

Housing Select Committee			
Title	New Homes Programme Update		
Key decision	Yes	Item no	6
Wards	All wards		
Contributors	Executive Director for Customer Services		
Class	Part 1	18 April 2017	

1 Purpose of report

- 1.1 This report provides a general update on the Council's new homes delivery programme, New Homes, Better Places. The programme covers the wide range of projects which the Council sponsors, enables or directly delivers to provide new homes in the borough to meet housing need.
- 1.2 The report also introduces a new project on the site of former Deptford Green Multi-Use Games Area (MUGA), which will provide between 31 and 48 units of temporary accommodation and could also provide community/commercial space on the ground floor of the development.

2 Summary

- 2.1 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 housing demand.
- 2.2 A series of update reports has subsequently been considered by Housing Select Committee outlining progress in meeting the target of starting 500 new Council homes for social rent, by March 2018.
- 2.3 The New Homes, Better Places Programme includes the delivery of new infill homes on the Council's land, which has been the focus of previous reports. This part of the programme is being led by the Council's Arms' Length Management Organisation, Lewisham Homes.
- 2.4 The wider New Homes, Better Places Programme also includes projects which the Council directly sponsors or has enabled, and projects which seek to improve the quality and availability of temporary accommodation in the borough for homeless households.

3 Recommendations

- 3.1 It is recommended that Housing Select Committee:
- 3.2 Notes the progress update on the New Homes, Better Places Programme and the proposed PLACE/Deptford development, ahead of consideration of the same matter at Mayor & Cabinet on 19 April
- 3.3 Considers and provides comments on the presentation that officers will make on the night of the committee, providing an overview of the current Council development programme, as set out in appendix A, as well as potential future opportunities to build new affordable homes

4 Policy context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
 - Ambitious and achieving: where people are inspired and supported to fulfil their potential.
 - Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 4.2 The proposed recommendations are also in line with the Council policy priorities:
 - Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 4.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:
 - Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

- 4.4 Lewisham's Core Strategy has the objective to make provision for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26, to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. The Core Strategy also has the objective to make provision to meet the housing needs of Lewisham's new and existing population, which will include:
- provision of affordable housing;
 - a mix of dwelling sizes and types, including family housing;
 - lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs;
 - bringing vacant dwellings back into use.

5 Background

- 5.1 Housing Select Committee will be aware of the significant challenge posed by the increase in homelessness in Lewisham and in London more widely. London's population is currently increasing by 50,000 to 60,000 households per year whilst on average 27,000 new homes a year have been built in the city. The number of homeless households in temporary accommodation in London increased from nearly 36,000 in 2011 to over 52,820 at the end of June 2016.
- 5.2 In Lewisham, there has been an 89% increase in the number of homeless households in temporary accommodation over the last five years and there are currently nearly 1,800 homeless households in temporary accommodation. Over the same period, the number of households on the waiting list for social housing has grown from approximately 7,500 to over 9,250.
- 5.3 The Council is addressing this issue in a number of ways, including initiatives to increase the supply of high quality temporary accommodation which can be used as emergency housing, alongside a focus on homeless prevention and a programme of property acquisition led by Lewisham Homes. In combination these approaches have succeeded in stabilising the population of homeless households in nightly paid accommodation. There are currently 496 of these, down from a high of 575 in 2016. Nonetheless sustained action is required to continue this downward trend, provide better quality and local accommodation for people in housing need, and to address the on-going budget pressures that this still-high level of homelessness generates.
- 5.4 As such, the main focus of this report is a new project which aims to replicate the success of the project at PLACE/Ladywell at an underused site in the Council's ownership in Deptford. Again this is intended to provide temporary accommodation for homeless households, potentially alongside non-housing uses of the ground floor. The same technology is proposed to be used, although in this iteration the learning from PLACE can enable more effective design and delivery approaches. These will mean that the return on investment from the building is faster.

