

Housing Select Committee			
Title	Key Housing issues		
Key decision	No	Item no	8
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	31 January 2018	

Reasons for Lateness and Urgency

This report is late owing to delays in collating all the information required, including from third parties and other stakeholders, so as to provide Housing Select Committee with the most up to date detail possible.

The report is urgent and cannot wait until the next meeting of the Housing Select Committee on 14 March 2018 because ongoing updates on fire safety are of significant public importance.

Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

1 Purpose of Paper

1.1 Key Housing Issues is a general report that aims to update the Housing Select Committee on current and new issues important to housing.

2 Recommendations

2.1 It is recommended that members note the content of the report.

3 Update on Fire Safety in Lewisham

3.1 Following the last fire safety update in the Key Housing Issues report on the 14 December 2017, a brief update follows on recent key fire safety actions.

Cladding removal

3.2 There were three Lewisham Council owned buildings, Hatfield Close 1-48, Hatfield Close 49-96 and Gerrard House, which were identified to have ACM cladding.

- 3.3 Members were notified in the last report that all fire safety works identified by the London Fire Brigade (LFB) during their intrusive inspections at the Hatfield and Gerrard blocks have been completed.
- 3.4 The cladding has now been completely removed from the buildings, meaning there are no longer any Council-owned buildings in Lewisham with ACM cladding.
- 3.5 A range of options for re-cladding the properties are currently being finalised ahead of a decision over which to pursue, which will be made in consultation with residents.

Private building owners

- 3.6 Officers have successfully made contact with all private landlords who have tall buildings in Lewisham. Private building owners have been reminded of their responsibilities, as outlined by the Ministry for Housing, Communities and Local Government (MHCLG).
- 3.7 All necessary data returns regarding private owners have been submitted to the MHCLG. Officers have spoken with the Ministry who confirmed they are satisfied with the data provided.
- 3.8 With the exception of one private block, all building owners have confirmed there is no ACM cladding present on their buildings.
- 3.9 In the case of the final building, a small amount of unknown material is present near to top of the building. Since the last update, the Executive Director for Customer Services has written to the owner and directors of the building and they are currently undertaking an assessment of the material. Officers will continue to use all available powers to resolve this outstanding enquiry.

4 Response to Sustainable Development Select Committee

- 4.1 At the last meeting of the Sustainable Development Select Committee on 11 December 2017 the 'Responses from Mayor and Cabinet' included an item entitled 'Fire Safety in Tall Buildings'.
- 4.2 A referral was made from the Sustainable Development Select Committee to Housing Select Committee regarding the information available in relation to some of Lewisham's registered housing providers and asked that Housing Select Committee consider whether there are further actions that should be taken to ensure that providers work more closely with Council officers to share information.
- 4.3 Officers have had excellent engagement around fire safety from all our registered providers and the Council is aware of all their properties and which of these have cladding, as contained in Appendix A. Ongoing conversations are taking place, and the Council has been assured as to the fire safety processes of our registered provider partners.

5 New Homes Programme Update

- 5.1 Good progress continues to be made towards building 500 new Council Homes in the borough. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process. The table appended as Appendix (B) shows that all 500 will have been submitted for planning consideration in March this year, and all 500 will start on site in this calendar year.
- 5.2 94 new social homes have now been completed, whilst a further 112 are on-site and are being delivered. 33 homes have received planning permission and are awaiting start-on-site, whilst 93 homes are currently moving through the planning decision process.
- 5.3 A total of 9 more schemes are awaiting submission to planning committee. These schemes have the capacity to deliver 172 new council homes. Of these 9 schemes, 6 have been given approval by Mayor and Cabinet to be submitted for planning, whilst 3 are awaiting approval following further consultation and design consideration. It is anticipated that all 9 of these schemes will be submitted for planning approval by the end of March 2018.
- 5.4 The programme therefore contains a total of 504 homes which are expected to start or have been completed by the end of 2018.
- 5.5 The table below sets out a summary of the new homes programme delivery, and change since the last HSC committee report in December 2017. Appendix B contains a summary of the overall programme.

