

Mayor and Cabinet		
Report Title	New Homes, Better Places Programme Update	
Key decision	Yes	Item No.
Ward	All	
Contributors	Executive Director of Customer Services Executive Director of Resources and Regeneration Head of Law	
Class	Part 1	Date: 21 October 2015

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.
- 1.2 A series of update reports has subsequently been considered by Mayor and Cabinet outlining progress in meeting the target of delivering 500 new homes for rent, plus an additional 125 homes for sale to subsidise the build costs for the affordable homes, by March 2018.
- 1.3 The first scheme of six homes was completed in March 2015 at Mercator Road in Lee. Since then, there have been further completions of a conversion of the former community room into a residential flat, and the conversion of disused rooms above a shop on Deptford High Street into two homes to be used for temporary accommodation.
- 1.4 In addition, there are 108 homes currently on-site, contracts were awarded for 52 homes on 30 September 2015, and a contract for a further 17 homes is anticipated to be approved on 21 October 2015. Following this, there will be a total of 186 homes completed or on site and under construction. Beyond these, there are 209 homes which have previously been approved by Mayor and Cabinet for development, which are at various stages in the planning process.
- 1.5 In total then, there are 395 homes under development, of which 315 (80 percent) are Council homes. This report provides a progress update on each of these sites, and also sets out the additional sites, which are currently being considered as potential locations for new homes, but on which no formal decisions have been made.
- 1.6 For each of these sites, there remains considerable further work to do in conjunction with residents, Ward Councillors and the Council's Planning Department before final development proposals can be established. There are therefore risks that not all of these sites can be progressed to delivery, or that sites can be progressed but may not deliver the full number of homes. Equally, other sites may emerge through this process and provide capable of being delivered more quickly.
- 1.7 This report provides an overview of the current programme for Mayor and Cabinet, which shows the potential scale of the programme, as well as a review of progress in delivering the targets of 625 new homes in total, of which 500 are to be Council homes for rent and a target tenure split of 80/20 between Council and sale homes. In

total the programme currently contains 762 homes, of which 621 are Council homes with a tenure split of precisely 80/20. Officers will continue to progress options as quickly as reasonably possible to meet the Council's objectives for new house building.

2 Purpose

- 2.1 The purpose of this report is to inform Mayor and Cabinet about progress in delivering against the target for the Council to build 500 new homes by 2018.
- 2.2 Mayor and Cabinet final approval is sought to agree that plans for these sites be further developed, to enable more detailed resident and ward councillor consultation to take place and clear financial assessments to be made of each, ahead of being brought back to Mayor & Cabinet, as appropriate, for final decision making before planning applications are made.
- 2.3 This report also seeks the authority of the Mayor in relation to two specific developments, which are firstly to submit a planning application for the development of 37 new homes on the site of the former Kenton Court Extra Care scheme in Bellingham, and secondly to agree to dispose of a long term and high cost void three bedroom property, as detailed in the part 2 report, in order to generate sufficient cross-subsidy to fund three new social rented homes.

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:
- 4.2 Notes the progress made in delivering new Council homes in the borough.
- 4.3 Notes the progress made in reviewing sites for their potential for new build housing and that the previously agreed tenure split of 80% rented and 20% sale is maintained.
- 4.4 Approves current proposals for the Kenton Court site, as identified in section 10, to proceed with more detailed design work and submit a planning application, progressing the development of this scheme to the point that it constitutes a formal part of the New Homes, Better Places programme.
- 4.5 Having considered the business case set out in part 2 of this report, approves the disposal of the long term and high cost void three bedroom property referred to and delegates authority to the Director of Asset Strategy and Regeneration, in consultation with the Head of Strategic Housing and Head of Law, to dispose of the property with a view to achieving the best consideration reasonably obtainable and to finalise and agree the disposal terms.

5 Background and progress to date

- 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. The target has since been increased to 500 new Council homes by 2018 in a mixed tenure programme where a small percentage (20 percent target) of the total programme may be built for sale to cross-subsidise the delivery of new social rented homes.
- 5.2 It was agreed that Lewisham Homes would act 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 Construction works completed in March 2015 for a small development of six family homes on a garage site on the Mercator Road estate in Lee. 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.
- 5.4 As part of the conversions programme, the Slaithwaite Community Room, which is situated in Lewisham Central Ward was converted into a one bedroom flat for social rent in April 2015 by the Lewisham Homes Repairs Team, and in September 2015, works to convert disused rooms above a shop on Deptford High Street into temporary accommodation were completed.
- 5.5 The next two sites that will begin construction in October 2015 are located at Dacre Park South (25 homes) in Lee and Longfield Crescent (27 homes) in Forest Hill. A further site at Wood Vale (17 homes) in Forest Hill is expected to begin construction in November 2015.
- 5.6 The last update to Mayor and Cabinet was provided in January 2015, which set out progress made in delivering new Council homes in the borough at the time.
- 5.7 For all of these homes the previously agreed tenure split of 80 per cent social rented and 20 per cent private sale will continue to apply in order for sales proceeds to cross-subsidise the construction of new social housing. Further sites, as identified in the programme in section 8 will continue to be brought forward in order to reach the target of 500 new social rented Council homes by 2018.