6 New Homes Programme update

Project Status	New Council Homes	New Temporary Accommodation	Combined New Housing Supply
Complete	9	50	59
On-site	126	0	126
With planning consent awaiting start	60	9	69
Total homes in-development	195	59	254
Total potential homes on sites at the pre-planning stage which could start by March 2018	321	31	352
Total homes in programme	516	90	606

- 6.1 In addition to the new Council homes that are being delivered through the New Homes, Better Places Programme, new temporary accommodation is also being developed to meet housing need and reduce the impact on the Council's budgets of expensive nightly-paid accommodation. All of these homes are aimed at households in acute housing need, either by providing permanent secure Council homes or better quality temporary homes while they await a permanent offer.
- 6.2 50 new units of temporary accommodation have already been provided as part of this programme through a mixture of conversions, acquisitions and new build:
- Hamilton Lodge, Forest Hill: 21 units through the acquisition and conversion of a former care home.
 - 161-163 Deptford High Street and 28 Deptford High Street, New Cross: a total of 5 new units provided through acquisition and conversion of disused space above shops
 - PLACE/Ladywell, Lewisham Central: 24 units were provided through new build development using modern methods of construction.
- 6.3 This report aims to further the Council's strategy of improving the quality and availability of temporary accommodation in the borough. Subject to the recommendations in this report being approved, a further scheme of approximately 31 units of temporary accommodation will be progressed to start on-site by March 2018.

7 PLACE/Ladywell Lessons Learnt

- 7.1 PLACE/Ladywell was completed in August 2016 and provides 24 high quality two bedroom apartments that have been used to provide temporary accommodation. The building was designed to be demountable, so that it can be deconstructed and moved to new location, and then reassembled once long term plans for its current location are finalised.

- 7.2 PLACE/Ladywell generates financial benefits of approximately £360,000 annually for the Council, based on £225,000 collected in rent, and an additional £135,000 saved compared to the average cost of self-contained nightly paid accommodation for the 24 resident families. After financing costs, the development generates a net income of £85,000, which has been included as a budget saving from 2017/18 onwards, helping the Council in its objective to generate revenue returns from property as one means of meeting the on-going budget challenge it faces.
- 7.3 Overall, the total financial benefits that PLACE/Ladywell generates means that, excluding the recycled right-to-buy receipts, the capital investment in the building is repaid in approximately 12 years, including the estimated cost of one move in that time.
- 7.4 PLACE/Ladywell has won multiple regional and national awards including two prizes at the New London Architecture Awards 2016, for “Best Temporary Development” and the special “Mayor’s Prize”; a commendation in the category of “Best New Place to Live” at the London Planning Awards 2017; and winning the award for “Best Housing Initiative” at the LGC Awards 2017. The project is also currently shortlisted for both “Outstanding Approach to Tackling Homelessness” and “Outstanding Innovation” at the UK Housing Awards 2017.
- 7.5 PLACE/Ladywell was the first building of its type, and although it was very successful, there are a number of ways that the design and the approach to the modular construction could be improved to increase efficiency and to deliver a faster, cheaper and higher quality development.
- 7.6 Although the majority of manufacture process of the building took place off-site in the factory there were still significant pieces of work that had to be completed on-site, including the balconies attached to each apartment, the walk ways that connect them, and the fit-out of the ground floor. The next iteration of the design would aim to have all of these elements completed off-site, and minimise the on-site works as much as possible. This will increase the efficiency of the construction and reduce the time it takes to complete the development.
- 7.7 PLACE/Ladywell also provides a range of non-housing uses which add to the offer the Council is able to make to local residents. These include a café and community cinema, a co-working space as part of the DEK programme, and a range of low-cost retail and maker spaces. These additional facilities have been very successful in providing jobs, business growth opportunities, and more standard office-spaces. The building is projected to create or sustain 100 full time equivalent jobs in the time it is on-site in Ladywell, as part of 15 local businesses located there. The ground floor operators plan to undertake more growth and developmental work over the coming year to increase this positive contribution to the local economy. Given this success, officers also intend to consider a range of non-housing uses for the next iteration of the project.
- 7.8 In PLACE/Ladywell, the Council has developed a model in PLACE that is financially self-sustaining and that also provides a range of housing and wider community benefits. By iterating that approach, and further developing the

model, this is an opportunity to increase the value that the Council can obtain from the investment it has already made at PLACE/Ladywell.

