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Housing Select Committee Supplementary Agenda

Wednesday, 16 September 2015

7.30 pm, Committee Room 1

Civic Suite

Lewisham Town Hall

London SE6 4RU

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Part 1

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Housing Select Committee		
Report Title	New Homes, Better Places Programme Update	
Key decision	No	Item No. 5
Ward	All	
Contributors	Executive Director of Resources and Regeneration Head of Law	
Class	Part 1	Date: 16 September 2015

Reasons for lateness and urgency

This report is late in order to enable the most recent and accurate information on the new build programme to be presented to Committee. The report is urgent because there is no alternative time at which the Committee can pre-scrutinise this report in advance of full consideration of the matter by Mayor & Cabinet on 21 October.

1. Summary

- 1.1. In July 2012 the Council embarked on a programme to build new Council homes in response to a series of on-going housing policy and delivery challenges, most notably an enduring under-supply of new affordable homes available to the Council to meet the housing demands placed upon it.
- 1.2. A series of update reports has subsequently been considered by both Housing Select Committee and by Mayor and Cabinet outlining progress in meeting the target of delivering 500 new homes for rent, plus an additional 125 homes for sale to subsidise the build costs for the affordable homes, by March 2018.
- 1.3. The first scheme comprising six homes was completed in March 2015 at Mercator Road in Lee. Since then there have been further completions of a conversion of a former community room into a residential flat, and the conversion of disused rooms above a shop on Deptford High Street into two units to be used for temporary accommodation.
- 1.4. In addition, there are a further 108 homes currently on-site, and contracts are due to be awarded for a further 69 homes on 30 September, at which point there will be a total of 186 homes complete or on site and under construction. Beyond these there are a further 209 homes which have previously been approved by Mayor and Cabinet for development, and which are at various stages in the planning process.
- 1.5. In total then, there are 395 homes under development, of which 315 (80 per cent) are Council homes. This report provides for Housing Select Committee a progress update on each of these sites, and also

sets out the additional sites which are currently being considered as potential locations for new homes but on which no formal decisions have been made.

- 1.6. For each of these sites there remains considerable further work to do in conjunction with residents, ward councillors and the Council's planning service before final development proposals can be established. There are therefore risks that not all of these sites can be progressed to delivery, or that sites can be progressed but may not deliver the full number of homes. Equally, other sites may emerge through this process and prove capable of being delivered more quickly.
- 1.7. Nonetheless, this update does provide committee with an overview of the current programme, a view of the potential scale of the programme, and also a review of progress in delivering the targets of 625 homes in total, of which 500 to be Council homes and a target tenure split of 80/20 between Council homes and sale homes. In total the programme currently contains 763 homes, of which 621 are Council homes with a tenure split of precisely 80/20. Officers will continue to progress this options as quickly as reasonably possible to meet the Council's objectives for new house building.
- 1.8. This report is presented to Housing Select Committee in advance of a report to Mayor and Cabinet scheduled for 21 October 2015. That future report will set out the same programme as contained here, and will also present for final approval individual schemes within the programme where possible, subject to those schemes being sufficiently developed in conjunction with residents, ward councillors and the Council's Planning Service in the intervening period.

2. Purpose

- 2.1. The purpose of this report is to inform Housing Select Committee about progress in delivering against the target for the Council to build 500 new homes by 2018.

3. Policy Context

- 3.1. Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (Decent Homes for all).

4. Recommendations

- 4.1. It is recommended that Housing Select Committee:
- 4.2. Notes the progress made in delivering new Council homes in the borough.

- 4.3. Notes the progress made in reviewing sites for their potential for new build housing and that the previously agreed tenure split of 80% rented and 20% sale is maintained.

