

Housing Select Committee			
Report Title	New Homes Programme	Item No	7
Contributors	Assistant Director Regeneration & Place		
Class	Part 1	Date	6 March 2019

1. Purpose of paper

- 1.1. This report provides an update on progress of the delivery of the 500 new homes in the New Homes, Better Places programme and the broad strategy for the delivery of a further 1,000 new social homes.

2. Recommendations

- 2.1. It is recommended that Housing Select Committee review and note the report.

3. Background

- 3.1. The Lewisham Housing Strategy 2015-2020 contains four priorities:
- Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Supporting our residents to be safe, healthy and independent in their home
- 3.2. London faces one of the most significant housing shortages since the end of the Second World War. In line with our strategy priorities, Lewisham Council acknowledges the challenges faced by our residents and is committed to tackling those with the greatest housing need.
- 3.3. In July 2012 the Council embarked on a programme to build 500 new social 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.
- 3.4. The Council has set a target of a further 1000 social homes by 2022.

4. New Homes update

Former Ladywell Leisure Centre Site

- 4.1. The Former Ladywell Leisure Centre site currently comprises a demountable collection of 24, two bedroom temporary accommodation homes facing Lewisham High Street. This is known as PLACE/Ladywell. A large, predominantly vacant site is positioned to

the rear of PLACE/Ladywell. The demountable building was given temporary planning permission until 2020.

- 4.2. The proposal is to create a delivery and planning strategy and communications plan for the redevelopment of the PLACE/Ladywell site, formally the Ladywell Leisure Centre site, to provide new homes and commercial floor space in Lewisham. The longer term objectives for the Ladywell Leisure centre site were always for redevelopment to provide new homes.
- 4.3. Officers are currently preparing to report to Mayor and Cabinet to agree funding of the consultants and specialists needed to work up redevelopment proposals to RIBA Stage 3 to submit a planning application. The report will also seek support for a consultation strategy and to fund feasibility studies for the relocation of the demountable PLACE/Ladywell building.
- 4.4. Initial capacity studies show that the site could deliver around 200 new homes as well as significant improvements to the immediately surrounding public realm and ground floor commercial space. The ambition is for the development to deliver 50% genuinely affordable social homes.
- 4.5. It is intended that work will start on site in 2021 and for the first phase of the proposals to be delivered by 2022.

Heathside and Lethbridge

- 4.6. The regeneration of the Heathside and Lethbridge Estate is a partnership with Peabody (formerly Family Mosaic) since 2010 to meet the decent homes standard and increase the supply of affordable housing. The re-development will see the replacement of 565 non decent or unusable homes with modern high quality homes in a well-designed neighbourhood.
- 4.7. The scheme has been divided into 6 phases; Phases 1 through to 4 are complete and occupied with 782 homes delivered of which 373 are rented and 114 are affordable intermediate products. The majority of the affordable homes have been delivered in the earlier phases of the development in order to satisfy the decant of the old properties. Vacant possession of the final two phases has been achieved with initial demolition now under way. As the decant was achieved earlier than anticipated, the last block of 67 properties to be handed over last year were all let via Lewisham Homesearch to residents on the Housing Register.
- 4.8. A minor material amendment application was approved by the Planning Committee (A) on 7 February 2019 in relation to the two final phases to deliver a further 443 modern homes. As a result, Peabody will now deliver at least another 98 social rented homes all of which will have rents below the London Affordable Rent benchmark and which will be let via Lewisham Homesearch to residents on the Housing Register. The properties will meet the current

increased space standards and will deliver a sustainable increase in new homes meaning that the whole scheme will deliver 1225 modern homes – 33 more than the original outline application. 585 of these new homes will be affordable – 42 more than the original outline application. The development has also delivered a brand new multi-functional community centre, nursery, public square with public art and will deliver a new park for the local community.

Consultation

- 4.6. The Development unit within the Housing Strategy team continue to work closely with residents on the evolution of the Council's proposals to build more homes for those in housing need. This month the following events are scheduled to take place:
- **Mayow Road Warehouse:** Officers are planning to hold a second consultation event on the 9th March at Forest Hill Boys school (10am – 2pm) to discuss this proposal and current design progression. A planning application is planned for April 2019, from which a formal planning consultation will also be held.
 - **118 Canonbie Road:** Officers will be presenting proposals to the Tewkesbury Lodge Residents' Association (TLRA) AGM on the 12th March, from which they will be able to make a formal representation through the planning consultation period. This will be held following planning submission in April 2019.

5. Financial implications:

- 5.1. The Council's current 30 year financial model for the Housing Revenue Account (HRA) includes provision for the HRA contribution to the 500 new units target, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.
- 5.2. The delivery of the HRA Social Units from the New Homes Better Places programme will be funded from this provision.
- 5.3. The delivery of the Temporary Accommodation schemes, such as Mayow & Canonbie Road, and the new homes programme will be funded through the use of RTB 1-4-1 receipts, S106 receipts, GLA grant and HRA & General Fund Prudential Borrowing.
- 5.4. Work continues on the identification and financial impacts of the individual sites associated to the delivery of the new 1,000 additional homes target.
- 5.5. The financial implications of the schemes associated with the 1,000 homes programme will be reported on individually as and when they are sufficiently developed and brought forward for approval by Mayor and Cabinet.

6. Legal implications:

- 6.1. 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.
- 6.2. 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 and Cabinet. 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.
- 6.3. 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.
- 6.4. 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.
- 6.5. 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.

6.6. 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.

6.7. 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>

7. Equalities implications

7.1. 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 than the wider population as access to the register is limited to those most in housing need.

8. Crime and Disorder implications

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

9. Environmental implications

9.1. Any environmental implications from the delivery of new homes are considered and addressed on a scheme by scheme basis through the design and planning process. There are therefore no additional environmental implications arising directly from this report.

For further information please contact Freddie Murray, Assistant Director Regeneration & Place on 0208 314 3914.