

Housing Select Committee Supplementary Agenda

Wednesday, 31 January 2018

7.30 pm,

The Green Man
355 Bromley Road
London SE6 2RP

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This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

Part 1

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HOUSING SELECT COMMITTEE			
Report Title	Supported Housing Update		
Key Decision	No	Item No.	6
Ward	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	Date:	31 January 2018

1. Reasons for Lateness and Urgency

- 1.1 This report is late as officers wanted to ensure that the most accurate, up to date information was available for the committee to consider.
- 1.2 The report is urgent and cannot wait until the next meeting of the Housing Select Committee as it provides detail of substantial legislative changes to which the committee require an update.
- 1.3 Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

2. Summary

- 2.1 This report provides a overview and update on policy changes affecting Supported Housing and gives an overview of supported housing provision in Lewisham
- 2.2 Also outlined is detail on the current consultation on Supported housing, which proposes significant change to the funding of the sector.

3. Recommendations

- 3.1 It is recommended that the Housing Select Committee note the content of the report.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

5. Supported Housing overview and definitions

- 5.1 Supported Housing is the umbrella term given to housing where accommodation is provided alongside support or supervision to help people live as independently as possible.
- 5.2 Supported housing covers a range of different housing types, including hostels, refuges, extra care schemes and sheltered housing. The diversity of the sector is reflected in the range of support offered to meet different levels of need.
- 5.3 Those who live in supported housing include:
- Older people with support needs
 - People with learning and physical disabilities
 - People and families at risk of, or recovering from, homelessness
 - Individuals with drug and alcohol related support needs
 - Offenders and ex-offenders
 - Young people with support needs (eg care leavers)
 - People with mental ill health
 - People at risk of domestic abuse
- 5.4 A DCLG and DWP review in 2017 found that there are approximately 651,500 supported housing homes in Great Britain, 85% of which are in England.¹
- 5.5 The main providers of supported housing are social landlords, with the majority (71%) provided by housing associations. The remainder are provided by local authorities and the third sector with a small proportion provided by the private sector.
- 5.6 Within the umbrella term 'supported housing' there are multiple types of provision, usually defined according to the level of support provided. The government has recently run an open consultation regarding the definition of the different forms of supported housing, as outlined in section 6 of this report. Defined here is a current understood definitions of supported housing.

¹ Supported accommodation review, DCLG
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/572454/rr927-supported-accommodation-review.pdf

Sheltered and Extra-Care

- 5.7 Sheltered and Extra-care housing is usually designated for older people, but includes some working age people as the eligibility age is usually for those aged 55 or over. Within this type of supported housing, there can be a wide spectrum of care and support offered.
- 5.8 Sheltered accommodation traditionally is for older people with lower level support needs whilst Extra care housing is designed to meet the needs of individuals with higher care needs.
- 5.9 Unlike sheltered housing Extra Care is quality checked by the Quality Care Commission. This form of housing supports health and adult social care provision, smoothing discharge from hospital and helping individuals rely less on acute health services and residential care.

Short term supported housing for vulnerable adults

- 5.10 Short term supported housing is understood to provide accommodation with support for vulnerable adults, accessed as part of a transition to living independently or following a point of crisis.
- 5.11 This includes housing providing support for:
- People with support needs experiencing homelessness
 - Individuals with drug and alcohol related support needs
 - Offenders and ex-offenders
 - Young people with support needs (e.g. care leavers)
 - People with mental ill health
 - People at risk of domestic abuse
- 5.12 Short –term housing also includes hostels, refuges and safe houses, which account for 9% of total supported housing provision and has the highest turnover of any provision in the sector² Whilst length of stay varies, there is a general understanding that individuals move through short-term housing at around 2 years.

Long term supported housing

- 5.13 Long term supported housing is usually (but not exclusively) for working-age people with support needs. This part of the supported housing sector is incredibly diverse, including, for example, individuals with learning or physical difficulties, or long-term mental ill health. Long-term supported housing has the lowest turnover of residents, as length of stay can span decades.

² Supported accommodation review, DCLG
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/572454/rr927-supported-accommodation-review.pdf

6. Funding of supported housing

- 6.1 Supported Housing costs are typically higher than other social housing, due to additional services required to meet the needs of residents. For example, services provided include the need for additional on-site staff presence, maintenance of larger communal spaces, maintenance of additional infrastructure (e.g. laundry facilities, lifts) and higher levels of wear and tear.
- 6.2 Funding for supported housing is made up of two components: housing costs (rent and eligible service charges) and support costs (the cost of additional support provided).
- 6.3 The 'housing cost' component of supported housing funding is met by Housing Benefit, or self-funded where a resident is ineligible or on partial HB. Around 79% of older people in supported housing claim Housing Benefit to help them meet housing costs, as do 97% of working age people ³. Supported housing is currently exempt from Universal Credit.
- 6.4 The higher cost of the 'housing costs' in supported housing is met by HB via an 'enhanced housing benefit payment' to reflect the additional housing management services required in supported housing. Since 2003, when the current funding model started, providers have maximised the use of the enhanced housing benefit payment for tenancy related support functions, in line with enhanced housing benefit rules.
- 6.5 The 'support costs' component is usually commissioned and funded via the local authority, NHS or grant funding. This can include staff, keyworker and day to day support activities.
- 6.6 Following funding reform and austerity measures, funding has reduced for the support cost component. It has become difficult to track spending on support costs in supported housing, but estimates from the National Audit Office suggest funding akin to the Supporting People funding pre-2003, has reduced by 45% between 2011 and 2015.

7. Policy context

- 7.1 In the Autumn statement in 2015, national government announced their intention to apply the Local Housing Allowance (LHA) rates to social rents, including Supported Housing, with effect from 2018. LHA is the maximum rate of Housing Benefit (HB) that can be claimed if renting in the private rented sector.

³ Supported accommodation review, DCLG
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/572454/rr927-supported-accommodation-review.pdf

- 7.2 The intention was that core rent and service charges would be funded through Universal Credit (or Housing Benefit) up to the applicable LHA rate. In England the new model would devolve funding to local authorities to provide a top-up where necessary to providers, reflecting the often higher costs of supported housing.
- 7.3 The policy announcement was met with criticism from the sector. As an example of the difference between LHA and rents, in Lewisham the weekly rent for sheltered and extra-care ranges between £132 per week to £293 per week (average £173) whilst the LHA 1 bed rate for outer London is £161 per week. This is a very rough example of the potential discrepancies that could have occurred if the LHA rate was imposed on supported and sheltered housing. 234e
- 7.4 The implementation date was moved back to April 2019. Finally in October 2017 the government announced that they had dropped plans to apply LHA to social rents.
- 7.5 A green paper providing more detail was expected in Spring 2017, but did not materialise. As such, between Autumn 2015 and Autumn 2017 there was no further detail provided on the intended changes, resulting in significant uncertainty in the supported housing sector as to the future and current viability of schemes.
- 7.6 As a result of this uncertainty, many schemes in planning or under development were delayed or pulled.
- 7.7 Research conducted by the National Housing Federation showed that amongst 69 surveyed Housing Associations, there was an 85% drop in planned new supply as a result of funding uncertainty.⁴
- 7.8 One scheme in Lewisham affected by this uncertainty was Campshill Road, where the rent reduction policy and, at the time, forthcoming LHA rent cap meant that the original provider partner was unable to proceed with scheme. The scheme is now onsite and will complete in May 2019, but it was previously forecast to complete in September 2016.

