

Mayor and Cabinet

Report Title	New Homes, Better Places Phase 2 Update	
Key Decision	No	Item No.
Ward	All	
Contributors	Executive Director for Customer Services, Executive Director for Resources and Regeneration, Head of Law	
Class	Part 1	Date: 3 September 2014

1. Summary

- 1.1. In July 2012 the Council embarked on a programme to build new Council homes in response to a series of on-going housing policy and delivery challenges, most notably an enduring under-supply of new affordable homes available to the Council to meet the housing demands placed upon it. Subsequently a series of update reports have been considered by Mayor and Cabinet and construction has commenced of the first new homes in the programme, which constitute phase one of the “New Homes, Better Places” programme. The programme has a target of delivering 500 new Council homes by 2018.
- 1.2. This report presents for Mayor and Cabinet a summary of the progress in preparing plans for constructing new homes on a further four sites, and of consulting with local residents on each of the sites in order to design plans that deliver new homes and also benefits for existing residents. Having considered these plans and residents’ views, Mayor and Cabinet is recommended to approve that these four sites are now taken forward as phase two of the “New Homes, Better Places Programme” and that planning applications are now submitted for each of these sites.
- 1.3. The report notes that two further sites are considered to be capable of delivering further new homes, but that some further design work in conjunction with residents is required on each. Furthermore a programme of outline site capacity reviews is on-going on a continuous basis, and as such a further update will be provided to Mayor and Cabinet before the end of 2014 setting out options for the sites that might constitute phase three of the programme.

2. Purpose

- 2.1. This report is to inform Mayor and Cabinet about progress in delivering against the target for the Council to build 500 new homes within four years, and also to report the outcome of the consultation exercise that has been carried out with residents, including the comments made by residents in response the statutory consultation pursuant to Section 105 of the Housing Act 1985 in relation to the four sites.
- 2.2. Mayor & Cabinet approval is sought to agree that plans for these sites be further developed, with a view to obtaining planning permission and subsequently procuring a build contractor or otherwise delivering the construction of the

homes, as appropriate according to the best commercial options available to the Council.

3. Policy Context

- 3.1. 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).

4. Recommendations

- 4.1. It is recommended that the Mayor:
 - 4.1.1. notes the progress made in reviewing sites for their potential for new build housing;
 - 4.1.2. 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 proposals for the Phase 2 sites as detailed as paragraphs 6.17, 6.23 and 6.32, and, having considered those comments, agrees that these sites will be prioritised for delivery as Phase 2 of the Council's "New Homes, Better Places" programme;
 - 4.1.3. delegates authority to the Executive Director of Resources and Regeneration to consider the most appropriate means for procuring construction contracts or other methods of delivering the individual proposals forming part of the programme, and to initiate the procurement of such approaches as appropriate, noting that final contract awards will be subject to further approval at Mayor and Cabinet Contracts, in accordance with the Mayoral Scheme of Delegation;
 - 4.1.4. delegates authority to the Executive Director of Customer Services to approve minor variations to the unit and tenure mix for the sites set out in paragraph 7.1, where such changes are required as part of the future detailed design process, subject to the principle that the overall programme retains a target tenure mix of 80 per cent social rented homes to 20 per cent private sale homes.

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, and had as one of its three objectives the target to build 250 new homes by 2017.
- 5.2. It was agreed that Lewisham Homes would work as the Council's delivery and development agent, project managing the design and construction process. The Council remains as the freeholder, so that the resources to support the programme are decided by the Council, the Council retains decision making authority and enters into contracts.
- 5.3. In January 2013 the first progress update relating to the programme was provided for Housing Select Committee and later for Mayor and Cabinet. This set

out that the first site appraisals had found capacity for 77 new homes across four sites. Permission was given for officers to develop these plans further and to consult with residents in the surrounding areas about the options for bringing those new homes forward.

