

Public Document Pack

Housing Select Committee Agenda

Tuesday, 18 April 2017

7.30 pm,
Civic Suite
Catford
London SE6 4RU

For more information contact: John Bardens (02083149976)

Part 1

Item	Pages
1. Confirmation of the Chair and Vice-Chair	1 - 2
2. Minutes of the meeting held on 14 March 2017	3 - 10
3. Declarations of interest	11 - 14
4. Responses from Mayor and Cabinet	
5. Select Committee work programme	15 - 36
6. New Homes Programme	37 - 56
7. Referrals to Mayor and Cabinet	

Members of the public are welcome to attend committee meetings. However, occasionally, committees may have to consider some business in private. Copies of agendas, minutes and reports are available on request in Braille, in large print, on audio tape, on computer disk or in other languages.

Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Tuesday, 18 April 2017.

Barry Quirk, Chief Executive
Thursday, 6 April 2017

Councillor Carl Handley (Chair)	
Councillor Peter Bernards (Vice-Chair)	
Councillor David Britton	
Councillor Bill Brown	
Councillor John Coughlin	
Councillor Sophie McGeevor	
Councillor Jamie Milne	
Councillor Olurotimi Ogunbadewa	
Councillor Pat Raven	
Councillor Jonathan Slater	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

Agenda Item 1

Housing Select Committee			
Report Title	Confirmation of Chair and Vice Chair of the Housing Select Committee		
Ward		Item:	1
Contributors	Chief Executive (Head of Business & Committee)		
Class	Part 1	Date:	18 April 2017

1. Summary

Further to the Annual General Meeting of Council on 27 March 2017, this report informs the Committee of the appointment of a Chair and Vice Chair of the Safer Stronger Communities Select Committee.

2. Purpose of the Report

To issue directions to the Select Committee regarding the election of their Chair and Vice Chair.

3. Recommendations

The Select Committee is recommended to:

- (i) Confirm the election of Councillor Carl Handley as Chair of the Housing Select Committee
- (ii) Confirm the election of Councillor Peter Bernards as Vice Chair of the Housing Select Committee

4. Background

4.1 On 27 March 2017, the Annual General Meeting of the Council considered a report setting out an allocation of seats on committees to political groups on the Council in compliance with the requirements of the Local Government and Housing Act 1989.

4.2 The constitutional allocation for both chairs and vice chairs of select committees is:

Labour: 6

5. Financial Implications

5.1 There are no financial implications arising from this report.

6. Legal Implications

6.1 Select Committees are obliged to act in accordance with the Council's Constitution.

BACKGROUND PAPERS

Council AGM Agenda papers 27 March 2017 – available on the Council website [here](#) or on request from Kevin Flaherty, Business and Committee manager (020 8314 9327)

If you have any queries on this report, please contact John Bardens, Scrutiny Manager (020 8314 9976)

This page is intentionally left blank

MINUTES OF THE HOUSING SELECT COMMITTEE

Tuesday 7 March 2017, 7.30pm

Present: Councillors Carl Handley (Chair), Peter Bernards (Vice Chair), John Coughlin, Maja Hilton, Simon Hooks, Liz Johnston-Franklin, Olurotimi Ogunbadewa, John Paschoud and Jonathan Slater.

Also present: Kevin Sheehan (Executive Director for Customer Services), Genevieve Macklin (Head of Strategic Housing), Madeleine Jeffery (Private Sector Housing Agency Manager), Jeff Endean (Housing Strategy and Programmes Manager), John Bardens (Scrutiny Manager).

1. Minutes of the meeting held on 10 January 2017

Resolved: the Committee agreed the minutes of the last meeting as a true record.

2. Declarations of interest

The following non-prejudicial interests were declared:

- Councillor Slater is a member of the board of Phoenix Community Housing.

3. Responses from Mayor and Cabinet

The Committee noted the Mayor & Cabinet response to referral on housing zones.

4. Housing and mental health – draft final report

John Bardens (Scrutiny Manager) introduced the report. The following key points were noted:

- The Scrutiny Manager explained that the draft report is based on the findings from the three evidence sessions and the written evidence submitted. The report is divided into sections based on themes arising from these findings. The Chair has also circulated draft recommendations for members to consider.

The Committee discussed the report and draft recommendations. The following was agreed:

- The Committee agreed to incorporate draft recommendation 6 into draft recommendations 1 to 4.
- The Committee agreed to amend draft recommendation 8 to say that housing providers should only carry out vulnerability assessments where it appears necessary.
- The Committee agreed to amend draft recommendation 17 to say joint training should be carried out where it would improve the support provided to tenants.

- The Committee agreed to include an additional recommendation to independently review progress six months after the report and recommendations are considered by the Mayor & Cabinet.

Resolved: the Committee agreed the draft report considered as the final report of its review and agreed the recommendations as tabled by the Chair, subject to the amendments noted in the minutes. The Committee also agreed that the report and recommendations be presented to M&C for response.

The full list of agreed recommendations is set out below:

Helping housing providers and local partners to work together

1. Housing providers and local partners, including the Council, SLAM, Mind, and other local organisations that regularly deal with mental health issues, should work together to develop an agreement/protocol on dealing with cases of low-level mental health.
2. The agreement should:
 - Set out that all housing providers should provide proactive and appropriate tenancy support services for people with mental health needs
 - Set out how partners should work together, and what they can expect from each other, in cases of low-level mental health
 - Provide a directory of relevant local advice, support and services
 - Set out pragmatic guidance on information sharing and data protection
3. The agreement should be supported by regular panel/workshop meetings where housing providers and local partners can:
 - Share their knowledge, experience and best practice
 - Build an evidence base on the prevalence of mental health issues, including low-level mental health
 - Develop a common approach to dealing with low-level mental health issues
4. The resources and structures in place for the Lewisham hoarding protocol may provide a useful model for the setting up and running of the agreement and accompanying panel/workshop meetings.

Including private landlords

5. The agreement and directory of support services should be shared with private landlords as tool that they can also use to support their tenants.

Providing tenancy support services

6. All housing providers should provide proactive and appropriate tenancy support services for people with mental health needs who may be struggling.
7. Housing providers should make help with budgeting and managing debt a key part of their tenancy support services.

Helping housing providers to identify needs

8. Where staff have a concern about a tenant's vulnerability, housing providers should carry out a vulnerability assessment early on in each tenancy to get a better understanding of the tenant's physical and mental health, including whether they have any support or social workers.

9. Where a vulnerability assessment identifies needs, housing providers should follow this up with an appropriate number of home visits during the first year to make sure that tenants are accessing the support services they need.
10. Housing providers should reassure tenants that sharing information about their mental health will not affect their tenancy.
11. Housing providers should consider setting up a confidential phoneline that enables staff and residents to share information anonymously if they're concerned about a person's wellbeing.
12. Some housing providers are trialling ways of categorising tenants according to their needs in order to provide more targeted interventions. Housing providers should closely monitor the results of these trials and share their experiences with each other.
13. Some housing providers are looking into ways of helping tenants by "positively influencing" their behaviour. Housing providers should share their experiences from this and how it may be relevant to cases of low-level mental ill health.

Training for housing staff

14. All housing providers should provide frontline staff with training on having "challenging conversations", to help them overcome difficulties encouraging people with low-level mental health issues to engage with support.
15. Housing providers should make sure that they've identified and provided mental health training, such as mental health first aid, to all staff likely to come into contact with tenants.
16. Mental health training for housing officers should be tailored to reflect their day-to-day experiences and be based on the situations that they are most likely to come across.
17. Housing providers and local partners should also hold joint training sessions between their respective staff on subjects and issues where it would improve the support provided to tenants to share their professional expertise.

Gathering more reliable data

18. Given the lack of reliable information on the rates of mental ill health, housing providers should look into best practice for making reliable estimates of this. As a start, this could include talking to L&Q about how they made their estimations.

Progress review

19. Six months after these recommendations are considered by the Mayor, housing providers, local partners and the council should arrange for an independent external review of the progress being made. This should be carried out by an organisation with relevant knowledge and experience, such as Shelter.