Supported Housing Consultation

- 7.9 On 31st October 2017 the Government opened two consultations on the funding and future of the supported housing sector, centred on two key funding changes to the sector. The consultations closed on January 23rd 2018. The response from Lewisham Council is attached at Appendix A.
- 7.10 The government has proposed a three pronged approach to funding supported housing, and announced that LHA rates will no longer be applied to housing costs.

⁴ <https://www.housing.org.uk/press/press-releases/government-plans-cause-85-drop-in-new-homes-for-most-vulnerable/>

- A sheltered rent to come into effect from 2020. This is for those in sheltered and extra care housing - a type of social rent which keeps the funding for sheltered and extra care housing in the welfare system. This will enable better cost control as the rent will be capped at 'gross rent', including the service charge element. The rent will be tied to what is assumed are the current regulated rents in the social sector, +/- 10%.
- A local grant fund for short term and transitional housing. 100% of this provision will be commissioned at the local level, funded locally through a ring fenced grant and underpinned by a new local planning and oversight regime. This means that where funding for the housing cost component of supported housing is currently met by Housing Benefit, this will instead be allocated to Local Authorities in grant form to fund services to meet local need. The local authority will be responsible for providing a long term plan of anticipated need in the borough, based on current and projected need, to inform the grant funding.
- The welfare system – for long term supported housing, such as housing for individuals with learning disabilities or mental ill health, 100% of housing costs (rents plus eligible service charge) will be funded through the welfare system. There is no change to the current funding system for this form of housing.

7.11 In addition, both consultations asked about the appropriateness of the current definitions of short-term and sheltered / extra care supported housing.

7.12 The most significant change to the current method of funding is for short-term housing with a ring fenced grant to LA's and 100% of services commissioned locally according to a local plan.

7.13 These proposals in particular have been met with some criticism from the sector, although the scrapping of the LHA rate has been welcomed.

Overview of responses to the consultation

7.14 Below is summarised the key areas of feedback from London Councils, Lewisham Council and other organisations who have published their consultation response

7.15 There is concern around the significant extra burdens placed on the LA to create a local plan, to anticipate demand, and commission all services, and that currently there is not sufficient resource to match this. London Councils acknowledge that for many local authorities this will result in significant change within LA structures, and argue that LA do not have strong connections with all local providers, and will not know the exact number of providers in the local area or the

nature of provision available. Most connections are purely contract and client based, and a significant mapping exercise will need to be undertaken in each local authority to develop an accurate picture of the sector. This is likely to be resource and time intensive.

- 7.16 From a provider perspective, there is concern around the control held by the LA with uncertainty over future funding due to the nature of commissioning cycles, and any impact of the local plan
- 7.17 The methodology behind calculating the ring-fenced grant is not yet outlined. There is general mistrust and fear that this funding will be cut in future years.
- 7.18 The definition of short term housing as being only for '*up to two years, or until transition to suitable long-term stable accommodation is found, whichever occurs first*' has been heavily criticised. It has been widely acknowledged that an arbitrary deadline of two years does not accurately reflect the reality of short term housing. This is because individuals do not always manage to be ready for move-on after a set time, but it is often the case that move-on accommodation is not available due to housing shortages.
- 7.19 Officers will bring further reports to Housing Select Committee when more detail is known on the proposed changes,

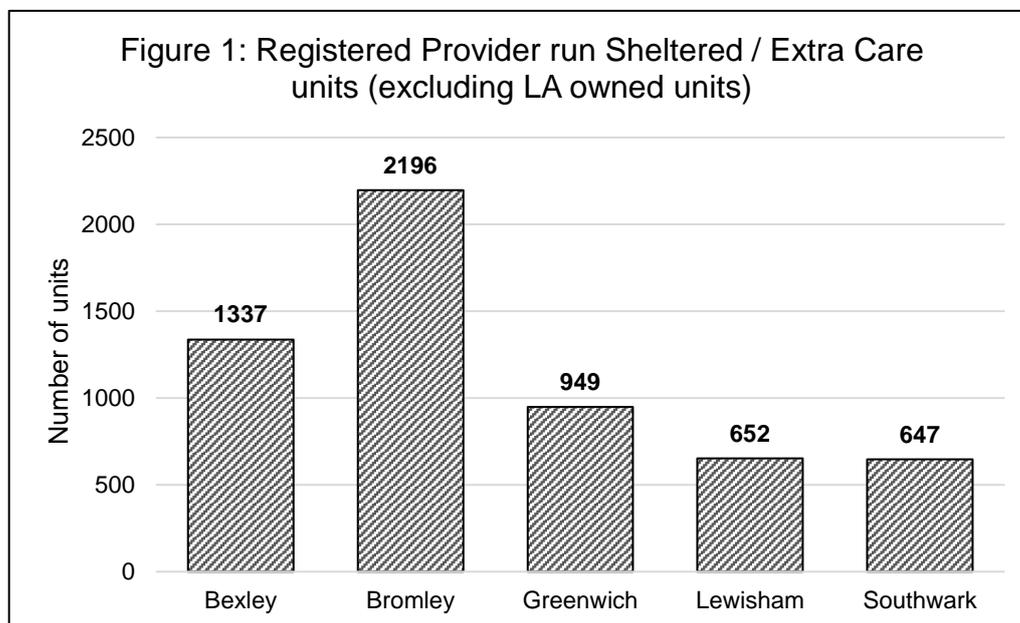
8. Supported Housing in Lewisham

- 8.1 Across Lewisham Borough there is a range of provision of supported housing:
- Commissioned by Lewisham Council
 - Owned by Lewisham Council and managed by Lewisham Homes
 - Provided by registered providers
 - Provided by independent providers

Sheltered and Extra-Care provision in Lewisham

- 8.2 There are a total of 1146 sheltered / extra care units managed by 14 Registered Providers of which 494 units are managed by Lewisham Homes (43%). Lewisham Homes run a total of 18 schemes.
- 8.3 82% of residents in sheltered / extra care accommodation in Lewisham are in receipt of Housing Benefit (HB) (both full and partial HB). This is similar to the national average.
- 8.4 More detailed data held on residents of Lewisham Homes managed sheltered accommodation shows that 86% of residents are of retirement age, with the remaining 14% of working age.

8.5 Figure 1 outlines the number of units provided by registered providers, excluding council owned units, in comparison to neighbouring boroughs. This shows that the outer boroughs of Bromley and Bexley have a far larger number of units, although the Bromley figures are likely that high due to their stock transfer of council homes to Affinity Sutton in 1992.