- 5.4. In May 2013 an update on progress with this consultation was provided for Housing Select Committee and later for Mayor and Cabinet. This report set out that good progress had been made across all four sites, but that on one site in particular it had become apparent that a new build project could proceed at pace. On that basis it was agreed that this site, a garage site on the Mercator estate in Lewisham Central, should be prioritised for the first new homes.
- 5.5. This was to be a small development, of six family homes. Although small the development was intended to act as both a pilot site to develop the best approaches to bringing forward new homes, and also an exemplar site to demonstrate to residents on future sites the high-quality and resident-centred approach that was to be taken with the new build programme generally. This site therefore forms what is now known as “phase one” of the “New Homes, Better Places” programme.
- 5.6. Planning consent was obtained for the Mercator Road development in September 2013, and in December 2013 a contract to build out the homes was awarded to Roof Limited, a family-owned construction company based in east London.
- 5.7. At the same time as awarding the build contract for Mercator Road in December 2013, a further update on progress in bringing forward other sites for the development of new homes. Following consideration of this at Housing Select Committee and at Mayor and Cabinet the following were agreed:
 - That designs for new homes, and resident consultation associated with those should be taken forward on the following six sites:
 - Longfield Crescent, Forest Hill (23 homes)
 - Woodvale, Forest Hill (15 homes)
 - Lawn Terrace, Blackheath (6 homes)
 - Dacre Park/Boone Street (two sites), Blackheath (32 homes)
 - Achilles Street, New Cross (18 homes)
 - That in order to extend the available resources to build new homes within HRA constraints, that the new build programme should include a small number of homes that would be sold on completion so as to generate a surplus on the construction cost which could be re-invested in the delivery of more social housing. The agreed target level was to be 80 per cent of the homes to be for social rent and 20 per cent of the homes to be for private sale.
- 5.8. The sites that are set out were therefore taken forward for more detailed design and resident consultation exercises, with a view to developing them to the point that they could constitute phase two of the New Homes, Better Places programme. This report sets out the progress that has been made in that regard, and recommends that of the sites set out above those at Longfield Crescent and at Woodvale, both in Forest Hill, and the two sites at Dacre Park/Boone Street, in Blackheath, should now be taken forward for planning permission and therefore will make up phase two of the programme.

6. Design development and resident consultation update

- 6.1. Following the Mayor and Cabinet decisions in December 2013 and the subsequent appointment of architects in February 2014, a programme of design development and resident engagement was launched on each of the six sites. The process undertaken was the same for each site, whereby initial plans were produced by architects and these were then presented to residents in a series of informal consultation events during June and July 2014.
- 6.2. The consultation events took the form of 'drop-in' sessions over a three hour period; banners illustrating the proposals were on display and representatives from Lewisham Homes and the architects were present to discuss the proposals and elicit resident's views about the plans for both new homes and also for environmental improvements to be included to the estates overall as part of the proposals.
- 6.3. Following on from the consultation events the design proposals were updated and amended as appropriate based on resident feedback, and where it was felt that the design proposal was well developed and acceptable to residents a more formal consultation was undertaken, in line with the requirements of Section 105 of the Housing Act 1985 which provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of Housing Management. It should be noted that some responses were received from non-secure tenants which are generally not included in this report but will form part of design development and planning submission.
- 6.4. In the following sections the report outlines the design proposals and resident feedback for each of the sites under consideration and, where relevant, recommends that Mayor and Cabinet approve the further development of these sites and the submission of planning applications. Where this is not the case further design development will take place with a view to bringing the sites back for approval to seek planning permission as soon as is practicable.