- 7.9 The site of the former ball court on Edward Street in Deptford (Evelyn ward) has been identified as potential location to build the next iteration of a development based on the PLACE/Ladywell model. PLACE/Deptford can use precision manufacturing techniques to provide new high quality temporary accommodation faster and more cost effectively than would be possible with traditional construction techniques, and use the lessons learnt from PLACE/Ladywell to increase efficiency and reduce the payback time for the Council.

8 Former ball court on Edward Street Site

- 8.1 The site on Edward Street, shown in the site plan attached as **Appendix B**, is the location of the former multi-use games area (MUGA) that served Deptford Green School before it was re-built under the Building Schools for the Future Programme (BSF). Once the new school was built the MUGA became surplus to the school requirements as a new and fit for purpose outdoor playing pitch was provided within the school grounds and adjacent to Fordham Park.
- 8.2 The former MUGA is currently in an unusable condition, presents a potential health and safety risk, and frequently attracts fly tipping and occasional anti-social behaviour. The current condition of the site is shown in the photos attached as **Appendix C**.
- 8.3 The site has been identified as a potential location for a development based on the PLACE/Ladywell model, where a modular building can be built to provide temporary accommodation as well as other non-housing community benefits
- 8.4 The site has been identified as a potential location for a development based on the PLACE/Ladywell model, where a modular building can be built to provide temporary accommodation as well as other non-housing community benefits.
- 8.5 Officers have discussed with members of the Planning Service the proposed scheme on Edward Street and it is clear that any loss of play space for the local area will need to be addressed as part of a redevelopment on the site. As such, to ensure that there is no loss of play space in the area, the design work that is being undertaken will also look at how fit for purpose play space can be provided in the vicinity.
- 8.6 The design work will also look at alternative ground floor uses, beyond residential, which may work in the context of the Edward Street area.
- 8.7 The site was used by a school within the last eight years, which means that for a change of use on the site it likely that Secretary of State approval will be required. This is dealt with in more detail in the legal implications set out in section 15 of this report.
- 8.8 Approval to apply to the Secretary of State to lease the proposed development for use as temporary accommodation will be sought from Mayor and Cabinet at

the same time that permission is sought to apply for planning permission. The appointment of Perfect Circle includes breaks at this point, so that if Secretary of State approval is withheld, there are no further abortive costs for the Council.

9 Comments from Asset Management on proposed scheme

- 9.1 The site of the former Edward Street MUGA currently sits within the General Fund and has been unused since 2012. It is not an efficient use of Council assets and the MUGA's current condition present a risk to the Council.
- 9.2 Asset Management support using the site to deliver a scheme similar to PLACE/Ladywell that will generate an ongoing revenue for the Council and help address the pressure that providing nightly paid temporary accommodation places on Council budgets.

10 Comments from CYP Regeneration and Asset Management on proposed scheme

- 10.1 The MUGA has not been used since the Deptford Green School was relocated to Fordham Park in 2012.
- 10.2 Local children have been accessing the former MUGA and climbing over the fencing has already resulted in one serious injury claim on the Council. The gate to the former MUGA is currently left open to prevent such an injury reoccurring. Whilst the land is unmanaged there is still a potential for injury claims against the Council, with the potential deterioration of the former MUGA surface and accusations from residents of a wasted and unmanaged resource.
- 10.3 Rubbish and fly tipping on the former MUGA is an environmental hazard and eyesore, with health and safety implications as rubbish will attract vermin to the area. Local residents have complained a number of times regarding the rubbish.
- 10.4 We recommend that to prevent environmental and health and safety risks better use is made of the former MUGA.

