

<b>Mayor and Cabinet</b>			
<b>Title</b>	New Homes Programme Update		
<b>Key decision</b>	Yes	<b>Item no</b>	
<b>Wards</b>	All wards		
<b>Contributors</b>	Executive Director for Customer Services, Executive Director for Regeneration and resources, Head of Law		
<b>Class</b>	Part 1	10 January 2018	

## **1 Purpose of report**

- 1.1 This report provides an update on progress in delivering the Council's new homes programme – 'New Homes, Better Places'. Good progress continues to be made: since November 5 new homes have been completed and will soon be let. In total 330 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 1.2 The report also sets out details of proposed development at Edward Street, Deptford, on the site of the former Deptford Green ball court. Building on the innovative technology used to deliver PLACE/Ladywell in 2016, this report recommends that the Mayor agrees that a planning application should be made to deliver 34 new Council homes (12 two-bed apartments and 22 three-bed apartments), along with community/commercial space on the ground floor. The Part 2 Report contains commercially sensitive information relating to the Business Case for the scheme.

## **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 both Mayor and Cabinet, and Housing Select Committee, outlining progress in meeting the target of starting 500 new Council homes for social rent in 2018.
- 2.3 92 new social homes have now been completed, whilst a further 121 are on-site and are being delivered. 32 homes have received planning permission and are awaiting start-on-site. 85 homes are currently moving through the planning decision process, whilst a further 211 homes are awaiting submission to planning committee. See table below:

Project Status	Number of New Council Homes
Awaiting Planning Submission	211
Awaiting Planning Consent	85
Awaiting Start-On-Site	32
On Site	121
Completed Schemes	92
Total	541

2.4 This means that in total there are 330 homes underway in some form, which is over 65% of the 500 home target.

The programme therefore contains a total of 541 homes which are expected to start during 2018. A full summary of the development programme is appended to this report as **Appendix A**.

2.5 This report also provides a summary of consultation activity to date on the scheme at Edward Street, Deptford. The report recommends that the Council finalises these plans and submits a planning application for the development.

### 3 Recommendations

It is recommended that the Mayor:

- 3.1 Notes the progress update on the New Homes, Better Places Programme;
- 3.2 Notes the design development and consultation which has been carried out on the proposed development at Edward Street, which is summarised at section 7 of this report;
- 3.3 Having considered the responses to the consultation on the proposed development at Edward Street, agrees that Lewisham Council should proceed to submit a planning application to deliver 34 new homes for temporary accommodation;
- 3.4 Notes the business case for providing new homes for temporary accommodation as set in Part 2 of this report;
- 3.5 Agree that an application is made to the Secretary of State for Education under Schedule 1 of the Academies Act 2010 for the disposal of the site on a lease to provide temporary accommodation, as set out in Part 2 of this report;
- 3.6 Agrees the capital budget required to deliver the new homes at Edward Street as set out in the Part 2 report.

### 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

## 5 Recent Programme Achievements

- 5.1 Good progress continues to be made in delivering the target of 500 new Council homes to start on site by the end of 2018. In total 330 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process. This means that at this stage 65% of the target 500 homes have been achieved, and officers continue to pursue a range of other projects to deliver the remaining homes.
- 5.2 Two projects - at Kenton Court and at Marnock Road - have received planning permission since the last report to Mayor and Cabinet. Both will start on site in the spring of 2018. Kenton Court will deliver 25 new council homes consisting of 1,2 and 3 bedroom flats for social rent. This scheme will use innovative pre-fabricated technology, similar to that used at PLACE/Ladywell. Marnock Road will deliver 6, 3-storey Council homes, as well as provide improvements to surrounding public space.
- 5.3 A further 38 potential homes have also been identified as part of the High Level Drive scheme taking the potential total for this development to 56. These homes have been identified as part of a potential redevelopment of a former ballcourt and games area, but remain subject to further public consultation and Mayor and Cabinet decision making.

- 5.4 The table below sets out a summary of the overall new homes programme, as well as change across the programme since the last Mayor and Cabinet update report in November. This shows that in total a further 33 homes have been identified across the programme, with 31 more homes gaining planning consent and awaiting start-on-site.