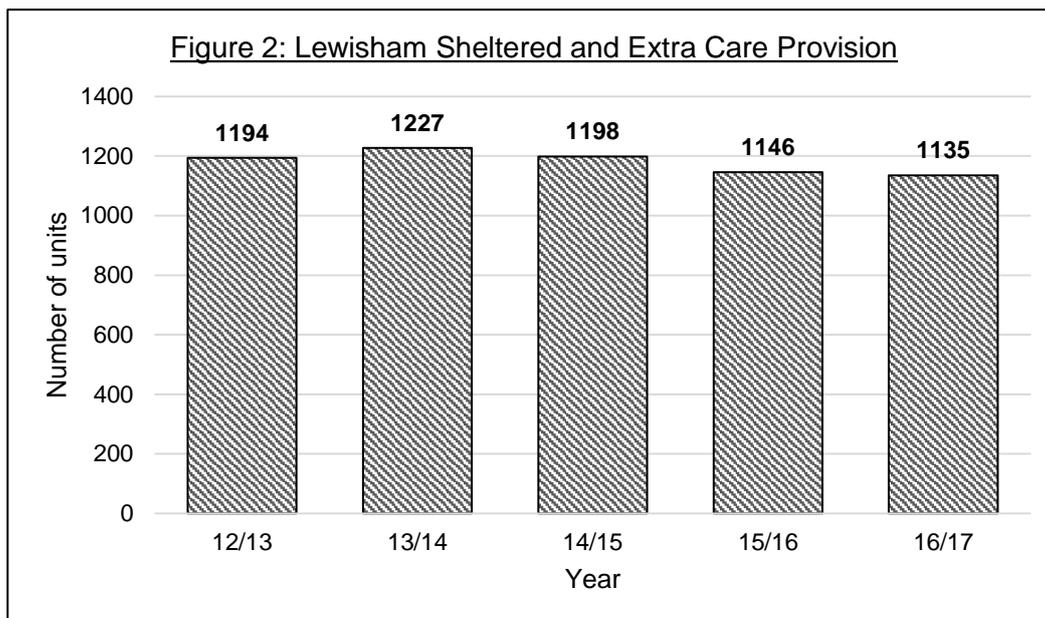


8.6 As outlined in previous reports brought to Housing Select Committee and Mayor and Cabinet, Lewisham Borough is developing new extra care schemes with a more flexible approach, including at Conrad Court and Hazelhurst Court, our newest schemes.

8.7 The goal in new schemes of this type is to create a mixed and supportive community. This means including a third of residents with no / low support needs, a third of residents with medium support needs and a third of residents with high support needs.

8.8 This model is evidencing strong co-production, healthy co-dependencies and increased autonomy and self-determination developing between residents, with each group benefitting from the skills and talents of the other and not always being seen as passive recipients of services. This model also recognises the changing care needs of an individual over time.

8.9 Due to the uncertainty in funding of the supported housing sector as previously outlined there has been a relatively static number of sheltered / extra care units in Lewisham over the last years, as shown in Figure 2.



Short-term and long-term supported housing for vulnerable adults

8.10 Lewisham Council currently commission the following short term / vulnerable adult supported pathways:

Pathway	Units	Sites	Assessment Units*	Specialist Units**	Move on accommodation***
Vulnerable adults	229	27	43	83	103
Mental Health	220	22	10	125	85
Young persons pathway	119	13	25	75	19

* Assessment units are used to provide space and time for a full assessment of the clients needs

** Specialist units provide support based on the needs of the client

*** Move-on accommodation is used when a client has made satisfactory progress and requires less intensive support, to be assessed for suitability to exit the pathway into general needs accommodation

8.11 The average age of individuals in the mental health and vulnerable adults pathway is 40/41 years old. Only 2% of residents are of retirement age.

8.12 The average age of an individual in the young persons pathway is 19 years old.

8.13 In addition to the directly commissioned units there are also a significant number of supported housing schemes owned by private providers and the voluntary sector (delivering around 330 units)

which are funded solely through Housing Benefit. Officers work with these providers to attempt to ensure that their services are safe and providing quality support but the ability of the council to direct these services is limited. This situation will change if the proposed changes to supported housing funding come into effect as planned in 2020 (see section 6)

8.14 The majority of long-term supported housing is for adults with learning difficulties. There are 51 of these services, with 199 bed spaces.

8.15 These units are supplied by 10 different providers, ranging from one provider having a single service to another supporting 14 services.

8.16 The majority of these are in shared houses, with only 11 individual flats or units. These are likely with shared communal space and shared support services.

8.17 In addition there are 20 placements out of borough, which are all individually spot purchased from a range of providers in different settings

9. Financial Implications

9.1 8.1 The purpose of this report is to update Members on Supported Housing policy changes. As such, there are no specific financial implications arising from the report itself.

9.2 8.2 As the situation develops and more detail is known on the proposed changes, further update reports will include assessments and detailed financial impacts of each change/proposal.

10. Legal Implications

10.1 There are no specific legal implications to this report.

11. Equality Implications

11.1 There are no specific equalities implications to this report.

12. Human Rights Implications

12.1 There are no specific human rights implications to this report.

13. Environmental Implications

13.1 There are no specific environmental implications to this report.

14. Background Documents and Report Author

14.1 If you require further information about this report please contact Rachel Dunn, rachel.dunn@lewisham.gov.uk



Ministry of Housing, Communities & Local Government and Department for Work and Pensions joint consultation on funding for short-term supported housing

LB LEWISHAM RESPONSE

Question 1: Do you agree with this definition? [Yes/No] Please comment

Yes. However, it is important that the nature and intention of the service type is recognised rather than just an arbitrary length of stay. For example, people may stay in mental health services for considerably longer than two years but the intention of the service remains 'short-term' and there is an expectation that move-on will occur once support needs diminish. This is distinctly different from a service for an individual with learning disabilities where there is no expectation of move-on and the service is genuinely designed 'long-term'.

The inclusion of bail hostels in the type of accommodation is interesting as these are not commissioned by local authorities – is there an expectation that there will be a fundamental change in the commissioning arrangements for these services?

Question 2: What detailed design features would help to provide the necessary assurance that costs will be met?

At present there is lack of clarity on exactly how the costs allocated through the welfare system will be calculated.

At a local level we are working on the assumption that this will be based on the total allocation to any service receiving enhanced HB beyond LHA levels but this needs to be confirmed and the exact process for identifying the total level in each authority set out in detail.

However, this level is unlikely to meet the true costs of the current provision as landlords/providers will be in receipt of additional income from residents who are working and not in receipt of full/any Housing Benefit. As such it is important that any ring-fenced post is sized to the full cost of the property and not based on current HB levels in order to avoid a complicated arrangement where levels of funding fluctuate depending on the employment status of the residents. If this scenario were to occur it would be extremely costly and bureaucratic to monitor and administer.