Sites one and two: Dacre Park North and South, Blackheath

- 6.5. The proposal for Dacre Park South is to build a five storey block on the garage site between Lee Church Street and Boone Street. The development will consist of five maisonettes and a mix of 2-bed and 1-bed apartments giving a total of 20 homes across this part of the site. In addition a small "bookend" development is proposed at 13-35 Boone Street. This will consist of seven 1-bed and 2-bed flats. The proposals also include improvements to the existing estate, with the creation of additional parking provision, the creation of communal garden areas in place of the detached garden arrangements that are not currently being maintained and also improvements the children's play area and bin-store areas. All of the 27 new homes across this site will be built for social rent, and will be managed by Lewisham Homes. The plans for both sites are appended here at Appendix 1.
- 6.6. The proposal for the Dacre Park North site is for five 2-bed mews houses in the small garage site to the north of 49-71 Dacre Park. In line with the previous Mayor and Cabinet decision that the programme should have a mix of tenure types, with a small number of private sale units cross-subsidising the development of greater numbers of social rented homes, these five homes will be for private sale.

- 6.7. A letter containing an outline of the design described above was distributed to all households in the vicinity of both sites (161 households) inviting them to attend a public consultation event on 11th June 2014 or to respond with comments to Lewisham Homes officers. A total of 46 residents came from both Dacre Park South and North; 19 feedback forms were received regarding the South site and 27 regarding the North site.
- 6.8. Generally there was positive feedback overall about the proposal, but some concerns and issues were raised. Some of these could be considered to be common to any development of this nature, as residents were concerned generally about the increased number of people living in the area and the impact on parking, which residents noted was already a concern. Other comments were specific to the design, in particular relating to the loss of gardens, the security of some homes, and about the impact on views and daylight.
- 6.9. Following the consultation event the design proposals for both sites were amended to address, where possible, the views that residents had expressed. Following this two separate further consultation events were held, one each for each site, as there was a clear distinction between the sites and the resident feedback following the initial consultation.
- 6.10. A second consultation event was on the Dacre Park South site on the 10th July 2014 to inform residents about the changes that had been made to the initial proposal. 132 households were invited to attend the consultation and 16 residents attended, of whom seven had attended the previous consultation. A total of 6 feedback forms were received.
- 6.11. The main design changes that had been made at this point were around the treatment of garden areas and environmental improvements, and these changes were supported by residents at the consultation event. Concerns persisted about the impact on parking and the loss of garages, and these can be factored into the detailed design process for a planning application, for which a transport survey will be required to justify the design.
- 6.12. A further door knocking exercise took place on 7th August 2014 to discuss the detached gardens between 26-48 Lee Church Street and 41-63 Boone Street with residents who had not yet taken part in the consultation but who would be affected by the development. This is because at present each flat has a garden which is located in an area adjacent to the block. Invariably these gardens are untended, and overgrown and as such the proposal is to remove individual detached gardens and replace those with a communal garden which will be maintained through a grounds maintenance contract.
- 6.13. Given the generally positive response to the informal consultation process, the statutory, S105, consultation was initiated on 18th July 2014 and remained open for 21 days until 8th August 2014. There were three responses to that consultation which are set out in the table below alongside an officer response to each.

S105 Consultation response	Officer response
<p><u>Response 1</u></p> <p>This response highlighted a series of concerns about the proposed development, which were as follows:</p>	<p>1: As part of the development we are proposing to increase the capacity of communal areas and play.</p> <p>2: This is a natural consequence of building</p>

