

Mayor & Cabinet		
Report Title	Response to referral by Housing Select Committee and Sustainable Development Select Committee on Regeneration and Housing in Deptford	
Key Decision	Yes	Item No.
Ward	All	
Contributors	Executive Director of Resources and Regeneration	
Class	Part 1	Date: 19 February 2014

1. Purpose

- 1.1 This report sets out the Mayors response to the referral from the Housing Select Committee and Sustainable Development Select Committee on Regeneration and Housing in Deptford.

2. Summary

- 2.1 The Housing Select Committee and Sustainable Development Select Committee held a joint meeting on 2nd December 2013 and referred a report from that meeting to the Mayor on 4th December 2013. The joint committee report made a number of recommendations for officer action regarding the Convoys wharf planning application and other matters. This report provides the detail of how officers have responded to these recommendations.

3. Recommendation

- 3.1 The Mayor is recommended to:

Approve the responses from the Executive Director for Resources and Regeneration to the Housing and Sustainable Development Select Committees.

Agree that this report should be forwarded to the Housing and Sustainable Development Select Committees.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework.

5. Background

- 5.1 The Housing Select Committee and Sustainable Development Select Committee held a joint meeting on the subject of regeneration and housing in Deptford and New Cross on 2nd December 2013. The select committees referred a report from that meeting to the Mayor and Cabinet meeting on 4th December 2013.

5.2 The joint select committee meeting questioned Council officers and Justin Carr, Strategic Planning Manager at the GLA, on a number of issues.

6. Response from the Mayor

6.1 The referral report recommended at paragraph 3.2 that in relation to Convoys Wharf planning application, Council officers should recommend to the GLA a number of actions. These are set out below together with responses:

6.2 **Recommendation 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'.*

6.3 **Officers response.** Planning officers prepared a report on the Convoys Wharf planning application that was considered by the Council's Strategic Planning Committee at their meeting on 16th January 2014. The recommendation from the report is that the Mayor of London be advised that the report represents the views of Lewisham Council on the planning application. The Strategic Planning Committee report at paragraph 7.7.6 states that the Council has had the financial appraisal from the Convoys application independently reviewed and the conclusions of this review were attached to the report as Appendix 3. These raise a number of issues to be explored further and the Council considers that there are a number of items in the appraisal that should be adjusted. These include further consideration of anticipated sales values and evidence from values achieved in comparable developments was examined in reaching this conclusion. The report further recommends that the GLA should undertake its own analysis to satisfy itself that the appraisal is robust.

6.4 **Recommendation 2:** *The Representation Hearing should take place in the borough of Lewisham, preferably at a venue close to the Convoys Wharf site.*

6.5 **Officer response.** Planning officers have been advised that it is the intention of the GLA to hold the hearing at City Hall rather than at a local venue.

6.6 **Recommendation 3.** *The Mayor of London should make a site visit.*

6.7 **Officer response.** Planning officers have been advised that the Mayor of London will undertake a site visit prior to the hearing.

6.8 **Recommendation 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.*

- 6.9 **Officer response.** The response to recommendation 1 above states that the council has concerns about the viability statement and has pointed these out to the GLA. In addition paragraph 8.2.2 of the report to Strategic Planning Committee further recommends that the GLA needs to consider whether ‘the scheme will ultimately exceed a reasonable profit benchmark and therefore have the potential to deliver additional affordable housing’. The committee resolved to highlight the need for a financial review mechanism in its representations to the London Mayor.
- 6.10 **Recommendation 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.*
- 6.11 **Officer response.** Officers are in regular discussions with the community groups and the GLA to ensure that the benefits of the community projects are understood and taken into account, including successful European precedents.
- 6.12 **Recommendation 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.*
- 6.13 **Officer Response.** The Mayor of London monitors all development that takes place within London through the London Development Database (LDD). Details of all residential schemes are entered into the LDD including a breakdown of the different “types” of affordable housing - social rented, affordable rented and intermediate housing. The data is entered by each borough planning service. The Mayor of London and all London Boroughs can therefore already access this data and utilise it to present statistics for social rented, affordable rented and intermediate housing.
- 6.14 **Recommendation 7 (paragraph 3.4 of scrutiny report).** *The Council’s communications team publicise the deadline for making submissions to the GLA on this application.*
- 6.15 **Officer response.** Information is provided on the Council’s web site explaining that the effect of the Mayor of London’s decision to act as local planning authority in this case is that the London Borough of Lewisham has no formal planning powers in the determination of this application, the grant (or refusal) of planning permission, the scope of conditions or the content of any Section 106 Agreement. The Council will continue to provide publicity and press releases on the need for and timing of representations to the Mayor of London.

The webpage for Convoys Wharf is:

<http://www.lewisham.gov.uk/inmyarea/regeneration/deptford/north-deptford/Pages/Convoys-Wharf.aspx>

- 6.16 **Recommendation 8 (paragraph 3.4 of scrutiny report).** *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.*
- 6.17 **Officer response.** The Council's Strategic Planning Committee agreed a series of recommendations at its meeting on 16th January 2014 which set out the Lewisham views on the Convoys application. These have been sent to the GLA so they can be fully documented and considered within the timetable established by the GLA. The Committee also referred the decision to Full Council at the earliest possible opportunity for noting as an information item.
- 6.18 **Recommendation 9 (paragraph 3.4 of scrutiny report).** *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.*
- 6.19 **Officer response.** Officers will undertake further investigation of this approach.
- 6.20 **Recommendation 10 (paragraph 3.4 of scrutiny report).** *The Draft London Housing Strategy is given a wide consultation within the Council including going to the Housing Select Committee.*
- 6.21 **Officer response.** The Draft London Housing Strategy was due to be discussed at the Overview and Scrutiny Committee on Monday 10th February 2014 and the Mayor and Cabinet meeting on Wednesday 12th February.

7 Legal implications

- 7.1 According to the Lewisham constitution, the procedures which the Mayor is required to follow when a report is referred from a scrutiny committee is that he will make a formal reply within two months of receipt
- 7.2 There are no other legal implications arising from this report.

8. Financial Implications

- 8.1 There are no specific financial implications arising from this report

9 Crime and disorder implications

- 9.1 There are no specific crime and disorder implications arising from this report.

10 Equalities implications

10.1 Lewisham's Comprehensive Equalities Scheme (CES) 2012-16 describes the Council's commitment to equality for citizens, service users and employees. The CES is underpinned by a set of high level strategic objectives which incorporate the requirements of the Equality Act 2010 and the Public Sector Equality Duty;-

- tackle victimisation, harassment and discrimination
- to improve access to services
- to close the gap in outcomes for citizens
- to increase understanding and mutual respect between communities
- to increase participation and engagement

11 Environmental implications

11.1 Environmental issues are at the heart of the planning process and the Convoys wharf planning application was accompanied by an Environmental impact analysis which is a statutory requirement.

12 Conclusion

12.1 The recommendation referred to the Mayor from the joint meeting of the Housing Select Committee and Sustainable Development Select Committee have been answered in section 6 of this report. The Mayor will now refer this response back to the joint committees.

Background documents

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Planning & Compulsory Purchases Act 2004 (as amended)	2004	Laurence House	Planning Policy	Brian Regan	No

If you have any queries on this report, please contact Brian Regan, Planning Policy, 3rd floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 8774.