

Mayor and Cabinet			
Title	New Homes Programme Update		
Key decision	Yes	Item no	
Wards	All wards		
Contributors	Executive Director for Customer Services, Executive Director for Regeneration and resources, Head of Law		
Class	Part 1	15 March 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 the last Mayor and Cabinet update report (28th February 2018) 4 more homes are now awaiting planning consent. Overall a total of 336 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process. All proposed developments within the programme will be submitted for planning by the end of March 2018, with all new homes projected to start on site by the end of the calendar year.
- 1.2 This report also sets out details of the proposed development at Home Park which will deliver 31 general needs new council homes on the Estate. This is the final scheme of the 500 Home Programme to be put forward for consideration by Mayor and Cabinet, representing the Council's ongoing commitment to deliver 500 new high quality council homes in the borough.
- 1.3 This report recommends that Mayor & Cabinet agree that a planning application should be made for Home Park, delivering a total of 31 new Council homes in the borough. All other homes as part of this programme have received Mayor & Cabinet approval to be submitted for planning decision.

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 91 new council homes have now been completed, whilst a further 112 are on-site and are being delivered. 56 homes have received planning permission and

are awaiting start-on-site. 77 homes are currently moving through the planning decision process, whilst a further 165 homes are awaiting submission to planning committee (see table below):

Project Status	Number of New Council Homes
Planning Submission Due	165
Awaiting Planning Consent	77
Awaiting Start-On-Site	56
On Site	112
Completed Schemes	91
Total	501

- 2.4 The programme contains a total of 501 homes. This report to Mayor and Cabinet is for the consideration of the final proposal of this programme (Home Park), representing the final pre-planning approval needed to deliver a total of 501 new council homes in the borough. All other homes within this programme have received Mayor & Cabinet approval to be submitted for planning decision.
- 2.5 The proposed development at Home Park will deliver 31 general needs new council homes. This proposal has been through a series of consultation events and Section 105 (S105) consultation has been undertaken for the proposal.
- 2.6 Officers consider that all of the concerns raised through these consultation events can be addressed, in-principle, by the design team using the strategies set out in this report, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.
- 2.7 All homes which are outstanding are projected to start on site during 2018. A full summary of the development programme is appended to this report as **Appendix A**.

3 Recommendations

It is recommended that Mayor and Cabinet:

- 3.1 Notes the progress made 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 Home Park (31 homes), which is summarised at section 6 of this report;
- 3.4. Having considered the responses to the consultation, agrees that Lewisham Homes should proceed to submit planning applications to deliver 31 new Council homes at Home Park;
- 3.5. Notes that the Councils New Homes Programme contains 501 new council homes, all of which are projected to start on site during 2018.

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. Programme Update

5.1. The programme is on target to start 501 new Council Homes during 2018, and for all of these homes to have been submitted for planning consideration in this current municipal year.

5.2. In total 336 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.

5.3. The table below sets out a summary of the overall new homes programme. This shows that good progress continues to be made, with 4 more homes having now been submitted to planning.

Project Status	Number of New Council Homes (March 2018)
Planning Submission Due	165
Awaiting Planning Consent	77
Awaiting Start-On-Site	56

On Site	112
Completed Schemes	91
Total	501

- 5.4. A summary of the overall programme is appended to this report (**Appendix A**).
- 5.5. Home Park is the final scheme requiring consideration by Mayor and Cabinet for planning submission. This scheme will deliver 31 general needs council homes, as well as wider estate improvements.