<ol style="list-style-type: none"> 1. Lack of play space for children 2. The impact of new homes on schools and overcrowding 3. Loss of privacy 4. The impact on light 5. The impact on tenants of the loss of garages 6. The impact on parking 7. Communal bins are unsatisfactory and will lead to increased waste 8. Construction disruption and danger for children 	<p>new homes, and as the homes on this development will be targeted at current Lewisham residents there will be no overall increase in demand, although there may be some shifts around the borough.</p> <p>3: The designs are in line with planning policy relating to overlooking restrictions</p> <p>4: Daylight/Sunlight surveys have been carried out the results meet planning requirements</p> <p>5: The Lewisham Homes garage team have been working closely with residents to re-locate where possible.</p> <p>6: A parking stress survey has been carried out. Part of the proposals include additional parking around Dacre Park and consultation with the Council's transport team has been positive over the impact of the development.</p> <p>7: A refuse strategy is being put in place to improve the existing arrangement and to manage the impact of increased refuse. Meetings and site visits have taken place, including representatives from Lewisham Homes Estate Services and LBL Waste Services team, to establish the best means of achieving this and the best solution available will be included as part of planning submission.</p> <p>8: This will be managed closely and a construction management framework will be put in place.</p>
<p><u>Response 2</u></p> <p>This response highlighted two concerns:</p> <ol style="list-style-type: none"> 1. The impact of bringing new people to the area creating new problems 2. A preference for the creation of a private garden space 	<ol style="list-style-type: none"> 1: This will be managed by Lewisham Homes as part of housing management practice. 2: Consideration is being given to delivering private communal garden space, and the design proposals this will be included in the planning process. In addition, improvements are being made to the communal area at the front of the property.
<p><u>Response 3</u></p> <p>This response highlighted two concerns:</p> <ol style="list-style-type: none"> 1. Loss of trees 2. Too many houses 	<ol style="list-style-type: none"> 1: No trees are planned to be lost as part of this development. 2: Densities are in line with the London Housing Design Guide and will be subject to planning advice and permission.

6.14. On the north site, the second consultation event was held on 16th July to focus on the concerns from the residents at Kingswood Place whose houses are to the rear of the proposed houses. A total of 6 residents came to the event. Following the event a letter responding to the key issues raised at the meeting was sent to all the residents from 1-11 Kingswood Place. As with the Dacre Park south site, the statutory S105 consultation process was launched on 18th July 2014 and

remained open for 21 days until 8th August 2014. There was one response to this, which is set out in the table below. This response covered both the North and the South sites, and so the response in the table above (response 1) is replicated below.

S105 Consultation response	Officer response
<p><u>Response 1</u></p> <p>This response highlighted a series of concerns about the proposed development, which were as follows:</p> <ul style="list-style-type: none"> 9. Lack of play space for children 10. The impact of new homes on schools and overcrowding 11. Loss of privacy 12. The impact on light 13. The impact on tenants of the loss of garages 14. The impact on parking 15. Communal bins are unsatisfactory and will lead to increased waste <p>Construction disruption and danger for children</p>	<ul style="list-style-type: none"> 1: As part of the development we are proposing to increase the capacity of communal areas and play. 2: This is a natural consequence of building new homes, and as the homes on this development will be targeted at current Lewisham residents there will be no overall increase in demand, although there may be some shifts around the borough. 3: The designs are in line with planning policy relating to overlooking restrictions 4: Daylight/Sunlight surveys have been carried out the results meet planning requirements 5: The Lewisham Homes garage team have been working closely with residents to re-locate where possible. 6: A parking stress survey has been carried out. Part of the proposals include additional parking around Dacre Park and consultation with the Council's transport team has been positive over the impact of the development. 7: A refuse strategy is being put in place to improve the existing arrangement and to manage the impact of increased refuse. Meetings and site visits have taken place, including representatives from Lewisham Homes Estate Services and LBL Waste Services team, to establish the best means of achieving this and the best solution available will be included as part of planning submission. 8: This will be managed closely and a construction management framework will be put in place.

6.15. In addition to this response, a further response was made by a resident living in the vicinity who is not a secure tenant. Although this does not need to be considered as part of the S105 process, which relates to secure tenants, it is set out in the paragraph below alongside an officer response.

6.16. A comment has been received relating to The Dacre Arms Pub, and the access route via St Margaret's passage. As per appendix 2 the access route will remain, and a full construction Management framework will be in place prior to all construction works.

- 6.17. To summarise, the design development process for both sites has taken into account residents views, and where possible these have been accommodated by changes to the design. The S105 consultation that took place subsequently raised some concerns, as set out in the table, however officers consider that these concerns can be adequately addressed where possible and relevant during the detailed design and planning application process. As such the Mayor, having considered the responses to the S105 consultation, is recommended to approve, the development of 27 new homes at Dacre Park South and five new homes at Dacre Park North, and to agree that that a planning application be developed and submitted for each site.

