

Housing Select Committee		
Title	New Homes, Better Places Programme Update	
Contributor	Executive Director for Customer Services	Item 3
Class	Part 1 (open)	09 March 2016

1 Purpose of the report

- 1.1 The purpose of this report is to update Housing Select Committee about progress in delivering against the target for the Council to build 500 new homes by 2018.
- 1.2 This report will also provide information on the overall housing delivery programme including the Council Housing development programme, Housing-Led Regeneration programme and Housing Zones.
- 1.3 This report provides an update on the Lewisham Homes Acquisition programme.
- 1.4 This report also seeks to highlight a number of specific developments that are part of the overall housing development programme.

2 Policy context

- 2.1 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).
- 2.2 The housing development programme helps deliver Key objective 2: "building the homes our residents need" of the Housing Strategy 2015-20.

3 Recommendations

- 3.1 It is recommended that Housing Select Committee:
- 3.2 Notes the progress made in delivering new Council homes in the borough.
- 3.3 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.
- 3.4 Notes the progress made on the Lewisham Homes Acquisition programme.
- 3.5 Notes the overall housing delivery programme, including the specific schemes highlighted below.

4 Background and progress to date

- 4.1 The overall housing development programme being worked on by the Strategic Housing team contains two main programmes of development occurring across the borough the Council Housing development programme and the Housing-Led Regeneration programme. The programme also supports the development of Housing Zones within the borough.
- 4.2 **Council Housing development programme**

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.
- 4.3 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.
- 4.4 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.
- 4.5 Since then, there have been further nine completions from a conversion of the former community room into a residential flat, and the conversion of disused rooms above two separate shops on Deptford High Street to provide five homes to be used for temporary accommodation.
- 4.6 In addition to the 15 homes completed, there are 180 homes currently on-site at PLACE/Ladywell, Marischal Road, Dacre Park South, Longfield Crescent, Hazelhurst Court and Wood Vale. 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.
- 4.7 In total then, there are 389 homes under development in the Council Housing development Programme. This report also provides information on additional sites that are currently being considered as potential locations for new homes, but on which no formal decisions have been made.
- 4.8 For each of the potential development 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.

- 4.9 If these potential sites are included the total Council Housing development Programme will provide 650 homes, of which 519 (80 percent) are Council Homes, by March 2018.
- 4.10 In total the programme currently contains 740 homes, 90 of which are scheduled for completion after March 2018. The majority are being developed by Lewisham Homes who will be delivering 541 Homes, Phoenix Community Housing are developing 60, the Council is directly delivering 29 and the remaining 110 homes by other developers. Officers will continue to progress options as quickly as reasonably possible to meet the Council's objectives for new house building.
- 4.11 Of the 541 total homes that Lewisham Homes are delivering on behalf of the Council they anticipate that 474 will receive planning permission this year.
- 4.12 **Housing-Led Regeneration Programme**
This programme includes long running estate regeneration projects at Heathside and Lethbridge, the Excalibur Estate and Deptford Southern Housing as well as newer schemes at Besson Street and the Bampton Estate. These are generally large schemes in partnership with RPs, the private sector and community led developers.
- 4.13 Phases 1, 2 and 3(A) of the Heathside and Lethbridge development have already been completed providing 377 homes of which 308 are affordable.
- 4.14 By March 2018 an additional 456 homes will provided of which 181 will be affordable.
- 4.15 The total programme, including phases of housing-led regeneration that are still at the early design stage, includes 2,333 homes of which 1,095 will be affordable, 1008 will be for sale and 230 will be built as a trial PRS scheme of which approximately 85 will be rented at affordable levels.
- 4.16 Housing-Led regeneration programmes are often very complex and all future phases will need considerable consultation with residents, councillors, planners and developers before the exact number and type of homes that can be delivered is finalised. Future updates to Housing Select Committee will provide an overview of this programme as the individual schemes progress.
- 4.17 **Housing Zones**
This programme also includes work that supports the development of the existing Housing Zone at the Surrey Canal Triangle site which is facilitating the delivery of key infrastructure and allowing 532 homes to be delivered in earlier phases and is supporting the bid to designate the Catford regeneration programme as a Housing Zone that will deliver over 1000 new homes.