5. Background and progress to date

- 5.1. In July 2012 the results of a technical and financial appraisal of the options available to the Council to meet the growing pressure on housing in the borough and London were presented to Mayor and Cabinet. As a result, the "Housing Matters" programme was launched, and had as one of its three objectives the target to build 250 new homes by 2017. This target has since been increased to 500 new Council homes by 2018 in a mixed tenure programme where a small percentage (20 per cent target) of the total programme may be built for sale to cross-subsidise the delivery of new social rented homes.
- 5.2. It was agreed that Lewisham Homes would act as the Council's delivery and development agent, project managing the design and construction process. The Council remains as the freeholder, so that the resources to support the programme are decided by the Council, the Council retains decision making authority and enters into contracts.
- 5.3. Construction works completed in March 2015 for a small development of six family homes on a garage site on the Mercator Road estate in Lee. Although small, the development was intended to act as both a pilot site to develop the best approaches to bringing forward new homes, and also an exemplar site to demonstrate to residents on future sites the high-quality and resident-centred approach that was to be taken with the new build programme generally.
- 5.4. As part of the conversions programme, the Slaitwaite Community Room, which is situated in Lewisham Central, was converted into a one bedroom flat for social rent in April 2015 by the Lewisham Homes Repairs Team, and in September the conversion of disused rooms above a shop in Deptford into temporary accommodation was completed.
- 5.5. The next three sites that will begin construction in Oct 2015 are located at Dacre Park South (25 homes) in Lee, Wood Vale (17 homes) in Forest Hill and Longfield Crescent (27 homes) in Forest Hill.
- 5.6. For all of these homes the previously agreed tenure split of 80 per cent social rented and 20 per cent private sale will continue to apply in order for sales proceeds to cross-subsidise the construction of new social housing. Further sites, as identified in the programme in section 9 will continue to be brought forward in order to reach the target of 500 new social rented Council homes by 2018.

6. Design development

- 6.1. Sites for new homes have been identified with the following criteria:
- Preference for sites with a capacity of more than 10 homes
 - Underused and or redundant land
 - Locations which are popular for both rented and homes for sale
 - Places which may benefit existing as well as new residents
- 6.2. In the following sections, the report outlines the proposals for each of the sites in the programme for new build homes and the sites identified for the conversions of non-residential properties into new homes.

7. Programme update

- 7.1. Appendix A provides a summary on a project-by-project basis of all projects currently being delivered as part of this programme. The table is divided into currently approved sites, which have all been passed through the Council's decision making process and are currently in development (a total of 395 homes of which 315 are Council homes (80 per cent), and a further list of future development sites which are at an early stage of development.
- 7.2. The latter list is necessarily based on high level estimates at this stage, and sites are likely to move into and out of this programme over the coming period, and the numbers of new homes associated with each site is equally subject to change. Nonetheless the list is provided at this stage to show the scale of the potential programme and to highlight potential locations. Over the coming months officers will work in close consultation with residents, ward councillors and the Council's planning service to update and finalise these plans.
- 7.3. The following section provides a short update on each project, starting with the projects which have been approved and are in delivery, and moving to the potential future projects which are at a much earlier stage of development.

PLACE / Ladywell, Lewisham Central Ward (24 homes)

- 7.4. This is the re-deployable housing development being constructed on the site of the former Ladywell Leisure Centre. The development came about from the desire to make use of the empty Ladywell Leisure Centre Site to help deal with homelessness in the borough while still allowing time for more detailed strategic regeneration plans to be developed. As well as providing 24 two-bedroom homes for homeless families in Lewisham, the ground floor of PLACE/Ladywell will be used in an innovative way to create a community space that can be used flexibly to provide opportunities for business, learning and creative industries to co-exist and grow.
- 7.5. The ground floor will also feature the Ladywell Enterprise Hub, part of a network of three hubs being set up by the Council to promote

enterprise in the borough, and a Café to serve the buildings users and the wider community.

Hazelhurst Court Extra Care, Bellingham (60 Homes)

- 7.6. This development is being brought forward in partnership with Phoenix Community Housing. It will deliver 60 new state of the art homes for older residents, alongside a range of communal facilities. Works started on site in March and the current projection is that the project will complete and be ready for letting in March 2017.