Site three: Longfield Crescent, Forest Hill

- 6.18. Proposals for Longfield Crescent include a row of 9 three-storey homes along the site of the current garage block to the east of the estate. These homes will be 3-bed 5-person family homes with a garden to the front and a private terrace area. In addition the proposal includes two “bookend” developments attaching to the existing blocks at 99-157 and 171-201 Longfield Crescent. Each of these will consist of seven homes which will be a mix of one-bed and two-bed flats, including two wheelchair-adapted homes. Finally the proposal includes four three-bed family homes to the west of the estate. The plans include a series of estate improvements including the creation of communal areas in place of unused detached garden arrangements, additional parking provision, and improvements and the creation of additional play and refuse facilities. In total there will be 27 new homes across the site, which will all be for social rent and managed by Lewisham Homes. A plan of the proposed development is attached to this report as appendix 2.
- 6.19. Following the Mayor and Cabinet decision to proceed in December 2013 and the appointment of architects in February 2014, designs for the scheme have been further developed. A letter containing an initial outline design was distributed to all households in the vicinity (141 Households) inviting them to attend a public consultation event on 19th June 2014, or to respond with comments to Lewisham Homes officers.
- 6.20. A total of 34 residents attended the event, and of these 22 provided feedback forms. As with the Dacre Park sites, generally residents were positive about the proposal to develop new homes, although they did have some concerns about the impact of the demand for parking and on green spaces. In addition residents were keen to see Decent Homes works – and especially works regarding windows – to be carried out as soon as possible. A number of existing residents also expressed an interest in moving into the new homes once they had been constructed.
- 6.21. Further to this initial consultation a door-knocking exercise was carried out on blocks 65-99 Sydenham Park Road, 57-97 and 171-213 Longfield Crescent. The exercise focused on the proposals relating to the detached gardens. At present each flat has a garden which is located in an area adjacent to the block, a number of which are untended and overgrown. The proposals are to remove individual detached gardens and replace with a communal garden which will be maintained through a grounds maintenance contract. A total of 23 residents were spoken to with 20 supporting the proposed environmental improvements.
- 6.22. Given the generally positive response the statutory, S105, consultation was initiated on 18th July 2014 and remained open for 21 days until 8th August 2014.

The letter that was issued to residents in this regard is appended at appendix 4, to show an example of all of the S105 letters that have been issued. One response was received in relation to this consultation.

S105 Consultation response	Officer response
<p><u>Response 1</u></p> <p>This response highlighted seven concerns:</p> <ol style="list-style-type: none"> 1. Decent Homes works outstanding 2. Intercom 3. New residents creating anti-social behaviour 4. Taking away green areas 5. Demolishing gardens and garages 6. Parking 7. Sale of new homes 	<ol style="list-style-type: none"> 1: The Decent Homes team are being consulted regarding the timing of works scheduled to take place at Longfield Crescent. 2: Intercom systems are prioritised on estates that have high reports of anti-social behaviour. 3: Any anti-social behaviour will be managed and dealt with under Lewisham Homes policy. 4: As part of the estate improvements we are mitigating the loss of green space by improving green space that is currently unused and creating additional play for a range of ages. 5: The garden area where we propose to build the 4 houses is currently overgrown and unused. This is an area where a communal garden will be provided. 6: A parking stress survey has been carried out and a meeting has been held with the transport department who are supportive of proposals in line with planning policy. 7: The proposed developments at Longfield Crescent will be rented.

6.23. To summarise, the design development process has taken into account residents views, and where possible these have been accommodated by changes to the design. The S105 consultation that took place subsequently generated one response covering a number of concerns, however the feedback about the new developments has been generally positive. On that basis, and noting that only one response was received during the S105 consultation, the Mayor is recommended to approve the development of 27 new homes at the Longfield Crescent site, and agree that a planning application be developed and submitted.

