

<b>Mayor and Cabinet</b>			
<b>Report Titles</b>	Re-Development of Heathside and Lethbridge: Update and Phase 4 land disposal		
<b>Key Decision</b>	Yes		
<b>Ward</b>	Blackheath		
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR REGENERATION AND RESOURCES, EXECUTIVE DIRECTOR FOR COMMUNITY SERVICES, HEAD OF LAW		
<b>Class</b>	Part 1	<b>Date</b>	12 February 2014

## 1. Summary

- 1.1 On 25<sup>th</sup> June 2003 Mayor and Cabinet agreed the proposal to expand Lewisham's established estates regeneration programme to include Heathside and Lethbridge. Following the outcome of the open competition, on the 22<sup>nd</sup> February 2006 Mayor and Cabinet agreed that Family Mosaic become preferred development partner for the re-development of Heathside and Lethbridge.
- 1.2 Through partnership working with our partners Family Mosaic and the Homes and Communities Agency (now part of the Greater London Authority), the regeneration of Heathside and Lethbridge is almost half way to completion. Phase 1 was completed in the summer 2012, Phase 2 will complete in 2013, and Phase 3 demolition is underway, with homes due to be completed in stages during 2015/16.
- 1.3 On 3<sup>rd</sup> October 2012, Mayor and Cabinet agreed to Phase 4 being separated into two, with tenants in Phase 4A (Ferguson House and Travis House) able to move into remaining new homes in Phases 1 & 2 and tenants in Phase 4B (Melville House) to be re-housed following on from this. Most tenants in Phase 4A have been re-housed, with 50 tenants having moved into new build homes. Re-housing of tenants in Phase 4B started in January 2014 and leaseholder buy backs are underway. The Council has obtained a Compulsory Purchase Order for Phase 4A to enable it to obtain possession of any leasehold interests that cannot be obtained through agreement. A separate Compulsory Purchase Order will be obtained for Phase 4B.
- 1.3 This scheme had been taken forward on the basis that funding would largely be through cross subsidy from the sale of private units. However the report to Mayor and Cabinet on 5<sup>th</sup> March 2008 set out that Government funding might be required, and this became the case when the economic down turn made the planned funding mechanism unviable. As a result £26m funding from the Homes and Communities Agency has been secured to enable re-development of Phases 1, 2 & 3 and Family Mosaic have recently secured further funding for Phase 4. The scheme is still reliant on additional funding through Family Mosaic and the sale of private homes.
- 1.4 The Council now needs to progress wider elements of Phase 4 to ensure that the

scheme can progress. This report is therefore seeking approval for the Project Brief, which sets out further details of the Phase and Phase finances and for disposal of the sites to Family Mosaic, dealt with in Part 2 of this report.

## **2. Purpose of the Report**

- 2.1 To update Mayor and Cabinet on the progress of the Heathside and Lethbridge Regeneration Scheme.
- 2.2 To request that Mayor and Cabinet approve the proposed Phase 4 Project Brief and delegate authority to officers to negotiate and agree the final Phase 4 Project Brief with Family Mosaic Housing.

## **3. Recommendations**

It is recommended that the Mayor:

- 3.1 notes the progress of the Heathside and Lethbridge Regeneration Scheme and the proposed changes set out in this report;
- 3.2 agrees the proposed Phase 4 Project Brief on the basis set out in this report and delegates authority to the Executive Director of Customer Services, in consultation with the Executive Director for Resources and Regeneration and Head of Law, to negotiate and agree the final Phase 4 Project Brief with Family Mosaic Housing.

## **4. Policy Context**

- 4.1 The re-development of Heathside and Lethbridge contributes to key national objectives, particularly meeting the decent homes standard and increasing the supply of affordable housing. The Decent Homes Strategy required all local authorities to carry out a stock options appraisal by July 2005 to determine how Decent Homes will be achieved for all Council housing stock.
- 4.2 Lewisham completed its stock options appraisal in June 2005 and submitted a comprehensive Decent Homes strategy to Government Office for London (GoL) setting out an investment plan for the entire housing stock to meet the Decent Homes standard.
- 4.3 The re-development will see the replacement of 527 (416 rented and 111 leasehold) non decent homes with modern high quality homes in a well designed neighbourhood. In addition, the scheme will deliver a minimum of 127 additional affordable units and a supply of intermediate rent or private sale units.
- 4.4 The whole scheme supports the Sustainable Community Strategy 2008 – 2020 especially the priority outcomes Reducing inequality – narrowing the gap in outcomes for citizens; Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment and Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 4.5 Further, the re-development of Heathside and Lethbridge is in line with Lewisham's

established housing policy as set out in previous reports to Mayor and Cabinet and also contributes significantly to the Councils incoming Housing Strategy for 2009 – 2014 ‘Homes for the future: raising aspirations, creating choice and meeting need’.