It is also important to identify threshold levels for service against which local authorities can plan. The unmet demand for supporting housing services in London

is significant with many people in need currently unable to access services due to a lack of supply and associated need thresholds for referral. This leads to a number of issues including sofa surfing and the potential for exploitation by rogue landlords or criminal gangs (e.g. county lines activity). Without clear guidance it is likely that any needs assessments will identify significant unmet demand and central government will need a system to assess whether they consider this to have met a sufficient threshold and is not simply meeting a general needs requirement. This may be a peculiarly London issue but has the potential to be significant.

Linked to the above is the need for there to be significant clarity regarding the criteria for the allocation (growth/reduction) of funds to local authorities after the first year. Experience of the attempts to develop a Supporting People Allocation (reallocation) formula following the introduction of that programme in 2003 shows how difficult and fraught this process can be – particularly when dealing with significant number of 'historic' services.

However, the need for there to be a process for the development of new provision is fundamental to the success of these reforms. In areas of significant (projected) population growth such as London the inability to bring forward new schemes will quality lead to significant negative impacts and serious unmet need.

It is also important that Local Authorities are adequately resourced to undertake a range of activity linked to the new regime including ongoing needs assessment as well as commissioning, contracting, monitoring and evaluation work.

Question 3:

a) Local authorities – do you already have a Supported Housing plan (or plan for it specifically within any wider strategies)? [Yes/No]

LB Lewisham does not have a stand-alone strategy for Supporting Housing but plans for the need for this type of service on a broad 'client group' basis in line with a range of other strategies and planning documentation.

These client groups are not as granular as the original SP categories and many have been rolled together into categories such as 'vulnerable adults' and 'young people'.

b) Providers and others with an interest – does the authority (ies) you work with involve you in drawing up such plans? [Yes/No]

c) All - how would the Supported Housing plan fit with other plans or strategies (homelessness, domestic abuse, drugs strategies, Local Strategic Needs Assessments)?

Any specific Supporting Housing plan would dovetail with any and all local strategies in the usual way.

Question 4:

a) Local authorities – do you already carry out detailed needs assessment by individual client group? [Yes/No]

See question 3.

b) Providers – could you provide local government with a detailed assessment of demand and provision if you were asked to do so? [Yes, both / Yes, demand only / Yes provision only /No]

All – is the needs assessment as described in the National Statement of Expectation achievable? [Yes/No]

c) Please comment

This process would be very valuable for Local Authorities but would require resourcing as most staffing teams are already stretched with current workloads and service monitoring.

Question 5: Do you agree with this approach? [Yes/No]. Please comment.

N/A – LB Lewisham is a single tier authority.

Question 6: The draft National Statement of Expectation (see Section 4) published today sets out further detail on new oversight arrangements and the role of local authorities. We would welcome your views on the statement and suggestions for detailed guidance.

The statement is welcome and clearly sets out the Government's expectations which is recognised as good practice in the context of a policy change such as this.

However, as mentioned elsewhere in this response there is not the current resource, either financial or staffing, to undertake this detailed and extensive piece of work within current LA budgets. We urge that the implementation of this policy is adequately resourced and the differing levels of provision and need in local areas is recognised in this resourcing rather than a 'one size fits all' approach.

LB Lewisham would welcome detailed guidance on thresholds of need/eligibility criteria for supported housing. Without such guidance each local authority needs assessment would be based on different criteria and, as such, comparisons between areas in terms of need would be impossible. By setting clear expectations as to exactly the exact levels of need, and the circumstances, under which individuals might be considered eligible for supported housing needs assessments can be adequately benchmarked and future resources allocated accordingly.

Question 7: Do you currently have arrangements in place on providing for those with no local connection? [Yes/No] If yes what are your arrangements?

Yes. There is no local connection requirement for women accessing our domestic violence refuges.

Where there is no demonstrable local connection we will consider the needs of individuals on a case by case basis and will admit them to services as required.

However, it is our experience that, beyond those fleeing violence, there are very few people for whom a local connection cannot be established and the need for this type of service should not be overstated.

LB Lewisham would not support a relaxing of current local connection requirements which may cause services to attract individuals to areas of high need already struggling to meet demand.

Question 8: How can we help to ensure that local authorities are able to commission both accommodation and associated support costs in a more aligned and strategic way? Do you have further suggestions to ensure this is achieved?

As mentioned elsewhere in this response the adequate resourcing of specialist staff within local authorities is essential to the success of this policy.

Question 9: How will you prepare for implementation in 2020, and what can the Government do to facilitate this?

It is vital that the Government provides immediate administration funding to allow local authorities to prepare for the implementation of this policy in 2020.

In Lewisham the changes will mean the local authority taking on responsibility for scores of new services with the associated requirements for initial assessment and contracting as well as ongoing monitoring and quality assurance.

In order to make the new approach a success significant resource is required to assess the 'non-commissioned' services and prepare them for integration into the local authority frameworks in relation to safeguarding, referrals etc and ensure that all of the relevant contractual documentation is ready for 1 April 2020. Experience from the implementation of the Supporting People Programme shows that this initial phase can be extremely time consuming and it is essential that this implementation phase is adequately resourced.

It may also be necessary for LAs to undertake a restructure of their current staffing arrangements to adequately meet the requirements as set out in the National Standard of Expectation and it is important that sufficient time is allowed for these changes to be made.

Beyond this is also important that the details of the exact funding identification methods and the mechanisms for dispersal are released ASAP along with any and all guidance and expectations to allow LAs to effectively plan from a fully informed position.

Question 10: What suggestions do you have for testing and/or piloting the funding model?

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Question 11: If you have any further comments on any aspects of our proposals for short-term supported housing, please could you state them here.

It is important that the status of residents in supported housing is clarified as without formal rent payment this is unclear. It may be that service charge is sufficient to underpin a tenancy agreement but this needs to be clarified.

There should be some recognition that the removal of a rent payment will also negatively impact on the ability of providers to prepare people for independent living. The ability to pay rent and manage budgets is a very useful indicator for the development of independence and readiness for move-on and the loss of this tool/indicator should not be underestimated.

Currently there are individuals in supported housing, particularly those leaving local authority care, who are claiming housing benefit at local housing allowance levels. In order to meet the needs of these vulnerable young people any new system should ensure that either this remains possible, or bring these arrangements into scope for any allocation.



**Ministry of Housing, Communities & Local Government and Department for
Work and Pensions joint consultation on sheltered and extra-care rent**

LB LEWISHAM RESPONSE

Thank you for the opportunity to respond to the Sheltered and Extra Care consultation. Lewisham is an inner-London Borough with 1149 sheltered and extra care units, including 494 Lewisham council owned.

The largest social housing providers in the borough are L&Q and Phoenix Community Housing Association. Council-owned stock is managed by Lewisham's ALMO, Lewisham Homes.

Outlined below is the consultation response on housing costs for sheltered and extra care accommodation.

