

Housing Select Committee		
Report Title	Housing Matters Update	
Key Decision	No	Item No. 8
Ward	All	
Contributors	Executive Director for Customer Services, Executive Director for Resources, Head of Law	
Class	Part 1	Date: 4 December 2013

1. Summary

- 1.1. This report provides Housing Select Committee with the content of the Mayor & Cabinet report on Housing Matters which is scheduled to be considered on the same day as that of the Committee meeting.
- 1.2. Most of the substantive elements of this report have been discussed in detail at previous Housing Select Committee meetings. This is particularly the case with the results of the last stage of the Housing Matters consultation, the progress and proposals for the new build programme – including the proposition for a mixed tenure development programme – and the detail around new standards for older people’s housing.
- 1.3. However there are two aspects of this which contain some limited new information or proposals, and on that basis are reported to Committee as well. Those two aspects of the programme are as follows:
 - The manner in which the next stage of the Housing Matters consultation will take place.
 - The recommendation that consultation is commenced with the residents of the Council’s two extra care schemes at Kenton Court, in Sydenham, and Somerville, in New Cross, to enable them to move to new build extra care housing if they choose.
- 1.4. The results of the past phase of the Housing Matters consultation have previously been reported to committee and these are now included here for Mayor & Cabinet. In addition, the uncertainty around the stock transfer guidance, also discussed at previous Committees, is detailed.
- 1.5. Paragraphs 6.28 to 6.31 of the report combine this information and set out how the next stage of the consultation will be delivered. To summarise, they state that given the level of uncertainty around some key financial issues that would underpin the rationale for any possible stock

transfer, the priority for the next phase of the programme should be to take stock of the current situation, the available options and then to compare those to the views and preferences expressed by residents

- 1.6. To support this assessment, Lewisham Homes will undertake a more locally based conversation with residents. This will focus on three things: the ways in which residents can participate in the delivery of services and influence the decisions that affect them; the services that residents receive and how they can be improved; and the ways in which investment should be targeted locally to improve homes and places. Housing Select Committee will be fully apprised of the progress of this conversation.
- 1.7. The recommendation to commence a consultation with the residents of the Kenton Court and Somerville extra care schemes is detailed at paragraphs 9.9 to 9.29. These set out that the current extra care provision does not meet the standards for modern extra care, as discussed at the previous Committee. Given this, and to enable residents of these schemes to move to new provision if they choose, it is recommended that officers commence a consultation with the residents of the schemes about both their housing and their care and support needs. Progress in delivering this consultation will also be regularly reported as required by Committee.
- 1.8. Set out from this point forward is the Mayor and Cabinet report on Housing Matters scheduled for consideration on 4 December 2013.

MAYOR AND CABINET		
Report Title	Housing Matters Programme Update	
Key Decision	Yes	Item No.
Ward	All Wards	
Contributors	Executive Director of Customer Services, Executive Director for Community Services, Head of Law	
Class	Part 1	Date: 4 December 2013

1 Summary

- 1.1. The Housing Matters programme was launched in July 2012 in response to the severe housing challenges in Lewisham and across London more generally. The programme consists of three interlinked streams of work designed to address those challenges.
- 1.2. First, it is reviewing the options for the future ownership and management of the Council's housing stock so as to maximise investment in existing housing and the supply of new homes.
- 1.3. Second, it is delivering against the target for the Council to build at least 250 new homes by 2017, the first new Council housing in Lewisham for 30 years.
- 1.4. Finally, it is reviewing the Council's specific policy and approach to older people's housing and is targeting new and additional investment to drive improvements in existing housing and much needed new modern extra care facilities.
- 1.5. This paper presents for Mayor and Cabinet a summary of the progress that has been made in delivering against each of these objectives, and sets out a series of recommendations in relation to the new build and older people's housing aspects of the programme.

2 Purpose of report

- 2.1 To set out an update on the Housing Matters review of the options for the ownership and management of the Council's housing stock, and the manner in which the next stage of this process will be delivered.
- 2.2 To set out an update on progress in delivering against the target of 250 new homes by 2017, and to present for approval the proposed next phase of development.
- 2.3 To present the results of a S105 consultation regarding the disposal of land at the corner of Mercator Road and Blessington Road, in Lewisham Central, and to recommend that the said land be declared surplus to the Council's requirements.
- 2.4 To provide an update on the development of new specialised "extra care" housing, and to set out a summary of the condition of the Council's current extra care housing including that there is no viable option for refurbishing that housing to meet modern standards.
- 2.5 To recommend that a consultation be commenced with the residents of extra care accommodation at Somerville in New Cross and Kenton Court in Sydenham, to establish their housing options and care requirements and enable them to move to new-build provision as it becomes available

3 Recommendations

It is recommended that the Mayor:

- 3.1 Notes the progress of the Housing Matters consultation so far and the proposals for continuing the conversation in the next phase;
- 3.2 Notes the progress on the new build programme, and proposals for the next phase of development and agrees that plans for the six sites identified in paragraph 7.5 and Appendix A of this report be developed in consultation with residents and Tenant and Resident Associations, in order for the carrying out of statutory consultation pursuant to Section 105 of the Housing Act 1985 with the results of that consultation being reported back to Mayor & Cabinet for consideration, including appointing to the Architect and Employers' Agent roles at an estimated cost £550,000;
- 3.3 Agrees the proposed tenure mix of social rent and private sales on the next phase of development in order to cross-subsidise the tenanted units, increase the number of homes that can be built with available resources, and achieved more mixed tenure development;

- 3.4 Agrees that officers should develop options for intermediate housing options such as shared ownership and other intermediate rental models which might then be incorporated in later phases of the build programme;
- 3.5 Notes the comments made by secure tenants in response to the statutory consultation undertaken pursuant to Section 105 of the Housing Act 1985 in relation to the proposal for a new housing development on the corner of Mercator Road and Blessington Road, and having considered those comments agrees that this site should be declared surplus to the Council's requirements and that authority to finalise the terms of any disposal to Pocket Living is delegated to the Executive Director for Resources and Regeneration, in consultation with the Director of Regeneration and Asset Management and Head of Law, subject to the Executive Director for Resources and Regeneration being satisfied that the disposal is for market value;
- 3.6 Notes that the Council's existing extra care schemes at Kenton Court and Somerville do not meet the standards demanded of modern extra care housing, and that feasibility studies show that it is not possible to refurbish the existing blocks into viable extra care schemes meeting modern standards;
- 3.7 Agrees, on that basis, that officers should start the process of consulting with the residents of the Kenton Court and Somerville extra care schemes, to establish their housing options and care requirements and enable them to move to new-build provision as it becomes available and other provision as appropriate to their care needs; and
- 3.8 Agrees that discretionary payments be made to tenants of Kenton Court and Somerville who would like to be re-housed at levels that are in accordance with the Land Compensation Act 1973 and notes that the estimated total sum of such payments is £186,000.

4 Policy Context

- 4.1 Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (decent homes for all).

5 Background

- 5.1 In July 2012 the results of a technical and financial appraisal of the options available to the Council to meet the growing pressure on housing in the

- borough and London were presented to Mayor and Cabinet. As a result, the “Housing Matters” programme was launched, with three objectives: to investigate how the different options for the ownership and management of Council homes might enable greater investment and improve housing services; to build 250 new homes by 2017; and to continue to review the provision of housing services specifically for older residents, and to develop options for how those might be improved.
- 5.2 In January 2013, Mayor & Cabinet received the first update on progress in delivering these three objectives. This included the results of a first stage of consultation with residents about the future ownership and management of Council homes, which found strong support among residents for Lewisham Homes.
- 5.3 As a result Mayor & Cabinet agreed that the number of options under consideration for the ownership and management of Council homes be reduced to two: either that the current arrangement with Council ownership and management services provided by Lewisham Homes be retained, or that Lewisham Homes takes over ownership of the homes, is no longer constrained by HRA borrowing limits, and accesses greater investment capacity for homes and places.
- 5.4 Mayor & Cabinet also agreed to commence consultation with residents living near to the first four potential sites for new homes, to bid to the GLA Care and Supported Housing Fund for £2.3m to support the delivery of a new extra care facility near Lewisham Park, and to support Phoenix Community Housing, through S106 funding, in its bid to the same fund for a new extra care facility next to Hazelhurst Court in Bellingham.
- 5.5 In May 2013 Mayor & Cabinet received an update specifically on the new build programme, and agreed that the Mercator Road site in Lewisham Central should be prioritised for the first new homes as part the partnership home building programme between the council and Lewisham Homes, which was to be known as “New Homes, Better Places”.
- 5.6 In the intervening period good progress has been made across all three strands of the Housing Matters programme. This report updates Mayor & Cabinet on that progress for each strand, and sets out a series of recommendations to enable the next phase of the programme to be delivered.