5. Handyperson service update

Genevieve Macklin (Head of Strategic Housing) introduced the report. The following key points were noted:

- The proposal for the Council to end the handypersons service was made as part of the housing service's £1.5m contribution to the Council's overall savings target. Ending the service would save £151,000.

- Following the proposal, HSC made a referral to M&C recommending, if the service was to be ended, that the Council speak to Lewisham Homes about providing a handyperson service at a reasonable price.
- The Council spoke to Lewisham Homes to see if there's a way that they can charge to cover the costs of running a handyperson service, in order to avoid drawing on the HRA.
- Lewisham Homes have since said that they're willing to advertise a handyperson service on their website – charging a total hourly rate of £41.34.

Genevieve Macklin (Head of Strategic Housing) answered questions from the Committee. The following key points were noted:

- The proposed hourly rate should start from when handyperson starts the job on site – not from when they leave their office.
- Officers will get back to the Committee to confirm whether or not the proposed hourly rate includes VAT.
- Officers will also look into rounding the price to the nearest pound to make it simpler for potential customers.
- Lewisham Homes will not be making a profit, just covering their costs
- There shouldn't be any TUPE implications as it will not be the same service as before – the demand and level of services of the proposed service is unknown.

The Committee made a number of comments. The following was noted:

- The Council would need to be transparent about how it came to the price of £41.34 so that people appreciate the real costs of providing the service.

Resolved: the Committee noted the report.

6. Private rented sector offer policy

Madeleine Jeffery (Private Sector Housing Agency Manager) introduced the report. The following key points were noted:

- Mayor and Cabinet agreed to the principle of using private rented sector (PRS) offers to discharge the housing duty in March 2015. In October 2016 M&C agreed that officers should consult. This is an update on the results of the consultation.
- The rationale for the policy is to: help manage the increasing number of households in temporary accommodation; help households into more suitable, longer-term accommodation more quickly; and better prioritise the reducing number of social lets available.
- A PRS offer may be in or out of the borough provided it is affordable, in adequate condition and meets the requirements of the location policy. There will be exemptions from PRS offers where significant adaptations or substantial tenancy

support would be required. These households will instead be prioritised for social housing.

- Consultation was carried out from 20 January to 3 March 2017. As of 1 March there were 223 responses, 89% from households currently in temporary accommodation.
- In response to the question “do you agree that the Council should use the private rented sector to end (or ‘discharge’) its main housing duty to homeless households?” 46% disagreed and 36% agreed.
- 70% of respondents agreed that those requiring significant adaptations to their property should be exempt from the policy where possible. 65% of respondents agreed that those unable to sustain a PRS tenancy without substantial support should be exempt where possible.
- In response to the question “do you think the PRSO policy will have a positive, a negative or no impact on you? 40% said a negative impact and 12% said a positive impact.

Madeleine Jeffery (Private Sector Housing Agency Manager) answered questions from the Committee. The following key points were noted:

- When making PRS offers out of the borough, the Council will only be working with agencies it has an established relationship with and other reputable agencies. The main cost of the policy will be making incentive payments to landlords to extend tenancies from one to two years.
- There is currently no agreement on rates paid with local authorities outside of London, but they aim not to exceed Local Housing Allowance rates where possible. The Council also inform other local authorities if they are planning on placing someone in their borough.
- Officers agreed to transfer more detail from the policy’s supporting documents into the actual policy document itself.

Resolved: the Committee noted the report.

7. Discretionary licensing scheme

Genevieve Macklin (Head of Strategic Housing) introduced the report. The following key points were noted:

- The additional licensing scheme went live on 11 February 2017. As of 22 February, 29 landlords have completed the additional licence application.
- The Council is working with London Councils to share data across London and identify potential “Houses in Multiple Occupation” (HMOs). Officers have knocked on over 700 doors within identified hotspots to find potential HMOs.

- A recent raid found a HMO with 5 bedrooms, 17 occupants and a shed with beds and electricity. Two more raids are planned.

Genevieve Macklin (Head of Strategic Housing) answered questions from the Committee. The following key points were noted:

- The rogue landlord team is part of the wider private sector housing agency team.
- The new government definition of HMO will cover small, two-storey HMOs.

Resolved: the Committee noted the report.

8. Annual lettings plan

Madeleine Jeffery (Private Sector Housing Agency Manager) introduced the report. The following key points were noted

- The report sets out how council intends to allocate the lettings that become available in 2017/18 between the different priority groups.
- There are currently around 9,500 household on the housing register. 1,142 properties projected to become available in 17/18. The projected total for 16/17 is 1,054.
- The average waiting time on the housing register for successful applicants has increased from 99.2 weeks in 15/16 to 104.3 weeks in 16/17. The average number of bids for property per household in 2016/17 was 13.
- Between April 2016 and December 2016, 797 properties were advertised to let, almost 100 fewer than the same period in 2015.

Resolved: the Committee noted the report.

9. Key housing issues

Jeff Endean (Housing Strategy and Programmes Manager) introduced the report. The following key points were noted:

- With 18-21-year-olds no longer eligible for housing benefit from April this year, the Council will be monitoring the impact. The policy applies to new applicants only, so it will take time to understand the effect.
- When asked about extending the use of temporary housing like that at PLACE/Ladywell, officers confirmed that right to buy does not apply and that they come with two year tenancies because this is the average time it takes to find a permanent placement.

Resolved: the Committee noted the report.

Select Committee work programme

John Bardens (Scrutiny Manager) introduced the report. The following was noted:

- The Scrutiny Manager introduced a draft work programme for the 2017/18 municipal year and asked the Committee to consider and suggest the priority issues it would recommend to the Committee next year.

The Committee made a number of comments. The following was suggested:

- The Committee should consider a follow-up mental health and housing review focused on the private rented sector – given that increasing numbers of families are living in the PRS.
- The Committee should look closely at how the Council can make more use of temporary housing solutions like that at PLACE/Ladywell.
- The Committee should also receive an update on the Lewisham Poverty Commission.

Resolved: the Committee noted the completed work programme for 2016/17 and the draft work programme for 2017/18, and considered priority areas for scrutiny next year.

10. Referrals

There were no referrals at this meeting

The meeting ended at 21.55pm

Chair:

Date:

This page is intentionally left blank

Agenda Item 3

Housing Select Committee			
Title	Declarations of Interest	Item No.	3
Contributor	Chief Executive		
Class	Part 1 (open)	18 April 2017	

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct:-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2 Disclosable pecuniary interests

are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member's knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

(5) Declaration and impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take not part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.

- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered.

Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

This page is intentionally left blank

Agenda Item 5

Housing Select Committee		
Title	Select Committee work programme 2017/18	
Contributor	Scrutiny Manager	Item 5
Class	Part 1 (open)	18 April 2017

1. Purpose

To ask Members to agree an annual work programme for the Committee.

2. Summary

This report:

1. Informs Members of the meeting dates for this municipal year.
2. Invites Members to agree the Committee's priorities for the 2017-18 municipal year.
3. Informs Members of the process for Business Panel approval of the work programme.
4. Outlines how the work programme can be monitored, managed and developed.

3. Recommendations

The Select Committee is asked to:

- Note the meeting dates for the Housing Select Committee in 2017/18
- Note the Terms of Reference for the Housing Select Committee at **Appendix A**
- Consider the provisional work programme at **Appendix B**
- Note the key decision plan, attached at **Appendix C**, and consider any key decisions for further scrutiny
- Agree a work programme for the municipal year 2017/18
- Review how the work programme can be developed, managed and monitored over the coming year.

4. Meeting dates

The following Committee meeting dates for the next municipal year were agreed at the Council AGM on 27 March 2017:

2017:

- 18 April
- 6 June
- 5 July
- 6 September
- 9 November
- 14 December

2018:

- 31 January
- 14 March

5. Context

- 5.1. The Committee has a responsibility for scrutinising the Council's strategic housing functions as well as the work of Lewisham Homes and the Brockley Private Finance Initiative (PFI). The strategic housing division is responsible for delivering housing objectives based on the borough's sustainable communities strategy and delivered through the borough's housing strategy. The Committee's terms of reference are set out in appendix A.
- 5.2. The Committee regularly scrutinises the work of Lewisham's strategic housing team and its service areas. The Council is responsible for a stock of approximately 18,000 homes. These are managed by the Council's Arm's Length Management Organisation, Lewisham Homes and the Brockley Private Finance Initiative. In previous years, the Committee has scrutinised the Lewisham Homes and Brockley PFI annual reports and business plans. Members of the Committee have also resolved to receive six monthly updates from these organisations. The Committee's terms of reference also give it the remit to establish links with social housing providers in the borough.