- 4.6 The scheme will increase local housing supply and by introducing a range of housing types and tenures for a range of income households, the scheme will help to widen housing choice. More specifically, the scheme contributes to a host of strategic objectives. By obtaining funding from the HCA and using Council owned land for the purposes set out here, the Council is engaging with delivery partners and making the best use of available resources. The scheme aims to meet strategic targets of delivering 50% affordable units across the scheme and of providing 35% of affordable homes as family sized accommodation. A key principle of the scheme is to make the new development a desirable place to live, supporting the strategic objectives around design quality and safety, accessibility and improving environmental performance. In addition, Family Mosaic will manage all new homes, regardless of tenure through an integrated management body that will work with existing residents to ensure it provides high quality housing management.
- 4.7 The Council has outlined ten corporate priorities which enables the delivery of the Sustainable Community strategy. The re-development of Heathside and Lethbridge addresses the corporate priorities to provide decent homes for all, to invest in social housing and affordable housing in order to increase the overall supply of new housing. The scheme will also develop opportunities for the active participation and engagement of people in the life of the community.

## **5. Project Progress**

### **5.1 Summary of the principles of this project and progress to date:**

- The Homes and Communities Agency (HCA) have committed £26m funding to Phases 1, 2 & 3 of the re-development of Heathside and Lethbridge.
- The HCA has committed a further £3.072m to the scheme to support funding for Phase 4. Both Phases are to start on site by March 2015 and complete in 2016-17.
- The structure of the scheme is that the Council forward funds the cost of obtaining vacant possession of the site and these costs are reimbursed by Family Mosaic. For Phase 1, £2.4m was paid to the Council in October 2010 and on Phase 2, £1.67m was repaid to the Council's Capital Programme in February 2012. £6m is to be paid to the Council for Phase 3 and the same will happen in future phases of the scheme.
- The Council has been working towards obtaining vacant possession of Phase 4A since January 2013. This has involved decanting residents and buying back leasehold interests. To date 3 of the leasehold interests have been bought back by agreement and 75 tenants have been re-housed.
- It is intended that Family Mosaic undertake the demolition of Phase 4 under licence from the Council as is happening on Phase 3.
- The hybrid planning application (part outline/part detailed) in the joint names of the Council and Family Mosaic was approved in March 2010 and Family Mosaic have obtained detailed approvals for Phases 1, 2 & 3 to date.
- The detailed planning application for Phase 4 is to be submitted in February 2013.

- Family Mosaic are to commence the tender process for the Phase 4 builder in March 2014 and selection will once again include input from the resident steering group.
- Sales in Phases 1 and 2 have been very strong, with 109 sold as shared ownership or shared equity and 65 sold on the open market. There are 7 remaining units either in the process of being sold on the open market or in reserve for resident leaseholders.
- Phase 4 will contain 111 sales units and 121 units for general needs rent. All will be managed within Family Mosaics single housing management function.
- A recent review of the master programme shows that the scheme is currently expected to complete at the beginning of 2023, with residents re-housed within the timescales originally envisaged (2020).

5.2 The decanting of tenants in Phase 4A has been ongoing since January 2013. To date 50 tenants moved into new homes in Phases 1 & 2 and a further 25 households have been re-housed away from the estate. Some these residents chose to do this and some others have requested to return to the new development in future when there are units of an appropriate bed-size available for them. All tenants who have moved so far have been very keen to do so, and most have been very pleased with their new properties.

5.3 The re-housing of tenants in Phase 4B started in January 2014 with visits to individual households complete. Most tenants in this block will have the choice between being able to move away through Homeseach or waiting for a new home being built in Phase 3.

5.4 In addition to re-housing tenants, the Council has been negotiating with the 21 leaseholders and has obtained a confirmed Compulsory Purchase Order (CPO) to obtain the leasehold interests in Phase 4A. In Phase 4A, 3 leasehold interests have been purchased to date and terms have been agreed with a further 3. In Phase 4B, 1 has been bought back and terms have been agreed with a further 4 leaseholders. Officers envisage using the Phase 4A CPO in March/ April 2014 to take possession of any remaining leasehold properties which cannot be acquired by agreement in order to provide vacant possession of the site in line with the development timetable. Officers will seek approval to commence the CPO process for Phase 4B in due course.

