

<b>Mayor and Cabinet</b>			
<b>Report Titles</b>	Regeneration of Excalibur Estate – Update & Section 105 Consultation		
<b>Key Decision</b>	Yes		
<b>Ward</b>	Whitefoot		
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR REGENERATION, EXECUTIVE DIRECTOR FOR RESOURCES, HEAD OF LAW		
<b>Class</b>	Part 1	Date	18 January 2012

## **1. Summary**

- 1.1 On 17th September 2010, Mayor and Cabinet agreed that the Council proceed with the regeneration of Excalibur in partnership with L&Q. This followed on from the positive ballot of residents that took place in July 2010 and also following the subsequent statutory Section 105 consultation that was carried out in September 2010. Progress since then has been on re-housing tenants and buying back freeholders in Phases 1 and 2, steps which were approved by Mayor and Cabinet on 17<sup>th</sup> November 2010 and 23<sup>rd</sup> February 2011. The latter of these reports saw Phases 1 and 2 rolled together and these Phases now together constitute the current decant phase.
- 1.2 Since this time, L&Q have been undertaking further detailed work on the master plan. This has led L&Q and the Council to believe that the scheme would be improved if there was a change to the existing phasing arrangements. This change would see 3 prefabs brought forward from later phases into the current decant phase (Phase 1 and 2) As this would constitute a change to the proposals on which residents were previously consulted, the Council has undertaken further statutory Section 105 consultation with secure tenants as a way of formally obtaining residents' views on the changes. This report informs Mayor and Cabinet of the residents' comments received as a part of this consultation. Furthermore it seeks approval to re-house the 3 additional households within the current decant phase under the same terms that were set out in the consultation in September 2010.

## **2. Purpose of Report**

- 2.1 To ask the Mayor to consider the responses from residents to the formal Section 105 consultation.

2.2 To seek approval to implement the change set out and re-house the affected tenants in the current decant phase.

2.3 Note the financial implications set out in paragraph 10.1.

### **3. Policy Context**

3.1 The re-development of the Excalibur estate contributes to key national objectives, particularly in meeting the decent homes standard and increasing the supply of affordable housing.

3.2 The scheme supports Lewisham's Sustainable Community Strategy by setting out a framework for improving residents quality of life. This approach is borne out in the innovative design proposals of this scheme, especially towards the 'Clean green and liveable' priorities to increase the supply of high quality housing to accommodate the diverse needs of the population.

3.3 The Council has outlined ten corporate priorities which enables the delivery of the Sustainable Community strategy. The proposals for the re-development of the Excalibur Estate addresses the corporate priorities to provide decent homes for all, to invest in social housing and affordable housing in order to increase the overall supply of new housing. The scheme would also develop opportunities for the active participation and engagement of people in the life of the community.

3.4 The scheme supports the aims of Lewisham's Housing Strategy 2009-2014 'Homes for the future, raising aspirations, creating choice and meeting need' and would deliver on its main themes of 'People, homes and places and Quality and sustainability'

3.5 The scheme would increase local housing supply and by introducing a range of housing types and tenures for a range of income households, the scheme would help to widen housing choice. By obtaining funding from the HCA and using Council owned land for the purposes set out here, the Council is engaging with delivery partners and making the best use of available resources. The current proposals would deliver 61% affordable units and 40% family sized units (including 2 bed 4 person houses) across the scheme. A key principle of the scheme is to make the new development a desirable place to live, supporting the strategic objectives around design quality and safety, accessibility and improving environmental performance.

### **4. Recommendations**

It is recommended that the Mayor:

4.1 notes the content of this report and the responses to the statutory Section 105 consultation carried out with secure tenants on the Excalibur Estate;

- 4.2 having considered the content of this report and the responses to the statutory Section 105 consultation, agrees that 2 Ector Road (currently in Phase 3), 14 Baudwin and 7 Ector Road (currently in Phase 4) are brought forward into the current decant phase (Phase 1 and 2) as shown on the plan at Appendix 1;
- 4.2 agrees that where necessary, Notice of Seeking Possession is served and possession proceedings brought against secure tenants of the three additional properties under Ground 10 of Schedule 2 to the Housing Act 1985;
- 4.3 agrees that secure tenants of the three additional properties are re-housed in line with paragraph 7.6 of this report; and
- 4.4 agrees that home loss and disturbance payments are made to displaced secure tenants where appropriate in accordance with the Land Compensation Act 1973.