Question 1: We would welcome your views on the following:

- a) Sheltered Housing Definition: what are the features and characteristics of sheltered housing and what would be the practical implications of defining it in those terms?**
- b) Extra care definition: what are the features and characteristics of extra care housing and what would be the practical implications of defining it in those terms**
- c) Is there an alternative approach to defining this stock, for instance, housing that is usually designated for older people? What would be the practical implications of defining sheltered and extra care supported housing in those terms?**

We broadly agree with the definition of Sheltered and Extra Care supported housing as defined in the consultation documents, where sheltered care is for those mainly over 55 years old with lower level care and support needs, whilst Extra Care provision includes higher support, aiming to avoid admission to, and support step down from, residential care homes. We recognise that some of the terminology is outdated, can be confusing and can have negative connotations for some people.

Lewisham Borough is approaching new extra care schemes with a more flexible approach, and we would welcome a definition of sheltered and extra-care that reflects this. Our goal in new schemes of this type is to create a mixed and supportive community. New schemes include a third of residents with no/ low support needs, a third of residents with medium support needs and a third of residents with high support needs. This model is evidencing strong co-production,

healthy co-dependencies and increased autonomy and self-determination developing between residents, with each group benefitting from the skills and talents of the other and not always being seen as passive recipients of services. This model also recognises the changing care needs of an individual over time.

With our approach in mind, we would welcome a definition of sheltered housing and extra care that recognises that the support needs of residents within such housing is on a spectrum. The current distinctions are relatively rigid – imposing ‘low need’ and ‘higher need’ into the housing types without necessarily recognising the space in-between. If the cap differs according to different types of schemes, this could pose problems for the model described above and other similar innovations in supported housing for older people or other groups in need of care and support.

Question 2: How should the detailed elements of this approach be designed to maximise your ability to commit to future supply.

Lewisham Council welcomes the decision to keep the costs for sheltered and extra care within the welfare system, providing security for future income.

Further information is required on how the sheltered rent will operate. The consultation notes that this it will only be applicable to new supply. Any future cap on rents and services needs to be designed so as not to negatively impact on viability of supported housing schemes, which are more costly to build than general needs housing, and are only viable with significant grant funding. In order to be able to commit future supply, a continued programme of grant funding would enable providers to keep rents and service charges affordable.

Greater certainty on the future revenue funding for schemes would also enable providers to develop a pipeline of schemes to meet future demand. Uncertainty around the available revenue funding for supported housing has caused significant delays to the delivery of new affordable extra care homes in Lewisham. One scheme which was affected was Campshill Road, where the rent reduction policy and looming LHA rent cap meant that the original provider partner was unable to proceed with scheme. The scheme is now onsite and will complete in May 2019, but it was previously forecast to complete in September 2016.

More detail is required on the calculation of formula rent, which is not made clear in the consultation documents. The formula rent +/- 10% must take into account the variable costs of building new supported housing schemes; there is concern that the 10% variation will not be enough to ensure that supported housing schemes are viable in high cost build areas.

The maximum amount for eligible service charge component of the final rent amount must not restrict the provision of necessary services within the range of the supported housing market. It is imperative that the amount is reflective of the varying costs associated with service charges according to a number of factors, including the location, size and type of supported housing. Service charges much allow for the full cost recovery of services for people with additional needs, and

recognise that the costs associated with what is now 'specialist supported housing' much be able to be met by the cap.

Further clarity is needed on what constitutes an eligible and ineligible service charge component, and also how rents will be regulated in non-registered provider schemes.

Question 3: What are the key principles and factors that drive the setting of service charges (both eligible and ineligible)? What drives variations?

Service charges reflect actual costs of running a scheme, and are set according to a number of factors including:

- Size of the scheme and range of communal facilities on offer
- Services provided as part of the scheme
- Infrastructure, including lifts and other mechanical components
- Additional rooms available for other use, for example visiting relatives or outreach work

Location and staffing costs drive variations in the costs of service charges; as a local authority in a central London borough the costs of services are higher than other parts of the UK.

Question 4: The use of a banded approach: how do you think this might work for sheltered and extra care housing?

Whilst a banded approach will recognise the variations in costs of service charges by a variety of factors (according to how complex the banding is) there is a danger that such a system will be overly cumbersome to administer. Variation in costs is not completely clear cut – there is a risk that a banded approach would fail to fully recognise necessary variety in the sector and stifle innovation.

Question 5: not applicable, provider only

Question 6: not applicable, provider only

Question 7: We would welcome your views on the draft National Statement of Expectation, and suggestions for detailed guidance

Similar to our views in the consultation on short term housing, we have concerns about our ability to carry out a needs assessment and produce a supported housing strategic plan without significant new burdens funding for adequate resource.

In addition, we would welcome guidance on the delivery of the needs assessments and supported housing strategic plans. An agreed model for forecasting future demand would ensure that there is consistency and transparency across local authorities.

Question 8: The National Statement of Expectation encourages greater partnership working at local level regarding supported housing, including sheltered and extra care housing. What partnership arrangements do you have for sheltered and extra care housing at the local level?

We have good links with existing extra care providers, through the Extra Care Panel, but resourcing issues mean that the approach to working with providers is not particularly strategic. Sheltered Housing providers don't necessarily have regular contact with the Council as Lewisham Affordable Housing Group no longer meets regularly.

Question 9: How will you prepare for implementation in 2020 and what can the Government do to facilitate this?

In order to prepare for the implementation of a cap for supported housing more detail is required about the level of the cap proposed, and how the cap will be applied for existing and future schemes. In order to investigate and map current provision and need, which we anticipate will require more resource than we currently have, the government could help to facilitate this through the provision of new burdens funding.

The government could also identify boroughs or groups of boroughs to pilot the proposals from 2020 and defer the full introduction of the policy across the country to 2021.

Question 10: What suggestions do you have for testing sheltered rent?

We do not believe that implementation of the rent levels should be rushed – we would like to see a number of pilots of the rent to ensure that the calculations that sit behind it are robust and do not have an adverse effect on the viability and supply of new schemes.

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Housing Select Committee			
Title	Key Housing issues		
Key decision	No	Item no	8
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	31 January 2018	

Reasons for Lateness and Urgency

This report is late owing to delays in collating all the information required, including from third parties and other stakeholders, so as to provide Housing Select Committee with the most up to date detail possible.

The report is urgent and cannot wait until the next meeting of the Housing Select Committee on 14 March 2018 because ongoing updates on fire safety are of significant public importance.

Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

1 Purpose of Paper

- 1.1 Key Housing Issues is a general report that aims to update the Housing Select Committee on current and new issues important to housing.

2 Recommendations

- 2.1 It is recommended that members note the content of the report.

3 Update on Fire Safety in Lewisham

- 3.1 Following the last fire safety update in the Key Housing Issues report on the 14 December 2017, a brief update follows on recent key fire safety actions.

Cladding removal

- 3.2 There were three Lewisham Council owned buildings, Hatfield Close 1-48, Hatfield Close 49-96 and Gerrard House, which were identified to have ACM cladding.

- 3.3 Members were notified in the last report that all fire safety works identified by the London Fire Brigade (LFB) during their intrusive inspections at the Hatfield and Gerrard blocks have been completed.
- 3.4 The cladding has now been completely removed from the buildings, meaning there are no longer any Council-owned buildings in Lewisham with ACM cladding.
- 3.5 A range of options for re-cladding the properties are currently being finalised ahead of a decision over which to pursue, which will be made in consultation with residents.