6 Design development

- 6.1 Sites for new homes have generally been identified with the following criteria:
- Preference for sites with a capacity of more than 10 homes
 - Underused and or redundant land
 - Locations which are popular for both rented and homes for sale
 - Places which may benefit existing as well as new residents
- 6.2 In the following sections, the report outlines the proposals for each of the sites in the programme for new build homes and the sites identified for the conversion of non-residential properties into new homes.

7 Programme

- 7.1 Appendix A provides a summary on a project-by-project basis of all projects currently being delivered as part of this programme. The table is divided into currently approved sites, which have all been passed through the Council's decision making process and are currently in development (a total of 395 homes, of which 315 (80 percent) are Council homes), and a further list of future development sites which are at an early stage of development.
- 7.2 The latter list is based on high level estimates at this stage and sites are likely to move into and out of this programme as it progresses and the number of new homes associated with each site is equally subject to change. Nonetheless the list is provided at this stage to show the scale of the potential programme and to highlight potential locations. Over the coming months, officers will work in close consultation with residents, Ward Councillors and the Council's Planning Department to update and finalise these plans. It is expected that these sites will continue to be brought forward until the target of 500 new Council homes under construction is met.
- 7.3 The proposal set out below therefore represents the sites with the greatest potential for the delivery of new homes. These sites also include plans for the conversion of existing non-residential assets into social housing.
- 7.4 In the following section, the report outlines the proposals for each of the sites proposed for new build homes or the conversion of existing assets. For clarity, it should be noted that at this stage the number of new homes considered possible is an estimate, and that they might change as a result of the detailed design, planning and resident consultation processes.

8 Proposed sites – new build

- 8.1 The following section provides a short update on each project, starting with the projects which have been approved and are in delivery, and moving to the potential future projects which are at a much earlier stage of development.

PLACE / Ladywell, Lewisham Central Ward (24 homes)

- 8.2 This is the re-deployable housing development being constructed on the site of the former Ladywell Leisure Centre. The development came about from the desire to make use of the empty Ladywell Leisure Centre Site to help deal with homelessness in the borough while still allowing time for more detailed strategic regeneration plans to be developed. As well as providing 24 two-bedroom homes for homeless families in Lewisham, the ground floor of PLACE/Ladywell will be used in an innovative way to create a community space that can be used flexibly to provide opportunities for business, learning and creative industries to co-exist and grow.
- 8.3 The ground floor will also feature the Ladywell Enterprise Hub, part of a network of three hubs being set up by the Council to promote enterprise in the borough, and a Café to serve the buildings users and the wider community.

Hazelhurst Court Extra Care, Bellingham (60 Homes)

- 8.4 This development is being brought forward in partnership with Phoenix Community Housing. It will deliver 60 new state-of-the-art Extra Care homes for older people, alongside a range of communal facilities. Works started on site in March 2015 and

the current projection is that the project will complete and be ready for occupation in March 2017.

Mercator Road/Pocket Living low cost home ownership scheme (24 homes)

- 8.5 This partnership-led project will deliver 24 new homes for sale. These homes will only be available to people who live or work in Lewisham and who meet the income criteria. Works commenced on site in September, with the homes being marketed to residents in the spring of 2016 and a target completion date of September 2017

Longfield Crescent, Forest Hill Ward (27 Homes)

- 8.6 Planning permission was achieved on 09 April 2015 to build 14 flats (6 x 1-Bed and 8 x 2-Bed) and 13 houses (13 x 3-Bed). A competitive tender for the works was carried out and the contract award report was approved by Mayor and Cabinet on 30 September 2015. A start-on-site is anticipated in October 2015, with completion in November 2016.

Wood Vale, Forest Hill Ward (17 homes)

- 8.7 Planning permission was achieved on 09 April 2015 to build 9 flats (1 x 1-Bed, 7 x 2-Bed and 1 x 4-Bed for Social Rent) and 8 houses (8 x 3-Bed for private sale). A competitive tender for the works was carried out with a recommendation awaiting approval in October 2015 before letting the contract. A start-on-site is anticipated in November 2015, with completion in March 2017.