Mercator Road/Pocket Living low cost home ownership scheme (24 homes)

- 7.7. This partnership-led project will deliver 24 homes for sale. These homes will be available only to people who live or work in Lewisham and who meet the income criteria. Work commenced on site in September, with the homes being marketed to residents in the spring of 2016 and a target completion date of September 2017

Longfield Crescent, Forest Hill Ward (27 Homes)

- 7.8. Planning permission was achieved on 09 April 2015 to build 14 flats (6 x 1-Bed and 8 x 2-Bed) and 13 houses (13 x 3-Bed). A competitive tender for the works was carried out with a recommendation awaiting approval to let the contract. A start-on-site is anticipated in October 2015, with completion in November 2016.

Wood Vale, Forest Hill Ward (17 homes)

- 7.9. Planning permission was achieved on 09 April 2015 to build 9 flats (1 x 1-Bed, 7 x 2-Bed and 1 x 4-Bed for Social Rent) and 8 houses (8 x 3-Bed for private sale). A competitive tender for the works was carried out with a recommendation awaiting approval to let the contract. A start-on-site is anticipated in October 2015, with completion in March 2017.

Dacre Park (South), Blackheath Ward (25 Homes)

- 7.10. Planning permission was achieved on 04 March 2015 to build 25 flats (6 x 1-bed, 14 x 2-bed, 3 x 3-bed and 2 x 4-bed). A competitive tender for the works was carried out with a recommendation awaiting approval to let the contract. A start-on-site is anticipated in October 2015, with completion in December 2016.

Dacre Park (North), Blackheath Ward (5 Homes)

- 7.11. Planning permission was granted on 09 April 2015 to build 5 houses (5 x 2-bed). Officers are currently concluding the land assembly process,

with a target date of October 2015, after which the site will be brought forward for development.

Foreman House, Telegraph Hill Ward (2 homes)

- 7.12. The proposal is to convert a former Community Room on the ground floor into 2 flats (1 x 1-Bed and 1 x 2-Bed) for Social Rent. Planning consent has been received, and the works are currently being procured.

Honor Oak Housing Office, Telegraph Hill Ward (5 homes)

- 7.13. The proposal is to convert a former Housing Office into 6 flats (1 x 1-Bed, 3 x 3-Bed and 1 x 4-Bed wheelchair flat) for Social Rent, and a consultation on proposals is scheduled for later this month.

Pepys Housing Office, Evelyn Ward (10 homes)

- 7.14. The proposal is to convert the former Pepys Housing Office at the foot of Eddystone Tower into 13 flats (5 x 1-Bed and 8 x 2-Bed) for Social Rent and again and a consultation on proposals is scheduled for later this month.

Hamilton Lodge, Forest Hill, (22 hostel units)

- 7.15. The Council acquired this former care home in 2014, and planning consent for plans for a temporary conversion to hostel use was received in July 2015. The process of procuring a contractor to carry out the works is underway, and the target completion date is August 2016.

118 Canonbie Road, Forest Hill, (7 hostel units)

- 7.16. The Council acquired this HMO in 2014, and planning consent for plans for a temporary conversion to hostel use was received in July 2015. The process of procuring a contractor to carry out the works is underway, and the target completion date is August 2016.

Campshill Road Extra Care, Lewisham Central, (53 homes)

- 7.17. This project is being delivered in partnership with Notting Hill Housing, and is scheduled to deliver 53 new extra care homes, of which 46 are for rent and 7 are for shared ownership, by November 2017. Planning consent was achieved in December 2014 and plans to appoint a contractor are currently being developed.

Eliot Bank, Forest Hill (48 homes)

- 7.18. The proposal is to build 45 flats (11 x 1-Bed and 34 x 2-Bed) and 3 houses (3 x 3-Bed) across three sites on the Forest Estate. The current

proposal is for the delivery of 22 homes for Social Rent and 26 homes for private sale. The scheme is formed from underused open-space, garages and a parking area that is proposed to be relocated. New housing proposals will be complemented by environmental improvements to the remainder of the existing estate.

- 7.19. The site is in close proximity to the Hanover Housing Association development at Featherstone Lodge which, obtained planning consent for 33 new homes in April 2015. It will be necessary to manage the construction programme accordingly, and it may be necessary to delay the start on site to allow for the completion of works at Featherstone Lodge. It is expected that consultation with residents and ward councillors will commence in the autumn.