Private building owners

- 3.6 Officers have successfully made contact with all private landlords who have tall buildings in Lewisham. Private building owners have been reminded of their responsibilities, as outlined by the Ministry for Housing, Communities and Local Government (MHCLG).
- 3.7 All necessary data returns regarding private owners have been submitted to the MHCLG. Officers have spoken with the Ministry who confirmed they are satisfied with the data provided.
- 3.8 With the exception of one private block, all building owners have confirmed there is no ACM cladding present on their buildings.
- 3.9 In the case of the final building, a small amount of unknown material is present near to top of the building. Since the last update, the Executive Director for Customer Services has written to the owner and directors of the building and they are currently undertaking an assessment of the material. Officers will continue to use all available powers to resolve this outstanding enquiry.

4 Response to Sustainable Development Select Committee

- 4.1 At the last meeting of the Sustainable Development Select Committee on 11 December 2017 the 'Responses from Mayor and Cabinet' included an item entitled 'Fire Safety in Tall Buildings'.
- 4.2 A referral was made from the Sustainable Development Select Committee to Housing Select Committee regarding the information available in relation to some of Lewisham's registered housing providers and asked that Housing Select Committee consider whether there are further actions that should be taken to ensure that providers work more closely with Council officers to share information.
- 4.3 Officers have had excellent engagement around fire safety from all our registered providers and the Council is aware of all their properties and which of these have cladding, as contained in Appendix A. Ongoing conversations are taking place, and the Council has been assured as to the fire safety processes of our registered provider partners.

5 New Homes Programme Update

- 5.1 Good progress continues to be made towards building 500 new Council Homes in the borough. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process. The table appended as Appendix (B) shows that all 500 will have been submitted for planning consideration in March this year, and all 500 will start on site in this calendar year.
- 5.2 94 new social homes have now been completed, whilst a further 112 are on-site and are being delivered. 33 homes have received planning permission and are awaiting start-on-site, whilst 93 homes are currently moving through the planning decision process.
- 5.3 A total of 9 more schemes are awaiting submission to planning committee. These schemes have the capacity to deliver 172 new council homes. Of these 9 schemes, 6 have been given approval by Mayor and Cabinet to be submitted for planning, whilst 3 are awaiting approval following further consultation and design consideration. It is anticipated that all 9 of these schemes will be submitted for planning approval by the end of March 2018.
- 5.4 The programme therefore contains a total of 504 homes which are expected to start or have been completed by the end of 2018.
- 5.5 The table below sets out a summary of the new homes programme delivery, and change since the last HSC committee report in December 2017. Appendix B contains a summary of the overall programme.

Project Status	Number of new Council homes (Jan 2018)	Change since last HSC report
Completed new homes	94	2
Projects on-site	112	-4
Awaiting start	33	32
Awaiting planning consent	93	-28
Planning submission by 31 st March	172	-6
Grand total	504	-4

- 5.6 Since the last update provided to Housing Select Committee, two projects - at Kenton Court and at Marnock Road - have received planning permission. Both will start on site in the spring of 2018. Kenton Court will deliver 25 new council homes consisting of 1, 2 and 3 bedroom flats for social rent, whilst Marnock Road will deliver 6, 3-storey Council homes, as well as provide improvements to surrounding public space.
- 5.7 Furthermore, in January 2018, Mayor and Cabinet approved the submission of the Edward Street scheme to planning committee. This scheme is the next iteration of the award winning PLACE/Ladywell concept, and will deliver 34 new homes as temporary accommodation for the boroughs homeless households, as well as ground floor community and business space. It will utilise innovative pre-fabricated modular technology to deliver new council homes at lower cost than traditional methods, in approximately two thirds the standard construction time. The scheme will be built on the site of a former ball court which is currently underutilised and in a poor state of repair.
- 5.8 Edward Street forms part of the Council's bid to the GLA Innovation Fund which has been created to increase the number of new affordable homes that are built in London through innovative technology and new models of delivery. This is part of the Councils approach to diversify the delivery of new affordable homes in Lewisham.
- 5.9 The small reduction in total unit numbers across the programme is due to ongoing design and consultation work on the remaining schemes.
- 5.10 On the 28th February 2018 Mayor and Cabinet will consider a full update on this programme

6 Legal Implications

- 6.1 There are no legal implications arising from this report.

7 Financial implications

- 7.1 The purpose of this report is to update Members on current housing issues. As such, there are no specific financial implications arising from the report itself.
- 7.2 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. The delivery of Council owned social units, outline above, will be met from this provision.

8 Crime and disorder implications

- 8.1 There are no crime and disorder implications arising from this report.

9 Equalities implications

- 9.1 There are no equalities implications arising from this report.

10 Environmental implications

10.1 There are no environmental implications arising from this report.

11 Background Documents and Report Originator

11.1 If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Completed schemes									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaithwaite Community Room	L. Homes	1	1	0	Complete				
Forman House	L. Homes	2	2	0	Complete				
Angus Street	L. Homes	1	1	0	Complete				
Dacre Park South - Phase 1	L. Homes	7	7	0	Complete				
PLACE/Ladywell	LBL	24	0	24	Complete				
Hamilton Lodge	LBL	21	0	21	Complete				
Hazelhurst Court	Phoenix	60	60	0	Complete				
Wood Vale	L. Homes	17	9	0	Complete				
Grebe Street	LBL	1	1	0	Complete				
13 Rosemount Point	LBL	1	1	0	Complete				
Flat 10, Denwood House	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		173	94	71					
Schemes on site									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Jan-18
Forster House	Phoenix	24	24	0	On Site				Jan-18
Woodbank	Phoenix	4	4	0	On Site				Mar-18
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L. Homes	5	5	0	On Site				Sep-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
<i>On-site subtotal</i>		<i>131</i>	<i>112</i>	<i>19</i>					
CUMULATIVE SUBTOTAL		304	206	90					
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Planning decision			Feb-18	May-19
Kenton Court	L. Homes	25	25	0	Planning decision			May-18	May-20
Hawke Tower	L. Homes	1	1	0	Planning decision			Oct-18	Aug-18
Marnock Road	L. Homes	6	6	0	Planning decision			Jan-18	May-19
<i>Awaiting start subtotal</i>		<i>33</i>	<i>33</i>	<i>0</i>					
CUMULATIVE SUBTOTAL		337	239	90					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting planning consent									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Feb-18	Mar-18	Jan-19
Mayfield	L. Homes	47	47	0	Planning decision		Feb-18	May-18	May-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision		Feb-18	May-18	Nov-19
Church Grove	RUSS	33	5	28	Planning decision		Feb-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision		Mar-18	May-18	Sep-19
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Feb-18	May-18	Jun-19
<i>Awaiting planning subtotal</i>		<i>121</i>	<i>93</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		458	332	118					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting planning submission									
Algernon Road	L. Homes	3	3	0	Planning Submission	Feb-18	Jun-18	Jul-18	Dec-19
Forest Estate	L. Homes	17	17	0	Planning Submission	Mar-18	Jul-18	Aug-18	Jun-20
Edward Street	LBL	34	34	0	Planning Submission	Feb-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Aug-18	TBC
Silverdale Hall	L. Homes	6	6	0	Planning submission	Feb-18	Jun-18	Jul-18	Aug-19
High Level Drive	L. Homes	22	22	0	M&C decision (21st March)	Mar-18	Jul-18	Aug-18	Jul-20
Home Park	L. Homes	32	32	0	M&C decision (21st March)	Mar-18	Jul-18	Aug-18	Jul-19
Bampton Estate	L. Homes	52	52	0	M&C decision (Feb 18)	Mar-18	Jul-18	Aug-18	Jul-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	Jun-18	Jul-18	Mar-20
<i>Awaiting submission subtotal</i>		182	171	11					
GRAND TOTAL		640	503	129					