Dacre Park (South), Blackheath Ward (25 Homes)

- 8.8 Planning permission was achieved on 04 March 2015 to build 25 flats (6 x 1-bed, 14 x 2-bed, 3 x 3-bed and 2 x 4-bed). A competitive tender for the works was carried out and the contract award report was approved by Mayor and Cabinet on 30 September 2015. A start-on-site is anticipated in October 2015, with completion in December 2016.

Dacre Park (North), Blackheath Ward (5 Homes)

- 8.9 Planning permission was granted on 09 April 2015 to build 5 houses (5 x 2-bed). During the Planning process, officers were made aware of a land ownership issue with part of the site that requires the acquisition of two detached gardens. Negotiations are ongoing and officers hope to conclude matters by October 2015. Once concluded, the site will be brought forward for development.

1-3 Foreman House, Frensbury Road, SE4 2LB, Telegraph Hill Ward (2 homes)

- 8.10 This project involves converting a long-term void former Community Centre, into two flats (1 x 1-bed and 1 x 2-bed) for Social Rent. The space was formerly a community shop, community resource centre and latterly an office and activity space for 'Contact a Family'. The Tenants & Residents Association would now like the flat to be returned back to the housing stock. Planning consent has been received and works commenced on site in September 2015, with completion anticipated in January 2016.

Honor Oak Housing Office, Spalding House, Turnham Road, SE4 2HT, Telegraph Hill Ward (5 homes)

- 8.11 The Honor Oak Housing Office is located on the ground floor of the residential block, Spalding House, on the Honor Oak Estate. These premises were used as a housing office by Lewisham Homes. However, with the move in December 2014, to the 'Old Town Hall' in Catford, the office became surplus to requirements. Plans have been developed to convert the office to provide five residential units (1 x 1-bed, 3 x 3-bed and 1 x 4-bed wheelchair accessible home) for Social Rent. A consultation letter was sent to residents on 24 September 2015 asking for comments on the proposals, ahead of submitting a planning application in October 2015. The project is forecast to start on-site early in 2016.

Eddystone Tower (Pepys) Housing Office, Oxestalls Road, Deptford, SE8 3QU, Evelyn Ward (10 homes)

- 8.12 The Pepys Housing Office is located on the ground floor of a high-rise tower block (Eddystone Tower). This office is no longer required, due to the move to the 'Old Town Hall' in Catford, in December 2014, with the housing office from Pepys relocating to The Albany. Plans have been developed for this office to be converted into 10 new homes (2 x 1-bed, 5 x 2-bed and 3 x 3-bed). A consultation letter was sent to residents on 24 September 2015 asking for comments on the proposals, ahead of submitting a planning application in October 2015. The project is forecast to start on-site early in 2016.

Hamilton Lodge, Forest Hill, (22 hostel units)

- 8.13 The Council acquired this former care home in 2014, and planning consent for plans for a temporary conversion to hostel use was received in July 2015. The process of procuring a contractor to carry out the works is underway, and the target completion date is August 2016.

118 Canonbie Road, Forest Hill, (7 hostel units)

- 8.14 The Council acquired this HMO in 2014, and planning consent for plans for a temporary conversion to hostel use was received in July 2015. The process of procuring a contractor to carry out the works is underway, and the target completion date is August 2016.

Campshill Road Extra Care, Lewisham Central, (53 homes)

- 8.15 This project is being delivered in partnership with Notting Hill Housing, and is scheduled to deliver 53 new extra care homes, of which 46 are for rent and 7 are for shared ownership, by November 2017. Planning consent was achieved in December 2014 and plans to appoint a contractor are currently being developed.

Eliot Bank, Forest Hill (48 homes)

- 8.16 The proposal is to build 45 flats (11 x 1-Bed and 34 x 2-Bed) and 3 houses (3 x 3-Bed) across three sites on the Forest Estate. The current proposal is for the delivery of 22 homes for Social Rent and 26 homes for private sale. The scheme is formed from underused open-space, garages and a parking area that is proposed to be relocated. New housing proposals will be complemented by environmental improvements to the remainder of the existing estate.

- 8.17 The site is in close proximity to the Hanover Housing Association development at Featherstone Lodge which obtained planning consent for 33 new homes in April

2015. It will be necessary to manage the construction programme accordingly, and it may be necessary to delay the start on site to allow for the completion of works at Featherstone Lodge. Consultation with residents and Ward Councillors will commence in October 2015.

