



Supplementary AGENDA 2

OVERVIEW AND SCRUTINY BUSINESS PANEL

Date: TUESDAY, 22 JUNE 2021 at 7.05 pm

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ORDER OF BUSINESS – PART 1 & 2 AGENDA

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9a	Allocation of Section 106 funds to support the delivery of new affordable homes at the Shaftesbury Centre site – Part 2	30 - 36

Members are summoned to attend this meeting

Kim Wright
Chief Executive
Lewisham Town Hall
Catford
London SE6 4RU
Date: Thursday, 17 June 2021



INVESTOR IN PEOPLE

The public are welcome to attend our committee meetings, however occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.



Mayor and Cabinet

Allocation of Section 106 funds to support the delivery of new affordable homes at the Shaftesbury Christian Centre site, Frankham Street, Depford.

Date: 9th June 2021

Key decision: Yes

Class: Part 1

Ward affected: New Cross

Contributors: Executive Director of Housing, Regeneration and Public Realm; Chief Finance Officer, Director of Law, Governance and HR

Outline and recommendations

It is recommended that the Mayor and Cabinet, approves the allocation of £1.7m of Section 106 contributions received by the Council from the planning agreements set out in the report towards the provision of specialist affordable housing at The Shaftesbury Christian Centre site, Frankham Street, Deptford on the terms set out in this report.

It is also recommended that the Mayor and Cabinet delegate authority to the Executive Director of Housing, Regeneration and Public Realm, in consultation with the Director of Law, Governance and HR, to negotiate the final terms of and enter into a grant agreement with J49 for the funds.

Timeline of engagement and decision-making

Project Initiation Document – 10 February 2021

1. Summary

- 1.1. Currently The Bear Church sits on the Shaftesbury Christian Centre site, Frankham Street, Deptford. The Bear Church is an independent Christian church, and a hybrid of two churches, The Bear Church and the Shaftesbury Christian Centre, who merged in 2007. The Bear Church is part of the Deptford Ragged Trust (TDRT), who are the land owner.
- 1.2. This report seeks s106 funding to support the delivery of 33 social rent homes, rented on a medium term, temporary basis through a development with J49 and The Deptford Ragged Trust.
- 1.3. The development would provide much needed, genuinely affordable homes following the demolition of The Bear Church, on land belonging to TDRT. This development would include the reprovision of the church along with the community space to the front of the building, 34 cycle spaces and associated landscaping.
- 1.4. The s106 contribution would assist in the delivery of 33 social rent homes with nomination rights to the Council in perpetuity. All 33 units would be managed by J49, a housing provider set up specifically for this project. J49's application to become a Registered Provider has not yet been approved and recommendation to use s106 funding is made on the basis that their application is successful.
- 1.5. The requested s106 contribution, along with funding from the GLA, is required to deliver the scheme. Both funding streams would subsidise the residential element only.
- 1.6. This Part 1 report provides information on the development. The accompanying Part 2 report provides commercially sensitive information in relation to the development funding.

2. Recommendations

It is recommended that Mayor and Cabinet:

- 2.1. Approves the grant allocation of £1.7m to J49 from Section 106 contributions received by the Council from the planning agreements set out in the report to provide specialist affordable housing delivery at The Shaftesbury Christian Centre site, Frankham Street, Deptford on the terms set out in this report.
- 2.2. Delegates authority to the Executive Director of Housing, Regeneration and Public Realm in consultation with the Director of Law to negotiate the final terms of and to enter into a grant agreement with J49 for the funds.

3. Policy Context

3.1. The Council's Corporate Strategy (2018-2022)^[1] outlines the Council's vision to deliver for residents over the next four years. Building on Lewisham's historic values of fairness, equality and putting our community at the heart of everything we do, the Council will create deliverable policies underpinned by a desire to promote vibrant communities, champion local diversity and promote social, economic and environmental sustainability. Delivering this strategy includes the following priority outcomes that relate to the provision of new affordable homes:

- Tackling the Housing Crisis – Providing a decent and secure home for everyone.
- Building an Inclusive local economy – Ensuring every resident can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
- Building Safer Communities – Ensuring every resident feels safe and secure living here as we work together towards a borough free from fear of crime.