6. Provisional 2017/18 work programme

- 6.1. At the last meeting of the previous municipal year, on 7 March 2017, the Committee considered a number of items for inclusion in the work programme. The Scrutiny Manager has incorporated the comments of the Committee into a provisional work programme for the Committee to consider, which is attached at Appendix B.
- 6.2. The work programme includes:
 - suggestions from the Committee in the previous year;
 - suggestions from officers;
 - issues arising as a result of previous scrutiny;
 - issues that the Committee is required to consider by virtue of its terms of reference;
 - items requiring follow up from Committee reviews and recommendations;
 - standard reviews of policy implementation or performance, which is based on a regular schedule.

Deciding on items for the work programme

- 6.3. When deciding on items to include in the work programme, the Committee should have regard to:
 - priority areas for the council;
 - budget pressures;
 - items the Committee is required to consider by virtue of its terms of reference;
 - the criteria for selecting and prioritising topics;
 - the capacity for adding items;
 - the context for setting the work programme and advice from officers;
 - Issues of importance for local assemblies.

- 6.4. On 28 March 2017, the Overview & Scrutiny Business Panel resolved to remind committees that as this is the last year of the administration they may want to consider work done to date and focus their attention on key policy areas going into a

new administration in 2017/18. The Business Panel also suggested that the Committee monitor developments with the Lewisham Central opportunity site.

Council finances

- 6.5. The Council has already made savings of £138.4m to meet its revenue budget requirements since May 2010 and is proposing further savings of £23.2m in 2017/18. It is expected that the Council will need to identify further savings of circa £32.6m for the following two years, 2018/19 to 2019/20. This will bring the total savings in cash terms made by the Council in the decade to 2020 to just short of £200m. Monitoring the impact of savings on service delivery and performance will continue to be of importance to scrutiny committees. Lessons learnt from this process can be used to help shape the scrutiny of future savings proposals as and when they are put forward.

Budgetary issues of particular relevance to the work of the Committee

- 6.6. In March 2016 the Government legislated for a 1% reduction in social rents to be applied for four years from 2016/17. This is expected to reduce rental income by £2.62m in 2017/18. The expected cumulative rent reduction over the four years is £25.0m, with £374.0m being lost over the life of the 30 year business plan. It's not yet clear what rent regime will be in place after the four years – it's assumed that rent charges will be increased in line with prior Government guidance of CPI + 1%.
- 6.7. The budgeted expenditure for the Housing Revenue Account for 2017/18 is £149.9m (£93.9m operational and £56m capital and new build costs). No direct savings have been identified so far for 2017/18.
- 6.8. The HRA is budgeted to spend over £100.0m in 2016/17. The Housing Revenue Account (HRA) is currently projecting a surplus of £1.1m, but this will be reinvested to maintain a balanced budget position.
- 6.9. As at the end of November 2016, the forecast overspend for the Customer Services directorate as a whole is £3.3m. The strategic housing service is projecting an overspend of £0.7m. This relates to the action taken to manage the demand for temporary accommodation in the borough.

Decisions due to be made by Mayor and Cabinet

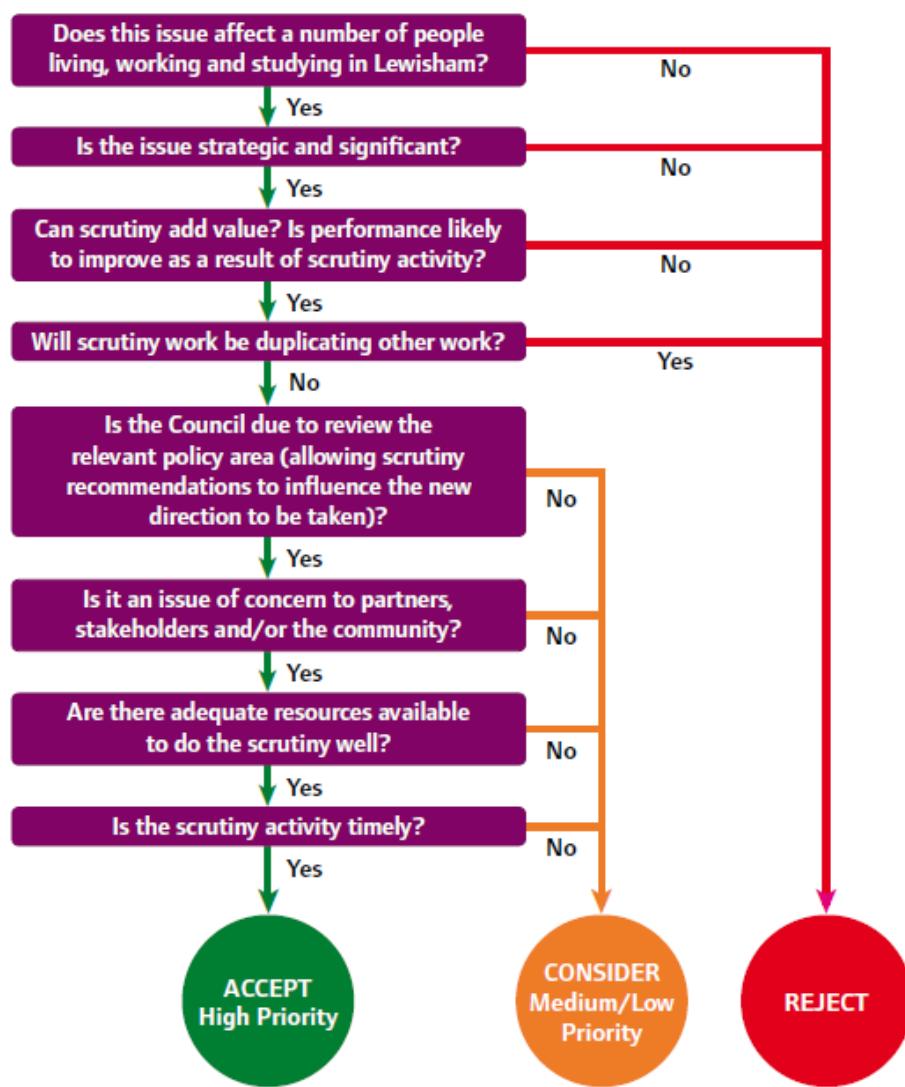
- 6.10. Members are asked to review the most recent notice of key decisions at Appendix B and, if appropriate, suggest any additional items for further scrutiny.

7. Different types of scrutiny

- 7.1. It is important to agree how each work programme item will be scrutinised. Some items may only require an information report to be presented to the Committee and others will require performance monitoring data or analysis to be presented. Typically, the majority of items take the form of single meeting items, where members:
- (a) agree what information and analysis they wish to receive in order to achieve their desired outcomes;
 - (b) receive a report presenting that information and analysis;
 - (c) ask questions of the presenting officer or guest;

- (d) agree, following discussion of the report, whether the Committee will make recommendations or receive further information or analysis before summarising its views.
- 7.2. For each item, the Committee should consider what type of scrutiny is required and whether the item is high or medium/low priority (using the prioritisation process). Allocating priority to work programme items will enable the Committee to decide which low and medium priority items it should remove from its work programme, when it decides to add high priority issues in the course of the year.
- 7.3. The below flow chart, based on the Centre for Public Scrutiny (CfPS) advice for prioritising topics is designed to help Members decide which items should be added to the work programme.