Project Status	Number of New Council Homes (Dec 2017)	Programme Change (Nov – Dec 2017)
Completed Schemes	92	0
On Site	121	0
Awaiting Start-On-Site	32	+31
Awaiting Planning Consent	85	-31
Awaiting Planning Submission	211	+33
<b>Total</b>	<b>541</b>	<b>+33</b>

- 5.5 A summary of the overall programme is appended to this report (**Appendix A**).

## **6 Edward Street, Deptford, Evelyn Ward (34 new homes)**

- 6.1 As well as the new homes which Lewisham Homes are building on behalf of Lewisham Council to meet local housing need, the Council is also exploring opportunities for direct development on sites in its ownership. The proposal at Edward Street is to develop 34 new homes for use as temporary accommodation for homeless households on the site of a former ball court which is currently underutilised and in a poor state of repair.
- 6.2 As well as providing 34 new temporary accommodation units, Edward Street will all provide new community/commercial spaces on the ground floor to benefit the local community. The final uses will be established through further consultation with local people, but based on the engagement that has taken place so far officers are investigating the provision of space for a community nursery, and affordable office space that can be targeted at small business, start-ups and the voluntary sector.
- 6.3 PLACE/Ladywell was an innovative development by Lewisham Council that used modular construction to deliver 24 high quality two-bed apartments for homeless families, and 8 ground-floor units for a range of affordable commercial uses.
- 6.4 The development was an exemplar scheme that provided new housing units for 20 per cent lower cost than other new build projects in the programme, in approximately two thirds of the standard construction time. PLACE/Ladywell now provides an opportunity to move families out of very expensive and often unsuitable nightly-paid temporary accommodation into high quality, appropriately sized and in borough accommodation. The development was the first time a local authority has used precision manufactured technology in this way, and many lessons were learnt during the process about how a similar development could be delivered in a way that delivers greater benefits.

- 6.5 To best realise the benefits of the lessons learnt through the development of PLACE/Ladywell, the same engineering and architecture team were appointed by Mayor and Cabinet on 19 April 2017. The scheme has been designed to further push the quality of housing development that is achievable through using a precision manufactured approach to realise more positive outcomes for the residents.
- 6.6 This development forms part of the Council's bid to the GLA Innovation Fund, which has been set up as part of the new Mayor of London's approach to increasing the number of new affordable homes that are built in London. The role of the Innovation Fund specifically is to enable the development of new models of delivery.
- 6.7 Officers have been in close dialogue with the GLA about the potential to attract additional funding into the Council's delivery programmes. The Council is bringing forward a range of delivery projects that include innovative models of the type supported by the Innovation Fund. These conversations have focussed on a range of options, and have, for example, led to in principle support for the two community-led developments in the programme (RUSS and Lewisham Citizens CLT). If support is confirmed, the funding will be provided to the partners direct.
- 6.8 In particular though, the dialogue has focussed on whether GLA funding could be brought into the 500 home programme to support an expansion of the use of modern methods of construction of the type piloted at PLACE/Ladywell. In that project it was shown that by constructing homes in factory-controlled conditions it was possible to provide high quality homes quickly and in a financially viable manner.
- 6.9 The challenge for all housing providers now is to establish how this approach can start to contribute at a greater scale, above and beyond the pilot projects that the Council and some other organisations have delivered to date. To that it is proposed that a second wave of off-site manufactured sites is brought forward, to enable homes that are already planned for delivery within the 500 home programme to benefit from the additional speed and certainty on cost and delivery timetable that PLACE/Ladywell showed was possible.
- 6.10 All four of these developments have been designed with off-site manufacture in mind from the outset. Three are being developed in partnership with the consultant team that designed PLACE/Ladywell and the fourth has been designed by the architects working alongside Legal & General Homes, which has recently invested in a new factory for delivering off-site manufactured homes at scale.
- 6.11 The four Innovation Fund projects are as follows:

Project	Location	Homes Delivered
Mayfield	Burnt Ash Hill, Lee Green Ward	47 Council homes
Kenton Court	Adamsrill Road, Bellingham Ward	25 Council homes