6 Housing Matters resident consultation and strategic review

- 6.1 A full legal, technical and financial appraisal of the investment required for the Council’s current housing stock and of the ownership and management options that might meet both current demand and the need

to increase supply to address broader challenges in the housing economy was presented to Mayor & Cabinet in July 2012.

- 6.2 This appraisal found that there was an estimated gap of £85m between the funding available to the Council within the following ten years under the current structure, and the investment needed to achieve all its policy objectives, which included improving sheltered and extra care housing, meeting and maintaining homes at the Decent Homes standard, and developing at least 600 new homes on infill sites.
- 6.3 Following this appraisal Mayor & Cabinet agreed that a consultation with residents should be launched to test their opinions and ambitions and their views in relation to four options for the future ownership and management of Council homes, which were:
 1. To remain with the current ALMO structure
 2. To bring the ALMO back within the direct management of the council
 3. To explore transferring ownership of the stock to either
 - a. An existing RP or
 - b. A mutual model with a high degree of resident and tenant control and influence.
- 6.4 In January 2013 an update was presented to Mayor and Cabinet setting out the results of this consultation with residents, in which more than 2,000 resident views were obtained. The key findings were that:
 1. There was a high level of agreement with the Council's priorities, residents felt that the Council was right to investigate how it could attract additional investment, and also agreed that the Council should find ways to increase their influence over decisions that affect them.
 2. Residents were concerned about the impact of change, and especially transfer of ownership, on their rights as tenants, the rent that they pay, and their security of tenure.
 3. Residents expressed strong support for Lewisham Homes. Resident satisfaction with the services Lewisham Homes provides was high, and throughout the process the option to retain the ALMO with Council ownership of the stock was the most popular.
 4. In general, residents' understanding about the issues and options was low at the outset of the consultation. Varying methods of engagement were used to raise understanding, and as a result the responses to the different elements of the consultation are based on varying levels of understanding among the respondents.
 5. Levels of understanding were particularly low among respondents to the online and postal survey, and especially in relation to the proposed options, with less than a quarter of residents saying that they felt they fully understood the two transfer options.

6. Residents preferred retention with the ALMO to retention with a return to Council management.
 7. Little support was expressed for transfer to an existing housing association in any of the various consultation mechanisms.
 8. Support for a resident-led option was more varied. Support was higher among tenants who had time to consider the options in more detail, such as members of the resident steering group or tenants who attended presentations about the options. However, in the online and postal survey, support for a resident led option was similar to that for a housing association.
- 6.5 After considering these findings, Mayor & Cabinet agreed that the number of options under consideration should be reduced and agreed:

that the Council works alongside residents, Lewisham Homes and other bodies to better understand how, by retaining but evolving Lewisham Homes - with a view to a possible transfer of ownership to Lewisham Homes as a resident-led organisation – it might attract further investment, increase resident control, deliver residents' aspirations and address their concerns.

- 6.6 Since January there have been two key strands of activity that are now reported here for Mayor & Cabinet to consider. The first of those was to compile a better understanding of the views of residents in relation to their aspirations and needs for investment in their homes, and their views in relation to Lewisham Homes and any potential changes to its role and structure in the future. The second of those was to further and better understand the extent of further investment in homes and estates that might be made possible through the evolution of, and potential stock transfer to Lewisham Homes.

Further resident consultation

- 6.7 Lewisham Homes carried out a planned programme of door-knocking and telephone contact with residents across its management area from February until the end of May 2013 with the aim to complete 2,000 surveys. The design and structure of this programme was approved by Council officers and it was overseen by both the new Independent Tenant Advisor, Solon, and the Residents Steering Group.
- 6.8 The purpose of the consultation was to:
- Continue to raise awareness of the Council's Housing Matters consultation;
 - Increase residents' understanding of the options being considered;
 - Gain a better understanding of resident priorities for improvements to services, their homes and community; and

- Understand the way the options being considered might address residents priorities and concerns.
- 6.9 Lewisham Homes consultation team captured the views of 2,144 residents (about 14 per cent) across a representative range of age groups and areas of the borough. It is likely that through this exercise the team would have spoken to more than 6,000 residents about the consultation, helping to raise awareness of the issues for housing in Lewisham. The results of this exercise can be considered in three main areas: residents' understanding, their investment priorities, and their views in relation to the options.
- 6.10 It is positive to note that 90 per cent of respondents felt that they had some understanding of the two potential future options (i.e. Lewisham Homes as an ALMO, and a newly constituted Lewisham Homes which owns the stock). This was an improvement on the 60 per cent found in the exercise carried out in the autumn of 2012.
- 6.11 However it has to be noted that at this stage residents have been provided only with limited information about the two options. There will need to be much greater information available at an appropriate point in the future to enable residents to continue to develop their understanding and awareness of the issues and options under consideration.
- 6.12 Residents were also asked about their priorities for their homes and communities. They were asked to suggest three main priorities for improving where they lived, including their home, services, block and external areas. The survey produced consistent residents' priorities across all areas of the borough, with security and safety, improvements to communal areas and the completion of the Decent Homes programme most commonly mentioned by respondents. The most common priorities for service improvement were response repairs, better enforcement of tenancy conditions and tackling anti-social behaviour.
- 6.13 This information provides an excellent basis for further and more localised conversations with residents about how they would wish to improve their homes and estates, and thereby to develop a more detailed assessment of the long term investment required to achieve those aspirations.
- 6.14 Residents were also asked to consider whether, in principle, they thought it was a good idea for Lewisham Homes to evolve into a new organisation. Residents had limited detailed information on which to base their assessment, and so it is important that the answers they gave should not be over-interpreted. Potentially at a later point in this process, if and when there is much more detailed information for residents to consider about what the evolution of Lewisham Homes would mean for them, their tenancy rights and the investment that will be made in their homes and

estates, then it will be appropriate to draw firm conclusions. That would happen during the build up to a ballot which, for the avoidance of any doubt, is very unlikely to be possible within the next eighteen months.

- 6.15 At this stage however, the results should be interpreted as a guide to resident perceptions, at a very high level. The survey found that 33 per cent thought it was a good idea to evolve Lewisham Homes into a new organisation, 31 per cent were unsure, and 35 per cent did not think it was a good idea. Perhaps the most reasonable way to summarise these results is to say that residents were open minded to the idea, although they were not particularly enthused one way or the other. It is clear that there was no groundswell of opinion supporting the evolution of Lewisham Homes but, equally, there was no strong opinion against either.

Financial and other considerations

- 6.16 As well as reviewing residents' views and perceptions, officers have undertaken further work to test the feasibility and options for the evolution of Lewisham Homes into a new type of organisation that is outside of the borrowing constraints imposed on the Council, and therefore is able to access greater investment for Lewisham's homes and communities.
- 6.17 A very large part of this has been to assess the external environment and the policy and legislative changes that will have a bearing on any future change. The following paragraphs briefly summarise the three main factors that have been considered and that have the greatest bearing on the options for the evolution of Lewisham Homes.
- 6.18 Probably the most important factor over the past nine months has been the continued uncertainty regarding Government's policy position in relation to stock transfer and whether any financial support might be available to facilitate stock transfers where residents preferred that option.
- 6.19 In particular this relates to the significant delay in the publication of the DCLG stock transfer manual. This is important even at this early stage because the manual sets out the process and timetable required for stock transfer, and the information that Government would want to see to justify a debt write off, which historically has been available to transfer organisations. There is currently about £85m of debt associated with the housing stock being considered by this process and so the availability of debt write-off would have a very significant impact on the financial case for stock transfer.
- 6.20 Officers had originally expected the manual to be published in the spring of 2013. In fact, although a draft consultation version was available in July, the final version was only published on 12 November. This guidance runs

for the period until March 2015, after which the position of any future Government is not clear.

