

The Re-development of Heathside and Lethbridge
Briefing Note for the Housing Select Committee – September 2012

Background and Consultation

- Lewisham's Mayor and Cabinet agreed to take Heathside and Lethbridge forward as a regeneration scheme in 2004.
- Family Mosaic were selected as the Council's development partner in 2006.
- The Council's consultation started with an independent resident survey in 2004, which showed that 63% residents would support regeneration. The Council started a resident steering group and began attending the Neighbourhood Forum, a group of estate service providers.
- Consultation with stakeholders was developed with Family Mosaic. There has been extensive consultation at key points of the regeneration process to date including prior to all planning submissions where there have been open design group sessions, estate fun days and door knocking. Family Mosaic provided training on the master planning process that was open to all residents and residents and neighbours have received newsletters and letters.
- The Council and Family Mosaic continue to work closely with the resident steering group, TRA and Neighbourhood Forum.

Key Documentation

- Memorandum of Understanding between the Council and Family Mosaic (October 2009)
- Overarching Development Agreement (March 2010)
- Master plan outline Planning permission and detailed Phase 1 (March 2010)
- Phase 2 detailed planning permission (January 2011)

Funding

- The scheme was intended to be self funding, using cross subsidy from the sale of private units.
- However due to the economic downturn the scheme slowed during 2008.
- The HCA stepped in and by starting on site in March 2010, the scheme became the first to benefit from the London Mayors Targeted Funding Stream aimed at kick starting stalled regeneration schemes with £14.4m.
- The scheme further benefited from funding for Phase 2 (£10.3m) and Family Mosaic secured further funding for Phase 3 as a named scheme in their contract with the HCA.
- The Council and Family Mosaic have an ongoing aim to introduce sale units into future phases to diversify tenure and reduce reliance on grant funding.

The Original Estate

- There were 565 properties on the estate, including 111 leaseholders, 32 void units and 6 used for community purposes. There were 416 tenanted properties.
- 84 of these properties were demolished as part of phase 1 & phase 2 in 2009/10.
- A further 143 will be demolished as part of Phase 3 expected to start in January 2013.
- This will leave the final 3 Phases of the development, which will take place over the next 8 - 10 years.

The New Development

- There will be up to 1192 new homes built that will be a mix of rented, shared ownership and private sale.
- There is a baseline minimum of 447 for rent, with the rest being for shared ownership or sale.
- New amenity spaces are being provided including either a terrace or balcony for each apartment, pocket play areas, a central park that will lead between Lewisham Road towards Blackheath.
- There will be a new community centre built in phase 3 developed with existing providers to provide services for the existing and new community.
- Current residents moving into the rented units are pleased with their new homes and most that have viewed intend to take up their offer of new build.
- All new homes meet high standards: code for sustainable homes level 4, lifetime homes standard, 10% will be wheelchair adaptable, the social rented will meet Parker Morris space standards.

Phase 1 New Build (Blackheath Hill)

- Builder Rydon have been on site since August 2010
- Building 138 new homes, 79 for social rent
- Handovers started in June 2012
- Practical Completion & handovers between June – October 2012

Phase 2 New Build (Lewisham Road)

- Builder Ardmore, on site since January 2011.
- Building 190 new homes, 70 for social rent
- Completion of 50 social rented units March 2012 with handovers during spring/summer 2012. The rest of the block is to be complete spring 2013.

Phase 3

- 145 properties are being decanted between April 2011 and Autumn 2012.
- 60 tenants have been allocated to new build and 42 have been re-housed off estate.
- There are 94 void properties, with 2 squatted (court action is being taken).
- Ad Hoc property guardians started on the estate in May 2012.
- Negotiations with the 23 leaseholders are being undertaken by Lewisham Council Valuers. 6 have been bought back and the Council has a confirmed CPO. CPO Action will be taken in September 2012.
- A private nursery operating on the estate for many years is having to move or close in line with the terms of their lease in August/ September 2012.
- Phase 3 demolition, site works and construction are planned to start in January 2013 and continue until 2016 with phased handovers from 2014.
- Family Mosaic are preparing to carry out the procurement for the Phase 3 builder.

Phase 4 and Programme

- The current programme shows the Phase 4 decant happening between 2013 – 2015 and the overall scheme completing in 2024.
- However the Council and Family Mosaic are consulting with residents about bringing forward the decant of households in Phase 4.
- This would see Phase 4 tenants move into remaining homes built in Phases 1 & 2 with some moving off estate. This would speed up the decant and consequently the overall programme.
- Please see the current Phasing plan and decant table currently under consultation.