- 4.18 The Surrey Canal Triangle Housing Zone was one of the first Housing Zones approved in London and means that the scheme will benefit from a £20m loan funded by the GLA and the treasury. An agreement for the loan facility is due to be completed between the developer Renewal and the GLA shortly. This loan funding will facilitate the delivery of key infrastructure, including the new Overground Station along with two new bus routes and improvements to existing walking and cycling routes. Delivery of these transport links will provide significant benefit for the 40,000 people already living within a 15- minute walk of the Site and will allow development of the first two phases of the Scheme to proceed ahead of schedule delivering 532 homes. A programme of regular monitoring meetings will be agreed between the GLA, Renewal and the Council to enable accelerated delivery.
- 4.19 Mayor and Cabinet gave approval for the Catford regeneration programme to bid to the GLA to become a Housing Zone bid on 17 February. The Catford scheme is a good candidate for support as it is felt that the scheme could deliver the 1,000+ homes required by the Housing Zone's 2026 deadline. Officers have had discussions with the GLA about the nature of support that would be most beneficial and grant funding to support the delivery of affordable housing together with some enabling infrastructure works appears to be a best fit with the scheme objectives. An announcement of funding is expected in March 2016.

5 Programme

- 5.1 **Appendix A** provides a summary on a project-by-project basis of all projects currently being delivered as part of this programme. The table includes both currently approved sites, which have all been passed through the Council's decision making process and are currently in development (180 of which are now on site), and the planned future sites which are at an early stage of development and have not received approval.
- 5.2 The latter part of the 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.
- 5.3 The table below shows the Council Housing Development Programme by Ward, for details of the individual schemes please see **Appendix A**:

Council Housing Development Programme					
Wards	Number of Schemes	Total Homes	Affordable	Council Homes	Sale
Bellingham	2	95	0	84	11
Blackheath	4	45	0	25	20
Brockley	1	1	0	0	1
Catford South	0	0	0	0	0
Crofton Park	2	10	0	4	6
Downham	0	0	0	0	0
Evelyn	2	12	0	12	0
Forest Hill	3	88	0	56	32
Ladywell	1	12	0	8	4
Lewisham Central	8	162	33	103	26
New Cross	5	31	0	31	0
Perry Vale	2	62	0	62	0
Sydenham	4	64	0	58	6
Telegraph Hill	5	158	0	126	32
Lewisham Total	39	740	33	569	138

- 5.4 **Appendix B** provides a summary on a project-by-project basis of the Housing-Led regeneration programme. The table shows currently approved phases of regeneration, which have all been passed through the Council's decision making process and are currently in development and a further list of future regeneration sites and phases which are at an early stage of development.
- 5.5 The phases of the Housing-Led regeneration programme that are not currently underway or that have appropriate approval are potentially subject to change. All of these phases in the table are 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.

- 5.6 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.

6 Update on Lewisham Homes Acquisition programme

- 6.1 On 14 January 2015 Mayor and Cabinet authorised Lewisham Homes to acquire up to 100 new units as an additional intervention to help manage homelessness demand and a loan of up £20m was provided to Lewisham Homes for this purpose.
- 6.2 The table below sets out the current position of the Lewisham Homes Acquisition programme:

	1 Beds	2 Beds	3 Beds	Total
Completed Acquisitions	0	25	8	33
Accepted Offers	1	16	2	19
Totals	1	41	10	52

- 6.3 Of the 33 completed acquisitions 25 are currently tenanted, with 4 more expected to follow in the next month.

7 Projects completed since the previous update

- 7.1 Since the previous update eight further units have been complete bringing the current total to 15. These are:
- Forman House, Telegraph Hill Ward (2 Homes)
 - 161-163 Deptford High Street, Evelyn Ward (2 Homes)
 - Angus Street, New Cross Ward (1 Home)
 - 28 Deptford High Street, New Cross Ward (1 Home)

8 Updates on Highlighted Schemes

- 8.1 The following section provides a short update on the specific projects that are currently on site or that have developed since the previous update.

Longfield Crescent, Forest Hill Ward (27 Homes)

- 8.2 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) all for social rent. A contractor was appointed 30 September 2015. This scheme started on site in January 2016, completion is anticipated in March 2017.