- 6.21 The key element of the guidance for the Council is that it requires all stock transfers to complete before its expiry at the end of March 2015. It is not feasible that a full stock transfer process could be completed in Lewisham in that timeframe, given the current early stage of consultation with residents and the fact that no clear preference has been stated by residents for transfer. It is therefore clear now that there can be no certainty about how Government may treat a transfer in Lewisham, and whether it would make funding available to write off debt in that scenario, at the point at which any transfer could take place.
- 6.22 This is not to say that the programme should not continue to consider all options for the evolution of Lewisham Homes, including potentially a stock transfer. Rather it is important that Mayor & Cabinet is aware of the inherent uncertainty about the financial and strategic parameters of such a transfer because at this point the position that Government will take in that regard is unknowable. As this process continues officers will continue their dialogue with Government to better understand the position that may be taken in the future, and also to consider other options for the evolution of Lewisham Homes that are subject to less strategic uncertainty.
- 6.23 More positively for the Council, the second key factor for consideration is the Government announcement, made in the Comprehensive Spending Review in June 2013 that two new funding streams will be made available. These impact directly on the issues being considered by this review and therefore their availability will affect the strategic financial modelling that underpins this process.
- 6.24 The first of these funding streams is additional capital funding for Decent Homes improvements for 2015/16, the year after the current funding for Decent Homes expires. Initial feedback from the GLA, which will be managing the funding, indicates that the money will be targeted at local authorities with more than ten per cent non-compliance with the Decent Homes standard at the end of the current funding round in March 2015. Current projections show that approximately 19 per cent of the stock managed by Lewisham Homes will be non-compliant at that time, and on that basis Lewisham will be strongly placed to bid for additional funding, potentially for as much as £12m.
- 6.25 The second funding stream is the announcement of further grant funding for new build affordable housing. With a target of 600 new homes as part of the programme, the availability of such funding – and the rules surrounding how it will be allocated – will again have a significant impact on the financial appraisal which underpins this process. The funding

prospectus for both the new build and the Decent Homes funding rounds is expected in late December 2013 or early 2014.

- 6.26 The final consideration that affects the rationale for choosing if and how Lewisham Homes might be evolved is the success or otherwise of the myriad other models emerging and being developed to enable investment outside of HRA borrowing limitations imposed by Government.
- 6.27 Officers understand that a number of Authorities, particularly in London, are considering a range of methods for the creation of housing vehicles which can attract additional investment into housing, and will monitor the development of those closely, as the success of other models might provide a basis on which the evolution of Lewisham Homes can be delivered.

Next steps for the Housing Matters programme

- 6.28 Given all of these contextual factors, and in particular the development of new models for housing investment and the timetabling problems caused by the delay to and subsequent content of the stock transfer manual, the priority for the next phase of the programme is to take stock of the current situation, the available options and then to compare those to the views and preferences expressed by residents
- 6.29 To support this assessment, Lewisham Homes will undertake a more locally based conversation with residents. This will focus on three things: the ways in which residents can participate in the delivery of services and influence the decisions that affect them; the services that residents receive and how they can be improved; and the ways in which investment should be targeted locally to improve homes and places.
- 6.30 The conversation will generate two important sources of information which in turn can inform future choices. First it will generate a much more local perspective on the need for housing investment, and the ways that homes, estates and places generally should be improved. This will enable local “action plans” to be developed to set out to the Council the sorts of improvements that residents wish to see in each place. Second, in combination the investment requirements set out in these plans will help to guide the Council in its decision making about the most appropriate form for any future evolution of Lewisham Homes to take.
- 6.31 Further reports to Mayor & Cabinet setting out the progress in delivering this programme, and the results it generates, will follow in due course.

7 “New Homes, Better Places” build programme: update and next steps

- 7.1 In July 2012 Mayor and Cabinet decided that officers should bring forward options for the delivery of new housing on infill development sites, with an initial target of 250 new homes over the next five years. This target is being addressed in two ways: first Lewisham Homes is directly developing homes on the Council's behalf on Council-owned sites, and second the programme is supporting the development of new homes by partners for example by releasing sites or by providing finance to make new developments viable.
- 7.2 Excellent progress has been made in the first year of the programme, such that proposals for a total of 237 new homes have been developed across both delivery routes. The following sections set out those options in detail, and make recommendations for the next stage of the programme.

1. Lewisham Homes direct build programme

- 7.3 In May 2013 Mayor & Cabinet agreed that the disused garage site off of Mercator Road should be prioritised for the first new homes of what was to be called the "New Homes, Better Places" Programme. Planning permission was obtained for six new homes on this site in September, and this agenda contains a separate contract award report to Mayor and Cabinet (Contracts) to appoint a build contractor to build those homes. The contractor will start on site in January 2014, and the homes are scheduled to be complete and let by Lewisham Homes at social rents by the end of 2014.
- 7.4 In order to take the programme forward, consent is now sought from Mayor & Cabinet to take forward an additional six sites, which it is proposed will form phase two of the New Homes, Better Places programme. At this stage it is estimated that in total the Mercator Road site and the phase two programme will provide for around 100 homes, subject to the outcome of resident consultation and planning requirements.
- 7.5 For each of the sites PTE Architects has carried out development feasibility studies and initial consultation with surrounding residents has taken place on four of the six sites. Discussions have taken place with the Lettings and Support Service and Customer Services team at Lewisham Homes to inform the most appropriate mix of homes for each site.
- 7.6 Full details of the sites are contained in Appendix A, and a summary of that is presented in the table below for Mayor & Cabinet's approval

Site	Estimated number of units	Additional information
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Site	Estimated number of units	Additional information
Longfield Crescent, Forest Hill	23	Full details of this proposal were presented to M&C in January 2013. Subsequent consultation has shown general support for new homes, but some concerns over loss of amenity space. Residents would also value improvements to the footpath to Forest Hill station, and it may be possible too to improve access to the adjoining Albion Memorial Green.
Woodvale, Forest Hill	15	Full details of this proposal were presented to M&C in January 2013. Subsequent consultation has again showed general support for new homes. Residents were worried about the impact on nearby gardens and this proposal for 15 homes is smaller than the original proposal and addresses those concerns. Residents would value improved road access to the rear of the estate if possible as part of the process.
Lawn Terrace, Blackheath	6	This site has not previously been reported to Mayor and Cabinet. The proposal is for approximately six homes on the current garage site to the rear of Lawn Terrace and off of Prendergast Road. Initial consultation with the Lawn Terrace TRA has found that residents are concerned about the impact of development on them, particularly in terms of noise disturbance and increased density on the estate. Officers have committed to ensuring that the TRA is fully consulted in the design stage of any development on the estate.

Site	Estimated number of units	Additional information
Dacre Park/Boone Street (two sites), Blackheath	32	Full details of the proposal on one of these sites were presented to M&C in January 2013. The other site is a current garage block is to the south of Belmont Park at the junction with Dacre Park. Consultation at the main site found residents were concerned about loss of light, the impact on parking and the need to re-provide any lost play space, all of which will be factored into the design process in taking the schemes forward.
Achilles Street, New Cross	18	This site has not previously been reported to Mayor and Cabinet. The proposal is for approximately 18 homes on the current garage site to the east of Achilles Street, bordering Fordham Park.
Total	94	

- 7.7 Mayor & Cabinet is recommended to agree that plans for these sites be further developed, with a view to obtaining planning permission and subsequently procuring a build contractor as appropriate. If this recommendation is approved plans will be developed in consultation with residents and TRAs, sufficient for the statutory S105 consultation to take place. The results of the S105 consultations on all sites will subsequently be reported back to Mayor & Cabinet for consideration, prior to further approval to further develop plans and make a submission for planning approval being requested.
- 7.8 Two appointments will be required at this stage to develop these plans further, which will be for the Architect and Employers' Agent roles. The estimated cost of the works required by both of these appointments up to the submission of a planning application is £550,000 based on the cost of both appointments on the Mercator Road site, and the expected construction cost of the 94 new homes proposed here of £14.04m.
- 7.9 In instructing architects and other professional advisors to develop plans for these sites, it is important that there is clarity around the Council's preferred position in relation to tenure mix of the homes that will be developed. This is so that designs appropriate to the planned end use of

the homes can be developed, and commercial options for private sale can be identified, where relevant.