3.2. Lewisham's Housing Strategy (2020-2026), includes the following themes that relate to the provision of new affordable homes:

- delivering the homes that Lewisham needs.
- preventing homelessness and meeting housing need.
- improving the quality, standard and safety of housing.
- supporting our residents to live safe, independent and active lives.
- strengthening communities and embracing diversity.

4. Background

4.1. On 12th December 2019 The Deptford Ragged Trust purchased the land and buildings on the site, with a vision to re-provide the church and community rooms and develop affordable housing.

4.2. On 16th December 2020 planning permission was granted for the construction of a 6 storey building with roof terraces comprising of a new church, with ancillary community rooms and ancillary cafe on the ground and first floors, with 33 x 1 bedroom affordable flats above, together with the provision of a public space to the front of the building. An associated S106 Agreement was dated the 15th December 2020. This secured amongst other obligations, that the 33 residential units had to be provided at a London Affordable Rent or Target/Formula rent.

4.3. The project would be a collaboration with the 'The Deptford Ragged Trust' the freeholder and owner of the Frankham Street site and J49, who would be the

[1]

<http://councilmeetings.lewisham.gov.uk/documents/s61022/Draft%20Corporate%20Strategy%202018-2022.pdf>

developer and would also manage the project.

- 4.4. J49 (the developer) is a company limited by guarantee and not for profit. It was established out of the need to provide affordable housing in London, with a mission to build housing and community spaces in partnership with other providers and achieve Registered Provider status.
- 4.5. The scheme would provide medium term specialist housing for people aged 18 to 35 who are in housing need and includes 4 units which would be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 4.6. Tenancies would be provided on the basis of 12-months assured shorthold tenancy followed by periodic reviews and with a maximum stay of 3 years.
- 4.7. Residents would be nominated for accommodation by the Council, and alongside their tenancy, they would receive support from J49 and Bench Outreach staff, to maintain their tenancies, along with supporting them into education, training, and employment.
- 4.8. Bench Outreach provide expert advice and support for people who are homeless and vulnerable to homelessness. They also provide support and advice in regard to wider issues that can contribute to being more vulnerable to homelessness.
- 4.9. There is an expectation that the homeless population will increase, particularly young single people, who will have become marginalised and economically vulnerable due to the financial impact of the Covid-19 pandemic. The type of specialist accommodation being offered at the former Shaftesbury Christian Centre site would offer affordable, medium term temporary supported housing and offer a pathway to enable people to get back on their feet.
- 4.10. Bench Outreach, J49 and the Deptford Ragged Trust would also develop a mentoring programme to help residents with academic or career progression, or to develop start-up businesses. The overarching aim of the project is to ensure that residents are equipped to move on to fully independent, long term accommodation.
- 4.11. The J49 Board have extensive experience of design, development, and management and implementing housing projects. In 1997 two of the directors begun Habitat for Humanity Homes in the UK. HFH is a global charity committed to challenging and eradicating global housing poverty. In 2014 they formed Jubilee Resource Community Ltd which is a commercial company with a social enterprise arm with the aim to build community housing. Whilst working with TDRT they decided it was time to develop an independent organisation (J49) to manage, maintain and develop social housing and apply for grants.
- 4.12. J49 are committed to;
 - Creating multi-generational living spaces that also work as community hubs.
 - Reducing homelessness and the lack of affordable housing amongst young people with an emphasis on the 18-35 demographic.
 - Adding a new dimension to the London way of living by supporting residents.
 - Building designs that promote healthy, creative relationships and supportive environments.
- 4.13. J49 are planning to develop at least 4 schemes in the next 5-10 years, creating a new wave of social rented property in London that will remain in perpetuity for those on low incomes.
- 4.14. The award of the s106 funding is contingent on J49 becoming a Registered Provider (RP).