11 PLACE/Deptford

- 11.1 PLACE/Ladywell currently provides:

	<i>Two-Bed Units</i>	<i>Three-Bed Units</i>	<i>Community/Commercial Ground Floor</i>	<i>Total Units</i>
PLACE/Ladywell	24	0	880m ²	24

- 11.2 Through Perfect Circle, AECOM and RSHP have completed a feasibility study to demonstrate what sort of precision manufactured temporary accommodation could be delivered on the Edward Street site. This feasibility work had set out three possible options for the developments:

	<i>Two-Bed Units</i>	<i>Three-Bed Units</i>	<i>Community/Commercial Ground Floor</i>	<i>Total Units</i>

Option 1	26	5	691m ²	31
Option 2	48	0	No	48
Option 3	39	0	No	39

- 11.3 Based on this feasibility report option 1 provides the most desirable option for the site as it includes a mix of unit sizes and allows for community and commercial uses of the ground floor. Further work to expand these options and provide more detail on what can be delivered will be explored as the design process continues.
- 11.4 All of the units for temporary accommodation will be designed to the same high standard and specification as the units in PLACE/Ladywell. This means that all of the units will be 10 per cent larger than London Space Standards.
- 11.5 Potential visualisations and proposed apartment layouts for PLACE/Deptford from the feasibility study are set out in **Appendix D** of this report. These are indicative of what the development might look like and do not represent the final designs. Once the design is more developed a report will taken to Mayor and Cabinet seeking permission to submit a planning application. The target date for this is 28 June 2017.
- 11.6 Although using the same technology used for PLACE/Ladywell means that PLACE/Deptford can be moved to a new location, the current intention is to apply for permanent planning permission to provide temporary accommodation on the site. This allows flexibility for future uses of the site, while removing an arbitrary end date when PLACE/Deptford would need to be moved.
- 11.7 Subject to the recommendations in this report, and the accompanying Contract Award Report being agreed, the below table sets out the target dates for the delivery of the scheme:

Stage	Target Start Date	Time
Stage 3-4 Developed Design & Technical Design	4 May 17	8 weeks
Target Mayor and Cabinet date	28 June 17	
Planning Application	July 17	13 weeks
Manufacture/Construction	October 17	36 weeks
Completion	Summer 18	-

11.8 Public consultation and engagement in detail on this project to discuss design, play space re-provision and different uses of the ground floor will take place alongside the design work to inform the process. This process has however started, with a presentation to the Evelyn Local Assembly on 28 March, at which the proposal was well received in principle, although significant further consultation will be required. This could include engaging with people on the site in the manner used for the PLACE/Ladywell consultation.

12 Project Budget for PLACE/Deptford

12.1 Initial feasibility and design work was undertaken by RSHP and AECOM through Perfect Circle for a value of £176,142.25. This work has now been completed and feeds into this report.

12.2 The budget requirements for the design phase of this project are set out below:

<i>Item</i>	<i>Amount</i>
Design and Feasibility (incurred to date)	£176,142.25
Design and Quality Assurance Team Fees	£487,357.32
Planning Fees	£20,000
Commercial Adviser	£30,000
Project Contingency	£12,500
Total	£725,999.57

12.3 Although the design work has not yet been advanced to the stage where a final estimated of the construction price can be made, the feasibility work completed so far indicates that the construction/manufacture costs of the development will be approximately £6,500,000. This estimate can however be made with some level of confidence, as the product is the same as at Ladywell and the method of construction and outline manufacture costs are therefore known.

12.4 When the next stage of design and consultation has been completed, a more accurate estimate of the construction/manufacture cost will be known and will be reported to Mayor and Cabinet at the point that a final recommendation to proceed is made.

13 Provision of play space in the immediate vicinity

13.1 Although the former Edward Street MUGA is currently unusable as play space, it did previously provide this function. To ensure there is adequate provision for people in local area part of the design work will look at how play space can be improved and expanded in the immediate vicinity.

13.2 To this end Perfect Circle is proposing to employ Breeze Landscape Architects Limited to carry out a study to propose the best way to provide or improve play space in the immediate vicinity.

