

Mayor and Cabinet			
Report Title	Comments of the Housing Select Committee and Sustainable Development Select Committee on regeneration and housing in Deptford and New Cross		
Key Decision	No	Item No.	4
Ward	All		
Contributors	Housing Select Committee and Sustainable Development Select Committee		
Class	Part 1	Date	4 December 2013

1. Summary

- 1.1 This report informs the Mayor and Cabinet of the comments and views of the Housing and Sustainable Development Select Committees, arising from discussions held on the officer report on regeneration and housing in Deptford and New Cross, considered at a joint meeting held on 2 December 2013.

2. Recommendation

- 2.1 The Mayor is recommended to receive the views of the Housing and Sustainable Development Select Committees as set out in section three of this referral and agree that the Executive Director for Resources and Regeneration be asked to prepare a response.

3. Housing and Sustainable Development Select Committee views

- 3.1 On 2 December 2013, the Housing and Sustainable Development Select Committees met jointly to consider a report on regeneration and housing in Deptford and New Cross and to question Council officers and Justin Carr, Strategic Planning Manager (Development Decisions), at the GLA.

- 3.2 The Committees agreed to recommend that, *in relation to the Convoys Wharf Development for which the Mayor of London will be acting as planning authority*, that Council officers recommend to the GLA that:

- (1) When assessing and challenging the Developer's viability statement the sales figures achieved in comparable developments (particularly, for example, neighbouring riverside developments in Greenwich) must be taken into consideration;
- (2) The Representation Hearing should take place in the borough of Lewisham, preferably at a venue close to the Convoys Wharf site;
- (3) The Mayor of London should make a site visit;
- (4) The Developer's viability statement should be reassessed as later phases of the development come on stream so that if sales figures exceed expectations, a higher level of affordable housing can be provided in the final phases; and

- (5) The Mayor of London should take into account successful heritage schemes in developments in coastal Europe that are similar to the heritage schemes of Build the Lenox and Sayes Court Gardens proposed for this development;

And more generally that:

- (6) The Mayor of London should review the way in which affordable housing statistics for developments in London are presented, to clearly show the breakdown of the different “types” of affordable housing achieved including social rented, affordable rented and intermediate. The Mayor should also consider including figures for the actual rents that will be charged.

3.3 The Committees agreed to recommend that, *in relation to the Convoys Wharf Development*, that:

- (1) The Council’s communications team publicise the deadline for making submissions to the GLA on this application; and
- (2) The Council’s representations on the development are co-ordinated as a matter of urgency, given the indicative timetable provided by the GLA for deciding the application.

3.4 The Committees also agreed that:

- (1) The GLA and the Council should explore the ground rent model (where public bodies lease land to developers in return for ground rent payments that are indexed to land values) in relation to future developments, where appropriate.
- (2) The Draft London Housing Strategy is given a wide consultation within the Council including going to the Housing Select Committee.

4. Financial Implications

4.1 There are no financial implications arising out of this report per se; but there may be financial implications arising from carrying out the actions proposed by the Committee.

5. Legal Implications

5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

BACKGROUND PAPERS

Regeneration and housing in Deptford and New Cross – Officer Report to Housing and Sustainable Development Select Committees (02.12.13)

If you have any queries on this report, please contact Charlotte Dale, Scrutiny Manager (0208 3149534), or Kevin Flaherty, Head of Business & Committee (0208 3149327).