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- 4.15. The process of successfully achieving RP status is rigorous. Private RP's are assessed extensively for attributes that include but are not limited to; financial strength, governance. and have to demonstrate that they;
- Meet the Governance and Financial Viability Standard at the point of registration and demonstrates that it can sustain its financial viability on an ongoing basis and;
 - Have a business plan that is coherent and the financial assumptions are based on evidenced, robust assumptions.

5. Use of s106 Funds

- 5.1. In order to support the scheme, it is recommended that the Council provide grant through financial contributions that have been secured for the provision of affordable housing through Section 106 agreements.
- 5.2. The table below summarises the specific Section 106 agreements and sums that have been identified for the suggested grant allocation of £1.7m, followed by the relevant descriptions:

Planning Number	Site Address	Amount	Type of obligation
DC/00/46436	Former Thames Waterworks site, SE8	£76,108.33	Affordable housing
DC/07/67276	Former Catford Dogs Stadium and Station Gateway, SE8	£1,421,496.46	Affordable housing
DC/17/101332	Haulage Yard, Hereford Place	£202,395.21	Affordable housing
	TOTAL	£1,700,000	

The following are the contributions received for affordable housing;

DC/00/46436 Former Thames Waterworks site, SE8 – s106 Agreement 23rd February 2001 which has been varied through various deeds of variation:

The original s106 defined the Affordable Housing Sum as:

Affordable Housing Sum:

“Means the sum of one million six hundred and seventy thousand pounds (£1,670,000) provided that if the number of habitable rooms comprising the Market Housing Units shall be more than 1207 the Affordable housing contribution shall be calculated in accordance with the formula set out in the second Schedule hereto.”

Affordable housing:

“has the meaning given to it at Policy HSG29 of the Unitary Development Plan

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adopted by the Council with effected from 26 July 1996.”

It is clear that the housing being proposed in this case would be social housing which would fall within the definition of affordable housing which existed at the time.

In Schedule 16, the s106 also obliges the Council to ‘apply the Affordable Housing Contributions for purposes which in the Council’s exclusive opinion lead to the provision of Affordable Housing within the Borough of Lewisham’ and as such using the monies for the provision of affordable housing units at The Bear meets the requirements of the S106.

In addition to the Affordable Housing sum secured in the original S106 agreement, some of the deeds of variations to that agreement secured additional affordable housing contributions. This comes to a total of £3,647,563.55, has been received in affordable housing contributions over the duration of the development’s construction. Of that amount £2,804,595.42 has been spent on affordable housing projects and £762,388.50 has been allocated to other affordable housing projects. Of the remaining £80,579.63. Of this £76,108.33 will be used on this project leaving the balance at £4,471.30.

DC/07/67276 Former Catford Dogs Stadium and Station Gateway, SE8 relating to DC/13/84744 and DC/13/84895.

The original S106 dated 30th January 2009 has been amended by five deeds of variation provides:-

the definition of affordable housing

“residential accommodation where the rent of price is reduced directly or indirectly by means of public or private subsidies such that it can be afforded by persons or families on low incomes or in low paid employment”

Schedule 6 states that the Council shall use the Affordable Housing Contribution towards the provision of offsite affordable housing within the London Borough of Lewisham provided always that the Council:

“2.1 in complying with this paragraph 2 shall be entitled to amalgamate the Affordable Housing contribution with other funds it may allocate or secure for the purpose of providing Affordable Housing (whether through planning obligations or by other means); and

2.2 shall be entitled to refrain from complying with the Paragraph 2 until such time as the Council has (in its exclusive opinion) secured sufficient funding to enable it to use the Affordable Housing Contributions towards the provision of Affordable Housing within the London Borough of Lewisham.”

Over the duration of the development £6,520,550 has been received in affordable housing payments; of which £726,173.38 has been spent; £4,372,880.16 has been allocated to affordable housing projects leaving £1,421,496.46. All of this amount will be used for this project leaving a balance of £0.

DC/17/101332 Haulage Yard Hereford Place, SE4 – s106 Agreement 28 March 2019.