Wood Vale, Forest Hill Ward (17 homes)

- 8.3 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 contractor was appointed in October 2015. This scheme started on site in January 2016, completion is anticipated in May 2017.

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

- 8.4 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) all for social rent. A contractor was appointed on 30 September 2015. This scheme started on site in January 2016, with completion anticipated in February 2017.

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

- 8.5 Planning permission was achieved in April 2015 to build 5 x 3-bed homes for private sale to support the rest of the Council Housing development programme. A competitive tender process is currently underway for these works and a contractor is expected to be appointed in April 2016. Start on site is anticipated for May 2016 with completion anticipated in February 2017.

Campshill Road, Lewisham Central Ward (51 Homes)

- 8.6 Planning permission was achieved on 5 December 2015 for 51 units (46 x 1-beds for social rent and 5 x 2-beds for shared ownership). Proposed changes to the funding arrangements for Extra Care and Supported housing have delayed the delivery of this scheme and our selected preferred partner has withdrawn. Officers are currently reviewing the options in light of this change.

Kenton Court, Bellingham Ward (35 Homes)

- 8.7 A planning submission was made in February 2016 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). Mayor & Cabinet agreed that the former 3- storey extra care scheme should be demolished in January 2015 and it has been vacant since May 2015. Start on site is anticipated for August 2016 with completion anticipated by March 2018.

Eliot Bank & Knapdale Close, Forest Hill Ward (44 homes)

- 8.8 The proposal is to build 17 flats and 3 houses on Knapdale Close (2 x 1-Bed flats, 11 x 2-Bed flats, 4 x 3-Bed flats and 3 x 3-Bed Houses) all for social rent. To help support this Council Homes 20 flats and 4 maisonettes at Eliot Bank (15 x 1-Bed flats, 5 x 2-Bed flats and 4 x 2-Bed maisonettes) will also be built on Eliot Bank 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. Planning submission is anticipated for May 2016, start on site for October 2016 with completion in October 2018.

Excalibur Phases 1&2, Whitefoot Ward, (57 homes)

- 8.9 The Council entered into a development agreement with L&Q in early February 2016 and received a capital receipt of £1,758,650.39 to cover the land assembly costs for phases 1 & 2. Planning permission is in to deliver 57 homes (6 x 1-Beds for private sale, 26 x 2-Beds for rent, 12 x 2-Beds for private sale, 4 x 2-Beds for shared equity,

6 x 3-Beds for rent, 2 x 4-Beds for rent and 1 x 1-Bed for shared equity). The developer took possession of the site in February 2016 and completion is anticipated for October 2017.

Deptford Southern Housing, New Cross/Evelyn Wards, (321 homes)

- 8.10 This development comprises work across two sites at Amersham Grove and at the old Tidemill school. A planning application for the former Tidemill school site was submitted in January 2016 to provide 204 homes including 53 for social rent, 25 for shared ownership and 126 for sale. This equates to 38% affordable housing. A planning application was submitted for the Amersham Grove site in December 2015 to provide 117 new homes are to be built on the Amersham Grove site, including 24 for social rent; 15 for shared ownership and 78 for sale. This equates to 33% affordable housing. The development agreement for these schemes with Family Mosaic has now been signed. It is anticipated that start on site will be in August 2016 with completion in August 2020. Planning permission was granted for the creation of a park at Amersham Grove. After public consultation the name Charlottenburg Park was selected, the contractor is now on site and the park will open by summer 2016.

Church Grove, Lewisham Central Ward, (33 Homes)

- 8.11 London's first entirely affordable self-build scheme is being delivered in partnership with the Community Land Trust the Rural Urban Synthesis Society (RUSS). The project will deliver 33 homes (8 x 1-Beds and 6 x 2-Beds for shared equity, 1 x 1-Bed, 4 x 2-Beds, 5 x 3-Beds and 2 x 4-Beds for shared ownership, 2 x 3-Beds shared houses for affordable rent, 4 x 1-Beds and 1 x 4-Beds for social rent). A ballot is being held in early March for all of these self-build opportunities. A planning application is anticipated in August 2016 with start on site estimated for April 2017. Final completion is anticipated by mid-2019.