- 13.3 As part of initial scoping discussions the Ball Court that is part of Kingfisher Square has been identified as potentially being in need of maintenance and improvement. There seems to be scope to expand and improve the play facilities there on a site that is only c.150m from the site of the former Edward Street MUGA.

14 Bid to GLA Innovation Fund

- 14.1 The Mayor of London launched a new funding prospectus 'Homes for Londoners: Affordable Homes Programme 2016-21 in November 2016. The total funding available is £3.15bn to fund at least 90,000 new affordable homes for Londoners by 2021.
- 14.2 The prospectus launched three new affordable housing products: London Affordable Rent; London Living Rent; and London Shared Ownership. The fund will be allocated through the following routes: Approved Provider Route, Developer-led Route, Negotiated Route, Innovation Fund, Strategic Investment Fund.
- 14.3 Following exploratory dialogue with the GLA, Officers have submitted an Expression of Interest for the Innovation Fund, which commences the process and enables further dialogue. Once the potential funding options become clearer, and the design has evolved, officers will make a final recommendation for Mayor & Cabinet consideration about any grant funding application in relation to this or any other project.

15 Financial Implications

- 15.1 A report due to be considered by Mayor & Cabinet on 19 April will request the approval of a budget of £725,999.57 for the design phase of PLACE/Deptford. If the scheme proceeds beyond the design stage, then this cost can be capitalised and funded from capital reserves. If the scheme does not proceed beyond the design stage, then this cost will have to be written off to revenue.
- 15.2 Should the scheme proceed beyond the design phase, it is estimated that construction costs may be in the region of £6.5m, and could be part-funded by Right to Buy receipts (30%). Depending on the actual number and mix of units, there may be rental income generated of approximately £600k per annum and savings of over £200k per annum on temporary bed & breakfast accommodation.

16 Legal Implications

- 16.1 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.

- 15.2 In accordance with Schedule 1 of the Academies Act 2010, the consent of the Secretary of State is required to appropriate or enter into any disposal of land if at any time in the last 8 years it has been used wholly or mainly for the purposes of a school or a 16 to 19 Academy. Accordingly, this consent will need to be obtained before any permanent change in use of the site and/or any lease can be entered into with Lewisham Homes. This will be dealt with at the appropriate time should the scheme proceed.
- 16.2 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 16.3 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.
- 16.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 16.3 above.
- 16.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 16.6 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

16.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

16.8 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

17 Crime and disorder implications

17.1 There are no crime and disorder implications arising from this report.

18 Equalities implications

18.1 There are no specific equalities implications arising from this report.

19 Environmental implications

19.1 There are no environmental implications arising from this report.

Background Documents and Report Originator

Title	Date	File Location	Contact Officer
Re-Deployable Temporary Accommodation	22 October 2014	Available at this link	Jeff Endean 020 8314 6213
Contract Award for Re-Deployable Temporary Accommodation	24 June 2015	Part 2 report available from	Jeff Endean 020 8314 6213