Scrutiny work programme – prioritisation process



8. Approving, monitoring and managing the work programme

- 8.1. In accordance with the Overview and Scrutiny Procedure rules outlined in the Council's constitution, each select committee is required to submit its annual work programme to the Overview and Scrutiny Business Panel. The Business Panel will meet in May to consider provisional work programmes and agree a co-ordinated Overview and Scrutiny work programme, which avoids duplication of effort and which facilitates the effective conduct of business.
- 8.2. The work programme will be reviewed at each meeting of the Committee. This allows urgent items to be added and items which are no longer a priority to be removed. Each additional item added should first be considered against the criteria outlined above. If the Committee agrees to add additional items because they are high priority, it must then consider which medium/low priority items should be removed in order to create sufficient capacity. The Committee has eight scheduled meetings this municipal year and its work programme needs to be achievable in terms of the amount of meeting time available.
- 8.3. At each meeting of the Committee, there will be an item on the work programme presented by the Scrutiny Manager. When discussing this item, the Committee will be asked to consider the items programmed for the next meeting. Members will be asked to outline what information and analysis they would like in the report for each item, based on the outcomes they would like to achieve, so that officers are clear on what they need to provide.

9. Financial implications

- 9.1. There are no financial implications arising from the implementation of the recommendations in this report.

10. Legal implications

- 10.1. In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

11. Equalities implications

- 11.1. The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 11.2. 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.

- 11.3. It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and

those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.2 above.

11.4. The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

11.5. The Equality and Human Rights Commission has 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:
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

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

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

11.7. The essential guide provides an overview of the equality duty requirements 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: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

Background documents

Lewisham Council's Constitution

Centre for Public Scrutiny: The Good Scrutiny Guide

Appendices

Appendix A – Committee's terms of reference

Appendix B – Provisional work programme

Appendix B – Key decision plan

Appendix A

Housing Select Committee terms of reference

The Council's constitution sets out the Committee's powers, as defined by the terms of reference. These are included at appendix A. The Committee should familiarise itself with the terms of reference and consider its remit when selecting items for scrutiny.

As set out in the constitution, the Committee has a responsibility for scrutinising the Council's strategic housing functions as well as the work of Lewisham Homes and the Brockley Private Finance Initiative (PFI). The strategic housing division is responsible for delivering housing objectives based on the borough's sustainable communities strategy and delivered through the borough's housing strategy.

The Council is responsible for a stock of approximately 18,000 homes. These are managed by the Council's Arm's Length Management Organisation, Lewisham Homes and the Brockley Private Finance Initiative. In previous years, the Committee has scrutinised the Lewisham Homes and Brockley PFI annual reports and business plans. Members of the Committee have also resolved to receive six monthly updates from these organisations. The Committee's terms of reference also give it the remit to establish links with social housing providers in the borough.

This page is intentionally left blank

Housing Select Committee work programme 2017/18

Programme of work

Work item	Type of item	Priority	Strategic priority	Delivery deadline	18-Apr	06-Jun	05-Jul	06-Sep	09-Nov	14-Dec	31-Jan	14-Mar
Lewisham Future Programme	Standard item	High	CP6	Ongoing				Savings				
Key Housing Issues	Standard item	Low	CP6	Ongoing								
Election of the Chair and Vice-Chair	Constitutional req	N/A	CP6	Apr								
Committee work programme 2016/17	Constitutional req	High	CP6	Apr								
New Homes Programme	Performance monitoring	High	CP6	Jul								
Lewisham's Housing Strategy (2015-2020) - monitoring	Policy development	Medium	CP6	Jun								
In-depth review	Policy development	High	CP6	Jun		Scoping	Evidence	Evidence	Report			
Lewisham Homes	Performance monitoring	Medium	CP6	Sep				Annual report & business plan				
Brockley PFI	Performance monitoring	Medium	CP6	Sep				Annual report & business plan				
Housing zones	Policy development	Medium	CP6	Oct								
Supported housing	Policy development	Medium	CP6	Oct								
Monitoring homelessness and temporary accommodation pressures	Policy development	High	CP6	Dec								
Housing and mental health review update	In-depth review	Medium	CP6	Dec					Update			
Lewisham Central opportunity site	Policy development	Medium	CP6	Jan								
Proposed rent and service charge increases	Standard item	High	CP6	Jan								
Annual lettings plan	Standard item	High	CP6	Mar								

Item completed
Item ongoing
Item outstanding
Proposed timeframe
Item added

Meeting Dates:					
1)	Tuesday	18 April	5)	Thursday	9 Nov
2)	Tuesday	6 June	6)	Thursday	14 Dec
3)	Wednesday	5 Jul	7)	Wednesday	31 Jan
4)	Wednesday	6 Sep	8)	Wednesday	14 Mar

This page is intentionally left blank

FORWARD PLAN OF KEY DECISIONS

Forward Plan April 2017 - July 2017

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin Flaherty, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

A “key decision”* means an executive decision which is likely to:

- (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates;
- (b) be significant in terms of its effects on communities living or working in an area comprising two or more wards.

December 2016	Lewisham Homes Management Agreement and Articles of Association	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	New Homes Programme	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
December 2016	Brasted Close development	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Deptford Anchor Action Plan	22/03/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Excalibur Update - Part 1 & 2	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Approval to Transfer land at Our Lady & St Philip Neri Primary School to Catholic Archdiocese of Southwark	22/03/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Lewisham Place Planning Strategy 2017-2022	22/03/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	School Expansion Proposals	22/03/17	Sara Williams, Executive		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Addey & Stanhope School and Ashmead Primary School	Mayor and Cabinet	Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Annual Lettings Plan	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Results of Handypersons consultation	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Private Rented Sector Offer Policy	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	Resettlement of Refugee Households	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
February 2017	Bill Payment Services Contract	22/03/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia,		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Cabinet Member Resources		
January 2017	Library Savings Programme Preferred Provider Manor House	22/03/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
December 2016	Stage 1 of 2-stage procurement for the proposed expansions of Ashmead Primary School and Addey & Stanhope Secondary School (Mornington Centre) and to enter into a Pre-Construction Services Agreement.	22/03/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Transforming Construction Skills - Lewisham Construction Hub, Training, Apprenticeship and Employment Service and Local Supply Chain Development Services	22/03/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2017	Better Place Programme	23/03/17 Better Place Joint Committee	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2017	Children and Young People's Advocacy Service	28/03/17 Overview and Scrutiny Business	Sara Williams, Executive Director, Children and Young People and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		Panel	Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Volunteering Service for Children & Young People subject to Children in Need and Child Protection Plans	28/03/17 Overview and Scrutiny Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Short Term Contract Extension for Kitchen FM Services for Council Managed School Meals	28/03/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Permission to award Stage 1 of a 2-stage procurement for proposed expansions Ashmead Primary School and Addey & Stanhope Secondary School (Mornington Centre) Pre-Construction Services Agreement	28/03/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
	Achilles Street Regeneration Proposals	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Beckenham Place Park Programme Update	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
	CRPL Business Plan 2017/18	19/04/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Deptford Southern Housing Sites - Part 1 & Part 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	Milford Towers Leaseholder Buyback Parts 1 and 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	New Homes Programme Parts 1 and 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	Selection of Payroll & Human Resources Software Platform and System Integrator Appointment of a Systems Integrator for this and Oracle	19/04/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Cloud		Resources		
	Main Grants Programme 2017/18 London Boxing Allocation	19/04/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
February 2017	Provision of Passenger Transport Services - Establishment & Use of Dynamic Purchasing System	19/04/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Replacement of Fleet Vehicles	19/04/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Provision of Textile Collection Bring Back Service - Appointment to Framework	19/04/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
January 2017	Appointment of Heritage Architects for Delivery of Beckenham Place Park Regeneration	02/05/17 Overview and Scrutiny Business Panel	Scrutiny Work Programme and Councillor Rachel Onikosi, Cabinet Member Public Realm		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Appointment of Landscape Architects for Delivery of Beckenham Place Park Regeneration	02/05/17 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
January 2017	Award of contract for Sexual Health e-service	02/05/17 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
	School Minor Works Contract Award	02/05/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Catford Regeneration Programme Parts 1 and 2	10/05/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	New Homes Programme	10/05/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
August 2016	The Wharves Deptford -	10/05/17	Janet Senior, Executive		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Compulsory Purchase Order Resolution	Mayor and Cabinet	Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
	Response to Consultation on Policy for Supported Travel Young People Attending College and Adults Eligible for Adult Social Care	10/05/17 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	Award of Contract for two Extra Care Services at Cinnamon Court and Cedar Court	10/05/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	Award of Contract for Extra Care Service at Hazlehurst Court	10/05/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	IT Network re-procurement	10/05/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Contract award report for 2 x bulge class schemes	23/05/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Extending the shared IT service to Southwark	07/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
February 2017	New Homes Programme	07/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	Preliminary Flood Risk Assessment Update	07/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Telephony re-procurement	07/06/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
	CRPL Business Plan 2017-18	21/06/17 Council	Janet Senior, Executive Director for Resources &		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Regeneration and Councillor Alan Smith, Deputy Mayor		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials

Housing Select Committee		
Title	New Homes Programme Update	
Key decision	Yes	Item no 6
Wards	All wards	
Contributors	Executive Director for Customer Services	
Class	Part 1	18 April 2017

1 Purpose of report

- 1.1 This report provides a general update on the Council's new homes delivery programme, New Homes, Better Places. The programme covers the wide range of projects which the Council sponsors, enables or directly delivers to provide new homes in the borough to meet housing need.
- 1.2 The report also introduces a new project on the site of former Deptford Green Multi-Use Games Area (MUGA), which will provide between 31 and 48 units of temporary accommodation and could also provide community/commercial space on the ground floor of the development.

2 Summary

- 2.1 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 housing demand.
- 2.2 A series of update reports has subsequently been considered by Housing Select Committee outlining progress in meeting the target of starting 500 new Council homes for social rent, by March 2018.
- 2.3 The New Homes, Better Places Programme includes the delivery of new infill homes on the Council's land, which has been the focus of previous reports. This part of the programme is being led by the Council's Arms' Length Management Organisation, Lewisham Homes.
- 2.4 The wider New Homes, Better Places Programme also includes projects which the Council directly sponsors or has enabled, and projects which seek to improve the quality and availability of temporary accommodation in the borough for homeless households.

3 Recommendations

- 3.1 It is recommended that Housing Select Committee:
- 3.2 Notes the progress update on the New Homes, Better Places Programme and the proposed PLACE/Deptford development, ahead of consideration of the same matter at Mayor & Cabinet on 19 April
- 3.3 Considers and provides comments on the presentation that officers will make on the night of the committee, providing an overview of the current Council development programme, as set out in appendix A, as well as potential future opportunities to build new affordable homes

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.
- 4.2 The proposed recommendations are also in line with the Council policy priorities:
 - Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 4.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:
 - Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

- 4.4 Lewisham's Core Strategy has the objective to make provision for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26, to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. The Core Strategy also has the objective to make provision to meet the housing needs of Lewisham's new and existing population, which will include:
- provision of affordable housing;
 - a mix of dwelling sizes and types, including family housing;
 - lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs;
 - bringing vacant dwellings back into use.

5 Background

- 5.1 Housing Select Committee will be aware of the significant challenge posed by the increase in homelessness in Lewisham and in London more widely. London's population is currently increasing by 50,000 to 60,000 households per year whilst on average 27,000 new homes a year have been built in the city. The number of homeless households in temporary accommodation in London increased from nearly 36,000 in 2011 to over 52,820 at the end of June 2016.
- 5.2 In Lewisham, there has been an 89% increase in the number of homeless households in temporary accommodation over the last five years and there are currently nearly 1,800 homeless households in temporary accommodation. Over the same period, the number of households on the waiting list for social housing has grown from approximately 7,500 to over 9,250.
- 5.3 The Council is addressing this issue in a number of ways, including initiatives to increase the supply of high quality temporary accommodation which can be used as emergency housing, alongside a focus on homeless prevention and a programme of property acquisition led by Lewisham Homes. In combination these approaches have succeeded in stabilising the population of homeless households in nightly paid accommodation. There are currently 496 of these, down from a high of 575 in 2016. Nonetheless sustained action is required to continue this downward trend, provide better quality and local accommodation for people in housing need, and to address the on-going budget pressures that this still-high level of homelessness generates.
- 5.4 As such, the main focus of this report is a new project which aims to replicate the success of the project at PLACE/Ladywell at an underused site in the Council's ownership in Deptford. Again this is intended to provide temporary accommodation for homeless households, potentially alongside non-housing uses of the ground floor. The same technology is proposed to be used, although in this iteration the learning from PLACE can enable more effective design and delivery approaches. These will mean that the return on investment from the building is faster.

6 New Homes Programme update

Project Status	New Council Homes	New Temporary Accommodation	Combined New Housing Supply
Complete	9	50	59
On-site	126	0	126
With planning consent awaiting start	60	9	69
Total homes in-development	195	59	254
Total potential homes on sites at the pre-planning stage which could start by March 2018	321	31	352
Total homes in programme	516	90	606

- 6.1 In addition to the new Council homes that are being delivered through the New Homes, Better Places Programme, new temporary accommodation is also being developed to meet housing need and reduce the impact on the Council's budgets of expensive nightly-paid accommodation. All of these homes are aimed at households in acute housing need, either by providing permanent secure Council homes or better quality temporary homes while they await a permanent offer.
- 6.2 50 new units of temporary accommodation have already been provided as part of this programme through a mixture of conversions, acquisitions and new build:
- Hamilton Lodge, Forest Hill: 21 units through the acquisition and conversion of a former care home.
 - 161-163 Deptford High Street and 28 Deptford High Street, New Cross: a total of 5 new units provided through acquisition and conversion of disused space above shops
 - PLACE/Ladywell, Lewisham Central: 24 units were provided through new build development using modern methods of construction.
- 6.3 This report aims to further the Council's strategy of improving the quality and availability of temporary accommodation in the borough. Subject to the recommendations in this report being approved, a further scheme of approximately 31 units of temporary accommodation will be progressed to start on-site by March 2018.

7 PLACE/Ladywell Lessons Learnt

- 7.1 PLACE/Ladywell was completed in August 2016 and provides 24 high quality two bedroom apartments that have been used to provide temporary accommodation. The building was designed to demountable, so that it can be deconstructed and moved to new location, and then reassembled once long term plans for its current location are finalised.

- 7.2 PLACE/Ladywell generates financial benefits of approximately £360,000 annually for the Council, based on £225,000 collected in rent, and an additional £135,000 saved compared to the average cost of self-contained nightly paid accommodation for the 24 resident families. After financing costs, the development generates a net income of £85,000, which has been included as a budget saving from 2017/18 onwards, helping the Council in its objective to generate revenue returns from property as one means of meeting the on-going budget challenge it faces.
- 7.3 Overall, the total financial benefits that PLACE/Ladywell generates means that, excluding the recycled right-to-buy receipts, the capital investment in the building is repaid in approximately 12 years, including the estimated cost of one move in that time.
- 7.4 PLACE/Ladywell has won multiple regional and national awards including two prizes at the New London Architecture Awards 2016, for “Best Temporary Development” and the special “Mayor’s Prize”; a commendation in the category of “Best New Place to Live” at the London Planning Awards 2017; and winning the award for “Best Housing Initiative” at the LGC Awards 2017. The project is also currently shortlisted for both “Outstanding Approach to Tackling Homelessness” and “Outstanding Innovation” at the UK Housing Awards 2017.
- 7.5 PLACE/Ladywell was the first building of its type, and although it was very successful, there are a number of ways that the design and the approach to the modular construction could be improved to increase efficiency and to deliver a faster, cheaper and higher quality development.
- 7.6 Although the majority of manufacture process of the building took place off-site in the factory there were still significant pieces of work that had to be completed on-site, including the balconies attached to each apartment, the walk ways that connect them, and the fit-out of the ground floor. The next iteration of the design would aim to have all of these elements completed off-site, and minimise the on-site works as much as possible. This will increase the efficiency of the construction and reduce the time it takes to complete the development.
- 7.7 PLACE/Ladywell also provides a range of non-housing uses which add to the offer the Council is able to make to local residents. These include a café and community cinema, a co-working space as part of the DEK programme, and a range of low-cost retail and maker spaces. This additional facilities have been very successful in providing jobs, business growth opportunities, and more standard office-spaces. The building is projected to create or sustain 100 full time equivalent jobs in the time it is on-site in Ladywell, as part of 15 local businesses located there. The ground floor operators plan to undertake more growth and developmental work over the coming year to increase this positive contribution to the local economy. Given this success, officers also intend to consider a range of non-housing uses for the next iteration of the project.
- 7.8 In PLACE/Ladywell, the Council has developed a model in PLACE that is financially self-sustaining and that also provides a range of housing and wider community benefits. By iterating that approach, and further developing the

model, this is an opportunity to increase the value that the Council can obtain from the investment it has already made at PLACE/Ladywell.