Kenton Court, Bellingham Ward (38 homes)

- 7.20. The proposal is to build 38 flats (6 x 1-Bed, 16 x 2-bed and 6 x 3-bed or Social Rent and 2 x 1-Bed and 8 x 2-Bed for outright sale). The site is currently occupied by a 3-storey extra care scheme. The scheme has been vacant since May 2015, and Mayor & Cabinet agreed closure and demolition of the existing scheme in January 2015. Property guardians currently occupy the vacant building, with demolition planned for Autumn 2015. Consultation with residents and ward councillors will commence very shortly.

Somerville Court, Telegraph Hill Ward (19 homes)

- 7.21. The proposal is to build 18 flats (6 x 1-Bed and 12 x 2-Bed) and 1 house (1 x 3-Bed) for Social Rent in a 2-storey block. The site sits within the Somerville Estate, and is predominately surrounded by 2-storey houses. It is currently occupied by a 2-storey extra care scheme. Mayor & Cabinet agreed closure and demolition of the existing scheme in January 2015.

Mona Road, Telegraph Hill Ward (22 homes)

- 7.22. This is the first of the sites that are at a much earlier development stage, but which are included to demonstrate the potential scale of the overall programme.
- 7.23. The specific proposal for this site, at this early stage is to build 20 flats (8 x 1-Bed and 12 x 2-bed) in a 4-storey block and 2 houses (2 x 3-Bed) on an "informal" grassed area on the corner of Mona Rd and Dennett's Rd, all of which are currently expected to be Council rented homes.

Wild Goose Drive, Telegraph Hill Ward (3 homes)

- 7.24. The proposal at this stage is to build a terrace of 3 houses (3 x 3-bed) over 2-storeys, all of which are currently expected to be Council rented

homes. This site is currently being used as a garage court with a small former children's play-space to the rear (now a grassed area), and options to maintain or replace community provision will be assessed as part of the development process.

Walsham Road, Telegraph Hill Ward (6 homes)

- 7.25. The initial proposal is to build 6 flats (3 x 1-Bed and 3 x 2-Bed) in a detached 3-storey block, all of which are currently expected to be Council rented homes. The site currently forms a small garage court and disused drying area.

Endwell Road, Telegraph Hill Ward (19 homes)

- 7.26. The initial proposal is to build 19 flats (5 x 1-bed, 12 x 2-bed and 2 x 2-bed wheelchair flats) within a 5-storey building on an existing garage court (11) and "informal" grassed area currently serving the adjacent Crossway Court (4 & 5-storey building). As part of the development process the impact on parking will be carefully considered.
- 7.27. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that the new homes will be let at social rent.

Embleton Road, Ladywell Ward (12 Homes)

- 7.28. The initial proposal is for 12 homes, some of which are currently proposed for sale in order to cross-subsidise the affordable housing programme. The site borders a conservation area, which significantly affects the scale and type of development possible but, nonetheless officers consider that it is possible to develop a well-designed scheme here in close consultation with residents and ward councillors.

Wellmeadow Road, Lewisham Central Ward (20 homes)

- 7.29. The proposal at this early stage is to build 20 flats (6 x 1-bed, 8 x 2-bed, 4 x 3-bed and 2 x 1-bed wheelchair flat) within a 5-storey block on amenity space serving the adjacent "Littlebourne" scheme (also 5-storey). There are a number of established perimeter trees that will be considered within the detailed proposals.
- 7.30. The new housing proposals could be complemented with environmental improvements to the remainder of the existing estate, possibly including a new "off-street" car park for the "Littlebourne" building on former drying area. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. At this stage it is expected that the homes will all be Council homes let at Social Rent.

Marnock Road, Crofton Park Ward (7 homes)

7.31. The current proposal is to build 7 townhouses (7 x 4-bed) in a terrace together with a single unit on the end of the adjacent Brockley Grove flats (corner of Marnock Road). The site is currently occupied by a drying area and small block of garages.

7.32. The new housing proposals could be complemented with environmental improvements to the remainder of the existing estate, potentially including a new “off-street” car park for Brockley Grove. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that homes will be developed for outright sale in order to help cross-subsidise the Council housing programme.