- 7.10 The impact of a mixed tenure programme on the volume of new homes that can be delivered using the same financial resources is set out in the following, indicative table:

	Scenario 1: All homes built for social rent	Scenario 2: 80% social rent, 20% sales	Scenario 3: 60% social rent, 40% sales
New homes at social rent	300	370	675
New homes for sale	0	90	450
Total new homes	300	460	1,125
Total capital requirement	£45m	£44.25m	£45m
<i>Assumptions: average build cost £150,000; average sales value: £275,000</i>			

- 7.11 To summarise this table, a programme for the construction of 300 homes for social rent would require the same net capital contribution from the Council as a programme for the construction of 370 social rented homes and 90 homes for private sale, giving a total 460 new homes. Taking the argument further, a 1,125 home programme would be possible for the same capital contribution if 450 were sold and 675 new social rented homes retained for social rent.
- 7.12 Put simply, by making a surplus on the costs of construction through the sale of a proportion of homes, the Council will be able to build more homes of all tenures including more social rented homes. A balance will need to be struck between creating a surplus to extend the programme into the future, and building the new social housing that is required to address the demand the Council faces today. However, given the additional capacity to build new homes that such a mixed tenure strategy offers, it is recommended that Mayor and Cabinet agree that officers should consider a mix of social rent and private sales on the next phase of development.
- 7.13 At present the Council has no model for shared ownership or shared equity which would enable residents to purchase smaller shares in new homes rather than buy outright. Having such a model would enable for a wider range of tenure types on future developments, and enable a greater number of residents to be able to benefit from the new housing the Council is developing. In addition, there are other intermediate and,

- potentially, full market rental options that might be considered in the future where by doing so the viability of planned developments is improved and housing options are improved for a greater number of residents.
- 7.14 Mayor & Cabinet is therefore recommended to instruct officers to develop a range of models for intermediate tenures between social rent and outright sale for future agreement and subsequent inclusion in future phases of the development programme.
- 7.15 It is not possible at this early stage of design development on the phase two sites to state with certainty what the final tenure mix will be. However officers' early estimates of where private sale housing maybe viable and provide sufficient returns to pay for additional social housing elsewhere in the programme, suggest a possible mix on phase two of approximately 80 per cent social housing and 20 per cent private sale. This mix will be confirmed during the next stage of design and will be reported to Mayor & Cabinet for final approval at a later stage.
- 7.16 The following sets out the expected delivery programme for the phase two homes, if approved:
- Appointment of design team: January 2014
 - Design development, including consultation: January to March 2014
 - S105 consultation: April 2014
 - M&C consideration of S105 consultation and approval to proceed: April 2014
 - Planning submission: June 2014
 - Planning permission: September 2014
 - Contractor appointment: December 2014
 - Start on Site: January 2015
 - Completion: February to June 2016
- 7.17 In addition to this phase two of development, officers will continue to develop and appraise options for future sites and phases of development and will ensure that ward members and the Housing Select Committee are aware of those developing plans ahead of presentation to future Mayor & Cabinet meetings.

2. Supporting development through partners

- 7.18 In addition to directly building homes, the programme is also developing options for supporting the Council's partners to develop new build housing in the borough. This includes supporting our partners to bid for external funding, providing additional financial support to make schemes viable, and identifying sites which may be made available for others with access

- to external finance to build homes in line with the Council's strategic priorities.
- 7.19 In the first year of the New Homes, Better Places programme, opportunities have been identified for 137 new homes on three sites in this manner, and further details of these are set out below.
- 7.20 In January 2013 Mayor & Cabinet approved the submission of a Council bid to the Mayor's Care and Supported Housing Fund for £2.5m in support of a new extra care housing scheme of 51 units in Lewisham Central. This bid was successful and detailed planning, including securing vacant possession of the entire site, is underway. Officers have negotiated with the GLA to agree a start on site date of March 2015 at the latest, with completion of the homes by late 2016.
- 7.21 The delivery model for this scheme is that the Council will manage the design development process in parallel with procuring a registered provider partner which will subsequently take on the site, construct the scheme, own the homes and manage the housing and care provision. The Council will have full nomination rights to this scheme.
- 7.22 At the same meeting Mayor & Cabinet agreed in principle to provide capital funding, from S106 funds for affordable housing, to Phoenix Community Housing (PCH) for another new extra care scheme, of 60 units, adjacent to the existing Hazelhurst Court estate in Bellingham. PCH was successful in obtaining £2.6m from the GLA 'Building the Pipeline' fund to support the development and officers are working with PCH to support design development and ascertain the level of gap funding required. The timeframes for delivery on this scheme are broadly the same as for the Lewisham Park development.
- 7.23 The third opportunity is to introduce an innovative affordable home ownership product into the borough. Pocket Living is a developer of homes designed specifically to be affordable to people who fit the criteria for shared ownership in London. Their model is for small but very well designed blocks of mainly one bed homes for outright purchase. The homes are marketed at a discount – normally of 20 per cent – to the full market value. The discount is maintained in perpetuity through a covenant on the sale that limits re-sales only to people who meet the criteria for shared ownership in London and sales can be limited to people who either live or work in Lewisham. Restrictions on the sales mean that they are only available to owner occupiers and not for buy to let landlords.
- 7.24 Pocket has completed a small number of very popular schemes across London and, following the announcement that it had secured funding from the GLA for the construction of up to 4,000 Pocket homes in ten years,

officers have been in negotiations to identify potential sites for a development in the borough. These negotiations have not yet concluded, but a site has provisionally been identified that would suit the Pocket model and enable a viable development. Current estimates show that this would enable the construction of a scheme with 25 one bed units and one two bed unit.

8 Disposal of land adjacent to Mercator Road

- 8.1 The potential site for the Pocket Living scheme is land on the corner of Mercator Road and Blessington Road. This had been identified as a potential development site for the Council’s build programme, before Pocket Living identified it as a good site for its model.
- 8.2 The site consists of 20 garages, 14 of which are currently in use. If the site ceases to be used for its current purpose, officers and Lewisham Homes staff will work with the tenants of the garages to identify whether there are alternative garages available in the area.
- 8.3 The former Anton Bobb Community Centre is also on the proposed site. This building was used by the local TRA until it was disbanded in 2007. It was used infrequently afterwards for external bookings until December 2011 when an inspection by the Lewisham Homes Health & Safety team found that a new boiler would be required to enable hot running water on site for bookings, which there wasn’t at the time. Given the infrequent use of the Centre and the cost of replacing the boiler, the decision was made at that point to close the centre, and as such it has not been used for two years.
- 8.4 Given the proximity of the site to secure tenants living in the surrounding area, officers have carried out a statutory S105 consultation with those tenants about the potential disposal of the site to enable the construction of new homes. A copy of the letter that was sent to residents can be found at Appendix B to this paper. A site plan attached at Appendix C.
- 8.5 The consultation opened on 30 September and ran for 28 days. In that time one response was received which is set out below alongside officers’ response:

S105 Consultation response	Officer response
<p><u>Response 1</u> Would not support the proposal to build new homes on the site as it will mean the loss of garages. Suggests the Council should prioritise construction on other sites rather than at the expense of garages.</p>	<p>The development of this site will lead to the loss of 20 garages, 15 of which are currently in use. Officers will work with affected tenants to identify if there are any alternative options available, should the development proceed. It is not possible to develop new homes on this site without the loss of garages however.</p>

- 8.6 Any disposal of the site will be carried out in accordance with the requirements of Section 32 of the Housing Act 1985 and General Consent A3.1.1 of The General Housing Consents 2013 to ensure that the disposal is at market value. It is recommended that authority to finalise the terms of any disposal to Pocket Living is delegated to the Executive Director for Resources & Regeneration, acting on the advice of the Director of Regeneration and Asset Management and Head of Law.