Home Park	Winchfield Road, Bellingham Ward	34 Council homes
Edward Street	Edward Street, Evelyn Ward	34 Homes for temporary accommodation

- 6.12 Following initial discussions and an expression of interest submitted by officers, the GLA has provided in principle support to the programme. It has invited the Council now to finalise the four development designs and thereby fix the overall likely cost, and then to establish a fixed rate of grant funding. This is likely to be in the region of 40 per cent of the total project costs, currently estimated at around £13m of investment into the Council's programme. The remainder of costs would then be covered through Council capital resources, subject to the usual and necessary approvals.
- 6.13 It is anticipated that construction works will start on site on the first of the projects in late summer 2018, with practical completion of all of Innovation Fund schemes scheduled by the end of 2019. At this stage however, these dates are indicative only, as planning consent has yet to be achieved on all of the sites, and as officers are undertaking further work to establish designs, costs and the most appropriate procurement routes.
- 6.14 Kenton Court gained planning approval in early December. The scheme at Mayfield is currently in for planning decision, whilst both the Edward Street and Home Park schemes are likely to be submitted for planning by March 2018.
- 6.15 Despite the success of PLACE/Ladywell and other off-site manufactured projects across the UK, overall the construction market for this form of construction is in its infancy, but it is growing quickly and there is huge interest in how the value of modern technology can be captured to develop more homes, more quickly. For the Council, with its aim to maximise the number of new Council homes it builds, there is also an imperative to translate the cost savings new approaches such as this may offer, into lower cost housing for people in housing need.
- 6.16 To support officers in ensuring that a programme of this complexity, in a nascent market, can genuinely deliver value for money and manage risks, an advisory team has been appointed. This team is made up two organisations – Cast and Cogent – which have been instrumental in driving the development of this sector to date. For example the Chief Executive of Cast, Mark Farmer, wrote the Government's own review of the potential of new methods of construction, "*Modernise or Die*", in 2016.
- 6.17 The work that this advisory team will provide will enable officers to advise the Council on the most advantageous approach for utilising new technology to provide better, cheaper and quicker Council homes. This work is likely to complete in early 2018 and will be reported back to Mayor & Cabinet accordingly. Its focus will include a review of the construction market, of off-site manufactured models, the potential "best fit" of those to the sites in question, and the ways in which the Council might use a procurement exercise of this scale to maximise the other benefits for the borough, especially in relation to jobs and skills.

## 7 Edward Street Consultation Summary

- 7.1 The Edward Street development was first presented to the public at the Evelyn Local Assembly on 28 March 2017, where the proposal to bring forward new affordable housing based on the same model and technology as PLACE/Ladywell was greeted positively, although at that point the detail was not very well developed.
- 7.2 Following on from the initial Local Assembly meeting there have been two main consultation events held to engage local people with the design process.
- 7.3 The first main consultation event was held on Saturday 10 June 2017 in Charlottenburg Park, directly across the road from the proposed development site on Edward Street.
- 7.4 The designs presented were more directly based on PLACE/Ladywell, and the scheme was then referred to as PLACE/Deptford. Approximately 30 people attended the event and their responses are summarised by theme in the table below:

Comment	Number	Quote
General Support for the scheme	6	"It is good that homeless families are being cared for"
Change the name to something more local	3	"give this a historically grounded local Deptford name"
Change in appearance requested	6	"Exterior + style of the building to integrate with community"
Increase environmental features	5	"Solar panels, Eco-Infrastructure, Rain water harvesting; ensuring low cost sustainable housing"
Focus on security and safety in the design	2	"Focus on security"
Ground floor should be used for community uses, particularly a community Nursery	14	"Community nursery preferred"
More business uses favoured for the ground floor such as shop, café or gym	10	"Sainsbury's, Waitrose etc., this would be a viable business"

- 7.5 Most of the comments received were supportive and included suggestions on how the development could be improved.
- 7.6 There were also a number of concerns raised about the development proposals which are set out below:

Concerns Raised	Number of Comments	Quote
Concerns over parking	4	“Consider controlled parking”
Disagreement with the provision of affordable temporary accommodation	4	“Enough social housing in this area”
Concerns over impact of development on neighbouring Lulu Court and Astra House	6	“Will overshadow half of Astra House, reducing light and depriving of privacy”
Loss of play space	5	“More play centres”

7.7 Following on from this consultation event officers worked with the design team to take account of as many of the suggestions as possible and to work to mitigate the concerns that were raised.