6. Home Park (31 new homes)

- 6.1. The proposal is to build up to 31 new council homes on the Home Park Estate (Sydenham Ward). The development site is occupied by a former Neighbourhood Office that has been identified as surplus to Council Requirements. A store to the rear of the office, seven garages and some pram stores will also be demolished as part of the redevelopment proposals.
- 6.2. In order to keep the building in use and as a response to avoiding vandalism and potential trespassers, the development site is now temporarily used by Lewisham Homes Estate Services.
- 6.3. The 31 new homes will be made up of a mix of one-, two- and three-bedroomed units, with all of these being suitable for adaptation for wheel-chair users. Up to 114 people would be provided with a new home. The proposals are for a three-to-five storey development around a central core. A plan showing the site locations and visualisations of the proposed development can be found at Appendix B and C.
- 6.4. The proposed development also includes ground floor non-residential space similar to that which has already been delivered at PLACE/Ladywell – and is proposed as part of both the Mayfield and Edward Street developments. This space will link to the existing estate to provide a focal point for existing and future residents. The Council are working through options for how this space will operate at Home Park, and will continue to engage in dialogue with local residents and community groups about the management and use of the space. Primarily this has focused on community-led rather than income-generating uses.
- 6.5. Wider estate improvements are also planned, responding sensitively to the local surroundings to enhance landscaping and amenity space, as well as improve pedestrian routes, access and lighting.
- 6.6. Home Park 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 innovative housing delivery. In response, Home Park will utilise pre-fabricated technology to diversify the methods through which affordable homes are delivered in the borough. The developments at Edward Street, Kenton Court and Mayfield will use similar technology, helping to provide high quality homes

in a financially viable manner. This follows on from the success of the Councils award winning scheme at PLACE/Ladywell which delivered pre-fabricated Temporary Accommodation for homeless families in the borough.

Consultation Events

- 6.7. Door knocking and a drop-in consultation event took place in June 2017, with two further drop-in sessions on 6th and 8th February 2018. Both local residents and immediate neighbours were invited to discuss the proposals and provide comments.
- 6.8. Concerns raised in the June 2017 consultation related to the location of the development, provision of parking, use of the community facilities and wider estate issues. In particular, one general theme in these initial consultation activities revolved around non-housing concerns – specifically over the perception of crime and anti-social behaviour in the area. The project team has worked closely with the Council’s Crime, Enforcement and Regulation service to explore these issues. To ensure that residents were able to raise and address any concerns they had, council officers from the ‘Crime, Enforcement and Regulation service’ came to follow up consultation events and provided their contact details if residents wanted to get in touch about any future issues. Proposed estate improvements will be designed to help remove opportunities for crime and anti-social behaviour – such as increasing active surveillance, improving estate lighting and pedestrian routes.
- 6.9. In February 2018, the residents & neighbours’ concerns related to the size, proximity and materials used in the building.
- 6.10. Concerns highlighted throughout the consultation process in relation to the proposed development have been addressed by the design team (see below).

Resident Concern	Design Team Response
The proximity of the proposed development to Fairlawn Park	The buildings have been moved away from the boundary of Fairlawn Park terraced homes to improve privacy and ensure that distances between buildings are appropriate.
The proposed development colours	The materials palette has been changed to reflect the existing environment. This has resulted in a proposed palette (still in development) of more neutral tones to the external facades of the blocks, to blend in and complement the existing neighbourhoods at Fairlawn Park and Winchfield Road.
Level of proposed car parking and potential overspill impact on Fairlawn Park	Car parking surveys indicated a high parking capacity on the estates local roads with enough capacity to meet current demand. This development

	<p>is proposed as car free. Sufficient parking has been identified on the estate, and there is a general move to improving sustainable transport options with increased cycle parking. Three disabled parking bays will be provide to improve disabled access and meet London Plan standards.</p>
<p>Proximity of bin stores to Fairlawn Park boundary</p>	<p>All potential locations have been reviewed with highways and environmental health. Balancing the requirement for bin stores near to the new residents with the requirement to reduce the potential for dumping/fly-tipping has resulted in selecting a new structure for the bins but the location remains adjacent to the boundary wall. Management as well as design for this issue is key to the long-term success the location.</p>
<p>Traffic issues – such as commercial vehicle use and speeding</p>	<p>Discussions have been held with the Councils Highways team regarding managing traffic issues. Proposed estate wide improvements will help to reconfigure walkways, roads, sightlines and general layouts to reduce congestion, improve parking and increase road safety.</p>
<p>A lack of current plans for a café or shop in the community space</p>	<p>Currently there are no specific plans to let out the ground floor space to a café or shop. However, the nature of the proposals mean that there is flexibility on the uses for this space, and the Council is reviewing the potential of different uses.</p>
<p>Potential for new residents to overlook garden/home (Fairlawn Park)</p>	<p>The window-to-window distances of the proposed development to Fairlawn Park meet with current Council planning guidelines. For example, distances are as much or greater than 21metres. Some balconies have been reconfigured and changed to face away from the Fairlawn Park boundary, whilst glazing and tree cover will be used to help shield any further impact on neighbours</p>
<p>Will local people be able to live in the new development?</p>	<p>This is not a design team response, however, the Council is aware of</p>

	resident concerns and a local desire to utilise the new development. The council will consider its approach to a local lettings policy in due course.
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- 6.11. Officers consider that all of the concerns raised by estate residents and surrounding neighbours can be addressed, in-principle, by the design team using the strategies set out above, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.