9 Older People's housing

- 9.1 In July 2012 Mayor and Cabinet decided that officers should review the Council's approach to housing for older people and bring the existing stock of specialised housing for older people up to the required standard. Since then officers have prioritised seeking funding for new high quality homes for older people, as well as setting out some broad principles to shape the delivery of housing to older people more generally, which are set out in the following paragraphs.
- 9.2 The key priority is to ensure that the Council is able to offer a better range of housing options for older people in Lewisham whether they are: active and pre-retirement; retired, independent and active; more frail and in need of support.
- 9.3 Officers have worked closely with specialists in the Adult Social Care and Health sectors in the borough and have consulted extensively, including with the Positive Ageing Council and Lewisham Pensioners Forum. As a result the following aspiration has been developed:

Lewisham Council wants to help people to maintain their independence for as long as possible and we want people's homes to be:

- suitable for their changing needs
- attractive, spacious and well located
- safe and secure
- affordable
- warm in the winter, comfortable in the summer
- able to maintain and improve people's health and wellbeing

- 9.4 In addition this process has set a standard for new accommodation to ensure that it meets the aspiration set out above and residents aspirations. That standard is that accommodation for older people should be:
- spacious - at least 50m² for a 1-bed unit
 - wheelchair accessible – 10% to an enhanced standard
 - self contained homes, with full bathroom facilities

- “Care ready”
- community focused
- mixed dependency

9.5 The sections that follow update Mayor & Cabinet on progress in implementing these new standards, and reviews the Council’s current extra care schemes against them.

New build extra care housing

9.6 The previous section set out how, as part of the new homes better places programme two new specialised housing schemes for older people are being developed, and will lead to the development of 111 new specialised homes for older people by the end of 2016.

9.7 In addition, Berkeley Homes has partnered with Notting Hill Housing Trust to develop 78 units of extra care accommodation in their development at Marine Wharf, SE16. This scheme is due to complete and handover in June 2014 and the Council has full nomination rights to it.

9.8 There will be a total of 189 new units of extra care in the borough by the end of the financial year 2016/2017, which provides an opportunity for tenants currently living in the Council’s outdated extra care accommodation to move into more modern housing if they choose.

Existing extra care provision

9.9 Extra care was originally developed as a concept in Lewisham in the mid-90s and was aimed to provide greater levels of care and support on-site to people in their own homes and there are currently 135 units in the borough.

9.10 55 of those units are within Lewisham’s own stock in two schemes – Kenton Court in Sydenham and Somerville in New Cross. In these two schemes housing management services are provided by Lewisham Homes and care and support services are provided by the Council’s in-house Supported Housing and Care Service along with domiciliary care from the external providers for those individuals that require additional support to manage their personal care needs.

9.11 The remaining 80 units are provided by Housing21 across two schemes in Grove Park and Deptford. Housing21 provides both housing management and care and support services under a contract that is due to end in 2017.

9.12 The Council extra care schemes within Lewisham’s housing stock were originally remodelled from existing hard-to-let sheltered housing schemes.

Somerville was opened as extra care in 1995 and Kenton Court was opened as extra care in 1999.

- 9.13 Somerville is made up of 21 small bedsits (of 29m² each) and 4 one bed units (42m²). The bedsits do not have bathrooms. There are assisted bathrooms and shower rooms with toilets on each floor for shared use among tenants. Kenton Court is comprised of 28 bedsit studio flats (approx 27m² each), two one-bed units and a single large 2 storey maisonette flat (73m²) that is currently being used as offices. Again the bedsit units do not have bathroom facilities, with tenants sharing facilities instead.
- 9.14 Neither scheme therefore meets the proposed new standard for modern extra care. The units are too small and they do not enable wheelchair access. Shared bathing facilities are not appropriate for tenants with additional care and support needs. These factors combine to mean that the levels of care that can be provided to the tenants are restricted by the physical fabric of the building.
- 9.15 Both schemes have had high void rates for a number of years, which may indicate that prospective residents also feel that the homes are not suitable for their needs. Since 2010, as an interim solution to the high number of void units and the increasing demand for short-term placements, four of these units have been used for a short term purpose, such as for people leaving hospital or for residents who are awaiting re-housing following a change in their support needs.
- 9.16 Detailed stock condition surveys of both buildings have been carried out. The results of these confirm that both buildings are not suitable for continued use as extra care in their current form. This review also assessed the possibility of remodelling both buildings in order to achieve the new standard set out above. This would have required the conversion of the bedsits into one-bed flats and the modernisation of the communal areas.
- 9.17 The conclusion of this exercise was that significant investment of over £1million would be required to carry out this remodelling, in addition to on-going maintenance costs. The conversion of bedsits to one bed units would also reduce the number of units in both schemes by nearly half, from 55 to 29, with a loss of 26 units.
- 9.18 External benchmarking of extra care schemes run by other local authorities and housing associations suggests that a minimum of 42 units is required to create a sustainable and viable extra care scheme. This number of units allows for the sharing of management costs across a sufficient number of tenanted properties, and also allows for larger

communities with people with a range of care and support needs to live in the scheme. Smaller schemes are likely to need to focus more on people with greater care needs, which is not consistent with the ambition to create communities made up of people with a mix of support needs who can, in part, help to support each other, enabling residents to retain greater independence for longer.

- 9.19 In addition any remodelling would require significant disruption to residents, including that most tenants would need to be decanted temporarily while the works were carried out.
- 9.20 It is clear therefore that the existing buildings at Somerville and Kenton Court are not suitable for extra care at present and that it is not viable for them to be refurbished to meet the new standard set out above. Given all of this, Mayor & Cabinet is asked to agree that officers should explore better housing standards and options for the tenants at the Kenton Court and Somerville extra care schemes, to establish their housing options and care requirements and enable them to move to new-build provision as it becomes available or to other suitable alternative homes according to their needs and wishes.
- 9.21 Some existing tenants may wish to move into alternative extra care housing at Marine Wharf, and it is timely to start talking to tenants in the early 2014 so that they can take advantage of the properties which are available in this development from June 2014
- 9.22 As well as the new build supply of extra care housing, and the Housing21 extra care schemes, some tenants may prefer other options available to them. These options include moving to Sheltered Housing (either Lewisham Homes Sheltered properties, or sheltered housing provided by another Registered Provider). They may also prefer to consider a move to general needs housing, including adapted ground floor properties.

Current tenants of Somerville and Kenton Court

- 9.23 There are currently 14 tenants at Kenton Court and 17 tenants at Somerville. In Kenton Court tenants range in age from 55 to 90. In Somerville tenants range in age from 63 to 94. At present the average number of care hours provided at Kenton Court is 4.5 hours per week (range 0 hours to 10 hours). The average number of care hours provided at Somerville is 7 hours per week (range 1 hour to 11.75 hours).
- 9.24 In order to better understand the housing needs of existing tenants officers propose that a programme of resident consultation is launched to ascertain tenants' current housing needs.

- 9.25 Full community care assessments will be undertaken to get up-to-date information on the care needs of existing tenants. Currently held local service data indicates that, for some tenants at least, care needs might be better met in another setting, either in alternative extra care accommodation (Housing21 or Marine Wharf), or in any of the other options available to tenants (depending on their assessed housing need).

Proposed process and timetable

- 9.26 In order to take full advantage of the new build extra care housing available at Marine Wharf in June 2014, officers will need to carry out care assessments and start discussions with tenants about the housing options available to them as soon as possible.
- 9.27 The initial conversation with tenants will focus on the recommendations included in this report and the process which will be followed. This process will include face to face meetings with tenants to assess their care needs and talk to them about the housing options which are available to them.
- 9.28 Tenants' families will also be involved, where this is the tenants wish, or where the tenant does not have capacity to understand the proposed change. An Independent Mental Capacity Advocate (IMCA) may also be engaged, as required, at the point at which assessments are carried out and future options are discussed.
- 9.29 The Council has an established and experienced approach to re-housing tenants. This includes financial compensation and practical support available to help people find suitable alternative accommodation, bid for properties, and to manage any transition to a new property. This approach would be fully utilised here in close discussion with family and carers as appropriate. Officers propose that the compensation will be a discretionary payment, to the same levels as provided elsewhere where tenants are re-housed where payments are in accordance with the Land Compensation Act 1973. Current home loss payments are £4,700 per household and disturbance payments are to cover reasonable costs associated with removals. The overall sum anticipated is £186,000.