7.8 The key changes that were made as a result of this consultation and subsequent discussions with the local community are:

- The name of the development was changed from PLACE/Deptford to “Edward Street”. There is further consultation planned with the community to establish a permanent name for the development.
- The design was changed to be more unique and reflective of the local area, with inspiration being taken from the immediately adjacent Astra House and from the nearby Deptford Project for the colour scheme.
- Crucially to minimise overshadowing and privacy issues in relation to Astra House and Luli Court, the proposed building line has been moved significantly to the south. This has created a new public space between Astra House and Luli Court and significantly reduced any overshadowing and privacy impact.
- The environmental features of the development have also been focused on, with green roofs, the use of photovoltaics and more trees being proposed in the landscaping, particularly in the new public space along Trim Street.
- The decision was taken to develop plans to design some of the ground floor space for use as a nursery.
- The nearby Evelyn Green was identified as a location where play space could be improved for the local community.
- Various other design changes were made to improve the building in line with all the helpful suggestions received.

7.9 This design progression resulted in the revised scheme that is shown in the images attached to the report as **Appendix B**.

7.10 The revised design was presented back to the public on Saturday 21 October at the Evelyn Green Community Centre. Approximately 20 people attended, the majority of whom had attended the previous event. The comments received are summarised the table below:

Comment	Number	Quote
Agree with new high-quality homes for homeless families	7	“you get my vote for more housing”
Supportive of community uses for the ground floor, particularly nursery	9	“providing an essential community area for the local community to use”
Happy with design changes since last consultation	5	“scheme works much better compared to the proposal made in June”
Support and suggestions for the investment in play space on Evelyn Green	10	“a bigger basketball/football cage would be great for the community”
Development could be an example for self-build	1	“would be ideal as an exemplar for self-build”
Height and density concerns	5	“Still far from convinced, that this is a suitable area for increasing housing density”
Concerned about removal of open space	2	“Takes away an <u>existing</u> open space”
Disagree with use as temporary accommodation	2	“Disagree with ‘temporary’ accommodation”
Dislike design	1	“no magenta or any bright colours. Try to blend in”
Still concerned about overshadowing of Luli Court	1	“Luli Court will still be overshadowed”

- 7.11 Generally the revised proposals were very well received, and the Council’s desire to create new affordable housing was praised. Following the event further design work was undertaken to attempt to mitigate the remaining concerns that were raised.
- 7.12 The main change in the design since the consultation event in October, has been to reposition the layout of units on the north eastern corner of the development to reposition two balconies that were the closest part of the proposed development to Luli Court, so that they are further way. This reduces the overlooking and daylight/sunlight impacts on Luli Court, and was positively received at the most recent pre-app meeting with planners.
- 7.13 Additional consultation meetings have been held with the residents group at Astra House and with the Chair of the Evelyn Tenants and Resident Association, whose comments were largely reflective of those summarised above, and were also incorporated into the design process.
- 7.14 The Edward Street development has benefitted greatly from the input received from the local community and the changes made to the design as a result of the suggestions received mean that the final development will be a better place to live for future residents, and will have a more positive impact on the surrounding area.

- 7.15 If these proposals are taking forward officers will carry out further consultation with local people to look in more detail at the uses of the ground floor, and to discuss what the development should be named, along with more in-depth consultation on the improvements to Evelyn Green.