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The s106 obligated the developer to pay an affordable housing contribution of £200,000 and states in Schedule 3 part 3 that:

“The Council covenants to use the 31 Affordable Housing Contribution for Affordable Housing Purposes.”

The definition of which is set out below along with the definition of affordable housing: Affordable Housing Contribution

“Means the sum of £200,000 (two hundred thousand pounds) together with such other additional amount as may be agreed by the parties to this deed or as it determined by the parties to this deed or as is determined by the Independent Person pursuant to the provision of Schedule 4 in this deed.

Affordable Housing

“Means social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provision to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”

On 27th November 2020, the whole affordable housing contribution (£202,395.21) was received by the Council. This scheme proposes to use the entire sum, leaving the balance at £0.00.

6. Risks and Mitigations

- 6.1. J49 are now waiting on the outcome of their application to become a Registered Provider. All funding is subject to J49’s successful application to become a Registered Provider.
- 6.2. Further risks and mitigations are detailed in the Part 2 report.

7. Financial implications

- 7.1. This report recommends that the Mayor and Cabinet, subject to J49’s successful application to become a Registered Provider, approves an allocation of Section 106 contributions to provide affordable housing delivery at the Shaftesbury Christian Centre site, Deptford.
- 7.2. Further financial implications are detailed in the Part 2 report.

8. Legal implications

- 8.1. The Council is legally required to apply the contributions received by it in accordance with the terms of the particular Section 106 Agreement under which the contribution was received and should it not do so may be required to repay the money. The agreements listed enable the contributions to be spent on delivering affordable housing in accordance with the definitions of that term contained with the individual agreement. The housing to be provided as set out in this report would fall within each of those definitions as affordable housing.
- 8.2. If money is to be paid in advance of works being completed, an appropriate funding agreement needs to be entered into with the Council, so as to ensure that the money is applied for the purposes approved and falling within the purposes set out in the S106. This report therefore delegates authority to Executive Director of Housing, Regeneration and Public Realm, in consultation with the Director of Law, Governance

and HR, to negotiate the terms of the funding agreement with J49 and to enter into it.

- 8.3. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It 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.
- 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.

The 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.

The Equality and Human Rights Commission has 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: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

- 8.5. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty
- 8.6. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>
- 8.7 Further legal implications are detailed in the Part 2 report.

9. Equalities implications

- 9.1. There are no equalities implications arising directly from the recommendations set out in this report. However, the additional funding would increase the number of social

rent homes in the borough to enable more households on low incomes to access secure and safe accommodation, which would have positive equalities implications.

- 9.2. It should be noted that the Council is committed to ensuring developments are inclusive and feature accessible and adaptable homes that would meet the needs of our residents throughout their life.

10. Climate change and environmental implications

- 10.1. Environmental issues are at the heart of the planning process. Although s106 monies do not have to be spent on environmental projects due regard has been given to making sure that this development meets or exceeds all climate change and environmental policy requirements.
- 10.2. Information on the environmental impact is included in the Sustainability Statement as part of the planning application.
- 10.3. Existing planning consents are and will be in line with the high standards expected by Lewisham Council and the GLA. Developments will meet or exceed guidance including seeking to reduce energy consumption, emissions, and climate change.
- 10.4. This development will reduce the CO2 emissions of the previous building by 40% by eliminating the use of gas and installing ground source heating across the building, and installing rooftop PV solar panels.
- 10.5. Every effort will be made to enhance the natural environment, enhance landscape and amenity space including existing and proposed public realm in and around developments. This will include undertaking demolition and construction works in line with environmental protection and public health guidelines and seek to limit the impact on neighbours. The new homes have been designed to improve energy performance, reduce CO2 emissions and be water efficient.

11. Crime and disorder implications

- 11.1. There are no crime and disorder issues arising specifically from this report

12. Health and wellbeing implications

- 12.1. There are no direct health and wellbeing implications arising from this report although the provision of new social homes would have a positive impact on health and wellbeing of people on the housing register waiting for permanent accommodation.
- 12.2. J49 along with the Deptford Ragged Trust is uniquely placed to extend its social programme which will enable communities to survive and thrive.
- 12.3. The new facilities, and the J49 managed housing provision will make an impact on all ages and lives of the whole community in Deptford and beyond. In particular, with the new housing option it will create an inspirational youth focus to enable young people to feel connected, informed and safe, reduce isolation, inequality and poverty and Increase mental wellbeing and personal resilience.