- 7.9 The site of the former ball court on Edward Street in Deptford (Evelyn ward) has been identified as potential location to build the next iteration of a development based on the PLACE/Ladywell model. PLACE/Deptford can use precision manufacturing techniques to provide new high quality temporary accommodation faster and more cost effectively than would be possible with traditional construction techniques, and use the lessons learnt from PLACE/Ladywell to increase efficiency and reduce the payback time for the Council.

8 Former ball court on Edward Street Site

- 8.1 The site on Edward Street, shown in the site plan attached as **Appendix B**, is the location of the former multi-use games area (MUGA) that served Deptford Green School before it was re-built under the Building Schools for the Future Programme (BSF). Once the new school was built the MUGA became surplus to the school requirements as a new and fit for purpose outdoor playing pitch was provided within the school grounds and adjacent to Fordham Park.
- 8.2 The former MUGA is currently in an unusable condition, presents a potential health and safety risk, and frequently attracts fly tipping and occasional anti-social behaviour. The current condition of the site is shown in the photos attached as **Appendix C**.
- 8.3 The site has been identified as a potential location for a development based on the PLACE/Ladywell model, where a modular building can be built to provide temporary accommodation as well as other non-housing community benefits
- 8.4 The site has been identified as a potential location for a development based on the PLACE/Ladywell model, where a modular building can be built to provide temporary accommodation as well as other non-housing community benefits.
- 8.5 Officers have discussed with members of the Planning Service the proposed scheme on Edward Street and it is clear that any loss of play space for the local area will need to be addressed as part of a redevelopment on the site. As such, to ensure that there is no loss of play space in the area, the design work that is being undertaken will also look at how fit for purpose play space can be provided in the vicinity.
- 8.6 The design work will also look at alternative ground floor uses, beyond residential, which may work in the context of the Edward Street area.
- 8.7 The site was used by a school within the last eight years, which means that for a change of use on the site it likely that Secretary of State approval will be required. This is dealt with in more detail in the legal implications set out in section 15 of this report.
- 8.8 Approval to apply to the Secretary of State to lease the proposed development for use as temporary accommodation will be sought from Mayor and Cabinet at

the same time that permission is sought to apply for planning permission. The appointment of Perfect Circle includes breaks at this point, so that if Secretary of State approval is withheld, there are no further abortive costs for the Council.

9 Comments from Asset Management on proposed scheme

- 9.1 The site of the former Edward Street MUGA currently sits within the General Fund and has been unused since 2012. It is not an efficient use of Council assets and the MUGA's current condition present a risk to the Council.
- 9.2 Asset Management support using the site to deliver a scheme similar to PLACE/Ladywell that will generate an ongoing revenue for the Council and help address the pressure that providing nightly paid temporary accommodation places on Council budgets.

10 Comments from CYP Regeneration and Asset Management on proposed scheme

- 10.1 The MUGA has not been used since the Deptford Green School was relocated to Fordham Park in 2012.
- 10.2 Local children have been accessing the former MUGA and climbing over the fencing has already resulted in one serious injury claim on the Council. The gate to the former MUGA is currently left open to prevent such an injury reoccurring. Whilst the land is unmanaged there is still a potential for injury claims against the Council, with the potential deterioration of the former MUGA surface and accusations from residents of a wasted and unmanaged resource.
- 10.3 Rubbish and fly tipping on the former MUGA is an environmental hazard and eyesore, with health and safety implications as rubbish will attract vermin to the area. Local residents have complained a number of times regarding the rubbish.
- 10.4 We recommend that to prevent environmental and health and safety risks better use is made of the former MUGA.

11 PLACE/Deptford

- 11.1 PLACE/Ladywell currently provides:

	Two-Bed Units	Three-Bed Units	Community/Commercial Ground Floor	Total Units
PLACE/Ladywell	24	0	880m ²	24

- 11.2 Through Perfect Circle, AECOM and RSHP have completed a feasibility study to demonstrate what sort of precision manufactured temporary accommodation could be delivered on the Edward Street site. This feasibility work had set out three possible options for the developments:

	Two-Bed Units	Three-Bed Units	Community/Commercial Ground Floor	Total Units

Option 1	26	5	691m ²	31
Option 2	48	0	No	48
Option 3	39	0	No	39

- 11.3 Based on this feasibility report option 1 provides the most desirable option for the site as it includes a mix of unit sizes and allows for community and commercial uses of the ground floor. Further work to expand these options and provide more detail on what can be delivered will be explored as the design process continues.
- 11.4 All of the units for temporary accommodation will be designed to the same high standard and specification as the units in PLACE/Ladywell. This means that all of the units will be 10 per cent larger than London Space Standards.
- 11.5 Potential visualisations and proposed apartment layouts for PLACE/Deptford from the feasibility study are set out in **Appendix D** of this report. These are indicative of what the development might look like and do not represent the final designs. Once the design is more developed a report will be taken to Mayor and Cabinet seeking permission to submit a planning application. The target date for this is 28 June 2017.
- 11.6 Although using the same technology used for PLACE/Ladywell means that PLACE/Deptford can be moved to a new location, the current intention is to apply for permanent planning permission to provide temporary accommodation on the site. This allows flexibility for future uses of the site, while removing an arbitrary end date when PLACE/Deptford would need to be moved.
- 11.7 Subject to the recommendations in this report, and the accompanying Contract Award Report being agreed, the below table sets out the target dates for the delivery of the scheme:

Stage	Target Start Date	Time
Stage 3-4 Developed Design & Technical Design	4 May 17	8 weeks
Target Mayor and Cabinet date	28 June 17	
Planning Application	July 17	13 weeks
Manufacture/Construction	October 17	36 weeks
Completion	Summer 18	-

- 11.8 Public consultation and engagement in detail on this project to discuss design, play space re-provision and different uses of the ground floor will take place alongside the design work to inform the process. This process has however started, with a presentation to the Evelyn Local Assembly on 28 March, at which the proposal was well received in principle, although significant further consultation will be required. This could include engaging with people on the site in the manner used for the PLACE/Ladywell consultation.

12 Project Budget for PLACE/Deptford

- 12.1 Initial feasibility and design work was undertaken by RSHP and AECOM through Perfect Circle for a value of £176,142.25. This work has now been completed and feeds into this report.
- 12.2 The budget requirements for the design phase of this project are set out below:

Item	Amount
Design and Feasibility (incurred to date)	£176,142.25
Design and Quality Assurance Team Fees	£487,357.32
Planning Fees	£20,000
Commercial Adviser	£30,000
Project Contingency	£12,500
Total	£725,999.57

- 12.3 Although the design work has not yet been advanced to the stage where a final estimated of the construction price can be made, the feasibility work completed so far indicates that the construction/manufacture costs of the development will be approximately £6,500,000. This estimate can however be made with some level of confidence, as the product is the same as at Ladywell and the method of construction and outline manufacture costs are therefore known.
- 12.4 When the next stage of design and consultation has been completed, a more accurate estimate of the construction/manufacture cost will be known and will be reported to Mayor and Cabinet at the point that a final recommendation to proceed is made.

13 Provision of play space in the immediate vicinity

- 13.1 Although the former Edward Street MUGA is currently unusable as play space, it did previously provide this function. To ensure there is adequate provision for people in local area part of the design work will look at how play space can be improved and expanded in the immediate vicinity.
- 13.2 To this end Perfect Circle is proposing to employ Breeze Landscape Architects Limited to carry out a study to propose the best way to provide or improve play space in the immediate vicinity.