## 8 Play Space Re-Provision

- 8.1 The site on Edward Street is the former ball court that was used by Deptford Green School, when it was located across the road on the Amersham Vale site. The school was rebuilt further down Edward Street in 2012 as part of the Building Schools for the Future programme, the ball court was re-provided on Fordham Park with the construction of a modern Multi-Use Games Area (MUGA), which is used by the school and hireable by the local community.
- 8.2 The open space lost through the provision of the new MUGA, was then compensated for by the building of the new Charlottenburg Park, on the former site of Deptford Green School on Amersham Vale. Charlottenburg Park opened in 2016 and is directly opposite the proposed site for this development.
- 8.3 When Deptford Green School relocated, the school's former ball court was closed and locked up, with the intention of future redevelopment. While in use the ball court was maintained by Deptford Green School, and when it was closed this maintenance ended.
- 8.4 After the ball court was locked there were incidents of unauthorised access, which resulted in injuries. Subsequently the decision was taken to unlock the ball court to reduce the risk any future injuries occurring. This resulted in the former ball court being accessed by the local community and used unofficially in a number of ways, including as play space, which contributed to a steady deterioration of the ball court's surface.
- 8.5 The former ball court 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**.
- 8.6 Although the former Deptford Green Ball Court has already been re-provided, developing the site to provide affordable housing would remove space that has been used as play space by the local community. To compensate for this, part of this project has involved looking at how nearby play space can be expanded and improved.
- 8.7 Based on an assessment of nearby play space, and through consultation and engagement, the ball court at Evelyn Green was identified as the best place to do this. The Evelyn Green ball court is less than 150m from the former Deptford Green ball court and currently provides two basketball courts.
- 8.8 Conversations with local stakeholders have identified that the ball court would benefit from being expanded, and that the fence and floodlights are not fit for purpose and need to be brought up to modern standards.

- 8.9 This represents an opportunity to look more widely at the play space provided in Evelyn Green, and to work closely with local residents and park users to improve the provision of play space for all ages. The potential to improve Evelyn Green was discussed at the consultation event on Saturday 21 October 2017 and greeted very positively.
- 8.10 This report recommends that a planning application is made to improve and expand the ball court at Evelyn Green, and more in depth consultation is undertaken to look at how wider enhancements could be made to Evelyn Green to benefit the local community.

## 9 Next steps

- 9.1 Subject to the recommendations in this report being approved, officers would work with the Edward Street design team to finalise the design of the development and submit a planning application for the scheme.
- 9.2 Officers will then make the application to the Secretary of State for permission to lease the development at the same time as the planning application is submitted.
- 9.3 Further consultation on the improvements that can be made to Evelyn Green will be undertaken, a planning application to expand and improve the ball court in Evelyn Green will be submitted. The improvements to Evelyn Green would then be brought forward as separate piece of work.
- 9.4 Subject to planning permission being achieved officers would then commence a procurement exercise to appoint a contractor to deliver the Edward Street development in line with the procurement strategy being prepared by Cast and Cogent, as set out in section 6.
- 9.5 An indicative timetable for these next steps is set out below:

<b>Stage</b>	<b>Date</b>
Mayor and Cabinet Approval	10 January 18
Planning Application Submitted	February 18
Application to Secretary of State for Education for disposals consent	February 18
Further Public Engagement on Edward Street Development	June 18
Start on Site	August 18
Completion	Summer 19

## **10 Comments from the Planning Authority**

- 10.1 Planning officers would support the provision of a mixed use, affordable housing scheme on this site which would contribute to the setting of Charlottenburg Park and the re-provision of a new high quality games area in the locality.

## **11 Financial Implications**

- 11.1 The Council's current 30 year financial model for the Housing Revenue Account (HRA) 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.
- 11.2 The delivery of the HRA Social Units outlined in this report will be funded from this provision.
- 11.3 The detailed financial implications for the Edward Street development are contained in part 2 of this report.

## **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 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.

12.4 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

12.5 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 9.3 above.

12.6 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.

12.7 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>

## 13 Crime and disorder implications

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

#### **14 Equalities implications**

14.1 The provision of new social housing in the borough has a positive equalities impact. Households on the Council's Housing Register are more likely to have a protected characteristic that the wider population as access to the register is limited to those most in housing need.

