

Appendix F

Housing Select Committee – resident engagement in housing development review

Written submissions received via Call for Evidence page.

Received 26th August 2019

As Chair of one of the only two tenant management organisations in Lewisham (Five Ways, in New Cross), I would like to urge the Council to pro-actively consider the merits of tenant management as part of the development of any new (Council-owned) social housing.

That tenant management is effective and gives rise to high levels of resident satisfaction is demonstrably the case, across London. I suggest that Lewisham Council should take a leaf from Southwark's book - with their recent development at Marklake Court in Bermondsey, developed jointly with Southwark's biggest TMO, the Leathermarket Joint Management Board - and decide as a matter of policy that tenant management should be the default option in all new developments of Council-owned social housing in this borough. Where developments include only relatively small numbers of properties (fewer than 25 secure tenancies, specified as the minimum to serve notice under the Housing (Right to Manage) (England) Regulations 2012), consideration should be given to grouping developments under an umbrella TMO for management purposes.

Chair, Five Ways Housing Management

Received 22nd September 2019

Our experience of local involvement is poor. Usually the only notification of new building works is a notice on a lamppost or nearby building. While the building is ongoing there is little regard for local residents – despite notices prominently displayed on the hoardings surrounding the works that they are considerate builders this is usually not the case with pavements becoming narrower as the hoardings are gradually moved out. Also when the works are finished there is little regard for the needs of disabled people.

The flats built at the junction of Watson's Street and New Cross Road are still surrounded in hoardings THREE YEARS after completion with the strip of pavement available extremely uneven and at night poorly lit. My husband uses a mobility scooter and is unable to pass this section of Watson's Street. Similarly the properties built in Comet Street on the site of the scaffolders yard have a dropped kerb which is impossible to negotiate on a mobility scooter as one would need to turn whilst on the slope which is extremely dangerous.

[...]