- 13.3 As part of initial scoping discussions the Ball Court that is part of Kingfisher Square has been identified as potentially being in need of maintenance and improvement. There seems to be scope to expand and improve the play facilities there on a site that is only c.150m from the site of the former Edward Street MUGA.

14 Bid to GLA Innovation Fund

- 14.1 The Mayor of London launched a new funding prospectus 'Homes for Londoners: Affordable Homes Programme 2016-21' in November 2016. The total funding available is £3.15bn to fund at least 90,000 new affordable homes for Londoners by 2021.
- 14.2 The prospectus launched three new affordable housing products: London Affordable Rent; London Living Rent; and London Shared Ownership. The fund will be allocated through the following routes: Approved Provider Route, Developer-led Route, Negotiated Route, Innovation Fund, Strategic Investment Fund.
- 14.3 Following exploratory dialogue with the GLA, Officers have submitted an Expression of Interest for the Innovation Fund, which commences the process and enables further dialogue. Once the potential funding options become clearer, and the design has evolved, officers will make a final recommendation for Mayor & Cabinet consideration about any grant funding application in relation to this or any other project.

15 Financial Implications

- 15.1 A report due to be considered by Mayor & Cabinet on 19 April will request the approval of a budget of £725,999.57 for the design phase of PLACE/Deptford. If the scheme proceeds beyond the design stage, then this cost can be capitalised and funded from capital reserves. If the scheme does not proceed beyond the design stage, then this cost will have to be written off to revenue.
- 15.2 Should the scheme proceed beyond the design phase, it is estimated that construction costs may be in the region of £6.5m, and could be part-funded by Right to Buy receipts (30%). Depending on the actual number and mix of units, there may be rental income generated of approximately £600k per annum and savings of over £200k per annum on temporary bed & breakfast accommodation.

16 Legal Implications

- 16.1 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.

- 15.2 In accordance with Schedule 1 of the Academies Act 2010, the consent of the Secretary of State is required to appropriate or enter into any disposal of land if at any time in the last 8 years it has been used wholly or mainly for the purposes of a school or a 16 to 19 Academy. Accordingly, this consent will need to be obtained before any permanent change in use of the site and/or any lease can be entered into with Lewisham Homes. This will be dealt with at the appropriate time should the scheme proceed.
- 16.2 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 16.3 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.
- 16.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 16.3 above.
- 16.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 16.6 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

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

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

16.8 The essential guide provides an overview of the equality duty requirements 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

17 Crime and disorder implications

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

18 Equalities implications

18.1 There are no specific equalities implications arising from this report.

19 Environmental implications

19.1 There are no environmental implications arising from this report.

Background Documents and Report Originator

Title	Date	File Location	Contact Officer
Re-Deployable Temporary Accommodation	22 October 2014	Available at this link	Jeff Endean 020 8314 6213
Contract Award for Re-Deployable Temporary Accommodation	24 June 2015	Part 2 report available from	Jeff Endean 020 8314 6213

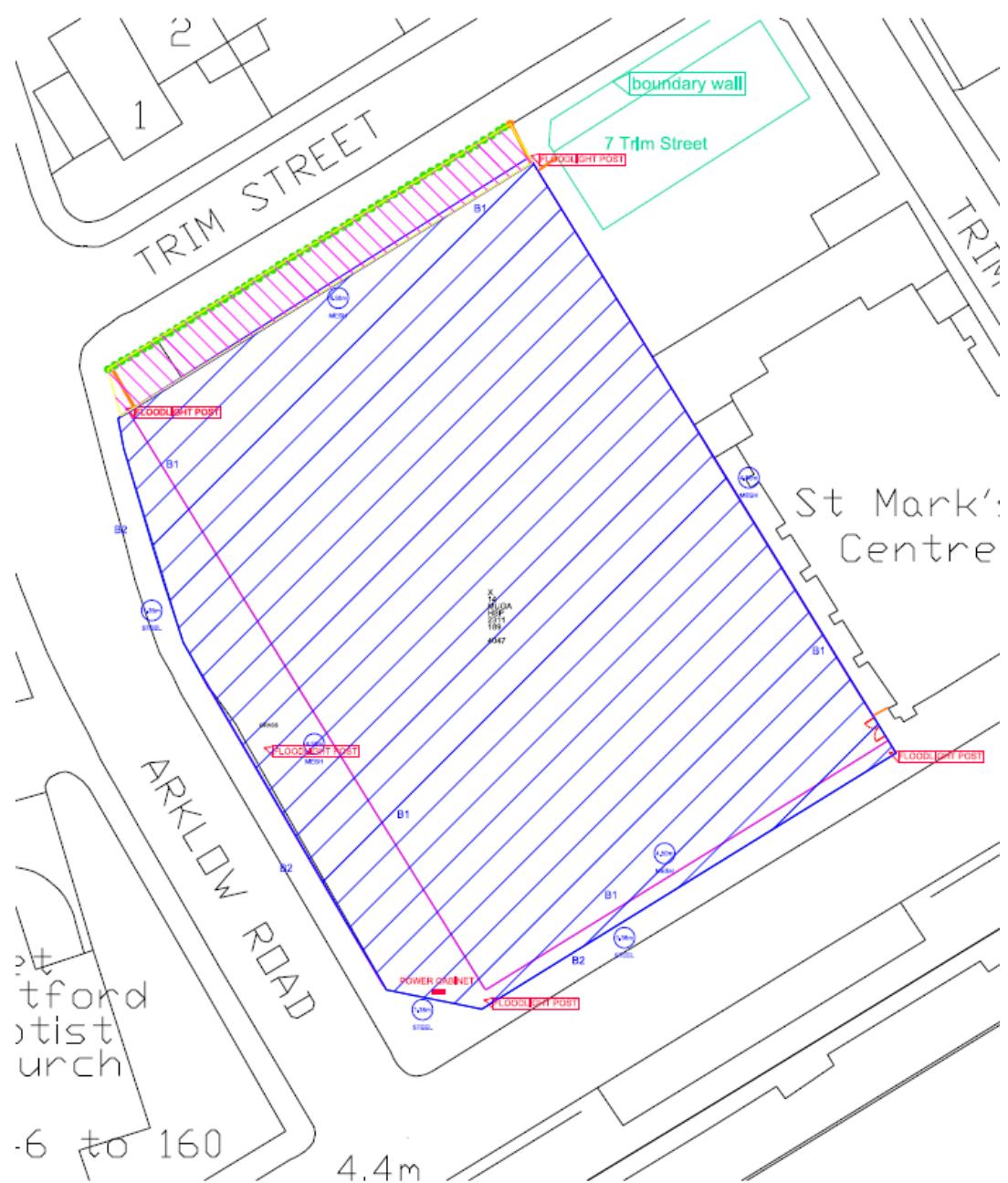
construction (Part 2 Report)		overview and scrutiny	
PLACE/Ladywell Lease Award	18 May 2016	Part 2 report available from overview and scrutiny	Jeff Endean 020 8314 6213