ACM Identified - Work underway					
Address	Provider	Postcode	Building Owner	Additional checks undertaken?	ACM Cladding and action?
Ingres Apartments (Clyde Terrace)	L&Q	SE23 3	Registered Provider		ACM cladding identified, removal planned for March 2018
Manila Apartments (Clyde Terrace)	L&Q	SE23 3	Registered Provider		ACM cladding identified, removal planned for March 2018
Azure Apartments (Clyde Terrace)	L&Q	SE23 3	Registered Provider		ACM cladding identified, removal planned for March 2018
Quadrille Apartments (Clyde Terrace)	L&Q	SE23 3	Registered Provider		ACM cladding identified, removal planned for March 2018
Ream Apartments (Clyde Terrace)	L&Q	SE23 3	Registered Provider		ACM cladding identified, removal planned for March 2018

No ACM Identified					
Meadowcroft Mews, George Lane, SE6 (Rushey Green)	L&Q	SE6 4AP	Registered Provider		No ACM identified
01-17 Bluebell House, Copperwood Place, SE10 8GB	Family Mosaic	SE10 8GB	Registered Provider		No ACM identified
1-78 JUBILEE HEIGHTS PRIMROSE WAY LONDON SE10 8FN	Family Mosaic	SE10 8FN	Registered Provider		No ACM identified
BLK 1-20 Mulberry House Parkside Avenue London SE10 8FW	Family Mosaic	SE10 8FW	Registered Provider		No ACM identified
BLK 1-50 Mountsfield House Primrose Way London SE10 8FL	Family Mosaic	SE10 8FL	Registered Provider		No ACM identified
BLK 2-43 Kestrel House Parkside Avenue London SE10 8FP	Family Mosaic	SE10 8FP	Registered Provider		No ACM identified
Flats 1-17 Blossom House Hillside Avenue London SE10 8GB	Family Mosaic	SE10 8GB	Registered Provider		No ACM identified
Flats 1-18 Liberty House Silverwood Place London SE10 8FZ	Family Mosaic	SE10 8FZ	Registered Provider		No ACM identified

Flats 1-26 Osprey House Copperwood Place London SE10 8FY	Family Mosaic	SE10 8FY	Registered Provider		No ACM identified
Flats 1-56, Gentian House, Blackheath Hill, SE10 8FJ	Family Mosaic	SE10 8FJ	Registered Provider		No ACM identified
1 Avonley Road, New Cross, London	Hyde	SE1 9EQ	Registered Provider		No ACM identified
1-22 Wardalls Grove,	Hyde	SE1 9EQ	Registered Provider		No ACM identified
1-80 The Drakes, The Drakes, 390 Evelyn Street, Deptford, London	Hyde	SE1 9EQ	Registered Provider		No ACM identified
1-56 Orchard Court, Bell Green	Clarion	SE26 4EJ	Registered Provider		No ACM identified
57-97 Orchard Court, Bell Green	Clarion	SE26 4EJ	Registered Provider		No ACM identified
98-122 Orchard Court, Bell Green	Clarion	SE26 4EN	Registered Provider		No ACM identified
Aurora House, Bromley Road	Clarion	SE6 2RP	Registered Provider		No ACM identified
St Peters Gardens	Clarion	SE13 7UW	Registered Provider		No ACM identified
Leybridge Court A, Leybridge Estate	Clarion	SE12 8TH	Registered Provider		No ACM identified
Leybridge Court B, Leybridge Estate	Clarion	SE12 8TJ	Registered Provider		No ACM identified
Leybridge Court C, Leybridge Estate	Clarion	SE12 8TQ	Registered Provider		No ACM identified
Merridale, Leybridge Estate	Clarion	SE12 8TG	Registered Provider		No ACM identified
Nara building, Connington Road	Clarion	SE13 7FH	Registered Provider		No ACM identified
Astral House, Bromley Road	Clarion	SE6 2RP	Registered Provider		No ACM identified

Aube House, Bromley Road	Clarion	SE6 2RP	Registered Provider		No ACM identified
52-54 Thurston Road	Family Mosaic	SE13 7SD	Registered Provider		No ACM identified
Kemsley, Lewisham Park, Lewisham, London, SE13 6QW	L&Q	SE13 6QW	Registered Provider		No ACM cladding. Fire stopping issues identified and in process of being resolved. Full evacuation policy in place alongside 24 hour wardens whilst this is completed.
Malling, Lewisham Park, Lewisham, London, SE13 6QL	L&Q	SE13 6QL	Registered Provider		No ACM cladding. Fire stopping issues identified and in process of being resolved. Full evacuation policy in place alongside 24 hour wardens whilst this is completed.
Bredgar, Lewisham Park, Lewisham, London, SE13 6QN	L&Q	SE13 6QN	Registered Provider		No ACM cladding. Fire stopping issues identified and in process of being resolved. Full evacuation policy in place alongside 24 hour wardens whilst this is completed.
11-28 Mill House, Elder Walk, Lewisham, London, SE13 7EN	L&Q	SE13 7EN	Registered Provider		No ACM identified
1-9 Tower Court, Foxberry Court, Brockley, London, SE4 2SY	L&Q	SE4 2SY	Registered Provider		No ACM identified
Flats 1-32, 1 Concorde Way, Rotherhithe, London, SE16 2PY	L&Q	SE16 2PY	Registered Provider		No ACM identified
Kingsfield House, Lambcroft Avenue, London, SE9 4PG	L&Q	SE9 4PG	Registered Provider		No ACM identified
73 - 143 Sandstone Road, Grove Park, London, SE12 0UT	L&Q	SE12 0UT	Registered Provider		No ACM identified
Merryfield House, Grove Park Road, London, SE9 4PR	L&Q	SE9 4PR	Registered Provider		No ACM identified
15 EUGENIA ROAD, LONDON, SE16 2RU	L&Q	SE16 2RU	Registered Provider		No ACM identified
SILBURY HOUSE, SYDENHAM HILL, LONDON, SE26 6TU	L&Q	SE26 6TU	Registered Provider		No ACM identified