Kenton Court, Bellingham Ward (38 homes)

- 8.18 The proposal is to build 38 flats (6 x 1-Bed, 16 x 2-bed and 6 x 3-bed for Social Rent and 2 x 1-Bed and 8 x 2-Bed for outright sale). The site is currently occupied by a 3-storey extra care scheme. Mayor & Cabinet agreed the demolition of the existing scheme in January 2015 and it has been vacant since May 2015. Section 10 sets out more detailed proposals in relation to this project.

Somerville, Telegraph Hill Ward (19 homes)

- 8.19 The proposal is to build 18 flats (6 x 1-Bed and 12 x 2-Bed) and 1 house (1 x 3-Bed) for Social Rent in a 2-storey block. The site sits within the Somerville Estate, and is predominately surrounded by 2-storey houses. It is currently occupied by a 2-storey extra care scheme. Mayor & Cabinet agreed closure and demolition of the existing scheme in January 2015. Demolition of the building will be carried out as soon as it becomes vacant, which is expected to be in Autumn 2015.

Mona Road, Telegraph Hill Ward (22 homes)

- 8.20 This is the first of the sites that are at a much earlier development stage, but which are included to demonstrate the potential scale of the overall programme.
- 8.21 The specific proposal for this site, at this early stage is to build 20 flats (8 x 1-Bed and 12 x 2-bed) in a 4-storey block and 2 houses (2 x 3-Bed) on an "informal" grassed area on the corner of Mona Rd and Dennett's Rd, all of which are currently expected to be Council rented homes. Development of the site is partly restricted by a large foul water sewer that runs across the estate. This proposal forms part of a wider 'sequential' regeneration opportunity across the Somerville Estate. Early delivery of this infill opportunity will assist future decants of potential block replacements on the estate.

Wild Goose Drive, Telegraph Hill Ward (3 homes)

- 8.22 The proposal is to build a terrace of 3 houses (3 x 3-bed) over 2-storeys, all of which are currently expected to be Council rented homes. This site is currently being used as a garage court with a small former children's play-space to the rear (now a grassed area), and options to maintain or replace community provision will be assessed as part of the development process. It is proposed that the new homes will have individual drives and traditional rear gardens.
- 8.23 This proposal forms part of a wider 'sequential' regeneration opportunity across the Somerville Estate that has the potential to extend beyond the 2018 deadline for this programme. This also includes the potential to construct new homes on the site of the existing Barnes Wallis Community Centre, as referenced elsewhere on this agenda, and to review options for providing new community facilities as well. These plans are not currently included within the formal programme set out here, as this programme focuses solely on schemes with a likelihood of completing by 2018. Nonetheless the plans for the Barnes Wallis site, and for community provision in the

local area, will be progressed as quickly as possible. If it later proves likely that these too may complete by 2018 then they will be added to the programme at that time.

Walsham Road, Telegraph Hill Ward (6 homes)

- 8.24 The initial proposal is to build 6 flats (3 x 1-Bed and 3 x 2-Bed) in a detached 3-storey block, all of which are currently expected to be Council rented homes. The site currently forms a small garage court and disused drying area. This proposal forms part of a wider 'sequential' regeneration opportunity across the Somerville Estate.

Endwell Road, Telegraph Hill Ward (19 homes)

- 8.25 The initial proposal is to build 19 flats (5 x 1-bed, 12 x 2-bed and 2 x 2-bed wheelchair flats) within a 5-storey building on an existing garage court (11) and "informal" grassed area currently serving the adjacent Crossway Court (4 & 5-storey building). As part of the development process the impact on parking will be carefully considered. The site lies on the border of the New Cross Conservation Area and there are a number of established trees that need considering within the detailed proposals.
- 8.26 Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that the new homes will be let at social rent.

Embleton Road, Ladywell Ward (12 Homes)

- 8.27 The original proposal was to build 8 flats (4 x 1-bed and 4x 2-bed) and 7 houses (3 x 3-bed and 4 x 4-bed) on three small sites in close proximity. Following discussions with the Council's Planning Department, it was agreed that part of the original proposal could not be progressed (3 x 3-bed houses). The 12 home scheme will now consist of 8 units for social rent and 4 units for sale, which would cross-subsidise the affordable housing programme. Officers are currently considering options, which may result in a recommendation to sell of the land prior to development. The site borders a conservation area, which affects the scale and type of development possible but, nonetheless officers consider that it is possible to develop a well-designed scheme here in close consultation with residents and ward councillors.