Besson Street, Telegraph Hill Ward (230-250 Homes)

- 8.12 In December 2015, officers presented proposals for developing the Besson Street site to the Housing Select Committee and subsequently to Mayor and Cabinet. The scheme proposal was to deliver:

- 230 to 250 homes for purpose built as "build to rent" homes to be brought forward by a new joint venture company in which the Council would have a stake and from which it would derive an on-going revenue stream;
- Approximately 35 per cent, or 80 to 90 of these, to be affordable homes with "Living Rents" linked to local incomes, distributed throughout the entire development rather than in a separate block
- A replacement health centre for the Queens Road Surgery
- New office space for the New Cross Gate Trust
- High quality amenity spaces, public realm and an outdoor gym

- 8.13 The agreed principle was that the site should be delivered through a joint venture (JV) partnership between the Council and an experienced private sector partner, in order to bring in expertise and share risk.

- 8.14 Mayor and Cabinet agreed that officers should develop the proposals in more detail, working alongside specialist legal, financial and property advisors in order to make final recommendations in relation to:
- The optimal commercial and legal structure of the partnership;
 - The preferred governance and decision making structures;
 - The proposed approach to selecting a private sector partner, and a timetable for doing so.
- 8.15 This work has now been completed, and this update provides Committee with the opportunity to review the final proposals ahead of consideration of those by Mayor and Cabinet on 23 March. It should be noted that the work that has been carried out in the intervening period has been of a technical nature, and the actual scheme design as developed by Assael Architects and presented to Committee in December has not changed.
- 8.16 Officers have obtained expert legal advice including from leading Counsel in order to establish the most desirable structure of the JV partnership and how to select a JV partner. As a result of this officers will propose that the partnership should be set up as a Limited Liability Partnership, which may be procured outside of EU procurement rules.
- 8.17 Commercial advice has been obtained to shape details of the scheme such as the expected rent levels, optimal bed size mix, specification of the units and car parking. A bespoke financial model has been created to test the viability of the scheme and the relative investment levels required of the partners, alongside the potential returns once the project has completed. The culmination of all of this work is a clear understanding of how the scheme will work, what the outcomes could be for the Council, and a comprehensive commercial proposition to enable the Council to select an investment partner.
- 8.18 In summary, officers propose to recommend to Mayor and Cabinet:
- The scheme currently has 232 homes, with 55 per cent as two-beds, 25 per cent as one-beds and 20 per cent as three-beds;
 - 35 per cent of homes will be affordable, and will be let at a discount rent to people who live or work in Lewisham and who meet the income criteria;
 - The discount rent will be based on the London Living Wage. It assumes that two earners occupy each flat, each paying 35 per cent of their net income on rent;
 - The rent therefore becomes constant across all unit sizes, and makes two and three bed homes affordable for families. The level of discount to the market rent therefore varies across each bed size and has an average discount of 32 per cent compared to market rents;
 - The Doctors surgery, community and amenity space aspects all remain;
 - That the procurement of an investment partner take place on this basis, and;
 - Is limited to three potential partners

- This enables decisions to be made at a later point about the level of investment the Council makes. The options will be to invest the land only or to take a greater share of the risk and to create a 50:50 joint venture partnership.

8.19 The assessment of the financial model is that the scheme is deliverable with these parameters in place. On that basis officers have carried out a second round of discussions with the market to test the scheme and assumptions to ensure that proposals are attractive to the market and therefore deliverable. Meetings were held with eight organisations, a range of PRS developers/ operators and investors. Key aspects discussed included the scheme characteristics, rent and discount levels, JV structure, required levels of return and procurement process.

8.20 This exercise created valuable feedback from the market about some specific aspects of the scheme, including procurement. Feedback from the potential partners was positive around a transparent procurement process however all advised that a limited number of three organisations should be invited to tender to gain maximum buy-in. Overall, discussions have shown that the proposals are attractive to the market.

8.21 The current position is that, subject to Mayor and Cabinet approval, the Council is now ready to commence the procurement process for the JV partner. The expected programme is set out below:

Procurement of partner	April – June 2016
Submission of Planning application	December 2016
Start on Site	April 2017
Completion	Spring 2019

9 Financial implications

9.1 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.