10 Financial implications

- 10.1 The Council's 30 year financial model for the Housing Revenue Account includes provision for the build of 250 properties at an average cost of £150k each (adjusted for inflation) over the first 10 years of the model;
- 10.2 The fees of £550k arising from the engagement of the Architect and Employers' Agent is included in that provision (recommendation 4.1.2).

- 10.3 A potential loss of income of approximately £10k will arise from the decision to declare the land on the corner of Mercator Road and Blessington Road surplus to the Council's requirements. This can be managed within the Council's HRA business model although it is hoped that the loss may be mitigated by letting vacant garages elsewhere to current users (recommendation 4.1.6).
- 10.4 The Council's 30 year financial model for the Housing Revenue Account also includes provision of £17m to raise the standard of older people's housing, again over the first 10 years of the model.
- 10.5 The proposed home loss compensation payments of up to £186k will be met from that provision (recommendation 4.1.8).
- 10.6 Any additional costs arising from the review of care needs of the tenants at Kenton Court and at Somerville will be considered by the Community Services directorate as a part of their normal budget management process (recommendation 4.1.7).

11 Legal implication

- 11.1 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.
- 11.2 Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of housing management to which the section applies. The section specifies that a matter of housing management is one which relates to the management, maintenance, improvement or demolition of dwelling houses let by the authority under secure tenancies and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. The section further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants arising from the consultation. This report therefore asks the Mayor to note and consider the comments made by secure tenants in response to the statutory consultation undertaken pursuant to Section 105 of the Housing Act 1985 in relation to the proposal for a new housing development on the corner of Mercator Road and Blessington Road, prior to declaring the site surplus to requirements and approving its

disposal on the basis outlined in this report. This report also seeks authority to carry out statutory consultation in relation to the plans for the additional six sites, which it is proposed will form phase two of the New Homes, Better Places programme, with the results of that consultation to be reported back to Mayor & Cabinet for consideration in due course.

- 11.3 In accordance with Section 32 of the Housing Act 1985, a local authority may not dispose of land held for housing purposes (Part II) without the consent of the Secretary of State. The Secretary of State has issued The General Housing Consents 2013 under Section 32. General Consent A3.1.1 permits a local authority to dispose of land for a consideration equal to its market value. This report recommends that authority to finalise the terms of any disposal of the Mercator Road site to Pocket Living is delegated to the Executive Director for Resources and Regeneration, in consultation with the Director of Regeneration and Asset Management and Head of Law, subject to the Executive Director for Resources and Regeneration being satisfied that the disposal is for market value. On that basis, a specific Ministerial Consent will therefore not be necessary for the disposal.
- 11.4 General Consent A3.1.1 will also apply to any disposal of new build properties for private sale, provided this is at market value. The General Consent also includes the grant of any shared ownership lease.
- 11.5 Section 106 and Schedule 3A of the Housing Act 1985 set out the formal consultation requirements for stock transfer. Schedule 3A applies in place of Section 105. Essentially, the required process has two stages, requiring a Stage 1 and Stage 2 Notice. There is only a statutory requirement to undertake a ballot in the case of stock transfer.
- 11.6 At this stage in the process, the Council has been carrying out the S105 formal consultation. See paragraphs 8.4 and 8.5 above.
- 11.7 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 11.8 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.

11.9 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

11.10 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: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

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

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

11.12 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: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

12 Crime and disorder implications

12.1 There are no specific crime and disorder implications.

13 Equalities implications

13.1 The report sets out that the Council's existing extra care schemes do not meet the standards demanded of modern housing for older people. The recommendation is that officers begin the consultation process with the residents of the existing extras care schemes at Kenton Court and Somerville to identify their housing and their care and support needs, in order to allow those residents to move into new modern accommodation as it becomes available.

13.2 This recommendation therefore has a positive equalities implications in relation to older people, in that the commencement of this process will enable older residents living in accommodation that does not meet the Council's standard to move, if they choose to do so.

13.3 Consultations of this nature require careful planning and considered communication to avoid unnecessary distress to residents. A detailed communications plan will inform the manner in which this consultation is delivered, and in turn will ensure that the consultation is sensitive residents' needs and responds to any concerns they may have. All residents will be supported by a dedicated officer and will be visited on a regular and individual basis to better understand their circumstances and requirements, such as language, mobility and support needs, so that these can be taken into account. The consultation and communication will be inclusive of any family members and/or advocates of the residents.

14 Environmental implications

14.1 Any new housing provided will be built to the standards required by planning as a minimum and wherever possible, in design or viability, include higher and more innovative environmental elements.

15 Background documents and originator

Short Title of Document	Date	Location	Contact
Future of Housing	18 January 2012	3 rd Floor Laurence House	Jeff Endean
"Housing Matters": New investment and delivery approaches	11 July 2012	3 rd Floor Laurence House	Jeff Endean
Housing Matters Update	16 January 2013	3 rd Floor Laurence House	Jeff Endean

Housing Matters Update	22 May 2013	3 rd Floor Laurence House	Jeff Endean
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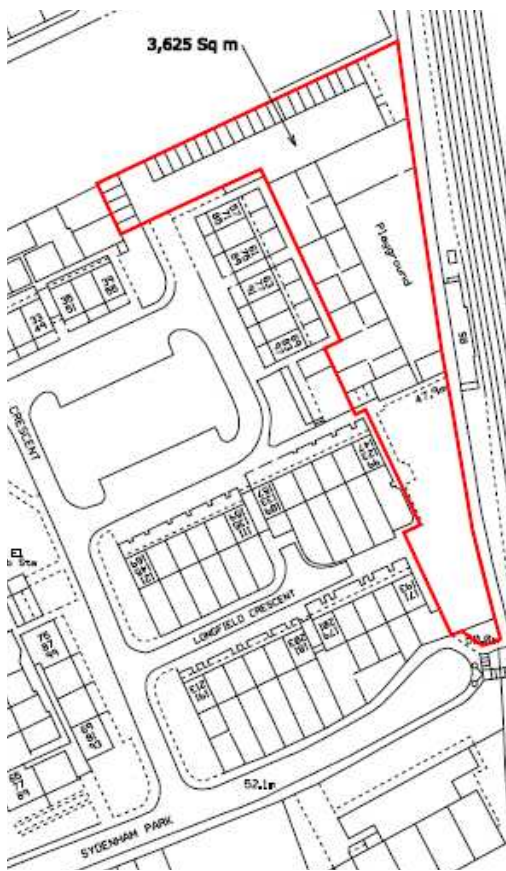
15.1 If you would like any further information on this report please contact Jeff Endean, Housing Strategy and Programmes Manager on 020 8314 6213.

Appendix A: Summary of proposed schemes

Further information regarding the six proposed sites for the next stage of the new build programme is set out below.

Site 1: Longfield Crescent, Forest Hill

Site



Proposal

The site comprises a garage area and two areas of land adjacent to 99-147 and 171-201 Longfield Crescent. The garage site at Longfield Crescent could provide 7 family homes in a mews type development. The garage block currently contains 25 garages of which 8 are empty, and of the remaining 17 only 8 are rented by local residents. The remaining two sites here would involve the development of 'bookend' blocks to 99-169 and 171-213 Longfield Crescent providing 16 flats in total.

These could be built on the flank ends of two of the existing blocks; one of which is five storeys and another which is four storeys. The new buildings would be built on grassed open space with no real loss of amenity to existing residents with footprints of around 150m². There would still be significant areas of green space in the locality. Alongside the new homes it is envisaged that improvements to existing 'detached gardens' could be included in this scheme.