#### **15 Environmental implications**

15.1 There are no environmental implications arising from this report.

## 16 Background Documents and Report Originator

<b>Title</b>	<b>Date</b>	<b>File Location</b>	<b>Contact Officer</b>
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	1 June 2016	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	11 January 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	22 March 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	10 May 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	28 June 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	4 October 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	15 November 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	6 December 2017	Available at this <a href="#">link</a>	Jeff Endean

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

## Appendix A – Programme Update

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
<b>Completed schemes</b>									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaithwaite Community Room	L. Homes	1	1	0	Complete				
Forman House	L. Homes	2	2	0	Complete				
Angus Street	L. Homes	1	1	0	Complete				
Dacre Park South - Phase 1	L. Homes	7	7	0	Complete				
PLACE/Ladywell	LBL	24	0	24	Complete				
Hamilton Lodge	LBL	21	0	21	Complete				
Hazelhurst Court	Phoenix	60	60	0	Complete				
Wood Vale	L. Homes	17	9	0	Complete				
Grebe Street	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
<b>SUBTOTAL</b>		<b>171</b>	<b>92</b>	<b>71</b>					
<b>Schemes on site</b>									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Jan-18
Forster House	Phoenix	24	24	0	On Site				Jan-18
Woodbank	Phoenix	4	4	0	On Site				Mar-18
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L.Homes	5	5	0	On Site				Sep-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
93-95 Rushey Green (purchase)	LBL	9	9	0	On Site				Jan-18
<i>On-site subtotal</i>		<i>140</i>	<i>121</i>	<i>19</i>					
<b>CUMULATIVE SUBTOTAL</b>		<b>311</b>	<b>213</b>	<b>90</b>					

Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Planning decision			Jan-18	May-18
Kenton Court	L. Homes	25	25	0	Planning decision			May-18	May-20
Marnock Road	L. Homes	6	6	0	Planning decision			Jan-18	May-19
<i>Awaiting start subtotal</i>		32	32	0					
<b>CUMULATIVE SUBTOTAL</b>		<b>343</b>	<b>245</b>	<b>90</b>					
Schemes awaiting planning consent									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Mar-18	TBC	TBC
Hawke Tower	L. Homes	1	1	0	Planning decision		Dec-17	Oct-18	TBC
Mayfield	L. Homes	47	47	0	Planning decision		Jan-18	May-18	TBC
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision		Jan-18	May-18	Nov-19
Church Grove	RUSS	33	5	28	Planning decision		Jan-18	May-18	Mar-21
Pepys Housing Office	L. Homes	5	5	0	Planning submission		Jan-18	Mar-18	Jun-19
<i>Awaiting planning subtotal</i>		113	85	28					
<b>CUMULATIVE SUBTOTAL</b>		<b>456</b>	<b>330</b>	<b>118</b>					
Schemes awaiting planning submission									
Endwell Road	L. Homes	9	9	0	Planning submission	Dec-17	Mar-18	TBC	TBC
Algernon Road	L. Homes	5	4	0	Planning submission	Feb-18	May-18	Aug-18	Dec-19
Forest Estate	L. Homes	17	17	0	M&C decision (6 Dec)	Mar-18	Jun-18	TBC	TBC
Grace Path	L. Homes	6	5	0	Planning submission	Apr-18	Jul-18	TBC	TBC
Silverdale Hall	L. Homes	7	6	0	Planning submission	Apr-18	Jul-18	TBC	TBC
Edward Street	LBL	34	34	0	M&C decision (7 Feb)	Mar-18	Jun-18	TBC	TBC
High Level Drive	L. Homes	18	56	0	M&C decision (28 Feb)	May-18	Aug-18	TBC	TBC
Home Park	L. Homes	36	36	0	M&C decision (28 Feb)	May-18	Aug-18	Nov-18	TBC
Bampton Estate	L. Homes	44	44	0	M&C decision (28 Feb)	Feb-18	May-18	Jul-18	Jun-20
Embleton Road	L. Homes	4	0	0	M&C decision (7 Feb)	Feb-18	May-18	Aug-18	Oct-19
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	May-18	Aug-18	Feb-20
<i>Awaiting submission subtotal</i>		191	211	11					
<b>GRAND TOTAL</b>		<b>647</b>	<b>541</b>	<b>129</b>					

## Appendix B – Edward Street Design Images





**Appendix C – Pictures of the former Deptford Green Ball Court**