Crofton Park Road, Crofton Park Ward (4 homes)

7.33. The initial proposal is to build 4 flats (2 x 1-bed and 2 x 2-bed) within a 2.5-storey block. The site is currently occupied by a small garage court in a terrace break. For economies of scale, it is likely that the site will be procured with the adjacent Marnock Road site. It is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme.

Honor Oak Community & Youth Centre, Honor Oak Ward (57 homes)

7.34. This proposal is linked to the wider review of the Council’s community centres. On this site it may be possible to re-build and improve a current community centre, as part of a mixed use housing and community development. Any development here is therefore also subject to wider decisions about the Council’s community centres.

7.35. The proposal at this stage is to build a mixed-use scheme of 57 new flats (13 x 1-Bed, 36 x 2-Bed and 8 x 3-Bed) within a 6-storey block, together with a new Community/Youth facility. It is proposed that the new facility will be reduced in size and shared. Approximately 12 of the homes could be developed for outright sale in order to help cross-subsidise the Council housing programme and the re-provision of the community facilities.

Allison Close, Blackheath Ward (6 homes)

7.36. The current proposal is to build 6 houses (6 x 3-Bed) in a contemporary mews style. The site is currently occupied by a 2-storey garage court that serves the adjacent properties. The ground floor is partly underground and currently closed-off. Due to the high value of land in this area, it is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme.

Pagoda Gardens, Blackheath Ward (9 homes)

- 7.37. The proposal consists of two sites. The first, comprises of 7 flats (2 x 1-Bed and 5 x 2-Bed) within a 3-storey block on an existing garage court. The second, comprises 2 houses (2 x 3-Bed) on a former children's play area in terrace break. Due to the high value area, it is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme.

Gosterwood Street, Evelyn Ward (13 Homes)

- 7.38. This is a very early stage proposal which could see the development of 13 flats (1 x 1-bed, 10 x 2-bed and 2 x 2-bed wheelchair flats) within a 4-storey building. The new housing proposals could be complemented with environmental improvements to the remainder of the estate. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that the new homes will be let at Social Rent.

Hillcrest Estate Conversion, Sydenham Ward (3 homes)

- 7.39. The proposal is to convert a ground floor pram store (Hidden Homes) into 3 flats (1 x 1-Bed and 2 x 2-Bed) for Social Rent.

Rawlinson House, Ladywell Ward (1 home)

- 7.40. The proposal is to convert a ground floor pram store (Hidden Homes) into 1 flat (1 x 1-Bed) for Social Rent.

Hawke Tower, New Cross Ward (1 home)

- 7.41. The proposal is to convert a former warden's office on the ground floor into 1 flat (1 x 1-Bed) for Social Rent.

Hatfield Close, New Cross Ward (1 home)

- 7.42. The proposal is to convert a disused office on the ground floor into 1 flat (1 x 2-Bed) for Social Rent.

Ashmead Road, Brockley Ward (1 home)

- 7.43. This property was void for a long period, with expensive void works taking place. The proposal is to complete the works to the property and subsequently to sell it, as part of the 20 per cent of properties that are cross-subsidising the new homes programme. It is expected that the value of this property would enable the construction of a further four new Council homes let at target rents.

Besson Street, New Cross (80 homes)

- 7.44. This site offers a significant regeneration opportunity for New Cross, and the current proposal is for a Council-led development expected to deliver approximately 230 homes in total across a range of tenures. The site is vacant following the clearance of the dilapidated 1960s housing estate as part of the New Deal for Communities (NDC) programme to regenerate the Kender area.
- 7.45. Options being considered include the potential to provide professionally managed Private Rented Sector (PRS) homes, if it can be show that those offer better quality and security of tenure than is generally the case in PRS generall. The current expectation is that the development could also provide around 80 new Council homes which would be owned by the Council, managed by Lewisham Homes and let at target rents as is the case for the rest of this programme.
- 7.46. Further updates on this and the following project are currently scheduled for consideration at Committee in October and at Mayor and Cabinet in November.