Section 105 Consultation

- 6.12. A formal consultation under S105 of the Housing Act 1985, commenced on 9th February 2018. Secure tenants who live in the vicinity of the proposed development and those with garages which will be demolished were invited to formally respond to this consultation and outline any concerns they had. This allowed individual households an opportunity to express their views and tell us what they thought directly.
- 6.13. The Section 105 consultation period ran for 18 days from 9th February to 28th February 2018.
- 6.14. One written response was received from a secure tenant during this period. This response mainly related to the tenant's existing accommodation. Lewisham Homes is investigating the issues raised. It also made reference to the proposed scheme. Two telephone calls were also received in response to the S105 consultation letter. A summary of all responses can be found in the table below, along with officers responses.

Section 105 Consultation Response	Officer Response
Tenant called to express their support for the new homes	Officers noted this response and its positive disposition towards the proposed development
Tenant called to enquire about how the properties would be allocated and whether there would be local priority given.	The Council is aware of resident desire to utilise the new development. The council will consider its approach to a local lettings policy in due course
Tenant submitted a written response (redacted). ...I am writing in regards to the proposed new flats being built on the Home Park estate (old council office)...I'd like to write to you one last time and not ask for one of these new flats or even for you not to build them..	Officers noted this response. Any specific issues raised have either been addressed or will be addressed as part of the planning process.

6.15. As the table sets out, 3 responses have been received and the issues raised have either been addressed or will be addressed as part of the planning process. On this basis Mayor & Cabinet is recommended to approve this site for the development of 31 new council homes.

7. Financial Implications

7.1. 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.

7.2. The delivery of the HRA Social Units outlined in this report will be funded from this provision.

8. Legal Implications

8.1. 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.

8.2. 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 where further decisions are required. 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.

8.3. 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.

8.4. 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.

8.5. 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.

8.6. 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.

8.7. 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>

9. Crime and disorder implications

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

10. Equalities implications

10.1. 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.

11.Environmental implications

11.1. There are no environmental implications arising from this report.

12. Background Documents and Report Originator

Title	Date	File Location	Contact Officer
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	1 June 2016	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	11 January 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	22 March 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 May 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	28 June 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	4 October 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	6 December 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 January 2018	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	28 January 2018	Available at this link	Jeff Endean