Consultation feedback:

A leaflet containing an outline design was distributed to all households in the vicinity inviting them to attend a public consultation event on 11 February 2013, or to respond with comments to Council officers. A total of 20 feedback forms were received, which identified:

- Some concerns about the loss of green space and impact on light
- The prospect of removing run down individual garden plots and replacing with improved communal landscaping was generally well received
- The idea of bookend blocks attached to existing blocks providing lift access for existing residents appeared attractive, though the impact on service charges would need to be carefully considered
- Concerned that the proposals would have a negative impact on the community on the estate causing overcrowding and further parking problems
- Support for new build if there was a local letting plan of some sort and scope for residents to be involved in the design of the scheme
- Would like windows to individual properties renewed
- Would like provision of good play facilities for younger children
- Would like to see better access to footpath along railway line and better access to the Albion Millennium Green conservation area
- Generally the plans were well received, with residents understanding the need for new housing and that this could be achieved with a better use of space

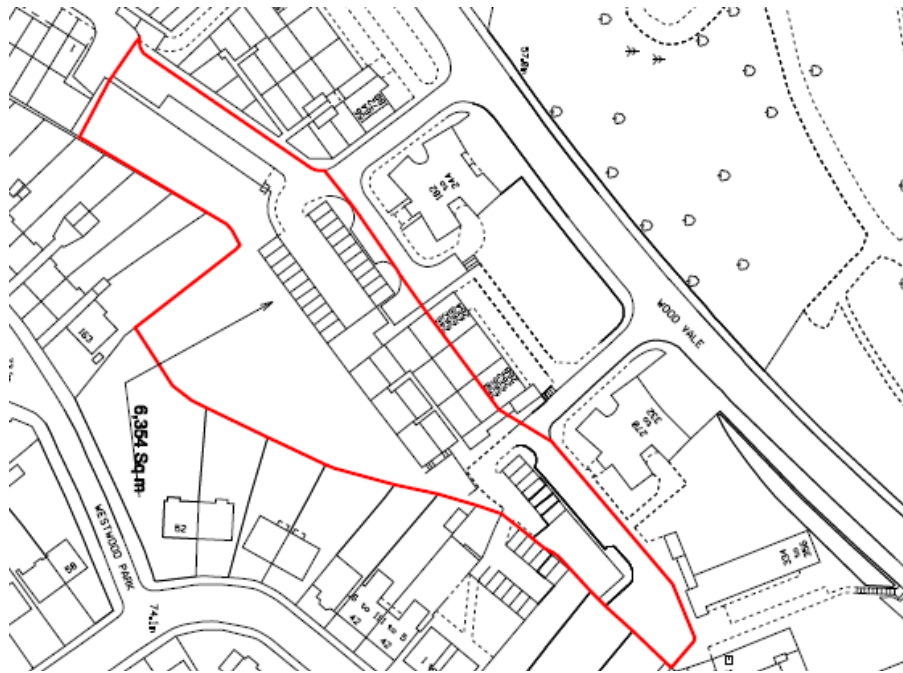
Council Officers also carried out a door knocking exercise to speak with those residents directly affected by the potential loss of their individual garden plots which are situated away from the block where they live. Overall the response from these residents was that the gardens were little used and that providing some communal space in place of the garden plots would be welcomed

Site Constraints:

Longfield Crescent is a narrow road and access for construction would be best via Sydenham Park which would minimise disruption for existing residents. The site is adjacent to the railway and the design of the new homes would need to address this.

Site 2: Woodvale, Forest Hill

Site



Proposal

Development of this site would involve the demolition of 22 garages of which 9 are currently empty. Of the remaining 13 only 5 are rented by residents on the estate. The new scheme could provide 15 homes. The proposals to be further developed would also look at whether a mix of houses and flats might be possible to help provide options for under-occupying residents, although this could affect the number of homes delivered. Improvements to the existing 'detached' garden areas could be included in this scheme as well as consideration to improving the amount of parking possible on existing land.

Consultation feedback

A leaflet containing an outline design was distributed to all households in the vicinity inviting them to attend a public consultation event on 14 February, or to respond with comments to Council officers. Council Officers also carried out a door knocking exercise to speak with those residents directly affected by the potential loss of their individual garden plots.

- A total of 24 feedback forms were received, which identified:
- Concerns regarding the state of repair of the garages
- Fly tipping in and around the garage area
- Concerns about loss of car parking provision
- Narrow and limited vehicle access is problematic with careless parking blocking the route in and out
- Overall the feedback was positive. Residents were keen to see a local letting scheme to provide suitable homes for older people on the estate in

order to release under occupied family sized housing which is already there

- Also suggested that this should be a shared ownership scheme as enough
- Social housing on the estate already
- Major concerns raised regarding loss of garden plots. Vast majority of residents directly affected are leaseholders and they are not in favour of losing the garden plots, many of which are used as allotments or general garden spaces
- Residents also wanted to improve the 'desire line' pathway through the estate to the school on Honor Oak Road.

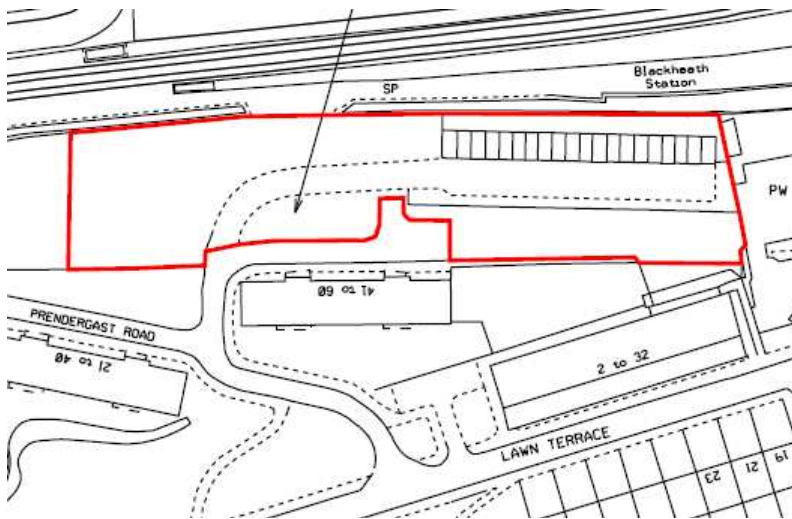
Site constraints

As with all of the sites so this is a constrained site. Additionally at Woodvale there are topographical issues with the land sloping down towards the site from Canonbie Road and Westwood Park to the east.

Site 3: Lawn Terrace, Blackheath

Site

This site contains 20 garages. All are empty and all are in a poor state of repair. The site could provide up to 6 houses or 12 flats depending on the further consultation and needs analysis to be carried out on the surrounding estate.



Consultation feedback

An initial meeting has been held with residents and all residents have been invited to a further meeting to discuss outline proposals. The concerns expressed at the initial meeting were:

- Concerns about over-development
- Lack of play space for older children on the estate already and this area could be used as a ball court
- At present there are major parking issues due to commuter parking in already limited space
- Whilst understanding that new homes were needed in the borough they did not want more family homes here as there already large numbers of children on the estate; would prefer smaller homes for under occupiers
- Wanted improvements to communal areas generally to be prioritised

Officers will continue to liaise closely with the TRA and involve them in the development of detailed designs for this site prior to any decision from Mayor & Cabinet to proceed.