Bampton Estate, Perry Vale Ward (50 homes)

- 7.47. TAs part of a potential wider project in partnership between the Council and L&Q it is currently expected that around 50 Council homes could be developed on an infill site on the Bampton Estate. A further and more detailed update on this development is currently planned to be considered by Committee in October.

Hillcrest & High Level Drive Estate, Sydenham Ward (53 homes)

- 7.48. The Hillcrest Estate and High Level Drive estate is made up of 300 homes, and a very high level review has shown the potential to develop a small number of homes across a few small infill sites. This opportunity is at a very early stage and if taken forward will include careful consultation with residents and ward Councillors.

8. Financial implications

- 8.1. The purpose of this report is to provide members with an update on the “New Homes, Better Places” Programme, and as such, has no direct financial implications.
- 8.2. The Council’s current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.

- 8.3. The next three sites to be developed are being brought forward for approval in Sep/Oct 2015. These sites involve up to 69 new homes and will assume the same average cost per unit used in the modeling for previous phases.
- 8.4. The financial model shows that the cost of the proposed unit target can be contained within the HRA, including the use of the HRA borrowing headroom.
- 8.5. Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.
- 8.6. More detailed financial analysis of each scheme will be undertaken as they are brought forward and have been further developed.

9. Legal Implications

- 9.1. The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out housing development, to act in an “enabling” manner with other housing partners and to provide financial assistance to housing partners for the provision of new affordable housing.
- 9.2. In accordance with General Consent A3.1.1 of The General Housing Consents 2013 the Council may dispose of dwelling houses on the open market at market value.
- 9.3. Most of the proposals set out in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate. Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of Housing Management. Section 105 specifies that a matter of Housing Management would include a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided to secure tenants and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. Section 105 further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants arising from the consultation.
- 9.4. Such consultation must therefore be up to date and relate to the development proposals in question.

- 9.5. The Localism Act 2011 brought in new powers to enable the Secretary of State to consult local authorities on self financing council housing and following consultation to determine changes to the Housing Revenue Account Subsidy. The Lewisham settlement following the determination made under powers conferred by the Local Government and Housing Act 1989 is set out in the financial implications of this Report and how this New Build Housing Programme will be financed.
- 9.6. The giving to Lewisham Homes the management of the construction works in relation to the new housing units will not be deemed to be a contract let by a public body for the purposes of the public procurement regime as Lewisham Homes' principal activities are for the Council who is the sole member and exercises strategic control over its decisions.
- 9.7. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: gender, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.8. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 9.9. The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

10. Equalities Implications

- 10.1. The provision of new homes will help the Council to address the general shortfall of affordable housing in the borough. There are more than 8,000 households currently on the Council's waiting list for housing, and less than 1,500 properties become available each year. The New Homes Better Places programme helps to address this issue by directly adding to the Council's housing stock.
- 10.2. The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and

attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legaland-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

10.3. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

10.4. The essential guide provides an overview of the equality duty requirement including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equalityduty/guidance-on-the-equality-duty/>

11. Environmental Implications

11.1. There are no environmental implications arising directly from the recommendations set out in this report. The design stages of all sites under consideration under the New Homes, Better Places programme will address environmental issues through the procurement of design partners and the planning process. The programme has a stated objective of improving places for existing residents as well as the residents who will benefit from the new homes.