## **5. Background**

- 5.1 At the Mayor & Cabinet meeting on March 24 2010, the unprecedented decision was taken to offer residents a ballot on the regeneration proposals. Residents were informed that, in the event of a 'yes' vote, the Council and L&Q would work together to deliver the regeneration of Excalibur. In the event of a 'no' vote, residents were informed the regeneration proposals put forward by L&Q would not go ahead.
- 5.2 In July 2010 Lewisham Council, through the independent Electoral Reform Services Ltd, conducted a confidential ballot of residents. The Ballot was offered to resident tenants and freeholders whose primary home would be demolished in the proposals. In total, 224 ballot papers were sent out.
- 5.3 Residents eligible to vote were asked 'Are you in favour of the regeneration of the Excalibur estate as proposed by L&Q?' Residents were given two options to answer. Out of the 224 possible votes, 203 (90.6%) were returned. This means that if the 21 who did not vote, had voted 'No', there still would have been more residents that wanted the re-development to go ahead.
- 5.4 The ballot followed a long history of consultation around achieving decent homes on the Excalibur Estate. A short summary of this work since L&Q's selection as the preferred partner is outlined below:
- April 2007 – L&Q recommended as preferred RSL partner by residents for redevelopment through stock transfer and appointment by M&C.
  - July & August 2008 – stage 1 consultation on offer document

takes place.

- October 2008 – Ballot deferred following imminent listing decision.
- March 2009 – DCMS list 6 properties
- April 2009 – February 2010 - scheme redesign in order to accommodate listed properties and economic downturn, funding sought to make revised scheme deliverable.
- February 2010 – HCA confirm that funding could not be made available to a stock transfer, only a regeneration scheme. Residents are consulted, results of which are fed back in a report to Mayor and Cabinet.
- March 2010 – Mayor and Cabinet decide that residents should be offered the unprecedented option of a ballot on the regeneration proposals. Officers are instructed to prepare for a ballot, and to explain to residents the impact of a yes and no vote.
- July – September 2010 – 90% of residents take part in the ballot, 56.2% vote yes to the redevelopment proposals and these results are reported to Mayor and Cabinet in September 2010.
- November 2010 – Mayor and Cabinet asked to consider responses to the Section 105 consultation and recommended to agree to progress the redevelopment of the Excalibur Estate.

## **6. Scheme Update**

- 6.1 The Council has been focusing on re-housing residents in the current decant phase which is a combined Phase 1 and Phase 2. 13 secure tenants out of 30 have now moved with another 2 households under offer of accommodation. One of the households that has moved was re-housed with L&Q permanently away from the borough and L&Q continue to work with other residents in the phase that are interested in this option. The dedicated Decant Officer continues to work closely with the remaining tenants and with L&Q to identify housing options and ensure a smooth move process for all tenants.
- 6.2 There were 7 freeholders on Phase 1 and 2 and to date 2 of these have been bought back by the Council. The Council's Valuer continues to negotiate with the remaining freeholders or their professional representatives. A further freehold property was bought back by the Council on 31<sup>st</sup> January 2011 in accordance with Mayor and Cabinet approval when it was in Phase 1 however this now sits outside of the current development. It is intended to use this property for a household in the current phase decant.
- 6.3 There are 16 void properties on Phase 1 and 2. All properties have been secured and have had the gas disconnected and rubbish cleared. The Council is working towards obtaining vacant possession of this site by autumn 2012 to enable the building works to start.
- 6.4 L&Q were granted a resolution to grant planning permission by the Lewisham Planning Committee on 21<sup>st</sup> April 2011. This was then agreed by the GLA. L&Q and Lewisham Planners are finalising the

Section 106 agreement and upon completion there will be a full planning permission in place with outline approval for the master plan and detailed approval for decant phases 1, 2 and 3.