2-60 SPRINGFIELD RISE, SYDENHAM, LONDON, SE26 6JT	L&Q	SE26 6JT	Registered Provider		No ACM identified
1-47 Windley Close - Odd Only, FOREST HILL, LONDON, SE23 3YH	L&Q	SE23 3YH	Registered Provider		No ACM identified
HIGHGATE HOUSE, SYDENHAM HILL, LONDON, SE26 6AJ	L&Q	SE26 6AJ	Registered Provider		No ACM identified
14-60 Windley Close - Even Only, Forest Hill, London, SE23 3YQ	L&Q	SE23 3YQ	Registered Provider		No ACM identified
HOMILDON HOUSE, SYDENHAM HILL, LONDON, SE26 6AH	L&Q	SE26 6AH	Registered Provider		No ACM identified
TYNWALD HOUSE, SYDENHAM HILL, LONDON, SE26 6AG	L&Q	SE26 6AG	Registered Provider		No ACM identified
FORDINGTON HOUSE, SYDENHAM HILL ESTATE, LONDON, SE26 6TX	L&Q	SE26 6TX	Registered Provider		No ACM identified
FLATS 1 -38, 22 TIDEMILL WAY, DEPTFORD, LONDON, SE8 4BF	L&Q	SE8 4BF	Registered Provider		No ACM identified
34 - 66 Mandara Place, Yeoman Street, London, SE8 5ET	L&Q	SE8 5ET	Registered Provider		No ACM identified
1 - 7 Mandara Place, Yeoman Street, London, SE8 5ET	L&Q	SE8 5ET	Registered Provider		No ACM identified
Flats 1 - 161, Booth Court, Thurston Road, Lewisham, London, SE13 7GU	L&Q	SE13 7GU	Registered Provider		No ACM identified
Flats 1 - 56 , Orwell Court, Jerrard Street, Lewisham, London, SE13 7TA	L&Q	SE13 7TA	Registered Provider		No ACM identified
Flats 1 - 136 Swanton Court), Jerrard Street, Lewisham, London, SE13 7HE	L&Q	SE13 7HE	Registered Provider		No ACM identified
Flats 1 - 57 Lindsay Court, Loampit Vale, London, Lewisham, SE13 7LL	L&Q	SE13 7LL	Registered Provider		No ACM identified
1-24 CROSSPOINT HOUSE, 2 WATSON'S STREET, NEW CROSS, LONDON, SE8 4DB	L&Q	SE8 4DB	Registered Provider		No ACM identified
1-10 Mill House, Elder Walk, Lewisham, London, SE13 7EN	L&Q	SE13 7EN	Registered Provider		No ACM identified

Millcroft House	Phoenix	SE6 3AJ	Registered Provider		No ACM identified
Nayland House	Phoenix	SE6 2TQ	Registered Provider		No ACM identified
Tuscany Corte, 71 Loampit Vale SE13	L&Q	SE13 7FP	Registered Provider		No ACM identified
Paris Corte, 75 Loampit Vale, SE13	L&Q	SE13 7FN	Registered Provider		No ACM identified
18-32,THE ARCHES,CHILDERS STREET,ROTHERHITHE,LONDON	Optivo	SE8 5BT	Registered Provider		No ACM identified
1-17,THE ARCHES,CHILDERS STREET,ROTHERHITHE,LONDON	Optivo	SE8 5BT	Registered Provider		No ACM identified
30-58,NORFOLK HOUSE,BROOKMILL ROAD,DEPTFORD,LONDON	Optivo	SE8 4HL	Registered Provider		No ACM identified
1-29,NORFOLK HOUSE,BROOKMILL ROAD,DEPTFORD,LONDON	Optivo	SE8 4HL	Registered Provider		No ACM identified
PAMPAS COURT, 13 WATERWAY AVENUE, LONDON, SE13 7GB	L&Q	SE13 7GB	Registered Provider		No ACM identified

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Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Completed schemes									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaitwaite Community Room	L. Homes	1	1	0	Complete				
Forman House	L. Homes	2	2	0	Complete				
Angus Street	L. Homes	1	1	0	Complete				
Dacre Park South - Phase 1	L. Homes	7	7	0	Complete				
PLACE/Ladywell	LBL	24	0	24	Complete				
Hamilton Lodge	LBL	21	0	21	Complete				
Hazelhurst Court	Phoenix	60	60	0	Complete				
Wood Vale	L. Homes	17	9	0	Complete				
Grebe Street	LBL	1	1	0	Complete				
13 Rosemount Point	LBL	1	1	0	Complete				
Flat 10, Denwood House	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		173	94	71					
Schemes on site									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Mar-18
Forster House	Phoenix	24	24	0	On Site				Feb-19
Woodbank	Phoenix	4	4	0	On Site				Mar-19
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L.Homes	5	5	0	On Site				Dec-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
<i>On-site subtotal</i>		<i>131</i>	<i>112</i>	<i>19</i>					
CUMULATIVE SUBTOTAL		304	206	90					
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Tenders to be issued.			Aug-18	Jan-19
Kenton Court	L. Homes	25	25	0	Tenders to be issued.			Oct-18	Dec-19
Hawke Tower	L. Homes	1	1	0	Tenders to be issued.			Aug-18	Jan-19
Marnock Road	L. Homes	6	6	0	Tenders to be issued.			Aug-18	Nov-19
<i>Awaiting start subtotal</i>		<i>33</i>	<i>33</i>	<i>0</i>					
CUMULATIVE SUBTOTAL		337	239	90					
Schemes awaiting planning consent									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision due		Feb-18	Mar-18	Jan-19
Mayfield	L. Homes	47	47	0	Planning decision due		Feb-18	Oct-18	Oct-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision due		Feb-18	Aug-18	Jan-19
Church Grove	RUSS	33	5	28	Planning decision due		Feb-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision due		Mar-18	Aug-18	Nov-19
Pepys Housing Office	L. Homes	5	5	0	Planning decision due		Feb-18	Aug-18	Oct-19
<i>Awaiting planning subtotal</i>		<i>121</i>	<i>93</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		458	332	118					
Schemes awaiting planning submission									
Algernon Road	L. Homes	4	4	0	Planning submission	Feb-18	Jun-18	Sep-18	Feb-20
Forest Estate	L. Homes	17	17	0	Planning submission	Mar-18	Jul-18	Aug-18	Jun-20
Edward Street	LBL	34	34	0	Planning submission	Feb-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Silverdale Hall	L. Homes	6	6	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	Jun-18	Jul-18	Mar-20
Bampton Estate	L. Homes	52	52	0	M&C decision (28th February)	Mar-18	Jul-18	Jan-19	Nov-20
High Level Drive	L. Homes	22	22	0	M&C decision (21st March)	Mar-18	Jul-18	Nov-18	Aug-20
Home Park	L. Homes	32	32	0	M&C decision (21st March)	Mar-18	Jul-18	Oct-18	Oct-19
<i>Awaiting submission subtotal</i>		<i>183</i>	<i>172</i>	<i>11</i>					
GRAND TOTAL		641	504	129					

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