9.2 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.

9.3 In addition to this, the Council’s General Fund Capital Programme currently includes provision of £12m for new build and property, including hostels acquisition.

9.4 Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.

9.5 More detailed financial analysis of each scheme will be undertaken as they are developed and reported to members at a later date.

- 9.6 Officers are currently obtaining advice on aspects of financial arrangements in respect of the Besson Street scheme, the details of which will be included in the report to Mayor and Cabinet.

10 Legal Implications

- 10.1 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.
- 10.2 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.
- 10.3 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.

11 Equalities Implications

- 11.1 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.
- 11.2 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/legaland-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

- 11.3 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
- 11.4 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/>

12 Environmental Implications

- 12.1 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.

13 Crime and Disorder Implications

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

14 Background documents and originator

- 14.1 The background papers supporting this decision are:

Title	Date	File Location	Contact Officer
New Homes Better Places Programme	21 October 2015	Available at this link	Jeff Endean

New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean
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14.2 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:

Council Housing development Programme

Scheme Name	Partner	Ward	Total Homes	Affordable	Council	PR	Sal	Project Start on site	Projected Completion
Mercator Road (new build)	Lewisham Homes	Lewisham Central	6	0	6	0	0	Complete	Complete
Slaithwaite Community Room (conversion)	Lewisham Homes	Lewisham Central	1	0	1	0	0	Complete	Complete
Forman House (conversion)	Lewisham Homes	Lewisham Telegraph Hill	2	0	2	0	0	Complete	Complete
161-163 Deptford High Street	Council	Lewisham Evelyn	2	0	2	0	0	Complete	Complete
Angus Street (conversion)	Lewisham Homes	Lewisham New Cross	1	0	1	0	0	Complete	Complete
28 Deptford High St (hostel acquisition)	Council	Lewisham New Cross	3	0	3	0	0	Complete	Complete
Ashmead Road (conversion)	Lewisham Homes	Lewisham Brockley	1	0	0	0	1	On-site	Apr-16
PLACE / Ladywell (new build)	Council	Lewisham Central	24	0	24	0	0	On-site	May-16
Marischal Road (low cost home ownership)	Pocket Living	Lewisham Central	26	0	0	0	26	On-site	Nov-16
Dacre Park South (new build)	Lewisham Homes	Lewisham Blackheath	25	0	25	0	0	On-site	Feb-17
Longfield Crescent (new build)	Lewisham Homes	Lewisham Forest Hill	27	0	27	0	0	On-site	Mar-17
Hazelhurst Court (Extra Care)	Phoenix CH	Lewisham Bellingham	60	0	60	0	0	On-site	Mar-17
Wood Vale (new build)	Lewisham Homes	Lewisham Forest Hill	17	0	9	0	8	On-site	May-17
Honor Oak Housing Office (conversion)	Lewisham Homes	Lewisham Telegraph Hill	5	0	5	0	0	May-16	Oct-16
Hillcrest (conversion)	Lewisham Homes	Lewisham Sydenham	3	0	3	0	0	May-16	Oct-16
Pepys Housing Office (conversion)	Lewisham Homes	Lewisham Evelyn	10	0	10	0	0	May-16	Jan-17
Dacre Park North (new build)	Lewisham Homes	Lewisham Blackheath	5	0	0	0	5	May-16	Feb-17
Hatfield Close (conversion)	Lewisham Homes	Lewisham New Cross	1	0	1	0	0	Jun-16	Aug-16
Hawke Tower (conversion)	Lewisham Homes	Lewisham New Cross	1	0	1	0	0	Jul-16	Oct-16
Rawlinson House (conversion)	Lewisham Homes	Lewisham Central	1	0	1	0	0	Aug-16	Nov-16