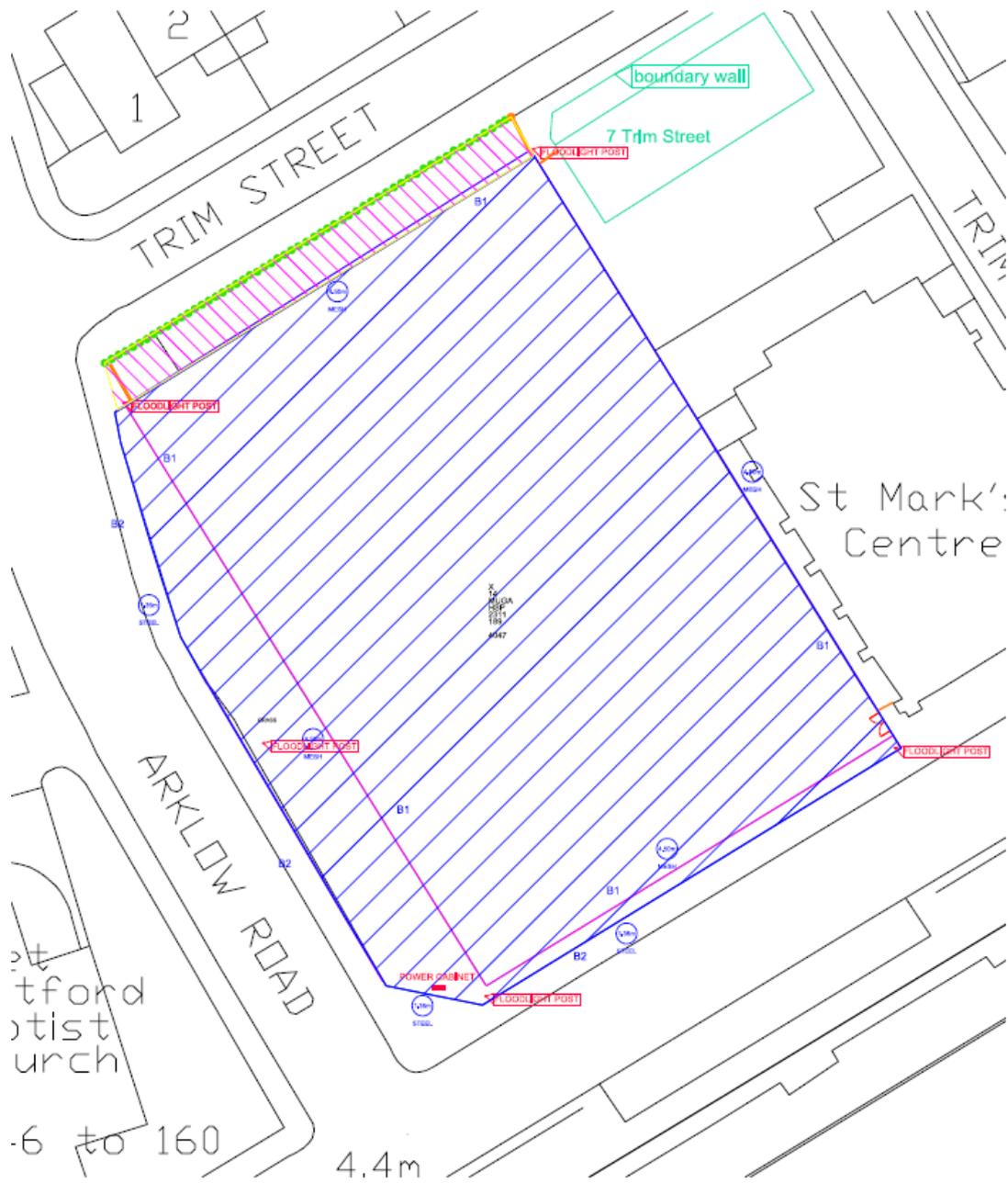
construction (Part 2 Report)		overview and scrutiny	
PLACE/Ladywell Lease Award	18 May 2016	Part 2 report available from overview and scrutiny	Jeff Endean 020 8314 6213

