deliver community benefits.

### **Resource implications**

27. The new sites are estimated to deliver 25-30 new homes for council in the borough. The rental income will make a positive contribution to the HRA business plan and lessen the rental loss that will occur from the loss of the present garages.

28. 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**

29. This report refers to two further sites which have been identified as possibilities for inclusion within the New Homes Programme and the commitment to building new council homes. Progress with the overall Programme has been updated regularly to Cabinet.
30. At this stage, there are no specific legal implications arising from the proposal. The identified sites are anticipated to deliver approximately 25-30 new homes. The approval at this stage is merely to include the 2 sites in the Programme and to undertake further preparatory work concerning the possible development of the sites.
31. To date, there has been limited consultation concerning the possibility of developing the sites identified in the report. More detailed consultation is now being proposed and there will also need to be due diligence undertaken before any firm decision can be taken. The cabinet member should be looking for reassurance that any consultations will be conducted in a manner allowing those affected sufficient time to consider the proposal and that the outcome of any consultation is taken into account before any decision is taken.
32. The report refers to the Public Sector Equality Duty at paragraph 24. However, as explained at paragraph 11 of the report, it should be noted that the proposals in this report do not involve the decanting of any residents, and consequently any adverse impact is likely to be limited.

### **Strategic Director of Finance and Governance**

33. The strategic director of finance and governance notes the proposed addition of two schemes to the council's new homes programme, which if progressed are estimated to deliver 25-30 new council homes. At this stage, there are no immediate financial implications arising from the addition of the schemes, but once developed, they will be funded from resources supporting the council's Housing Investment Programme, which may include borrowing where appropriate.



## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
September 2015 Cabinet Report <i>New Homes Delivery Programme</i>	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=5139&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=5139&amp;Ver=4</a>  Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
October 2018 Cabinet Report <i>New Homes Programme: Delivery Model Review 2018.</i>	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6085&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6085&amp;Ver=4</a>  Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
March 2019 Cabinet Report <i>Southwark Great Estates Programme Paper Two - Estate Improvement Plans</i>	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6088&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6088&amp;Ver=4</a>  Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.
September 2019 Cabinet Report New Council Homes Rooftop Development Principles and Programme Update	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6416&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=6416&amp;Ver=4</a>  Housing and Modernisation, Southwark Council, 160 Tooley Street, London SE1 2QH	Tim Bostridge Head of Development 0207 525 1222.

## APPENDICES

No.	Contact
Appendix 1	Maps of sites

## AUDIT TRAIL

<b>Lead Officer</b>	Michael Scorer, Strategic Director of Housing & Modernisation	
<b>Report Author</b>	Tim Bostridge, Head of Development	
<b>Version</b>	Final	
<b>Dated</b>	18 March 2020	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		18 March 2020