

Mayor and Cabinet		
Title	Comments of the Sustainable Development and Housing Select Committees on housing zones	
Contributor	Sustainable Development and Housing Select Committees	Item
Class	Part 1 (open)	9 November 2016

1. Summary

- 1.1 This report informs Mayor and Cabinet of the comments and views of the Sustainable Development and Housing Select Committees, arising from discussions held on housing zones at a joint session on 25 October 2016.

2. Recommendation

- 2.1 The Mayor is recommended to note the views of the select committees as set out in this report and ask the Executive Director for Resources and Regeneration to provide a response.

3. The Select Committees' views

- 3.1 On 25 October 2016, the Sustainable Development and Housing Select Committees considered an officer report on housing zones in Lewisham.
- 3.2 The committees resolved to advise Mayor and Cabinet of the following:
- 3.3 The committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:
- The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.
 - A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.
 - Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.
 - Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.
 - Timings of planned key decisions for the development of the programme.
 - A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.
- 3.4 The committee's also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the meaningful engagement of the public in the future of the scheme.

- 3.5 In relation to the New Bermondsey housing zone, the committees recommend that:
- Oversight of the section 106 agreement should be returned to strategic planning committee.
 - An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.
 - That further information should be made publicly available about the management structure and ownership of the developer.
- 3.6 The Chairs of the two committees also intend to write to the Mayor of London expressing concern about housing zones and the quantum of affordable housing being provided. They will also request further assurances from the GLA that the necessary due diligence is being carried out on the use of housing zone funding by developers.

4. Financial implications

- 4.1 There are no financial implications arising out of this report per se; but there may financial implications arising from carrying out the action proposed by the Committee.

5. Legal implications

- 5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

6. Further implications

- 6.1 At this stage there are no specific environmental, equalities or crime and disorder implications to consider. However, there may be implications arising from the implementation of the Committee's recommendations.

Background papers

Report to Housing and Sustainable Development Select Committees on housing zones:
<http://councilmeetings.lewisham.gov.uk/documents/s46096/04%20Housing%20zones%20-%2020251016.pdf>

If you have any questions about this report, please contact Timothy Andrew or John Bardens (Scrutiny Managers) on 0208 3149455