Wellmeadow Road, Lewisham Central Ward (20 homes)

- 8.28 The proposal is to build 20 flats (6 x 1-bed, 8 x 2-bed, 4 x 3-bed and 2 x 1-bed wheelchair flat) within a 5-storey block on amenity space serving the adjacent "Littlebourne" scheme (also 5-storey). There are a number of established perimeter trees that will be considered within the detailed proposals.
- 8.29 The new housing proposals could be complemented with environmental improvements to the remainder of the existing estate, possibly including a new "off-street" car park for the "Littlebourne" building on former drying area. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that the homes will all be Council homes for Social Rent.

Marnock Road, Crofton Park Ward (7 homes)

- 8.30 The current proposal is to build 7 townhouses (7 x 4-bed) in a terrace together with a single unit on the end of the adjacent Brockley Grove flats (corner of Marnock Road). The site is currently occupied by a drying area and small block of garages.
- 8.31 The new housing proposals could be complemented with environmental improvements to the remainder of the existing estate. This includes a new “off-street” car park for Brockley Grove. Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme.

Crofton Park Road, Crofton Park Ward (4 homes)

- 8.32 The proposal is to build 4 flats (2 x 1-bed and 2 x 2-bed) within a 2.5-storey block. The site is currently occupied by a small garage court in a terrace break. For economies of scale, it is likely that the site will be procured with the adjacent Marnock Road site. It is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme.

Honor Oak Community & Youth Centre, Honor Oak Ward (57 homes)

- 8.33 The proposal to build new homes here is linked to a wider review of the Council’s community centres and the opportunity that exists in this location for both new homes and new and improved community facilities. At present it is not certain how many new homes could be delivered, although for the purposes of modelling the programme our current assumption is 57 homes.
- 8.34 An initial consultation meeting has taken place with the users of both the community and youth facilities and local residents. This consultation was based on the concept of re-providing a new and reconfigured community space alongside new homes, following the demolition of the community centre. During this consultation it became clear that service users and residents were concerned with the proposals.
- 8.35 Officers consider that it is technically and financially possible to deliver both new homes and new and improved community facilities that meet the needs of the local community in this part of the borough. However it is also recognised that the first proposal brought forward here is not the only way of achieving those objectives.
- 8.36 As such officers propose to restart the consultation and design process, alongside the users of the facilities and the wider local community. This process will draw on the views, knowledge and experience of the local community to consider a range of options for new homes and new and better community infrastructure on this site and more broadly in the local area.
- 8.37 This will mean that the timetable for the demolition and rebuild on the site of the current community and youth centre will slip. It is not possible at this stage to say when it will happen, and so no date has been included in the programme for a planned start on site. Nonetheless, given the pressing need to deliver new affordable homes for our residents, officers will continue to programme for 57 new homes to be delivered in this area – alongside wider community investment – by March 2018.

Allison Close, Blackheath Ward (6 homes)

- 8.38 The current proposal is to build 6 houses (6 x 3-Bed) in a contemporary mews style. The site is currently occupied by a 2-storey garage court that serves the adjacent properties. The ground floor is partly underground and currently closed-off. Due to the high value of land in this area, it is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme. Officers are currently considering the options, and this may include a recommendation to sell the land prior to development.

Pagoda Gardens, Blackheath Ward (9 homes)

- 8.39 The proposal consists of two sites. The first, comprises of 7 flats (2 x 1-Bed and 5 x 2-Bed) within a 3-storey block on an existing garage court. The second, comprises 2 houses (2 x 3-Bed) on a former children's play area in terrace break. Early feedback from the Council's Planning Department on the first site was not positive, and it is likely that due to the existing 'building-line', the developable area will be significantly reduced. Due to the high value area, it is proposed that homes will be developed for outright sale in order to help cross-subsidise the affordable housing programme. Officers are currently considering the options, and this may include a recommendation to sell the land prior to development.

Gosterwood Street Community Centre, Evelyn Ward (13 Homes)

- 8.40 The proposal is to build 13 flats (1 x 1-bed, 10 x 2-bed and 2 x 2-bed wheelchair flats) within a 4-storey building on a small garage court and the Etta Hall Community Centre (currently sublet by the Lewisham Somali Community Organisation (Lescom) to the Hodan Day Care Nursery). Officers are currently considering a new road off Etta Street that would provide access to the central block and 10 parking spaces. The new housing proposals will be complemented with environmental improvements to the remainder of the estate.
- 8.41 Lewisham Homes are currently exploring the use of Modern Methods of Construction (MMC) to accelerate development of the site. It is proposed that the new homes will be let at Social Rent.