If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

Appendix A – Programme update

Scheme Name	Ward	Council Homes	Sale	TA	Total	Status	Target Planning Submission	Target Planning Decision	Target Start on Site	Target Completion
Current Approved Programme										
Mercator Road (New Build)	Lewisham Central	6	0	0	6	Complete				
Slaithwaite Community Room (conversion)	Lewisham Central	1	0	0	1	Complete				
Ashmead Road (disposal)	Brockley	0	1	0	1	Complete				
Angus Street (conversion)	New Cross	1	0	0	1	Complete				
Forman House (conversion)	Telegraph Hill	2	0	0	2	Complete				
Marischal Road (low cost home ownership)	Lewisham Central	0	26	0	26	Complete				
PLACE/Ladywell (new build)	Lewisham Central	0	0	24	24	Complete				
Hamilton Lodge (conversion)	Forest Hill	0	0	21	21	Complete				
28 Deptford High Street	New Cross	0	0	3	3	Complete				
161-163 Deptford High Street (acquisitions)	Evelyn	0	0	2	2	Complete				
Wood Vale (new build)	Forest Hill	9	8	0	17	On-Site				Jun-17
Honor Oak Housing Office (conversion)	Telegraph Hill	5	0	0	5	On-Site				Jun-17
Dacre Park South (new build)	Blackheath	25	0	0	25	On-Site				Jul-17
Dacre Park North (new build)	Blackheath	0	5	0	5	On-Site				Jul-17
Hazelhurst Court (extra care)	Bellingham	60	0	0	60	On-Site				Jul-17
Longfield Crescent (new build)	Forest Hill	27	0	0	27	On-Site				Aug-17
Forster House	Whitefoot	22	0	0	22	Planning consented, awaiting start			Apr-17	Aug-18
Campshill Road (Extra Care)	Lewisham Central	34	25	0	59	Planning consented, awaiting start			May-17	Nov-18
118 Canonbie	Forest Hill	0	0	9	9	Planning consented, awaiting start			Jun-17	Mar-18
Woodbank	Whitefoot	4	0	0	4	Planning consented, awaiting start			Jun-17	Jun-18
Rawlinton House (conversion)	Lewisham Central	1	0	0	1	Planning submitted, awaiting decision		Apr-17	Jun-17	Nov-17
Hawke Tower (conversion)	New Cross	1	0	0	1	Planning submitted, awaiting decision		Apr-17	Jun-17	Nov-17
Kenton Court (new build)	Bellingham	26	0	0	26	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Silverdale Hall (new build) [community centre]	Sydenham	10	0	0	10	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Grace Path (new build)	Sydenham	0	6	0	6	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Oct-17	Dec-18
Marnock Road (new build)	Crofton Park	6	0	0	6	Design development and resident consultation	Apr-17	Jun-17	Nov-17	Mar-19
Church Grove Self-Build	Lewisham Central	5	26	0	31	Approved final scheme, awaiting planning application	Apr-17	Jun-17	Jan-18	Jan-21
Stansted Road	Forest Hill	5	0	0	5	Early Design Stage	Apr-17	Jul-17	Nov-17	Nov-18
Forest Estate	Forest Hill	20	0	0	20	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Crofton Park (new build)	Crofton Park	2	0	0	2	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
High Level Drive	Sydenham	26	0	0	26	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Brasted Close	Sydenham	0	15	0	15	Early Design Stage	Apr-17	Jul-17	Nov-17	Apr-19
Milton Court Road (new build)	New Cross	11	0	0	11	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Oct-19
Pepys Housing Office (conversion)	Evelyn	5	0	0	5	Approved final scheme, awaiting planning application	May-17	May-17	Jun-17	Oct-17
Endwell Road (new build)	Telegraph Hill	11	0	0	11	Design development and resident consultation	May-17	Aug-17	Nov-17	Mar-19
Embleton Road sites	Ladywell	5	3	0	8	Design development and resident consultation	Jun-17	Sep-17	Jan-18	Jul-19
Bampton Estate Site 4 (new build)	Perry Vale	60	0	0	60	Design development and resident consultation	Jul-17	Jul-17	Jan-18	Sep-19
Allison Close (New Build)	Blackheath	0	6	0	6	Design development and resident consultation	Jul-17	Sep-17	Jan-18	Jan-19
Somerville Estate (new build) [community centre]	Telegraph Hill	40	0	0	40	Design development and resident consultation	Jul-17	Oct-17	Jan-18	Apr-19
Mayfield Hostel	Lee Green	70	0	0	70	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Home Park Office	Sydenham	16	0	0	16	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Total		516	121	59	696					
Future Potential Programme										
Edward Street	Evelyn	0	0	31	31	Design development and consultation	Jul-17	Oct-17	Nov-17	Jul-18
Total		0	0	31	31					
Total (Current + Future Potential Programme)		516	121	90	727					

Appendix B – Site Plan for former Edward Street MUGA



Appendix C – Photos showing the current condition of the former Edward Street MUGA