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

Appendix A – Programme update

Scheme Name	Ward	Council Homes	Sale	TA	Total	Status	Target Planning Submission	Target Planning Decision	Target Start on Site	Target Completion
Current Approved Programme										
Mercator Road (New Build)	Lewisham Central	6	0	0	6	Complete				
Slaithwaite Community Room (conversion)	Lewisham Central	1	0	0	1	Complete				
Ashmead Road (disposal)	Brockley	0	1	0	1	Complete				
Angus Street (conversion)	New Cross	1	0	0	1	Complete				
Forman House (conversion)	Telegraph Hill	2	0	0	2	Complete				
Marischal Road (low cost home ownership)	Lewisham Central	0	26	0	26	Complete				
PLACE/Ladywell (new build)	Lewisham Central	0	0	24	24	Complete				
Hamilton Lodge (conversion)	Forest Hill	0	0	21	21	Complete				
28 Deptford High Street	New Cross	0	0	3	3	Complete				
161-163 Deptford High Street (acquisitions)	Evelyn	0	0	2	2	Complete				
Wood Vale (new build)	Forest Hill	9	8	0	17	On-Site				Jun-17
Honor Oak Housing Office (conversion)	Telegraph Hill	5	0	0	5	On-Site				Jun-17
Dacre Park South (new build)	Blackheath	25	0	0	25	On-Site				Jul-17
Dacre Park North (new build)	Blackheath	0	5	0	5	On-Site				Jul-17
Hazelhurst Court (extra care)	Bellingham	60	0	0	60	On-Site				Jul-17
Longfield Crescent (new build)	Forest Hill	27	0	0	27	On-Site				Aug-17
Forster House	Whitefoot	22	0	0	22	Planning consented, awaiting start				Apr-17
Campshall Road (Extra Care)	Lewisham Central	34	25	0	59	Planning consented, awaiting start				May-17
118 Canonbie	Forest Hill	0	0	9	9	Planning consented, awaiting start				Jun-17
Woodbank	Whitefoot	4	0	0	4	Planning consented, awaiting start				Jun-17
Rawlinson House (conversion)	Lewisham Central	1	0	0	1	Planning submitted, awaiting decision				Apr-17
Hawke Tower (conversion)	New Cross	1	0	0	1	Planning submitted, awaiting decision				Apr-17
Kenton Court (new build)	Bellingham	26	0	0	26	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Silverdale Hall (new build) [community cent]	Sydenham	10	0	0	10	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Grace Path (new build)	Sydenham	0	6	0	6	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Marnock Road (new build)	Crofton Park	6	0	0	6	Design development and resident consultation	Apr-17	Jun-17	Nov-17	Mar-19
Church Grove Self-Build	Lewisham Central	5	26	0	31	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Jan-18	Jan-21
Stansted Road	Forest Hill	5	0	0	5	Early Design Stage	Apr-17	Jul-17	Nov-17	Nov-18
Forest Estate	Forest Hill	20	0	0	20	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Crofton Park (new build)	Crofton Park	2	0	0	2	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
High Level Drive	Sydenham	26	0	0	26	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Brasted Close	Sydenham	0	15	0	15	Early Design Stage	Apr-17	Jul-17	Nov-17	Apr-19
Milton Court Road (new build)	New Cross	11	0	0	11	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Oct-19
Pepys Housing Office (conversion)	Evelyn	5	0	0	5	Approved final scheme, awaiting planning application	May-17	May-17	Jun-17	Oct-17
Endwell Road (new build)	Telegraph Hill	11	0	0	11	Design development and resident consultation	May-17	Aug-17	Nov-17	Mar-19
Embleton Road sites	Ladywell	5	3	0	8	Design development and resident consultation	Jun-17	Sep-17	Jan-18	Jul-19
Bampton Estate Site 4 (new build)	Perry Vale	60	0	0	60	Design development and resident consultation	Jul-17	Jul-17	Jan-18	Sep-19
Allison Close (New Build)	Blackheath	0	6	0	6	Design development and resident consultation	Jul-17	Sep-17	Jan-18	Jan-19
Somerville Estate (new build) [community c	Telegraph Hill	40	0	0	40	Design development and resident consultation	Jul-17	Oct-17	Jan-18	Apr-19
Mayfield Hostel	Lee Green	70	0	0	70	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Home Park Office	Sydenham	16	0	0	16	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Total		516	121	59	696					
Future Potential Programme										
Edward Street	Evelyn	0	0	31	31	Design development and consultation	Jul-17	Oct-17	Nov-17	Jul-18
Total		0	0	31	31					
Total (Current + Future Potential Programme)		516	121	90	727					

Appendix B – Site Plan for former Edward Street MUGA



Appendix C – Photos showing the current condition of the former Edward Street MUGA

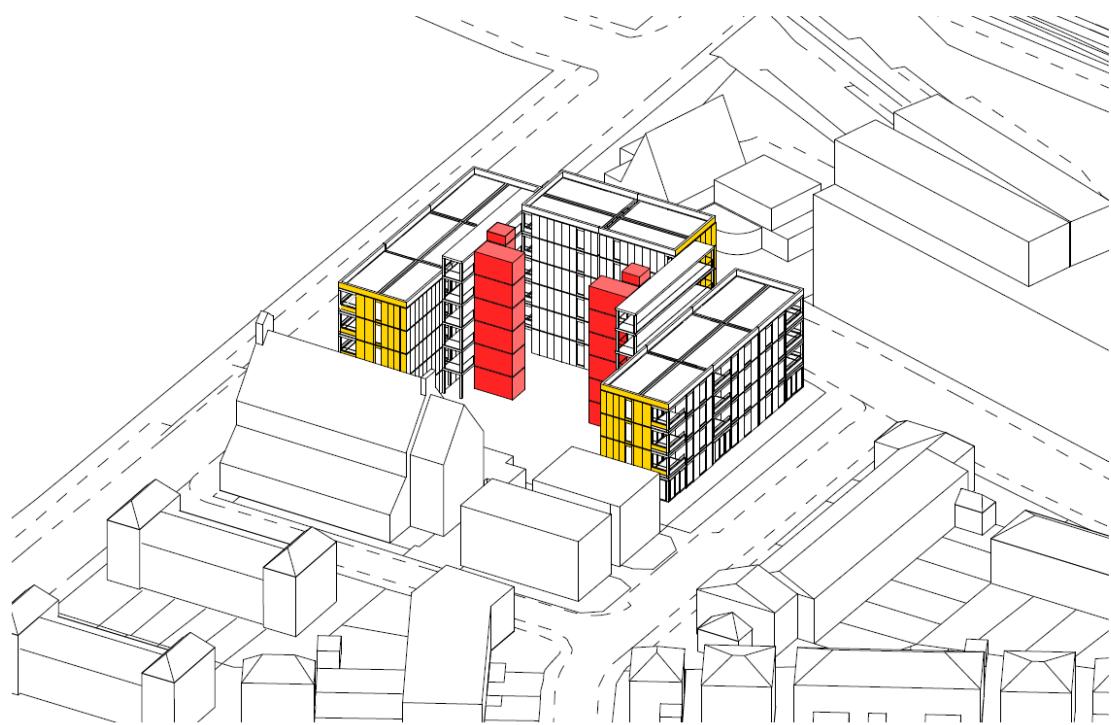




Appendix D – Images from the PLACE/Deptford Feasibility Study

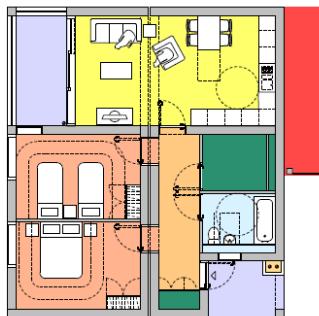


16 PLACE Deptford | Lewisham
Ariel View



Rogers Stirk Harbour + Partners

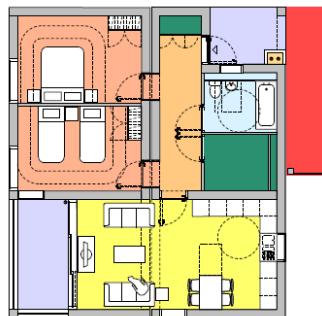
Apartment Layouts



2 - Bedroom

00-05

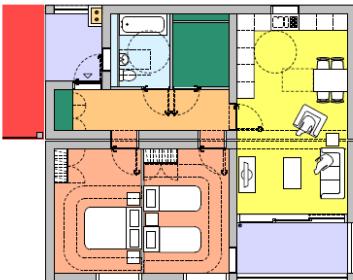
GIA 77m² / 829ft²
Number of Habitable Rooms 3
London Housing Design Guide -
2 bed : 4 people = 70m² / 753ft²



2 - Bedroom

00-05

GIA 77m² / 829ft²
Number of Habitable Rooms 3
London Housing Design Guide -
2 bed : 4 people = 70m² / 753ft²



2 - Bedroom

00-05

GIA 77m² / 829ft²
Number of Habitable Rooms 3
London Housing Design Guide -
2 bed : 4 people = 70m² / 753ft²

t:100 af A3

This page is intentionally left blank