Hillcrest Estate Conversion, Sydenham, SE26, Sydenham Ward (3 homes)

- 8.42 A feasibility study was commissioned to explore the potential of ground floor storage areas on all five of the blocks at Hillcrest Estate. Of the five blocks, Tarquin House, Cambria House and Shamrock House were deemed suitable to provide quality residential accommodation in three newly converted units (1 x 1-bed, 2 x 2-bed) for Social Rent. Consultation and planning will commence in October 2015, following which a planning submission is expected to be made in December 2015.

Rawlinson House, Lewisham, SE13 5EL, Ladywell Ward (1 home)

- 8.43 The property here is used as a pram store on the ground floor of the block at Rawlinson House, which is under utilised. The potential to deliver one 1-bed residential flat was identified for Social Rent. Consultation and planning will commence in October 2015, following which a planning submission is expected to be made in December 2015.

Hawke Tower (Warden's Office), New Cross, SE14 6HJ, New Cross Ward (1 home)

- 8.44 The Hawke Tower Warden's office is currently unused, post-major works that are being completed at Hawke Tower by Lewisham Homes. The potential to deliver one 1-bed flat was identified for Social Rent. Consultation and planning will commence in October 2015 for this project, following which a planning submission is expected to be made in December 2015.

1B Hatfield Close, New Cross, SE14 5DP, New Cross Ward (1 home)

- 8.45 This property was being used as an office and a location for CCTV equipment for the estate. The office is now vacant and the CCTV equipment is no longer required. Historically, the property was a ground floor flat that was converted into an office, which is now planned for reconversion back into one residential 2-bed flat for Social Rent. Consultation and planning will commence in October 2015 for this project, following which a planning submission is expected to be made in December 2015.

Besson Street, New Cross (80 homes)

- 8.46 Representing a significant regeneration opportunity for New Cross, the proposal for Besson Street is to build around 230 new homes on this 2.5 acre site. The site is vacant following the clearance of the dilapidated 1960's housing estate as part of the New Deal for Communities (NDC) programme to regenerate the Kender area.
- 8.47 The intention is to deliver a mixed tenure development that will also provide a revenue stream for the Council. Current proposals include a professionally managed Private Rented Sector (PRS) element, with the remaining new homes split between affordable housing and outright sale.
- 8.48 The design concept is to create a "Green London Square" that will provide amenities in an area that has a deficit of high quality green space. Additionally the development will provide a new health centre, outdoor gym, ground floor commercial space and an office for the New Cross Gate Trust. The New Cross Gate Trust is a significant stakeholder in the scheme and has responded positively to the concept design proposals. The current scheme has also received positive feedback from the Council's Planning Department.
- 8.49 Further updates on this and the following project are currently scheduled for consideration at Housing Select Committee in October 2015 and at Mayor and Cabinet in November 2015.

Bampton Estate, Perry Vale Ward (50 homes)

- 8.50 As part of a potential wider project in partnership between the Council and L&Q, it is currently expected that around 50 new Council homes could be developed on an infill site on the Bampton Estate. A further and more detailed update on this development is currently planned to be considered by Housing Select Committee in October 2015 and at Mayor and Cabinet in November 2015.

Hillcrest & High Level Drive Estate, Sydenham Ward (53 homes)

- 8.51 The Hillcrest Estate and High Level Drive estate is made up of 300 homes, two thirds of which are owned and managed by Lewisham Homes and the remainder owned and managed by Hyde Housing on a long lease, which has 18 years remaining. A high level review has shown the potential to develop a small number of homes across a few small infill sites. This opportunity is at an early stage of development

and if taken forward will include careful consultation with residents and ward Councillors.

9 Kenton Court Scheme

Kenton Court, Bellingham Ward (37 homes)

- 9.1 The proposal is to build 37 flats (10 x 1-Bed, 13 x 2-bed and 3 x 3-bed or Social Rent and 4 x 1-Bed and 7 x 2-Bed for outright sale). The site is currently occupied by a 3-storey extra care scheme. The scheme has been vacant since May 2015, and Mayor & Cabinet agreed closure and demolition of the existing scheme in January 2015. Property guardians currently occupy the vacant building, with demolition anticipated in the autumn of 2015.
- 9.2 A letter containing an outline of the design proposals was sent to 60 residents in the vicinity of the site, inviting them to attend a consultation event on 1st October 2015 in the form of a 'drop-in' session over a three hour period in the evening. Banners illustrating the proposals were on display and representatives from Lewisham Homes and the consultant team were present to discuss the proposals and seek residents' views about the plans for the new homes.
- 9.3 A total of 11 residents attended the event, feedback forms were received by nine residents and the results are set out in the below table:

	Issues Raised	Officer Response
1	Concerns were raised about new families moving to the local area and the possible increase in noise.	Any increased noise or disturbance matters will be managed by Lewisham Homes as part of their housing management service.
2	There are concerns about the impact on parking.	A parking stress survey has been commissioned and officers are awaiting the results of this. There is currently unrestricted street parking on the surrounding streets, and this will be reviewed in-line with planning policy and form part of the full planning application
3	Disruption caused by construction activity and potential danger for children in and around the site.	This will be managed closely, a construction management framework will be put in place, and this will form part of the full planning application
4	Concerns were raised over the height of the new building and the impact of this overlooking existing buildings and garden spaces and impacting on sunlight to nearby gardens.	The designs are in line with and will continue to be designed to meet planning policy relating to overlooking restrictions. A sunlight/daylight survey will be completed in-line with planning policy as part of the full planning application
5	Concerns were raised over separate demolition and construction causing prolonged disturbance to neighbours.	The existing building is not fit for purpose and demolition is required in order to construct new fit-for-purpose

		homes. Construction works will be managed closely and a construction management framework will be put in place as part of the full planning application
6	Loss of trees.	It is intended that all of the trees on the site will be retained and consideration is also being given to planting more trees to form a privacy barrier for existing residents.
7	Requests were made to be kept informed of changes made to these designs.	Officers will keep residents informed of the outcome of the consultation and any changes made to the designs.
8	Updates and information on progress.	Officers will ensure communication is maintained with local residents throughout the development of designs, with clear time frames on next steps.
9	Concern raised over direct impact on the existing end house, and described the possibility of feeling enclosed and overlooked by the new building.	Proposals show that the new block is limited to three storeys with habitable rooms facing away from this property, however further consideration will be made during the forthcoming design stages as part of the full planning application
10	Loss of light.	A sunlight/daylight survey will be conducted to assess the impact of the development on neighbouring properties. The results of this will further inform the design work and the full planning application
11	Concerned raised relating to the change of use and the increase in anti-social behaviour.	This will be managed by Lewisham Homes as part of the housing management service and anti-social behaviour policy, and there is no specific reason to consider that the construction of new homes on this site should lead to an increase in anti social behaviour,

9.4 Officers have been in close consultation with the Council's Planning Service throughout the design development to date regular meetings are scheduled throughout the design phase ahead of the submission of a planning application.

9.5 Given that the response at the public consultation was generally positive, and that Officers are confident that the concerns that have been raised can be addressed through the detailed design and planning processes, it is recommended Mayor and Cabinet approve the further development of this site and the submission of a full planning application.

10 “New Homes, Better Places” Programme and Timetable

- 10.1 The schedule included in Appendix A sets out the whole “New Homes, Better Places” programme as it stands at present, alongside target dates for delivery timescales and the programme aim is to exceed this timetable where possible.
- 10.2 As set out previously, officers are continually progressing sites for new housing. It is intended that further reports be brought back for consideration of Mayor and Cabinet in due course and the first will be for the Bampton and Shifford Estate, Hillcrest Estate and Besson Street site proposals next month (November 2015).

11 Financial implications

- 11.1 The purpose of this report is to provide members with an update on the “New Homes, Better Places” Programme, and as such, has no direct financial implications.
- 11.2 The Council’s current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.
- 11.3 In addition to this, the Council’s General Fund Capital Programme currently includes provision of £12m for new build and property, including hostels, acquisition.
- 11.4 Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.
- 11.5 More detailed financial analysis of each scheme will be undertaken as they are brought forward and have been further developed.

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. In accordance with General Consent A3.1.1 of The General Housing Consents 2013 the Council may dispose of dwelling houses on the open market at market value.
- 12.2 Some of 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.

- 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.

13 Equalities Implications

- 13.1 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.
- 13.2 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/>
- 13.3 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
- 13.4 The essential guide provides an overview of the equality duty requirement 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-equalityduty/guidance-on-the-equality-duty/>

14 Environmental Implications

- 14.1 There are no environmental implications arising directly from the recommendations set out in this report. The design stages of all 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.

16 Background documents and originator

16.1 The background papers supporting this decision are:

Title	Date	File Location	Contact Officer
Extra Care Service at Kenton Court and Somerville	12 November 2014	Available at this link	Jeff Endean
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean

16.2 If you would like any further information on this report please contact Jeff Endean, Housing Strategy and Programmes Manager on 020 8314 6213.