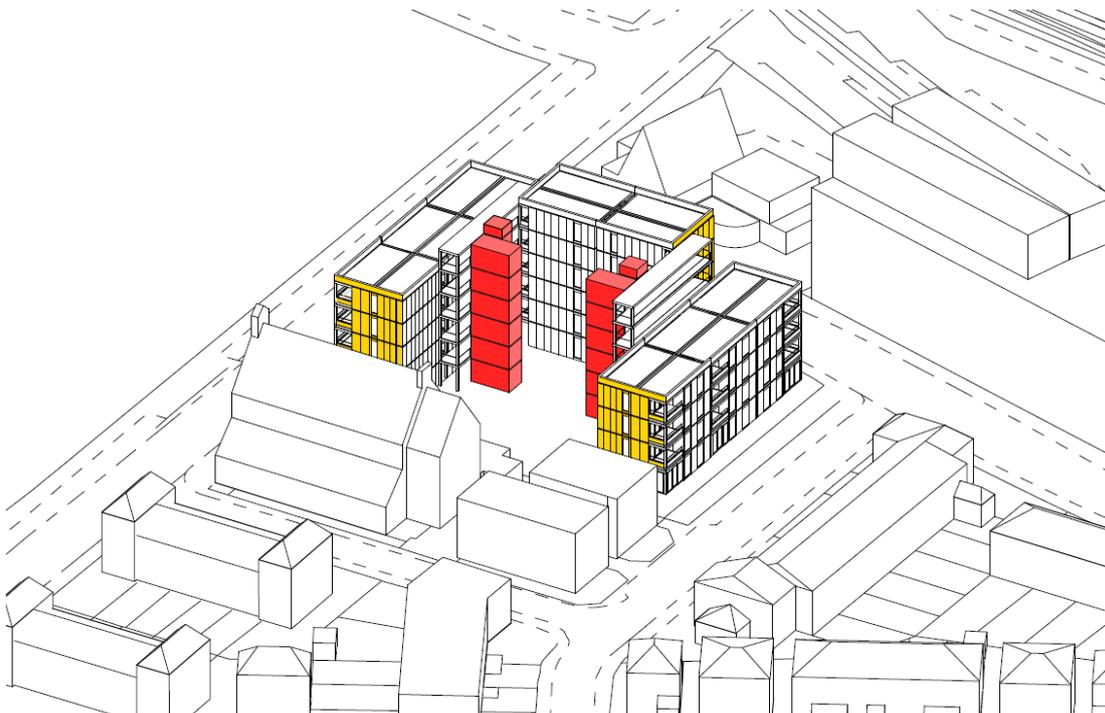




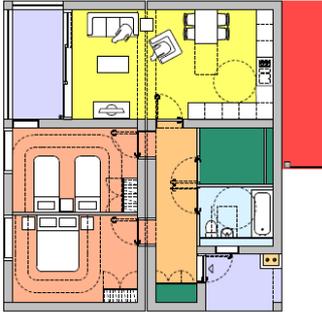
Appendix D – Images from the PLACE/Deptford Feasibility Study



16 PLACE Deptford | Lewisham
Ariel View



Apartment Layouts



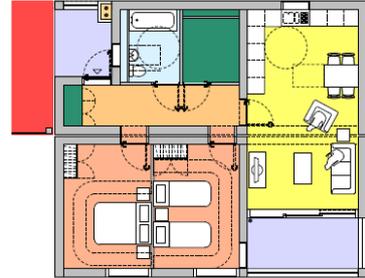
2 - Bedroom
00-05

GIA 77m² / 829ft²
Number of Habitable Rooms: 3
London Housing Design Guide -
2 bed - 4 people = 70m² / 753ft²



2 - Bedroom
00-05

GIA 77m² / 829ft²
Number of Habitable Rooms: 3
London Housing Design Guide -
2 bed - 4 people = 70m² / 753ft²



2 - Bedroom
00-05

GIA 77m² / 829ft²
Number of Habitable Rooms: 3
London Housing Design Guide -
2 bed - 4 people = 70m² / 753ft²

t:100 at A3