Site four: Woodvale, Forest Hill

6.24. The development proposal for Woodvale is for a four-storey block of 10 homes on the existing garage area to the rear of the existing homes. This block will consist of 3 2-bed duplex homes and a mix of 1-bed and 2-bed flats. These homes will have an individual balcony or garden area, and all will be for social rent and managed by Lewisham Homes.

6.25. In addition to the 10 social rented homes the development proposal also includes a further eight 3-bed family homes which will be made available for private sale in order to generate a receipt that can fund the construction of further social rented homes. These homes would be constructed hard standing area along Buckley Close, each would have three storeys and will have integral garages and private gardens. Part of these proposals will also include identifying options for the

creation of further parking provision. Full details of the proposal are attached at appendix 3.

- 6.26. 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 2013, 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.
- 6.27. Following the Mayor and Cabinet decision to proceed with the development in December 2013 and the appointment of architects in February 2014, designs for the scheme have been further developed. A letter containing an initial outline design was distributed to all households in the vicinity (71 Households) inviting them to attend a public consultation event on 19th June 2014, or to respond with comments to Lewisham Homes officers.
- 6.28. A total of 20 residents attended the event, of these 12 provided feedback forms, which identified a general understanding of the need to provide new homes, but as was the case with the other sites, concerns were raised about the loss of garden space and the impact on parking. In addition, residents suggested that the road adjacent to 158-170 Woodvale be opened up.
- 6.29. As part of the development we are providing 10 parking spaces, we are also carrying out further analysis of additional parking across the estate and surveying the road mentioned above, this will be additional improvements and sit outside the planning submission.
- 6.30. Following the initial drop-in consultation a second consultation meeting was held for residents of 158-170 Wood Vale to discuss the gardens to the rear of their block, and how these might be affected by the development. Four residents attended this event and a further three residents have been contacted since the meeting. The residents were not opposed to having further discussion on re-allocating their gardens. Negotiations are in progress.
- 6.31. Given the generally positive response to the proposal the statutory, S105, consultation was initiated on 18th July 2014 and remained open for 21 days until 8th August 2014. Despite sending the S105 letter to all tenants affected by the proposals to date no responses were received.
- 6.32. To summarise, the design development process has taken into account residents' views, and where possible these have been accommodated by changes to the design. The S105 consultation that took place subsequently has raised no concerns, and the feedback about the new developments has been generally positive. On that basis, and noting that no responses were received during the S105 consultation, the Mayor is recommended to approve the development of 18 new homes at the Woodvale site, and agree that a planning application be developed and submitted.

Sites five and six: Lawn Terrace, Blackheath and Achilles Street, New Cross

- 6.33. In December 2013 Mayor and Cabinet also agreed that plans be developed further for the delivery of new homes at Lawn Terrace, Blackheath and Achilles Street, New Cross. The development of these plans has followed the same programme as those for the four sites outlined above, and residents and ward

councillors have been involved in consultation about proposed development plans.

- 6.34. At present it is expected that the site at Lawn Terrace could deliver around 12 new homes and that at Achilles Street between 18 and 22 new homes. Plans for these sites are well developed but in both cases further design amendments are required before the final decision to proceed can be made, and in the case of Lawn Terrace further work in consultation with residents and the TRA will be required to settle on an acceptable development proposal.
- 6.35. Officers consider that there is a high likelihood that final plans can be brought back to Mayor and Cabinet in the near future setting out final proposals and requesting permission to develop planning applications for those. In the interim however, it is proposed that the sites at both Lawn Terrace and Achilles Street be excluded from phase two and be included instead in the following phase of development.

7. Phase two summary

- 7.1. To summarise the previous section, the Mayor is recommended to approve the delivery of new homes in phase two of the “New Homes, Better Places” programme as set out in the table below.

