

Housing Select Committee		
Title	Housing Matters Update	
Key Decision	No	Item No. 6
Ward	All	
Contributors	Executive Director for Customer Services, Head of Housing & Regulatory Services	
Class	Part 1	Date: 3 April 2013

1. Overview

- 1.1. This report provides Housing Select Committee with the opportunity to consider the full list of sites currently being considered by the Housing Matters programme as potential locations for new build housing.
- 1.2. A presentation will be made to Housing Select Committee setting out the latest feasibility work for each of these sites, and outlining the issues and potential next steps for each.

2. Background

- 2.1. On 16 January 2013 Mayor and Cabinet agreed that the Council should commence consultation regarding four potential new build schemes as part of the Housing Matters programme, for which a target of delivering at least 250 new homes in the next five years had been set.
- 2.2. The Overview and Scrutiny Business Panel considered the same matter at its meeting of 29 January 2013, and resolved that the Housing Select Committee should receive a presentation setting out all of the sites currently being assessed for their potential to deliver new homes.
- 2.3. This report responds to that resolution and sets out for Housing Select Committee the full list of sites currently being reviewed. Further details on progress in reviewing options for each site will be presented to the committee at the time of the meeting.

3. Recommendation

- 3.1. The Select Committee is asked to note the list of sites currently being reviewed for their potential for new build housing as part of the Housing Matters programme, and to review progress on bringing forward options on each of those sites.

4. Housing Matters new build programme

- 4.1. Following the creation of the target of 250 new homes, officers reviewed potential sites on which those homes might be built. Pollard Thomas Edwards architects was appointed to test the feasibility of building on 13 sites, and where appropriate to develop outline designs for new housing provision. Drivers Jonas Deloitte was also appointed to assess the financial viability of the options being developed.
- 4.2. At the Housing Select Committee meeting of 8 January 2013, and subsequently at the Mayor and Cabinet meeting of 16 January 2013, the early progress in undertaking this work was reported, and it was recommended that officers commence consultation with residents on four of the 13 sites under consideration. These sites offered the potential of up to 76 new homes. This consultation is still ongoing.
- 4.3. Work on all of the remaining nine sites have progressed such that it is now possible to share early designs for each. It should be noted that development on two of the sites was considered unviable, and that a third of the 13 sites was instead considered for new specialised housing for older people, and a bid for £1.8m was made to the GLA to bring forward a 52-unit scheme on the site, as was also considered at the meeting of 8 January.
- 4.4. All of the 13 sites under consideration are listed below, alongside an additional site on which officers have commenced work to bring forward a community self-build scheme.

5. Potential sites

- 5.1. The 14 potential sites are as follows:

Current consultation:

1. Dacre Park/Boone Street, Blackheath
2. Longfield Crescent, Forest Hill
3. Wood Vale, Forest Hill
4. Mercator Road, Lee Green

Non-viable sites:

5. Perrystreete, Forest Hill
6. Ermine Road, Ladywell

Site for specialised housing for older people:

7. Chiddingstone, Lewisham Central

Sites currently being reviewed:

8. Home Park, Bellingham
9. Dacre Park/Boone Street (second site), Blackheath
10. Lawn Terrace, Blackheath
11. Mercator Road (second site), Lee Green
12. Achilles Street, New Cross

13. Bampton Estate, Perry Vale

Potential self-build site:

14. Church Grove, Ladywell

5.2. The latest designs for each of these, plus the issues that arise from each, will be presented to members at the time of the meeting.

6. Conclusion

6.1. Significant progress is being made in identifying sites with the capacity to meet the target of 250 new homes in the next five years. A report specifying the next steps for the programme will be pre-scrutinised by Housing Select Committee at its next meeting, on 16 May, ahead of being considered by Mayor & Cabinet on 22 May.