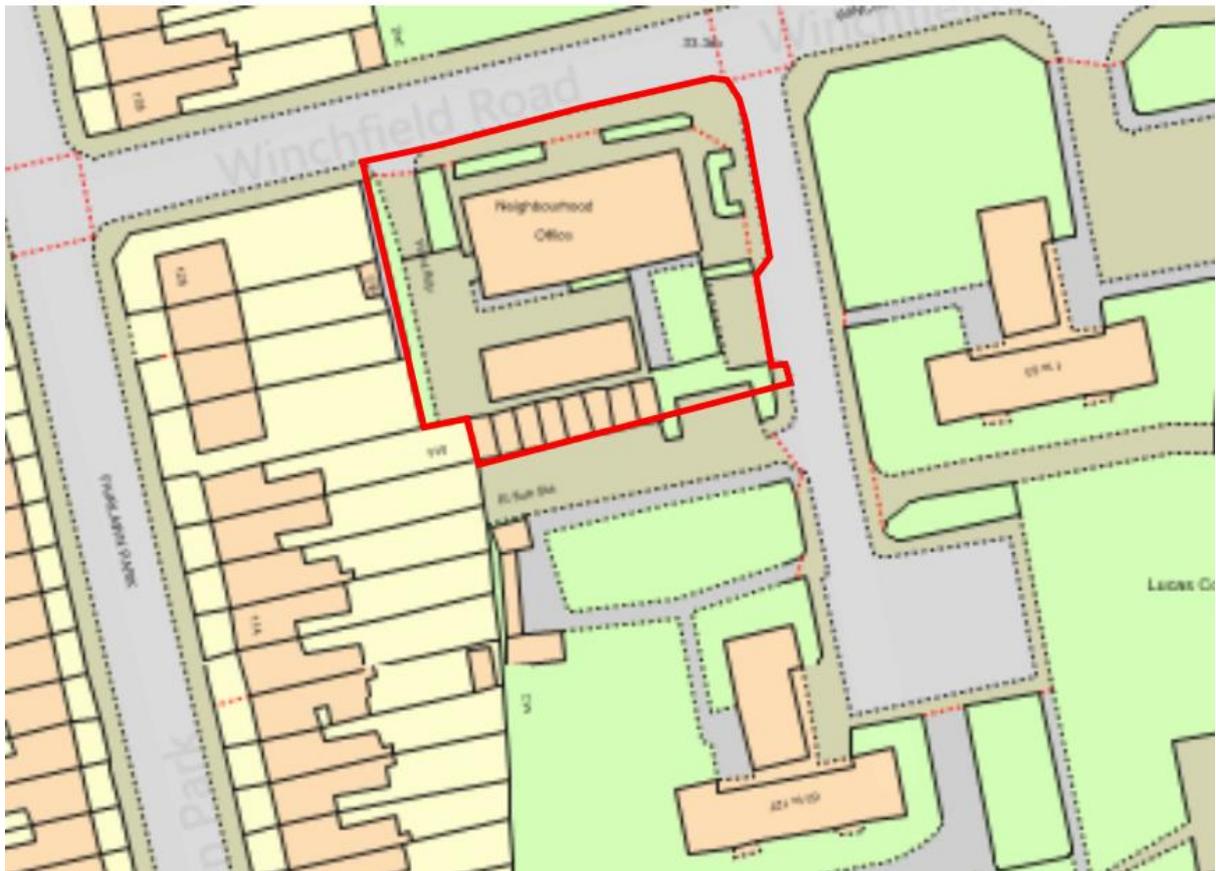
12.1. If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

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		
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				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		170	91	71					
Schemes on site									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Mar-18
Forster House (Nuthatch House)	Phoenix	24	24	0	On Site				Feb-19
Woodbank	Phoenix	4	4	0	On Site				Mar-19
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L. Homes	5	5	0	On Site				Dec-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		301	203	90					
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Kenton Court	L. Homes	25	25	0	Tenders to be issued			Oct-18	Dec-19
Hawke Tower	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Somerville Estate Phase 1	L. Homes	23	23	0	Tenders to be issued			Aug-18	Jan-19
Marnock Road	L. Homes	6	6	0	Tenders to be issued			Aug-18	Nov-19
<i>Awaiting start subtotal</i>		<i>56</i>	<i>56</i>	<i>0</i>					
CUMULATIVE SUBTOTAL		357	259	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		Mar-18	Mar-18	Jan-19
Mayfield	L. Homes	50	50	0	Planning decision		Mar-18	Oct-18	Oct-19
Church Grove	RUSS	33	5	28	Planning decision		Mar-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision		Mar-18	Aug-18	Nov-19
Algernon Road	L. Homes	4	4	0	Planning decision		Mar-18	Sep-19	Feb-20
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Mar-18	Aug-18	Oct-19
<i>Awaiting planning subtotal</i>		<i>105</i>	<i>77</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		462	336	118					
Schemes awaiting planning submission									
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	Mar-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Silverdale Hall	L. Homes	6	6	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Mar-18	Jun-18	Jul-18	Mar-20
Bampton Estate	L. Homes	50	50	0	Planning submission	Mar-18	Jul-18	Jan-19	Nov-20
Hillcrest Estate (High Level Drive)	L. Homes	22	22	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Home Park	L. Homes	31	31	0	M&C decision (15th March)	Mar-18	Jul-18	Oct-18	Oct-19
<i>Awaiting submission subtotal</i>		176	165	11					
GRAND TOTAL		638	501	129					

Appendix B: Home Park Site Location



Appendix C: Home Park Visulatisations

View from Winchfield Road towards Fairlawn Park



View from Fairlawn Park down Winchfield Road