Site	Description	Social Homes	Rent	Sale Homes
Dacre Park	1 bed flat	10		
	2 bed flat	11		
	2 bed flat (wheelchair space standards)	1		
	2 bed house			5
	3bed duplex	3		
	4bed duplex	2		
	Total	27		5
Longfield Crescent	1bed flat	6		
	2 bed flat (wheelchair space standards)	2		
	2 bed flat	6		
	3 bed house	13		
	Total	27		
Wood Vale	1bed flat	3		
	2bed flat	4		
	2b4p Duplex	3		
	3b5p house			8
	Total	10		8
	Total Homes	64		13
	Percentage by tenure	83%		17%

7.2. In total this phase will deliver 77 new homes, of which 64 (83 per cent) will be for social rent and 13 (17 per cent) will be for private sale, which is in line with the target for the whole programme of 80 per cent of the new homes to be for social rent.

8. Overall “New Homes, Better Places” programme and timetable

8.1. The table below sets out the entire “New Homes, Better Places” programme as it stands at present, alongside target dates for delivery.

Phase	Social Homes	Rent	Sale Homes	Total	Target start on site date	Target completion date
Phase one	6		0	6	Started March 2014	January 2015
	100%		0%			
Phase two:	64		13	77	March 2015	November 2016
	83%		17%			
Total programme:	70		13	83		
	84%		16%			

8.2. Officers are reviewing sites for their capacity for new housing on a continuous basis, and plans are also being further developed for the Lawn Terrace and Achilles Street sites. On that basis it is intended that a further report be brought back for consideration of Mayor and Cabinet before early 2015 setting out proposals for a phase three of development that would take the programme further towards the target of 500 new Council homes by 2018.

9. Future procurement strategy and planning application process

9.1. There are a range of commercial options and contract types available to the Council in order to develop the homes set out in the tables above, subject to planning approval being granted. These could include, for instance, the sale of land where planning approval has been granted and the plans show only private sale housing, the direct management of design and build contracts with construction companies – as is the case on Mercator Road – and a range of hybrids of these options.

9.2. In order to maximise the speed with which these sites can be developed, the Mayor is recommended to approve the recommendation that authority be delegated to the Executive Director for Resources and Regeneration to review and test the various options available for each site – including potentially combining sites as a single package – and to commence the procurement processes required for the most advantageous balance of approaches. This balance would include consideration of the appropriate balance of construction and sales risk across the programme, and the financial and commercial benefit offered by each option.

9.3. Mayor and Cabinet is asked to note that, notwithstanding the recommendation above, final approval to enter into contract will be subject the Council’s standing

orders and scheme of delegation, and therefore final approvals will be required from Mayor and Cabinet (Contracts) before proceeding further.

- 9.4. The Mayor is also asked to approve the recommendation that authority to make minor variations to the tenure mix specified in the table at paragraph 7.1 be delegated to the Executive Director for Customer Services. This will be the case only where such changes are required as part of the detailed design process in order to submit planning applications, subject to the principle that the overall programme retains a target tenure mix of 80 per cent social rented homes to 20 per cent private sale homes, with the purpose of avoiding unnecessary future delays to the delivery of new homes where possible.

10. Comments of the Housing Select Committee

- 10.1. The Housing Select Committee (HSC) received and reviewed this report in advance of the Mayor and Cabinet meeting. This also included a more detailed presentation setting out the plans for each site and the views that residents expressed during the consultation. The scheduling of meetings and dispatch dates – Housing Select Committee met on 2nd September 2014 - means that it has not been possible to incorporate the comments of HSC into this report, and instead any comments made by the Committee will be provided as an addendum at the meeting.

11. Financial implications

- 11.1. 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 annually for inflation) over the first 10 years of the model.
- 11.2. The Phase 2 project is the second to be developed and brought forward for approval. This phase involves 77 units and assumes the same average cost per unit used in the modelling.