- 6.5 The national funding system for new affordable housing and regeneration schemes has changed under the new coalition Government and funding streams were cut as the Government reduced budgets. L&Q have been negotiating with the HCA since these changes came into place and now have an agreed grant allocation for their overall programme. Council Officers have been working closely with L&Q to identify what this means for the regeneration of Excalibur and ensure that there is a robust financial and legal agreement in place between the Council and L&Q.

## **7. Scheme proposals and the proposed change**

- 7.1 The current estate with proposed phasing is shown in Appendix 1. The development proposals are shown in Appendix 2.
- 7.2 The change would see three prefabs move into the current decant phase. The 3 properties are 2 Ector Road (which is currently in Phase 3), 14 Baudwin and 7 Ector Road (currently in Phase 4) and the affected households have been contacted individually. One of the prefabs is now void and the Council is seeking to secure it. The two remaining households are both keen to move early and have no objection to the change.
- 7.3 The reasons for seeking to bring these 3 properties into the current decant phase are:
- The new road in Phase 1 requires land from one of the gardens in order to be built.
  - 9 additional properties for sale will be built in Phase 1 which will benefit the Phase 1 financial model.
  - The original phasing plan leads to the creation of a dog leg building which finished on a party wall which would require waterproofing until the next phase was commenced. By including these additional prefabs in the site possession it eliminates the requirement for waterproofing the party wall so enables a more logical build programme.
  - Retaining the dog leg means there would be significant disturbance to the home which shares a party wall throughout the build period that could be avoided by changing the phasing.
  - The changed build programme will benefit the layout of central heating arrangements across the phase.
- 7.4 As L&Q have demonstrated that the proposed change would benefit the overall scheme, Council Officers proceeded with consultation in order that the proposal may be formally considered by Mayor and Cabinet.

7.5 The majority of the scheme proposals are unchanged from the report that was agreed by Mayor and Cabinet on 15th September 2010. Some key points are:

- A mix of homes and bed sizes including bungalows.
- Affordable homes will meet code for sustainable homes level 4.
- Affordable homes will be built to Parker Morris Space Standards plus 10%.
- All homes will meet lifetime homes standards.
- 49 (13%) of the homes will be for wheelchair users.
- Residents who wish to remain in the new development would be offered a bungalow or 2 bed house as a minimum and every child in a household could be allocated their own bedroom (up to a maximum of 4-bed properties) on the new estate. In accordance with Lewisham's Allocations policy there is scope for a local lettings plan to be set up for these kind of exceptional circumstances.
- Housing on the new estate to be offered/ preference advertised for Excalibur decants/residents exercising their request to return before being opened up to the wider community
- A bespoke L&Q Tenancy Agreement for the Excalibur estate.
- Resident Freeholders would still be able to access L&Q's 4 options of outright sale, equity and shared ownership (on the new estate and elsewhere in L&Q properties) and, outright sale and reverting to tenancy (as an L&Q tenant on the new estate or elsewhere)
- L&Q have been keen to maintain an offer to re-house any freeholders on a temporary basis that require it throughout the build process. In addition, L&Q wish to retain the commitment to pay the difference in any rent increase for tenants or freeholders during the decant / temporary move process.
- Sensitive inclusion of the 6 listed properties

7.6 It is proposed that the affected households will be offered re-housing on the same terms as other decant households in the same phase. That is that they will be re-housed in line with the Council's Allocations Policy either off estate or in void properties on Excalibur if properties are available and this is preferred by the household. If re-housed off estate, these households will be able to return to the new development in due course. One household has already moved however it is proposed to ensure the correct homeless payment is made.

## **8. Section 105 Consultation**

8.1 Section 105 of Part IV of the Housing Act 1985 makes it a requirement for a landlord authority to consult with those of its secure tenants who are likely to be substantially affected by a matter of

housing management. The Act specifically identifies a new programme of improvement or demolition to be a matter of housing management to which Section 105 applies.