13. Report author and contact

- 13.1. Angela Bryan – Strategic Development Officer
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14. Comments for and on behalf of the Executive Director for Corporate Resources

- 14.1. Peter Allery - Group Finance Manager
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15. Comments for and on behalf of the Director of Law, Governance and HR

15.1. Paula Young – Senior Lawyer

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Katherine Kazantzis – Principal Lawyer

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CREATIVE COMMUNITY LIVING

MANAGEMENT AND
MONITORING FOR
THE RAGGED TRUST
DEVELOPMENT
DEPTFORD

Prepared by:

J49 BOARD

Period:

2020
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Department:

MANAGEMENT



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2. Partner Bench Outreach: Managing service level delivery
3. Evaluation and Monitoring



1. ABOUT US

J49 was established out of the enormous need for affordable housing in London. Of our many aims, three key priorities are:

1. Creating Multi-generational living spaces that also work as community hubs
2. Reducing homelessness and lack of housing amongst young people with an emphasis on the 18-35 demographic.
3. Adding a new dimension to the London way of living by supporting residents

With a combined 30 years' experience of design, development, management and implementation, the J49 Board is committed to the above three aims. Cities can be isolating environments. J49 will provide integrated community housing, allowing 'creative community living' to flourish. Our building designs promote healthy, creative relationships and supportive environments. We do this by using community hub space in the building for mentoring, networking and relationship building. This will be outlined in more detail by a 'Community management plan' currently being created. As a new RP we have much to learn from the current providers of affordable housing, but we hope our unique journey and expertise in housing will enable us to bring a new dynamic to the concept of integrated London living.

WELCOME TO A NEW 'LONDON WAY OF LIVING'

2. VISION VALUES AND MISSION

Values

Our values are rooted in generosity, compassion and integrity with an ongoing commitment to engage those 'living on the margins' within London.

Vision: Creative Community Living

Our vision is to create housing that promotes:

- Creative environments to thrive in
- A community context to engage with
- Living in a sustainably affordable way
- New housing opportunities for under 35s

Mission

Our mission is to build housing and community space that facilitates our vision in partnership with other providers, service agencies and voluntary sector organisations.

2. PARTNERSHIP WITH BENCH OUTREACH

Bench outreach is committing to providing housing related support to residents of the planned development by the Deptford Raggett trust on Franklin Street in Deptford for the first three years of the development.

Bench outreach is a long established and highly regarded charity working in the homelessness sector. They are currently commissioned by the London borough of Lewisham to provide its housing for service and the advocacy service helps over 500 people annually.

Managing Service Delivery



Service delivery will be provided by J49 with our service partners Bench using their existing model providing housing and multidisciplinary support on an assertive basis and involving the following interventions delivered by a highly skilled team ;

- Benefit advice
- Managing council tax and utility bills
- Managing housing benefit and rent
- Budgeting/financial inclusion
- ASB prevention
- Supporting clients to access domestic violence services
- Supporting clients to access healthcare and mental health treatment
- Teaching tenancy sustainment skills
- Supporting clients into education training volunteering and employment
- Putting clients to reconnect with family and develop positive support networks
- Building resilience particularly in the Covid climate



3. MANAGEMENT, EVALUATION AND MONITORING

The management plan for the project has three strands -

- Building management
- Financial management
- Supporting residents

Building Management

J49 will be responsible for building management. This includes but is not limited to meeting licencing requirements, monitoring health and safety requirements, fire safety, regular testing of health and safety processes, upkeep, repairs internally and externally, working with neighbours and Lewisham Council to ensure a safe environment in the area of the project, and ensuring waste and refuse collections and guidelines are observed. Building management will meet the standards of best practice in the sector, as described in legislation and in CIH and RP recommendations. To begin, a property manager will be engaged, leading eventually to the creation of a caretaking service across J49's property portfolio as it grows.