12. Legal Implications

- 12.1. 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.
- 12.2. The proposals set out in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate. 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. Section 105 specifies that a matter of Housing Management would include a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided to secure tenants 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. Section 105 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. For this reason, officers have carried out formal S105 consultation on the proposals for the Mercator Garage Site and the response to that consultation is set out in this report for the Mayor to consider before authorising the prioritisation of those proposals within the programme.

- 12.3. The Localism Act 2011 brought in new powers to enable the Secretary of State to consult local authorities on self financing council housing and following consultation to determine changes to the Housing Revenue Account Subsidy . The Lewisham settlement following the determination made under powers conferred by the Local Government and Housing Act 1989 is set out in the financial implications of this Report and how this New Build Housing Programme will be financed.
- 12.4. The giving to Lewisham Homes the management of the construction works in relation to the new housing units will not be deemed to be a contract let by a public body for the purposes of the public procurement regime as Lewisham Homes' principal activities are for the Council who is the sole member and exercises strategic control over its decisions.
- 12.5. 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.
- 12.6. 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.
- 12.7. 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.
- 12.8. 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/>
- 12.9. 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

12.10. 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/>

13. Equalities Implications

13.1. There are no equalities implications arising directly from the recommendations set out in this report. The provision of new homes will help the Council to address the general shortfall of affordable housing in the borough. There are more than 8,000 households currently on the Council's waiting list for housing, and less than 1,500 properties become available each year. The New Homes Better Places programme helps to address this issue by directly adding to the Council's housing stock.

14. Environmental Implications

14.1. There are no environmental implications arising directly from the recommendations set out in this report. The design stages of the Phase 2 sites, and the other sites under consideration under the New Homes, Better Places programme, will address environmental issues through the procurement of design partners and the planning process. The programme has a stated objective of improving places for existing residents as well as the residents who will benefit from the new homes.

15. Crime and Disorder Implications

15.1. The design of the new homes will incorporate recommendations from the police via the Secured by Design principles.

If you have any queries relating to this report please contact Jeff Endean on ext 46213

Appendix 1: Plans for Dacre Park North and South Sites

Dacre Park South



- KEY**
- Residential
 - Cycle Store
 - Bin Store
 - Substation (Polestation)

16-021
 D4 043 Rev 0
DACRE PARK SOUTH
PROPOSED SITE PLAN
 SCALE 1:500 (B1)
 06/08/2014
Pollard Thomas Edwards

Appendix 2: Plans for Longfield Crescent



RECONSTRUCTION SCHEDULE	
200 FLAT	4
100P FLATS	4
500P FLATS	2
500P WCH FLATS	2
500P FLAT	2
500P HOUSE	1
TOTAL	17
PROPOSED ADDITIONAL PARKING	10

14-02
 SK 001
 LONGF
 SCALE
 07/07
 Pollo



Jeff Endean
Strategic Housing
3rd Floor Laurence House
Catford
London SE6 4RU

direct line 020 8314 6213
jeff.endean@lewisham.gov.uk

Dear

date 18/07/2014

PLEASE READ THIS LETTER CAREFULLY

IT CONCERNS THE FUTURE OF GARAGE BLOCK AND 3 OTHER AREAS OF LAND IDENTIFIED FOR DEVELOPMENT AT LONGFIELD CRESCENT.

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 new housing developments on the sites are highlighted on the attached map. If the development goes ahead, it would involve the garages and the identified areas of land no longer being available. Each area is to be used for the construction of new homes. 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 this location is one of 5 sites that has been identified as one such opportunity.

Proposal

The proposal is for the garages on this site to be demolished and the land to be used for new housing, as well as 3 other areas identified for new homes across Longfield Crescent which are 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 Friday 8th August 2014**. 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 to housing.matters@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 2nd September 2014.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeff Endean', written in a cursive style.

**Jeff Endean
Housing Strategy and Programmes Manager**