8.2 On Monday 12<sup>th</sup> December 2011 a letter was hand delivered to all secure tenants on the Excalibur estate allowing 28 days for their observations or comments to be received. The letter set out the Council's and L&Q's proposals for the redevelopment of the estate, explained that the existing properties on the estate would need to be demolished and the process for obtaining possession, set out the predicted timetable for the scheme and re-housing (as far as these are known) and asked tenants for their views on the proposals.

8.3 At the closing of the consultation period a total of 3 responses had been received from secure tenants. A further letter was emailed to Officers on the 9<sup>th</sup> January and is included here. The full responses (with replies from Council Officers) have been made available in the Members room. The 4 responses represent a 6% response rate (of the total 140 secure tenants remaining on the estate).

8.4 Some of the responses received were questions about why other prefabs could not be brought forward in the programme as opposed to views on the actual proposal to redevelop the estate. However 3 of the queries also contained support for the changes. It is possible to categorise the responses as follows:

In favour of the changes: 3  
 Opposed to the changes: 0  
 Neutral to the changes: 1

8.5 The comments made by the three respondents in favour of the development include " I am in agreement with all changes and hope all goes to plan".

"I don't understand why my home can't be included in phase 2, we want to move out as soon as possible because they are cold and damp".

8.6 The comments from the tenant neutral to the changes included concerns about why another household would be decanted first, repair needs in their own home, concerns regarding a nearby void prefab and anti social behaviour in the area.

8.7 The key concerns with responses from Council officers are outlined below.

Issue raised	LBL Response
Resident would like to	The prefab mentioned is included in the revised

know their property could not also be brought forward in the programme	phase as the spine road being created through the development requires land from this property. This is not the case for the respondent, so their home remains in its current phase.
Resident has a query regarding the sentence in consultation letter “ The tenures provided may vary depending on grant conditions and the planning process” and wanted a clearer explanation.	<p>The sentence is included in the letter because changes to tenures across regeneration schemes maybe required by grant conditions or by the Planning process.</p> <p>The changes to the boundary line do not affect the tenure in any way. As per the offer document, all residents will be offered a home on the new estate, should they wish to return.</p>
Why another household would be decanted first,	The prefab mentioned is in the same decant phase as the respondent so they will be re-housed during the same time period.
Repair needs in their own home,	Any repair needs are the responsibility of the TMO. If repairs are not undertaken then tenants are able to report this to the Council who will put follow up action in place.
Concerns regarding a nearby void prefab	The void referred to is the property of a private freeholder and so it is their responsibility to secure it. Officers are looking at possible enforcement action.
Concerns about anti social behaviour in the area	Council Officers are aware that there was an increase in anti social behaviour in this area during the summer 2011 and were involved in meeting with the TMO and Police representatives to discuss this. The Police confirmed in October 2011 that the problems were concentrated on a particular household and had come to an end. The respondent was asked to inform the Council of any additional concerns so that Officers could further liaise with the Police as necessary. In addition, the Council is not aware of any recent incidences of anti social behaviour concerning the decant void prefabs, however in addition to regular inspections from Council Officers, communication from residents is invaluable so the respondent was assured that the Council appreciates hearing about any concerns or reports of incidents you have.

8.8 A letter is to go out to each tenant that responded answering their specific questions.

8.9 The limited response from residents to the consultation has not



highlighted any concerns with the proposed change. As there would be a clear benefit to including the 3 additional properties within the current decant phase, Officers propose that this change to the phasing is implemented.

### **General Resident Consultation**

- 8.10 The S105 consultation has built on extensive consultation with estate residents that has taken place over many years. This has included meetings, development of a resident steering group, exhibitions, a regeneration forum and other subject specific sub groups, involvement of an independent tenant advisor and the ballot.
- 8.12 Officers will continue to communicate regularly with residents about the regeneration and how the scheme is progressing. Recent communications have focused on the monthly steering group meetings held with a group of residents, Council and L&Q Officers and Councillors and the newsletters sent to all residents and Councillors every 3 months.
- 8.13 Officers will continue to work with the regeneration steering group and TMO as necessary.