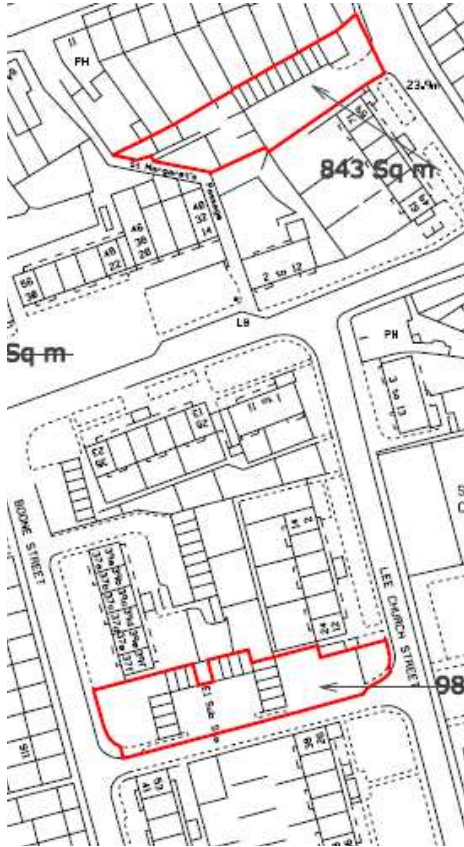
Site constraints

The site can only be accessed through the narrow estate roads so could present issue for delivery of materials. The land slopes from south to north and there may be the need for retaining walls. The railway runs along the northern edge of the site and the design of the homes will need to address this.

Sites 4 and 5: Dacre Park/Boone Street (two sites), Blackheath

Sites

There are two sites in the Dacre Park/Boone Street area as set out below:



The northern site adjacent to 49-71 Dacre Park currently contains 10 used garages. This site could contain five family houses. There are three possible development areas on the southern site which currently contains 31 garages in total of which 8 are empty, of the remaining 23 only 7 are rented by residents on the estate. There are 30 garages available elsewhere in the vicinity for those who live on the estate and wish to retain a garage; 7 of these are currently vacant.

Development on both sites could provide up to 32 new homes for both families and smaller households who are currently under-occupying larger homes. Three flatted blocks would 'book-end' the existing three and four storey flats at 13- 35 Boone Street, 2-24 Lee Church Street and 37-39 Boone Street; with the terrace of 6 family houses being built between two of the blocks of new flats. A further five houses are proposed for the garage site in Dacre Park.

Consultation feedback:

A leaflet containing an outline design was distributed to all households in the vicinity inviting them to attend a public consultation event on 12 February, or to

respond with comments to Council officers. A total of 11 feedback forms were received, which identified:

- Residents would like better facilities for youth, replace play area if removed
- Would like improved and more parking provision, security and better lighting
- Concerns that the proposals will reduce open space
- Better landscaping required and more storage space
- Concerns regarding loss of light
- Overall the respondents were positive about the proposals

Officers also carried out a door knocking exercise to speak with those residents directly affected by the potential loss of their individual garden plots. There was a mixed response to this. Many are leaseholders and use or would want to retain their garden plot and are concerned about loss of green space. As a result the current scheme being considered does not include the removal of the garden plots.

Site Constraints:

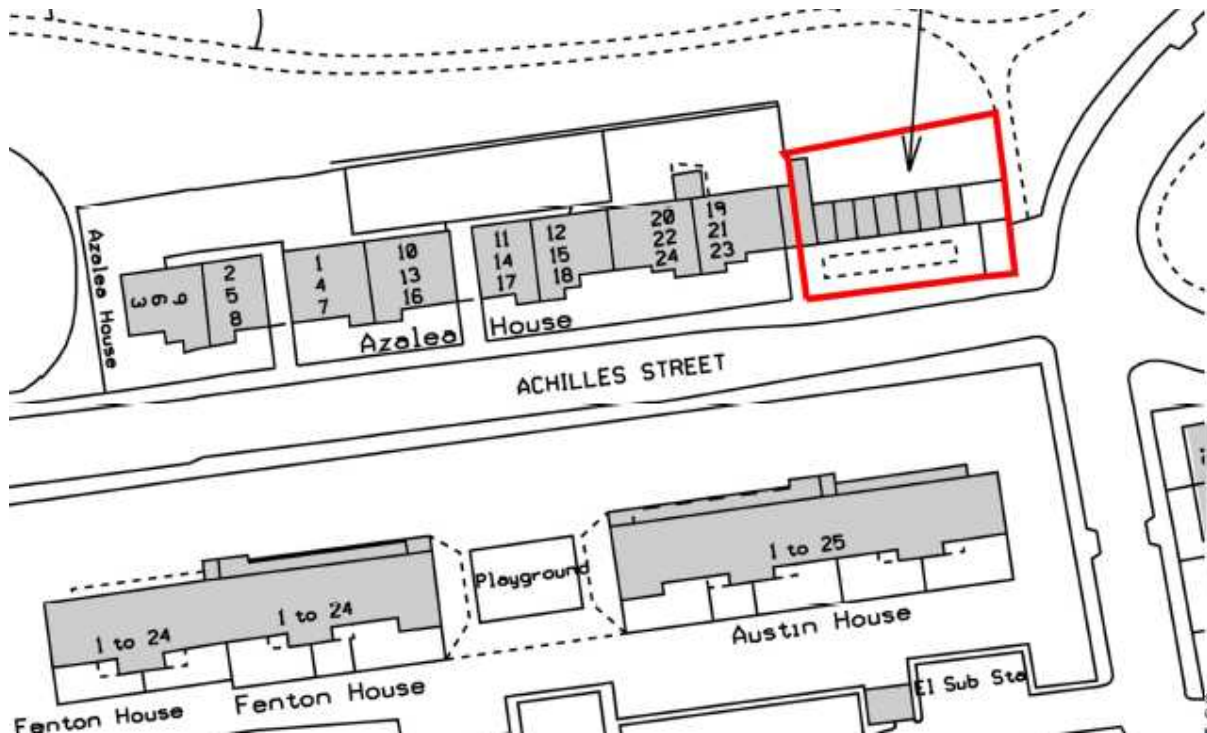
The development of the 6 houses and 14 flats between Boone Street and Lee Church Street would entail the relocation of a sub-station and small play area. The area has relatively narrow roads and is entirely residential in nature. Any construction would need to be tightly managed. This site contains 20 garages. All are empty and all are in a poor state of repair. The site could provide up to 6 houses or 12 flats depending on the further consultation and needs analysis to be carried out on the surrounding estate.

Sites 6: Achilles Street, New Cross

Site

The small 7 garage site here could provide up to 34 new flats in the location, although for planning purposes it is currently assumed that 18 flats would be possible.

There are currently seven garages on the site, of which only two are rented by residents of the adjacent block.



Consultation feedback

There has been no consultation carried out on this site at this point.

Site constraints

There are no identified constraints at this time.

Appendix B: S105 letter



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date 30/09/2013

Dear

PLEASE READ THIS LETTER CAREFULLY

**THE FUTURE OF GARAGES IN FRONT OF 1-20 MERCATOR ROAD/ REAR
OF MARISHAL ROAD**

**IT ALSO EXPLAINS HOW YOU CAN PROVIDE US WITH YOUR VIEWS
ABOUT
THE COUNCIL'S PROPOSALS**

I am writing to consult you about the Council's proposals to build a new housing development on the garage site to the front of 1-20 Mercator Road and rear of Marishal Road. If the development goes ahead, it would involve the the garages no longer being available to rent and the land being used for the construction of new homes instead. This letter represents formal consultation under Section 105 of the Housing Act 1985, and is within the arrangements which the Council maintains for this purpose.

Background

In July 2012 Lewisham's Mayor, Sir Steve Bullock set out his ambition to build new homes to help meet the demand for housing in the borough and the site at Mercator Road has been identified as one such opportunity.

Proposal

The attached plans show the location of the site (outlined in red).

The proposal is for the garages and former community centre on this site to be demolished and the land to be used instead for new housing and will be subject to planning consent.

Consultation

The Council is seeking your views on the proposals set out in this letter. If you and any other secure tenant in your home wish to make any representations about any aspect of these proposals and their effect as outlined in this letter, you must do so please by **no later than 12 noon on Monday 28 October 2013**. The representations should be in writing and sent to the following address:

**London Borough of Lewisham
Strategic Housing
3th Floor, Laurence House
1 Catford Road
London SE6 4RU**

A freepost envelope is enclosed for this purpose.

Comments can also be made via email at: **theresa.clarke-livingstone@lewisham.gov.uk**

All representations received by the time specified will be considered by Mayor and Cabinet before deciding whether or not to progress the development of housing on the site at a meeting to be held on 13 November 2013.

Yours sincerely

**Jeff Endean
Housing Strategy and Programmes Manager**