Project Status	Number of new Council homes (Jan 2018)	Change since last HSC report
Completed new homes	94	2
Projects on-site	112	-4
Awaiting start	33	32
Awaiting planning consent	93	-28
Planning submission by 31 st March	172	-6
Grand total	504	-4

- 5.6 Since the last update provided to Housing Select Committee, two projects - at Kenton Court and at Marnock Road - have received planning permission. 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, whilst Marnock Road will deliver 6, 3-storey Council homes, as well as provide improvements to surrounding public space.
- 5.7 Furthermore, in January 2018, Mayor and Cabinet approved the submission of the Edward Street scheme to planning committee. This scheme is the next iteration of the award winning PLACE/Ladywell concept, and will deliver 34 new homes as temporary accommodation for the boroughs homeless households, as well as ground floor community and business space. It will utilise innovative pre-fabricated modular technology to deliver new council homes at lower cost than traditional methods, in approximately two thirds the standard construction time. The scheme will be built on the site of a former ball court which is currently underutilised and in a poor state of repair.
- 5.8 Edward Street forms part of the Council's bid to the GLA Innovation Fund which has been created to increase the number of new affordable homes that are built in London through innovative technology and new models of delivery. This is part of the Councils approach to diversify the delivery of new affordable homes in Lewisham.
- 5.9 The small reduction in total unit numbers across the programme is due to ongoing design and consultation work on the remaining schemes.
- 5.10 On the 28th February 2018 Mayor and Cabinet will consider a full update on this programme

6 Legal Implications

- 6.1 There are no legal implications arising from this report.

7 Financial implications

- 7.1 The purpose of this report is to update Members on current housing issues. As such, there are no specific financial implications arising from the report itself.
- 7.2 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. The delivery of Council owned social units, outline above, will be met from this provision.

8 Crime and disorder implications

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

9 Equalities implications

- 9.1 There are no equalities implications arising from this report.

10 Environmental implications

10.1 There are no environmental implications arising from this report.

11 Background Documents and Report Originator

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

Appendix B

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Completed schemes									
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				
13 Rosemount Point	LBL	1	1	0	Complete				
Flat 10, Denwood House	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		173	94	71					
Schemes on site									
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
<i>On-site subtotal</i>		<i>131</i>	<i>112</i>	<i>19</i>					
CUMULATIVE SUBTOTAL		304	206	90					
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Planning decision			Feb-18	May-19
Kenton Court	L. Homes	25	25	0	Planning decision			May-18	May-20
Hawke Tower	L. Homes	1	1	0	Planning decision			Oct-18	Aug-18
Marnock Road	L. Homes	6	6	0	Planning decision			Jan-18	May-19
<i>Awaiting start subtotal</i>		<i>33</i>	<i>33</i>	<i>0</i>					
CUMULATIVE SUBTOTAL		337	239	90					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting planning consent									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Feb-18	Mar-18	Jan-19
Mayfield	L. Homes	47	47	0	Planning decision		Feb-18	May-18	May-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision		Feb-18	May-18	Nov-19
Church Grove	RUSS	33	5	28	Planning decision		Feb-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision		Mar-18	May-18	Sep-19
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Feb-18	May-18	Jun-19
<i>Awaiting planning subtotal</i>		<i>121</i>	<i>93</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		458	332	118					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting planning submission									
Algernon Road	L. Homes	3	3	0	Planning Submission	Feb-18	Jun-18	Jul-18	Dec-19
Forest Estate	L. Homes	17	17	0	Planning Submission	Mar-18	Jul-18	Aug-18	Jun-20
Edward Street	LBL	34	34	0	Planning Submission	Feb-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Aug-18	TBC
Silverdale Hall	L. Homes	6	6	0	Planning submission	Feb-18	Jun-18	Jul-18	Aug-19
High Level Drive	L. Homes	22	22	0	M&C decision (21st March)	Mar-18	Jul-18	Aug-18	Jul-20
Home Park	L. Homes	32	32	0	M&C decision (21st March)	Mar-18	Jul-18	Aug-18	Jul-19
Bampton Estate	L. Homes	52	52	0	M&C decision (Feb 18)	Mar-18	Jul-18	Aug-18	Jul-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	Jun-18	Jul-18	Mar-20
<i>Awaiting submission subtotal</i>		182	171	11					
GRAND TOTAL		640	503	129					