### **9. Legal implications**

#### **Statutory Section 105 Consultation**

- 9.1 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 includes a matter relating to the demolition of dwelling houses let by the authority under secure tenancies. 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 redevelopment proposals in question.

#### **Decanting of Secure Tenants**

- 9.2 Section 84 of the 1985 Act provides that the Court shall not make a possession order of a property let on a secure tenancy other than on one of the grounds set out in Schedule 2 to the Act, the relevant ground in this case being ground 10.
- 9.3 Ground 10 applies where the local authority intends to demolish the dwelling house or to carry out work on the land and cannot reasonably

do so without obtaining possession. The demolition works must be carried out within a reasonable time of obtaining possession.

- 9.4 Where the Council obtains possession against a secure tenant it is required to provide suitable alternative accommodation to the tenant. This is defined in the 1985 Act and requires consideration of the nature of the accommodation, distance from the tenants' family's places of work and schools, distance from other dependant members of the family, the needs of the tenant and family and the terms on which the accommodation is available.
- 9.5 There is a more limited statutory re-housing liability for homeowners whose properties are re-acquired by the Council under CPO or shadow of CPO powers. The duty imposed by Section 39 of the Land Compensation Act 1973 is to secure that any person displaced from residential accommodation is provided with suitable alternative accommodation where this is not otherwise available on reasonable terms.
- 9.6 However, in order to facilitate early possession of properties which have been sold under the Right to Buy it is recommended that the Council should follow the same decanting and re-housing policies for displaced owner occupiers as those to be followed for displaced tenants.

### **Equalities Legal Implications**

- 9.7 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a new public sector equality duty (the equality duty or the duty), replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. The new duty covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.8 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.
- 9.9 As was the case for the original separate duties, the new duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful

discrimination, advance equality of opportunity or foster good relations.

9.10 The Equality and Human Rights Commission issued guides in January 2011 providing an overview of the new equality duty, including the general equality duty, the specific duties and who they apply to. The guides cover what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guides were based on the then draft specific duties so are no longer fully up-to-date, although regard may still be had to them until the revised guides are produced. The guides do not have legal standing unlike the statutory Code of Practice on the public sector equality duty, However, that Code is not due to be published until April 2012. The guides can be found at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-duties/new-public-sector-equality-duty-guidance/>

## **10. Financial implications**

10.1 The costs arising from re-housing the additional tenants can be met from the budget agreed by Mayor and Cabinet on 23<sup>rd</sup> February 2011 for the re-housing of residents in Phases 1 and 2. There are no additional financial implications arising from this report.

## **11. Human Rights Act 1998 Implications**

11.1 The Human Rights Act 1998 effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention. The rights that are of most relevance to local authorities are summarised in Appendix 3 to this report.

11.2 The rights that are of particular significance to the Mayor's decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).

11.3 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1<sup>st</sup> Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.

- 11.4 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 11.5 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance these against the overall benefits to the community which the redevelopment of the Excalibur estate will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.
- 11.6 It is relevant to the consideration of this issue, that should the scheme proceed all displaced occupiers would be offered re-housing in accordance with the Council's re-housing policy. Secure tenants will be entitled to home loss and disturbance payments. Freeholders will be entitled to receive market value for their properties as well as (for owners who have been resident for 1 year or more) home loss and disturbance payments.

## **12. Environmental Implications**

- 12.1 The proposed new homes to be built by London & Quadrant would exceed the requirements of the Decent Homes Standard; this means greater energy efficiency, reduced maintenance costs and lower fuel bills for residents. This would also reduce the environmental impact of the new homes.
- 12.2 As new landlord L&Q would develop minimum standards that tenants can expect from their home. A key part of that would be the affordability and sustainability of the energy usage. The homes are designed using principles of passive solar design and have been modelled by energy consultants to ensure high thermal comfort whilst keeping heat loss to a minimum. This includes making the home air tight through construction detailing and incorporating a heat recovery ventilation system to further reduce energy loss and provide homes with fresh air. The Greater London Authority requires this scheme to achieve 20% renewable energy and a Code for Sustainable Homes level 3-4, as a minimum; both pieces of legislation necessitate an energy efficient home.