## **6. Scheme Proposals and Features**

6.1 The overall scheme is to be carried out as previously set out to Mayor and Cabinet on 25th March 2009. Key points are:

- The scheme will provide the same amount of affordable rented, shared equity and shared ownership properties as previously reported (543) meaning that there will be enough homes for all secure tenants and leaseholders who wish to remain and the scheme will provide an additional number of affordable homes.
- All of the homes will meet the lifetime homes standard and all affordable rented homes will meet the code for sustainable homes level 4. There will be the required 10% wheelchair accessible or adaptable homes across the whole site.
- A multi function community centre will also be provided.
- The overall scheme will provide around 1192 units.
- As grant funding is being used and the Council is part of the South East Inter Borough Nominations Protocol, although the decant need will first be satisfied,

subsequent nominations will then have to take into account the agreed formula for sub regional housing.

- 6.2 The overall mix of bed sizes changes with each detailed planning submission as architects take into account changing demands such as design and space standards. However the Council and Family Mosaic seek to create a sustainable development with desirable units. The current overall bed mix is 399 x 1 beds, 488 x 2 beds, 251 x 3 beds and 49 x 4 beds. The 4 beds are all rented and represent an increase in the number of 4 beds that was on the original estate.
- 6.3 Family Mosaic have been undertaking the detailed planning process for Phase 4 during 2013, with public consultation events informing the architects progress. The detailed Planning Application for Phase 4 is due to be submitted in February 2014. Overall, the Phase consists of a row of housing that will be built onto the now completed Gentian Row in Phase 1 (Phase 4B) and a courtyard style block with a tower that will face onto a central park (Phase 4A).
- 6.4 The unit mix for the rented units is shown below. Phase 4A includes a specifically designed over 55's wing consisting of 30 x 1 bed flats to accommodate the second of the existing over 55's blocks on the original estate. These flats are all wheelchair adaptable which mean additional space standards and future use as a residents housing needs change.

	4A (Block F)	4B (Block D)	4 (Rented)	Total
1 bed	31	4	35	29% 1 beds
2 bed 4 person	1	33	34	28% 2 beds
3 bed	18	23	41	
4 bed		11	11	43% Larger homes
	50	71	121	

- 6.5 The programme for Phase 4A envisages that Family Mosaic will start demolition during the Summer 2014. Phase 4B is expected to follow on from this a year later. As Phase 4A will take longer to build, it is expected that homes will be completed within the same timeframe in stages in 2017.
- 6.6 It has always been a key feature of the scheme that should the housing market improve throughout the life of the programme, private units will be built as part of future phases in order to reduce the amount of grant required and diversify tenure. There are 69 sale units in Phases 1 and 2. There are going to be 66 private sale units in Phase 3 alongside 66 units for private rent. The inclusion of new, high quality properties for private rent from a well respected Registered Provider is welcomed and the Council is keen to work with Family Mosaic in line with our priority to improve the quality and quantity of housing in all sectors. Family Mosaic have had significant success over recent years in sales of private and shared ownership units and are prepared to continue building these homes as part of the Parkside neighbourhood. Interest and sales in sales units to date has been very positive. There is a fixed number of affordable rented homes across the scheme to make sure that all current residents can be re-housed in the new development and ensure an increase in affordable homes.

- 6.7 The terms of the Development Agreement are that should the scheme provide private sale units, any income into the scheme is carried over into the next phase to improve financial viability. At the end of the scheme, any remaining surplus is to be split between the HCA and Council on a 60/40 basis with any money received by the Council being treated as a deferred payment for the land.

#### **Phase 4 Project Brief**

- 7.1 The Development Agreement between the Council and Family Mosaic states that Family Mosaic will prepare a Project Brief for each phase to be agreed between the parties before they are committed to proceed with that phase. This sets out the main elements of the phase and overview of the whole scheme.
- 7.2 The project brief consists of:
- Accommodation schedule
  - Land Assembly Costs
  - Master Programme (for whole development)
  - Decant Programme
  - Site area
  - Pre - development programme
  - Off-site works
  - Financial Model
  - Agreed Phase Longstop Date
- 7.3 The Phase 4 accommodation schedule for rented units is set out above and contains a mix of bed sizes that responds to both decant need and the long term considerations about sustainability.
- 7.4 The Phase 4 land assembly costs are the cost of obtaining vacant possession of 3 blocks detailed in the Part 2 Report. These costs have, in part, been spent, as the decanting of this block is well underway. In addition, a number of voluntary buybacks were completed from leaseholders in the Phase in previous years and the Council will be able to have these costs reimbursed as part of the Phase 4 land assembly costs in due course.
- 7.5 The master programme is set out in Appendix 1. When reporting previous master programmes to Mayor and Cabinet, Officers reported that the scheme had slowed due to the economic downturn and then that the programme had been shortened due to bringing forward the Phase 4A decant. The overall scheme now is due to complete within the timescales originally envisaged.
- 7.6 The current decant programme is attached as Appendix 2 and Phasing plan as Appendix 3. In line with the master programme, the decant times are within original expectations.
- 7.7 The detailed pre – development programme is attached as Appendix 4 and demonstrates how Family Mosaic have and will be progressing the phase works.
- 7.8 The area of Council owned land required for the Phase 4 development, shown by outline and that land required for the off site works, as appendix 5 is to be tabled at