12. Crime and Disorder Implications

12.1. The design of the new homes will incorporate recommendations from the police via the Secured by Design principles.

Site (programme)	Ward	Total Homes	Council Homes	Sale Homes	Projected start on site	Projected completion	Current status
Current Approved Programme							
Mercator Road (new build)	Ladywell	6	6	0	Feb-14	Mar-15	Complete
Slaithwaite Community Room (conversion)	Lewisham Central	1	1	0	Mar-15	Apr-15	Complete
161-163 Deptford High Street (hostel acquisition)	Evelyn	2	2	0	Jan -15	Sep -15	Complete
PLACE / Ladywell (new build)	Lewisham Central	24	24	0	Sep-15	Mar-16	On-site
Hazelhurst Court (extra care)	Bellingham	60	60	0	Mar-15	Mar-17	On-site
Mercator Road/Pocket (low cost home ownership)	Lewisham Central	24	0	24	Sep -15	Sep-16	On-site
Longfield Crescent (new build)	Forest Hill	27	27	0	Oct-15	Dec-16	Contract award – 30 September
Wood Vale (new build)	Forest Hill	17	9	8	Oct-15	Dec-16	Contract award – 30 September
Dacre Park South (new build)	Blackheath	25	25	0	Oct-15	Dec-16	Contract award – 30 September
Dacre Park North (new build)	Blackheath	5	0	5	Dec-15	Apr-17	Planning consented
Foreman House (conversion)	Telegraph Hill	2	2	0	Sep-15	Dec-15	Planning consented
Honor Oak Housing Office (conversion)	Telegraph Hill	5	5	0	Feb 16	May-16	Consultation – Sep 2015
Pepy's Housing Office (conversion)	Evelyn	10	10	0	Feb 16	Sep-16	Consultation – Sep 2015
Hamilton Lodge (hostel acquisition)	Forest Hill	22	22	0	Jan-16	Aug-16	Planning consented
118 Canonbie Road (hostel acquisition)	Forest Hill	7	7	0	Jan-16	Aug-16	Planning consented
Campshill Road (extra care)	Lewisham Central	53	46	7	Jun-16	Nov-17	Planning consented
Eliot Bank (new build)	Forest Hill	48	22	26	Aug-16	Feb-18	Advanced design stage
Kenton Court (new build)	Bellingham	38	28	10	Aug-16	Aug-17	Advanced design stage
Somerville (new build)	Telegraph Hill	19	19	0	Oct-16	Jan-18	Advanced design stage

Site (programme)	Ward	Total Homes	Council Homes	Sale Homes	Projected start on site	Projected completion	Current status
Sub-total		395	315	80			
Future Potential Programme							
Somerville Estate: Mona Road (new build)	Telegraph Hill	22	22	0	Oct-16	Jan-18	Early design stage
Somerville Estate: Wild Goose Drive (new build)	Telegraph Hill	3	3	0	Oct-16	Jan-18	Early design stage
Somerville Estate: Walsham Road (new build)	Telegraph Hill	6	6	0	Oct-16	Jan-18	Early design stage
Endwell Road (new build)	Telegraph Hill	19	0	19	Aug-16	Feb-18	Early design stage
Embleton Road sites (new build)	Ladywell	12	8	4	Jul-16	Jul-17	Early design stage
Wellmeadow Road (new build)	Lewisham Central	20	20	0	Jul-16	Oct-17	Early design stage
Marnock Road (new build)	Crofton Park	7	0	7	Jul-16	Jul-17	Early design stage
Crofton Park Road (new build)	Crofton Park	4	0	4	Jul-16	Jul-17	Early design stage
Honor Oak Community Centre (re-build)	Telegraph Hill	57	45	12	Sep-16	Mar-18	Early design stage
Allison Close (new build)	Blackheath	6	0	6	Oct-16	Oct-17	Early design stage
Pagoda Gardens (new build)	Blackheath	9	0	9	Oct-16	Oct-17	Early design stage
Gosterwood Street Community Centre (new build)	Evelyn	13	13	0	Sep-16	Mar-18	Early design stage
Hillcrest (conversion)	Sydenham	3	3	0	May-16	Oct-16	Early design stage
Rawlinson House (conversion)	Ladywell	1	1	0	Apr-16	Jun-16	Early design stage
Hawke Tower (conversion)	New Cross	1	1	0	Apr-16	Jun-16	Early design stage
Hatfield Close (conversion)	New Cross	1	1	0	Apr-16	Jun-16	Early design stage
Ashmead Road (conversion)	Brockley	1	0	1	Oct -15	Nov-15	Preparing works
Besson Street/NDC Centre (new build – phase 1 only)	New Cross	80	80	0	Aug-16	Mar-18	Early design stage
Bampton Estate (new build)	Perry Vale	50	50	0	Aug-16	Mar-18	Early design stage
Hillcrest Estate (new build)	Sydenham	53	53	0	Sep-16	Mar-18	Early design stage
TOTAL		763	621	142			