

Housing Select Committee

Report Title	Housing Matters Update	
Key Decision	No	Item No. 3
Ward	All	
Contributors	Executive Director for Customer Services, Head of Housing & Regulatory Services	
Class	Part 1	Date: 30 October 2013

1. Overview

- 1.1. This report provides Housing Select Committee with the background to a full and detailed presentation on the Housing Matters development programme which will be made to the Committee at the meeting of 30 October.

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. On 3 April Housing Select Committee received a presentation setting out progress that had been made in developing options on the priority sites for new development. On 22 May, Mayor & Cabinet agreed to prioritise the Mercator Road site for the first new development, and on 11 September it was reported to Housing Select Committee that planning permission was shortly due to be granted for six new homes on that site.
- 2.3. The 11 September meeting of Housing Select Committee requested a further update on the development programme at the next meeting, to include all of the schemes mentioned to date, the proposed self build at Church Grove in Lewisham Central and the two new extra care developments.
- 2.4. This report provides the background to a full and detailed presentation which will be made on the night by both Council officers and the architects supporting the development of the Phoenix Community Housing extra care scheme.

3. Recommendation

- 3.1. The Select Committee is asked to note this report and consider the presentation that will be made on the night of the committee meeting.

4. Programme Update

First new build site

- 4.1. On 22 May Mayor & Cabinet agreed to prioritise the Mercator Road site for the first new development. Planning permission for four 3-bed homes and two 2-bed homes was granted on 17 September. A tender competition for the build contractor, using a design and build approach, was launched on 23 September and is currently live. Six contractors are bidding for the work, including three which are based in Lewisham. The tender process will close after a six week bidding timetable and it is hoped that a contract will be awarded by Mayor & Cabinet (Contracts) on 13 November. This will enable a site handover before the end of 2013 and a start on site in January 2014.

Future development programme

- 4.2. With the contracting process underway on the first build, officers and Lewisham Homes staff are working in partnership to identify a pipeline of additional sites for the next phase of development. At present officers are preparing to bring forward a second phase of new build across five sites with an estimated 90-100 homes within it. Further details of the expected nature of this phase will be presented on the night.
- 4.3. In addition, officers and Lewisham Homes staff are also starting the process of reviewing further sites for their capacity for new homes. These sites will form the third phase of development and contribute further to the target of 250 new homes. In addition, they may provide opportunities – alongside currently planned development in phase two – to enable bids to the GLA capital grant funding round that is expected to run from January to March 2014 for schemes that start on site after March 2015. Committee will be provided with further updates on any bids to this programme over the coming period.
- 4.4. Finally, in addition to the 90-100 homes expected to form phase two and the process to identify sites for phase three, officers are also continuing to progress options for larger scale regeneration on Home Park and Shifford Path (with L&Q) and for other opportunities that might be available from using Council land to enable development by Registered Providers. At present the options within this group of sites amount to approximately 550 homes, although Committee will note that the nature of both regeneration schemes and negotiations with partners to achieve best value mean that these may take longer than phase two to bring forward.

Extra care housing

- 4.5. Successful bids have been made to the GLA's Care and Supported Housing Fund for £4.9 for 111 new units of specialised extra care housing across two schemes.

- 4.6. In the first of these schemes the Council has supported a bid from Phoenix Community Housing (PCH) for a 60 unit scheme at Hazelhurst Court in Bellingham, including by providing S106 funds for affordable homes to enable the scheme to be financially viable. Levitt Bernstein, the architects supporting PCH in the development of this scheme, have significant expertise in the field of specialised housing for older people and will provide a presentation to Committee on the night of the meeting to set out the overall principles for what makes a successful scheme and the way that these are being applied at Hazelhurst Court.
- 4.7. The second of these schemes is at Chiddingstone in Lewisham Central. This will follow the same principles as the Hazelhurst Court scheme, but the delivery method is different: in this case the Council will run a competition to select a Registered Provider partner to own, develop and manage the scheme. The Council will retain full nominations. At present full vacant possession of the site is being secured and in November the competition process will be launched. At present the expected start on site date is December 2014 and the expected completion date is September 2016.

Self-build

- 4.8. Committee will be aware that Mayor & Cabinet has agreed that the site of the former Watergate School off Church Grove in Lewisham Central should be prioritised for a community self build scheme, and that since this decision officers have been working to increase interest among potential self builders to bring the scheme forward.
- 4.9. On October 5th a highly successful launch event was held at the St Mary's Centre in Ladywell. This was attended by more than 90 prospective self builders who were presented with self build examples from across the world by the social enterprise Our London which is facilitating the process on behalf of the Council and expert speakers who have led community self build schemes elsewhere. The materials that were provided to this meeting are appended here for Committee's information.
- 4.10. Attendees were able to begin to think about how they would like to develop the scheme, drawing on ideas that had been developed by architects in advance. The day was capped by a visit to the site itself.
- 4.11. Our London are currently meeting all of the prospective self builders on a one to one basis to get a better understanding of their ambitions for the scheme and the ways in which they can contribute to the scheme. Our London will then report back on the range of ways in which the scheme could be developed to enable decisions to be made about the next steps.

5. Conclusion

- 5.1. Significant progress is being made in identifying sites with the capacity to meet the target of 250 new homes in the next five years by a variety of means.