he meeting. The off site works will ensure the provision of access routes between the new development and existing homes.

- 7.9 The financial model and long stop date are both covered in Part 2 of this report.
- 7.10 Officers support the project brief as it will continue to enable the regeneration of Heathside and Lethbridge in accordance with the overall vision for the new development and in line with the outline planning permission for the site.

## **8. Future Decant and Overall Phasing**

- 8.1 Officers from the Council and Family Mosaic have been reviewing the decant programme as we are now at the half way stage in the decant process. This review has included interviews with most of the remaining tenants in Phases 5 & 6, review of leaseholders in these Phases, re-issuing the decant programme based on predicted dates for completion of new build homes in Phases 3 and 4 and initial consultation with residents at the Phase 4 resident events.

## **9. Consultation**

- 9.1 Consultation with residents on Heathside and Lethbridge has been recognised as a key element in the success of this project from the outset as the new homes and neighbourhood are being created to benefit these existing residents. Consultation with residents and local community groups has therefore been ongoing throughout the process and has been detailed in previous reports to Mayor and Cabinet.
- 9.2 Prior to Family Mosaic's selection, estate wide consultation included an independent survey, letters, newsletters and drop in sessions. Interested residents from the TRA formed the resident steering group, which have met on a monthly basis from December 2004.. Consultation and information sharing is undertaken with local community service providers through the Neighbourhood Forum also from 2004.
- 9.3 Since Family Mosaic's involvement in the scheme, a comprehensive consultation strategy has been developed. In drawing up the master plan, residents were involved through the resident design group, set up in 2007 which enables residents to effectively contribute to the master planning process. There have been estate wide fun days and exhibitions for residents and also for neighbours throughout the scheme concentrating on key stages such as the master plan and as part of the development of each detailed Planning Application . Officers from both the Council and Family Mosaic attend TRA meetings and send out letters / newsletters as appropriate.
- 9.4 As the demolition and building works have progressed opportunities for resident engagement and involvement have increased in partnership with Family Mosaic and each builder. This includes 'meet the builder' events and the important role of Resident Liaison Officer who acts as liaison between the builder and residents and who leads on residents choice and helps with the process of moving into new homes. Each Phase has also generated significant opportunities for local labour and employment.
- 9.5 Current consultation about Phase 4 is ongoing with residents being asked about

detailed aspects of the Phase 4 Planning application. This has involved an estate wide exhibition and fun day, focus groups and a further event to show case what the Planning submission will contain.

## **Phasing Consultation and Statutory Section 105 Consultation**

9.5 Section 105 of Part IV of the Housing Act 1985 makes it a requirement for a landlord authority to consult with those of its secure tenants who are likely to be substantially affected by a matter of housing management. The Act specifically identifies a new programme of improvement or demolition to be a matter of housing management to which Section 105 applies. This consultation has been undertaken with residents 4 times on Heathside and Lethbridge, when the phasing programme and timetable have been substantially changed. This was originally in January 2008 then in 2009, 2010 and again in 2012. The current decant and timetable is considered to be within what has been previously envisaged and so further statutory consultation is not going to be carried out at this time.

## **10. Legal Implications**

10.1 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 would include 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. Such consultation must therefore be up to date and relate to the development proposals in question.

10.2 Under the terms of the Development Agreement between the Council and Family Mosaic, if Family Mosaic wishes to proceed with a phase, it must prepare a Phase Project Brief in an agreed form for the Council's approval. Once the parties have mutually agreed the Phase Project Brief, they are then required to comply with their obligations under the Development Agreement in relation to the delivery of that phase. If a Phase Project Brief cannot be agreed, then either party can serve a notice terminating the Development Agreement.

10.3 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.

10.4 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.

10.5 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.