APPENDIX A FULL PROGRAMME Site (programme)	Ward	Total Homes	Council Homes	Sale Homes	Projected start on site	Projected completion	Current status
Current Approved Programme							
Mercator Road (new build)	Lewisham Central	6	6	0	Feb-14	Mar-15	Complete
Slaithwaite Community Room (conversion)	Lewisham Central	1	1	0	Mar-15	Apr-15	Complete
161-163 Deptford High Street (hostel acquisition)	Evelyn	2	2	0	Jan -15	Sep -15	Complete
PLACE / Ladywell (new build)	Lewisham Central	24	24	0	Sep-15	Mar-16	On-site
Hazelhurst Court (extra care)	Bellingham	60	60	0	Mar-15	Mar-17	On-site
Mercator Road/Pocket (low cost home ownership)	Lewisham Central	24	0	24	Sep -15	Sep-16	On-site
Longfield Crescent (new build)	Forest Hill	27	27	0	Oct-15	Dec-16	Contract award approved
Wood Vale (new build)	Forest Hill	17	9	8	Nov-15	Jan-17	Contract award – 21 Oct
Dacre Park South (new build)	Blackheath	25	25	0	Oct-15	Dec-16	Contract award approved
Dacre Park North (new build)	Blackheath	5	0	5	Dec-15	Apr-17	Planning consented
Foreman House (conversion)	Telegraph Hill	2	2	0	Sep-15	Dec-15	Planning consented
Honor Oak Housing Office (conversion)	Telegraph Hill	5	5	0	Feb 16	May-16	Consultation – Sep 2015
Pepy's Housing Office (conversion)	Evelyn	10	10	0	Feb 16	Sep-16	Consultation – Sep 2015
Hamilton Lodge (hostel acquisition)	Forest Hill	22	22	0	Jan-16	Aug-16	Planning consented
118 Canonbie Road (hostel acquisition)	Forest Hill	7	7	0	Jan-16	Aug-16	Planning consented
Campshill Road (extra care)	Lewisham Central	53	46	7	Jun-16	Nov-17	Planning consented
Eliot Bank (new build)	Forest Hill	48	22	26	Aug-16	Feb-18	Advanced design stage
Kenton Court (new build)	Bellingham	38	28	10	Aug-16	Aug-17	Advanced design stage
Somerville (new build)	Telegraph Hill	19	19	0	Oct-16	Jan-18	Advanced design stage
Sub-total		395	315	80			

APPENDIX A FULL PROGRAMME Site (programme)	Ward	Total Homes	Council Homes	Sale Homes	Projected start on site	Projected completion	Current status
Future Potential Programme							
Somerville Estate: Mona Road (new build)	Telegraph Hill	22	22	0	Oct-16	Jan-18	Early design stage
Somerville Estate: Wild Goose Drive (new build)	Telegraph Hill	3	3	0	Oct-16	Jan-18	Early design stage
Somerville Estate: Walsham Road (new build)	Telegraph Hill	6	6	0	Oct-16	Jan-18	Early design stage
Endwell Road (new build)	Telegraph Hill	19	0	19	Aug-16	Feb-18	Early design stage
Embleton Road sites (new build)	Ladywell	12	8	4	Jul-16	Jul-17	Early design stage
Wellmeadow Road (new build)	Lewisham Central	20	20	0	Jul-16	Oct-17	Early design stage
Marnock Road (new build)	Crofton Park	7	0	7	Jul-16	Jul-17	Early design stage
Crofton Park Road (new build)	Crofton Park	4	0	4	Jul-16	Jul-17	Early design stage
Honor Oak Community Centre (re-build)	Telegraph Hill	57	45	12	TBC	Mar-18	Early design stage
Allison Close (new build)	Blackheath	6	0	6	Oct-16	Oct-17	Early design stage
Pagoda Gardens (new build)	Blackheath	9	0	9	Oct-16	Oct-17	Early design stage
Gosterwood Street Community Centre (new build)	Evelyn	13	13	0	Sep-16	Mar-18	Early design stage
Hillcrest (conversion)	Sydenham	3	3	0	May-16	Oct-16	Early design stage
Rawlinson House (conversion)	Lewisham Central	1	1	0	Apr-16	Jun-16	Early design stage
Hawke Tower (conversion)	New Cross	1	1	0	Apr-16	Jun-16	Early design stage
Hatfield Close (conversion)	New Cross	1	1	0	Apr-16	Jun-16	Early design stage
Besson Street/NDC Centre (new build – phase 1 only)	New Cross	80	80	0	Aug-16	Mar-18	Early design stage
Bampton Estate (new build)	Perry Vale	50	50	0	Aug-16	Mar-18	Early design stage
Hillcrest Estate (new build)	Sydenham	53	53	0	Sep-16	Mar-18	Early design stage
TOTAL		762	621	141			

Appendix B: Kenton Court Proposed Designs



Ground Floor and Site Plan