## **13. Crime and Disorder Implications**

- 13.1 One of the key priorities of the TMO Resident Selection Committee in

selecting a preferred RSL was how it tackles crime and anti social behaviour issues. L&Q has a strong track record in dealing with crime and anti-social behaviour (ASB) and they are committed to adopting a robust approach at Excalibur if needed. L&Q plays its part as a member of Lewisham's Crime Reduction Partnership in meeting targets and actions in the Local Community Plan and the Crime Disorder Strategy. They would work in partnership with the police and other agencies to tackle crime and ensure that safety at Excalibur is maintained and improved.

- 13.2 The Regeneration Proposals document outlined the proposed physical improvements, enhanced estate management and the diversionary opportunities which L&Q would implement to help reduce crime and anti-social behaviour. Under stock transfer, the Offer Document also demonstrated L&Q's commitment to tackling race and hate crime, domestic violence and improving child protection, which the residents of Excalibur seek. These principles would be unaffected by the change from a stock transfer to a regeneration scheme.
- 13.3 There was an increase in crime during the summer months and there was some local concern about this. Council Officers have been participating in a partnership approach to monitoring crime and anti social behaviour with the Lewisham Community Safety Team, Police and TMO. The crime was not directly linked to the void properties and levels have now reduced. Council Officers will continue to participate in any such approach for as long as necessary.

#### **14. Equality Implications**

- 14.1 Officers have reported on the likely equalities implications for this scheme as below. The Equalities Impact Assessment (now known as an Equalities Analysis Assessment (EAA)) was updated and presented to M&C on 17<sup>th</sup> November 2010.
- 14.2 There are equalities implications in the decanting and re-building process and equalities benefits would accrue from the completed scheme.

#### **Equalities implications: during the process**

- 14.3 From extensive door knocking, L&Q staff have begun to build up a database of households that have English as a second language and as a result key information would be translated for them, if needed. In addition, a number of residents have also been identified who suffer from a visual impairment, so literature for them is routinely produced in larger print. These are exercises that would continue to be monitored and repeated.
- 14.4 The decant process involves the provision of an individual service, where decant officers visit tenants at home and get to know them and

their needs on an individual basis. Any special requirements are identified and taken into account in planning the move, factors such as language, mobility and other support needs often need to be considered. It is recognised that decanting is a very stressful time and decant officers would offer as much support as required to minimise the anxiety to residents.

### **Equalities implications: the completed development**

- 14.5 The scheme would provide thermal and security improvements, with all new properties more than meeting the decent homes standard.
- 14.6 All new affordable units in the development would meet lifetime homes standards. A Lifetime Home incorporates 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting, so that the unit can be adapted when required to suit residents changing needs.
- 14.7 In line with GLA and Council policy, more than 10% of units across the development would be wheelchair accessible or easily adapted for those using a wheelchair.

### **15. Conclusion**

- 15.1 This reports back on the statutory consultation that Mayor is required to consider before the Council is able to formally agree the proposed change to the phasing of the re-development. As L&Q have demonstrated that the change would benefit the scheme and there were no concerns raised by residents in the formal consultation undertaken Officers support the proposal.

### **16. Background documents and Report author**

- 16.1 There are no background documents to this report.
- 16.2 If you would like any further information about this report please contact Genevieve Macklin on 0208 314 8146.

## Appendix 3

### Summary of human rights most relevant to local authorities

- Article 2 - The right to life
- Article 3 - The right not to be subjected to torture or to inhuman or degrading treatment or punishment
- Article 5 - The right to liberty and security
- Article 6 - The right to a fair trial
- Article 8 - The right to respect for private and family life, the home and correspondence
- Article 9 - The right to freedom of thought, conscience and religion
- Article 10 - The right to freedom of expression
- Article 11 - The right to freedom of peaceful assembly and to freedom of association with others
- Article 14 - The right to freedom from discrimination on any ground such as sex, race, colour, language, religion, or political opinion
- Article 1 of Protocol 1 - The right for every person to be entitled to the peaceful enjoyment of their possessions
- Article 2 of Protocol 1 - The right to education