10.6 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/>

10.7 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

10.8 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/>

10.9 Additional legal implications are contained in the part of the report on Part 2 of the agenda.

## **11. Financial implications**

11.1 The financial implications are contained in the part of the report on Part 2 of the agenda.

## **12. Human Rights Act 1998 Implications**

12.1 The Act effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention.

- 12.2 The rights that are of particular significance to Members' decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).
- 12.3 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1<sup>st</sup> Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 12.4 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 12.5 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance this against the overall benefits to the community which the redevelopment of Heathside and Lethbridge will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.
- 12.6 It is relevant to the consideration of this issue, that should the scheme proceed most displaced occupiers would be offered re-housing in accordance with the Council's re-housing policy. Secure tenants will be entitled to home loss and disturbance payments. Leaseholders will be entitled to receive market value for their properties as well as home loss and disturbance payments where appropriate in accordance with the Land Compensation Act 1973

### **13. Environmental Implications**

- 13.1 The new homes to be built by Family Mosaic will be more thermally efficient than the existing ones and hence, apart from being cheaper to heat, will generate less greenhouse gases.

### **14. Implications for Law & Disorder**

- 14.1 The Family Mosaic redevelopment is planned to meet the police's Secured by Design standards and should lead to a reduction in crime and the fear of crime.

### **15. Equality Implications**

- 15.1 Mayor and Cabinet approved the Equalities Impact Assessment for the regeneration of Heathside and Lethbridge in November 2009. Officers have since

taken the new Equalities Analysis Assessment (EAA) additional categories into account in considering the impact of the regeneration scheme. There are equalities implications in the decanting and re-building process and there will also be benefits in the completed scheme and some of these are set out below.

#### Equalities implications: during the process

- 15.2 During the door knocking, Council and Family Mosaic staff built up a database of households that have English as a second language so that key information can be translated.
- 15.3 The decanting process provides a very individual service, where decant officers visit tenants at home and get to know them and their needs on an individual basis, so that any special requirements can be taken into account such as language, mobility or support needs. It is recognised that decanting is a very stressful time and decant officers will offer as much support as required to minimise the anxiety to residents.

#### Equalities implications: the completed development

- 15.4 The scheme will provide thermal and security improvements, with all new properties meeting the decent homes standard. This will be of benefit to the tenants of the new social housing, many of whom are likely to be disadvantaged.
- 15.5 All new affordable units in the development will meet lifetime homes standards. A Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting so that the unit can be adapted when required to suit residents changing needs.
- 15.6 In line with GLA and Council policy, 10% of units across the development will be wheelchair accessible or easily adapted for those using a wheelchair.
- 15.7 The topography of the site is challenging. The architects have designed the master plan to alleviate problems associated with access, particularly for the elderly and wheelchair users. Issues being taken into account are using ramps instead of steps and altering the land gradient where possible.
- 15.8 All new blocks will have lifts serving smaller cores/ units so will get less use and have a longer life expectancy.

## 16. Conclusion

- 16.1 This report gives an update on scheme progress and outlines the steps necessary to continue delivery of the re-development of Heathside and Lethbridge in Phase 4A and beyond.

## 17. Background papers and author

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Title Document	Date	Location
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Re-Development of Heathside and Lethbridge: Update, Development Agreement and Phase 2 Land Disposal	Mayor and Cabinet November 2010	5th Floor Laurence House
Re-Development of Heathside and Lethbridge: Update, Development Agreement and Phase 1 Land Disposal	Mayor and Cabinet November 2009	5th Floor Laurence House
The re-development of Heathside and Lethbridge– Update Memorandum of Understanding	Mayor and Cabinet and March 2009	5th Floor Laurence House
The re-development of Heathside and Lethbridge– Decanting Demolition Notice	Mayor and Cabinet and March 2008	5th Floor Laurence House
The re-development of Heathside and Lethbridge – initial funding requirements	Mayor and Cabinet June 2007	5th Floor Laurence House
The re-development of Heathside and Lethbridge – selection of preferred development partner	Mayor and Cabinet of Feb. 2006	5th Floor Laurence House
The next four regeneration scheme update	Mayor and Cabinet 9 <sup>th</sup> June 2004	5th Floor Laurence House
Housing Investment Strategy: The way forward and The Housing Investment Strategy: Covering Report	Mayor and Cabinet 17 <sup>th</sup> September 2003	5th Floor Laurence House
The next four regeneration scheme	Mayor and Cabinet 25 <sup>th</sup> June 2003	5 <sup>th</sup> Floor, Laurence House

17.1 For more information on this report please contact Genevieve Macklin, Strategic Housing on 020 8314 6057.

- Appendix 1 – Master programme Phasing
- Appendix 2 – Decant Programme
- Appendix 3 – Phasing Plan
- Appendix 4 – Pre - development programme
- Appendix 5 – Phase 4 site boundary and off site works