

Small & Complex Sites – Mayor & Cabinet Report

Appendix 02: Feedback From 'Meet the Sites' Events

Background

- Since the start of 2024, the Strategic Housing and Growth Team have held two events to carry out 'soft market testing' to gauge whether there is any interest from the open market should any of the Council's small sites be disposed.
- Events targeted a broad breadth of potentially interested parties ranging from developers and architects to self-builders and representatives from community land trusts.
- At the events, attendees were invited to browse the selection of small sites that have come forward as the first batch of sites from the review that officers have carried out.
- During presentations held at the events, it was reiterated to attendees that any sites would be sold at market value and that the Council's Red Book Valuers (RBV) had carried out their own valuation reports to determine the sites' values.
- Whilst these figures were not disclosed at the events, it was emphasised that the Council would be seeking best value through any disposals.
- Attendees were asked to complete feedback forms and identify sites that were of interest to them and explain their reasoning.

Summary of findings

- Across the two events, over 50 people were in attendance with feedback received from the overwhelming majority.
- All of the sites registered interest with all but one registering interest from multiple parties. Interest in developing homes across the Borough therefore remains high.
- From these findings, officers have deduced that there is considerable potential interest should any of the sites ultimately be disposed of.
- Given the vast majority of sites received interest from multiple parties, this provides officers with confidence that the Council's RBV figures have a strong likelihood of being achieved.

Event 01 – 13 March 2024

- At this event, 15 of the Council's small sites were presented to determine interest in them from a targeted audience.
- The event was invitation only due to the pre-election period. Over 20 representatives from developers, architects, community land trusts and estate agents attended.
 - Some of the sites presented at the event included:
 - Camplin Street
 - Drakefell Road
 - Tressillian Road
 - Bluebell Close
 - Stainton Road
- An example of the presentation boards for the sites is shown below:

Small Sites

1. Camplin Street

Existing site
Address: Camplin Street
SE14 5QX
New Cross
Ward :
Site size: 0.021 ha
Conservation Area: No
Flood Risk: Zone 3
PTAL: 2
Existing use: Garden (un-authorised use)

Site analysis
A. Garden Site (previous scrap yard).
B. 2 storey terraced houses.
C. Narrow frontage to street.

Opportunities and constraints

- Very narrow street frontage (approx 2.5m).
- Opportunity to infill and complete the streetscape.





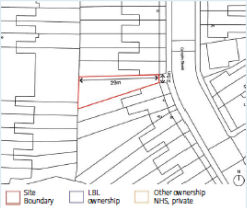
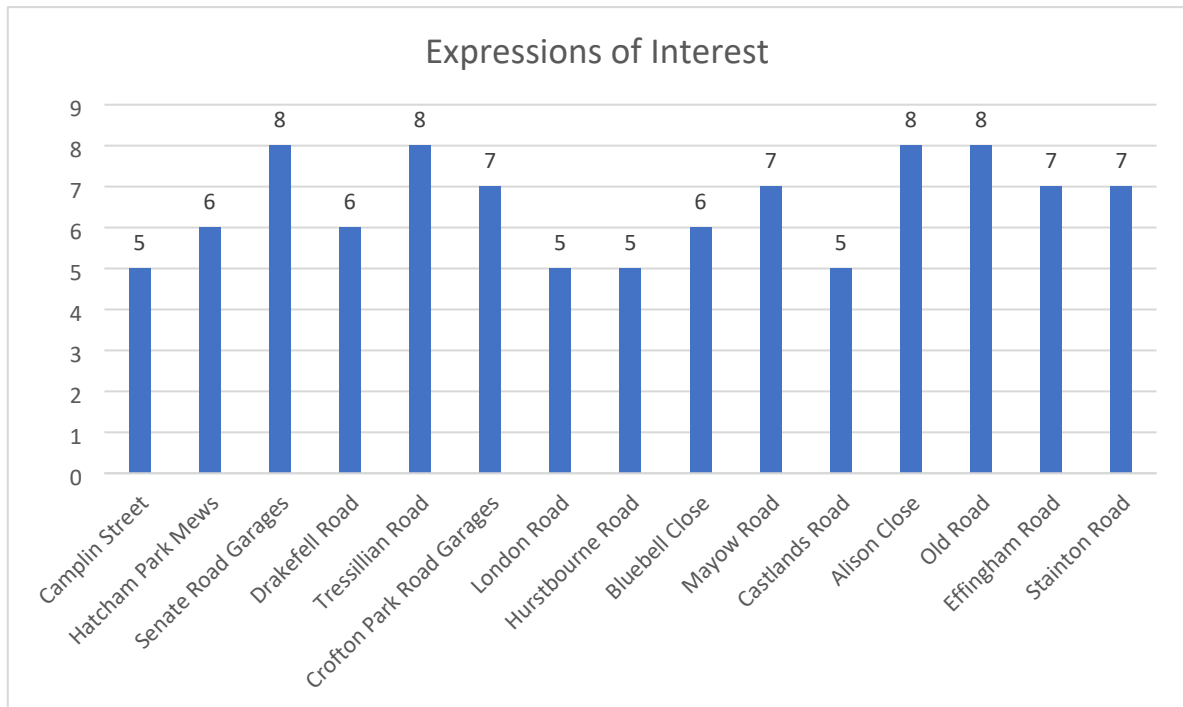




Photo from first 'Meet the Sites' event

- Attendees were invited to fill out an online feedback form that asked which of the small sites were of interest to them.
- The bar chart below shows the results:



- All of the sites presented recorded multiple expressions of interest.
- The most popular sites were Stainton Road and Tressillian Road,
- Respondents were then asked to provide more details on why the sites they selected were of interest.
- Responses to this question were qualitative and garnered a broader response as set out below:
 - *“We think these sites would suit us due to their size and for the majority of sites they are empty and ready for homes to be built on them. We would like to use the sites for delivering our supported housing.”*
 - *“Small scale garage sites are exactly the kind of project we undertake. We are experienced in all problems and issues pertaining to them.”*
 - *“We are interested in small sites programme and can review and propose optimum batching together.”*
 - *“[We] are adept at delivering housing on compact urban and suburban sites. We have worked with many local authorities.”*
 - *“Our interest is in sites that have the most potential for delivering maximum numbers of genuinely affordable homes, so our focus is on the larger sites shown.”*
 - *“We would be interested in small infill sites only if there's a cluster of them in an area and/or if they are next to existing housing co-operatives.”*
 - *“We would seek to develop a group of 3 or 4 small sites to yield a minimum of 15 dwellings.”*

Event 02 – 13 June 2024

- At this event, 18 of the Council's small and micro sites were presented to determine interest in them from a targeted audience with a focus on self-builders. The sites presented included a selection from the previous event alongside a group of micro sites suited to single home development.
- The event was invitation only due to the pre-election period. Over 30 representatives from developers, architects, community land trusts and estate agents attended alongside those from the Council's self-build register.
- Some of the sites which were presented are listed below:
 - Camplin Street
 - Drakefell Road
 - Tressillian Road
 - Bluebell Close
 - Ewart Road
 - Phoebeth Road
 - Vicars Hill
- An example of the presentation boards for the sites is shown below:

Small Sites

22. Vicars Hill

Existing site
Address: 55 Vicars Hill
SE13 7JP
Ladywell
Ward:
Site size: 0.015 ha
Conservation Area: No
Flood Zone: Zone 2
PTAL: 4
Existing use: Informally used as garden

Site analysis
A. Existing site
B. Adjacent end terraces

Opportunities and constraints

- Opportunity for single bespoke home
- Proximity to adjacent properties


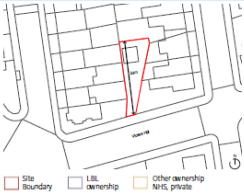
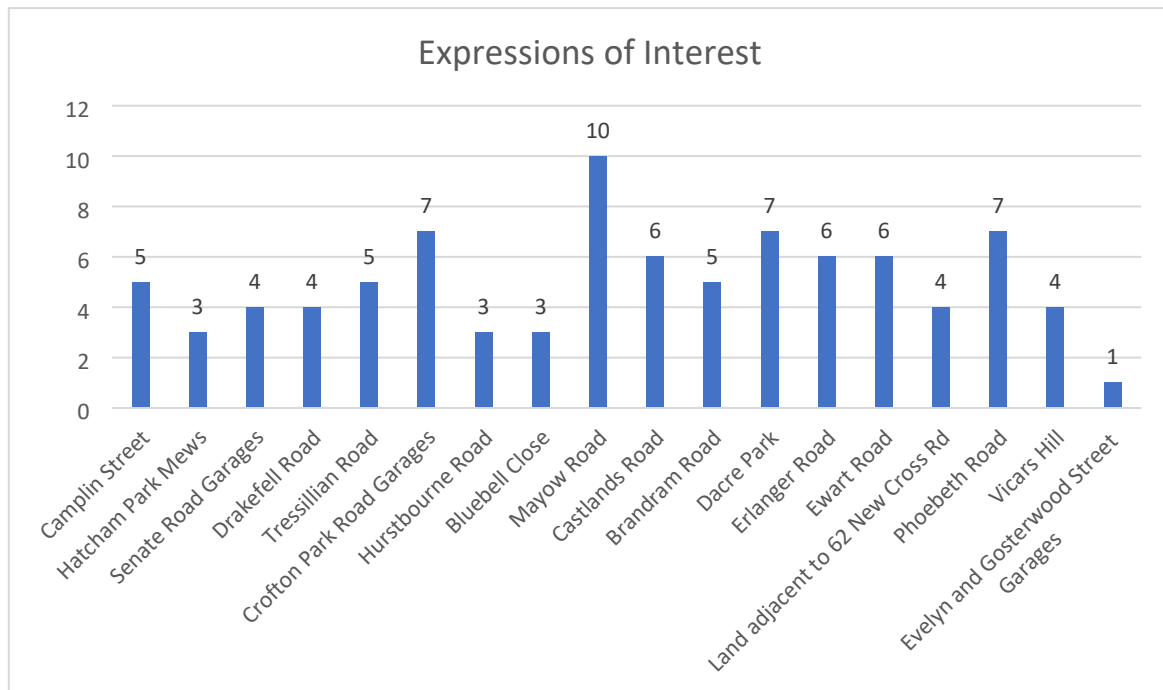




Photo from second 'Meet the Sites' event

- Attendees were invited to fill out a paper feedback form that asked which of the small sites were of interest to them. Officers have since collated the feedback.
- The bar chart below shows the results:



- All of the sites presented recorded expressions of interest.
- The most popular sites were Phoebeth Road and Ewart Road.
- Respondents were then asked to provide more details on why the sites they selected were of interest.
- Responses to this question were qualitative and garnered a broader response as set out below:
 - *“Appeals from a self-build single dwelling perspective.”*
 - *“Sites are very good development opportunities to work with the council.”*
 - *“I’m an architect living locally. I know the area well and am interested in high quality local new development opportunities to create affordable and social homes.”*
 - *“We are the owners/architects and contract managers for the house already under construction on the street.”*
 - *“Potential for landscape led schemes, similarities to Walter Segal in borough.”*
 - *“Close to family, 'empty' plots and small enough to build just one family home we're after. Minimal site issues (e.g. no trees/clear infill).”*
 - *“Affordable, ones that work better for self builders. 1 home sites, good community nearby. Ones that have obvious infill possibility.”*