Council Housing development Programme

Scheme Name	Partner	Ward	Total Homes	Affordable	Council	PRS	Sale	Projected Start on site	Projected Completion
Kenton Court (new build)	Lewisham Homes	Bellingham	35	0	24	0	11	Aug-16	Mar-18
Milton Court Road (new build)	Lewisham Homes	New Cross	25	0	25	0	0	Sep-16	Sep-17
Silverdale Hall (new build)	Lewisham Homes	Sydenham	13	0	13	0	0	Sep-16	Sep-17
Grace Path (new build)	Lewisham Homes	Sydenham	6	0	0	0	6	Sep-16	Sep-17
Honor Oak Community Centre (re-build)	Lewisham Homes	Telegraph Hill	57	0	45	0	12	Sep-16	Mar-18
Eliot Bank & Knapdale Close (new build)	Lewisham Homes	Forest Hill	44	0	20	0	24	Oct-16	Oct-18
Allison Close (new build)	Lewisham Homes	Blackheath	6	0	0	0	6	Jan-17	Jan-18
Pagoda Gardens (new build)	Lewisham Homes	Blackheath	9	0	0	0	9	Jan-17	Jan-18
Endwell Road (new build)	Lewisham Homes	Telegraph Hill	19	0	19	0	0	Jan-17	Jun-18
Wellmeadow Road (new build)	Lewisham Homes	Lewisham Central	20	0	20	0	0	Jan-17	Jun-18
Embleton Road sites (new build)	Lewisham Homes	Ladywell	12	0	8	0	4	Jan-17	Jul-18
Hillcrest Estate (new build)	Lewisham Homes	Sydenham	42	0	42	0	0	Jan-17	Jul-18
Dacres Road (new build)	Lewisham Homes	Perry Vale	17	0	17	0	0	Jan-17	Jul-18
Marnock Road (new build)	Lewisham Homes	Crofton Park	6	0	0	0	6	Feb-17	Feb-18
Crofton Park (new build)	Lewisham Homes	Crofton Park	4	0	4	0	0	Feb-17	Feb-18
Somerville Estate (new build)	Lewisham Homes	Telegraph Hill	75	0	55	0	20	Feb-17	May-18
Bampton Estate Site 4 (new build)	Lewisham Homes	Perry Vale	45	0	45	0	0	Mar-17	Sep-18
Campshill Road (Extra Care)	TBC	Lewisham Central	51	5	46	0	0	TBC	TBC
Church Grove Self-Build	RUSS	Lewisham	33	28	5	0	0	Jan-17	Jan-20

Central

Total by March 2018	650	5 1%	519 80%	0 0%	126 19%
GRAND TOTAL	740	33	569	0	138

Appendix B:

Housing-Led Regeneration

Scheme Name	Lead partner	Ward	Total Homes	Affordable	Council	PRS	Sale	Projected Start on site	Projected Completion
Heathside and Lethbridge Phase 1	Family Mosaic	Blackheath	138	115	0	0	23	Complete	Complete
Heathside and Lethbridge Phase 2	Family Mosaic	Blackheath	190	144	0	0	46	Complete	Complete
Heathside and Lethbridge Phase 3 (A)	Family Mosaic	Blackheath	49	49	0	0	0	Complete	Complete
Heathside and Lethbridge Phase 3 (B)	Family Mosaic	Blackheath	169	57	0	0	112	On-site	Aug-17
Heathside and Lethbridge Phase 4	Family Mosaic	Blackheath	236	125	0	0	111	On-site	Aug-18
Excalibur Phase 1 & 2	L&Q	Whitefoot	57	39	0	0	18	Feb-16	Oct-17
Besson Street	JV	New Cross	230	85	0	145	0	Aug-16	Mar-18
Deptford Southern Housing	Family Mosaic	New Cross/ Evelyn	321	117	0	0	204	Aug-16	Aug-20
Excalibur Phase 3	L&Q	Whitefoot	95	61	0	0	34	Jan-18	Oct-19
Bampton Estate (sites 1-3)	L&Q	Perry Vale	220	80	0	0	140	Apr-18	Mar-23
Heathside and Lethbridge Phase 5	Family Mosaic	Blackheath	264	131	0	0	133	Aug-18	May-21
Excalibur Phase 4	L&Q	Whitefoot	121	73	0	0	48	Dec-19	Jun-21
Excalibur Phase 5	L&Q	Whitefoot	98	55	0	0	43	Aug-21	Feb-23
Heathside and Lethbridge Phase 6	Family Mosaic	Blackheath	145	49	0	0	96	Aug-21	May-23
		GRAND TOTAL	2,333	1,180	0	145	1,008		