Financial management

In the short to medium term, financial management of the project will be overseen by J49 working with Bench Outreach management function, and will include but not be limited to, rent collection, service charge collection, and managing utilities and regulatory payments. Bench will work closely with J49's treasurer, and financial operations will be transferred fully to J49 as it grows capacity. J49 has a fully working board, financial strategy, audit committee (working group), VAT policy, financial consultants and an extensive set of financial regulations all in line with regulatory and statutory authority standards with the RSH.

3. MANAGEMENT, EVALUATION AND MONITORING

Monitoring

Internally, building management will be monitored and evaluated against J49 health and safety and building management policies, and against best practice in the sector, and include weekly reports to the Chief Executive with regular reports going to the Board.

Financial management will be interrogated through the rigorous financial controls policies of J49. It will also be subject to independent examination as required by RSH legislation and by external audit when required.

Regarding the support provided to tenants, J49 with Bench will use a combination of internal and external evaluation to collect, track and report on both quantitative and qualitative data. Working with our IT partners, we have developed a data management system based on "Salesforce." This enables us to understand the demographic and social characteristics of our clients; track their specific and changing needs and circumstances; and the subsequent outcomes of our work. We record each interaction we have with the client and the outcomes achieved. These data can then be aggregated to identify and report on the performance of our various projects. Frequent reviews of data by staff pick up key issues to be addressed through our supervision system, line management and reflective practice. We also engage clients in evaluating our work through satisfaction surveys, observations, and informal conversations. Bench is also AQS certified and the quality of our services is subject to regular AQS audit.



Further external monitoring of the project will be facilitated through a Standards Statement. J49 will adopt standards for the project drafted in collaboration with stakeholders. These standards will include housing quality, repairs services, rents and charges, caretaking, and governance and financial viability. Each J49 development will have a Local Management Organisation which offers stakeholders an opportunity to contribute to the further development of the project. Residents and the general public will be able to monitor our progress towards achieving our standards through the following mechanisms:

- Published annual report and accounts
- Performance reports in a regular newsletter to residents and neighbours
- Information on our website
- Surveys
- Focus groups
- The Complaints Procedure





CREATIVE COMMUNITY LIVING

THE DEPTFORD
RAGGED TRUST
DEVELOPMENT
DEPTFORD, LEWISHAM

Prepared by:

J49 BOARD

Period:

2021
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Department:

MANAGEMENT



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- 6 Environmental impact



1. ABOUT US

J49 was established out of the enormous need for affordable housing in London. Of our many aims, three key priorities are:

1. Creating Multi-generational living spaces that also work as community hubs
2. Reducing homelessness and lack of housing amongst young people with an emphasis on the 18-35 demographic.
3. Adding a new dimension to the London way of living by supporting residents

With a combined 30 years' experience of design, development, management and implementation, the J49 Board is committed to the above three aims. Cities can be isolating environments. J49 will provide integrated community housing, allowing 'creative community living' to flourish. Our building designs promote healthy, creative relationships and supportive environments. We do this by using community hub space in the building for mentoring, networking and relationship building. This will be outlined in more detail by a 'Community management plan' currently being created. As a new RP we have much to learn from the current providers of affordable housing, but we hope our unique journey and expertise in housing will enable us to bring a new dynamic to the concept of integrated London living.

WELCOME TO A NEW 'LONDON WAY OF LIVING'

2. VISION VALUES AND MISSION

Values

Our values are rooted in generosity, compassion and integrity with an ongoing commitment to engage those 'living on the margins' within London.

Vision: Creative Community Living

Our vision is to create housing that promotes:

- Creative environments to thrive in
- A community context to engage with
- Living in a sustainably affordable way
- New housing opportunities for under 35s

Mission

Our mission is to build housing and community space that facilitates our vision in partnership with other providers, service agencies and voluntary sector organisations.

Vision

Creative Environments

Cities can be lonely and sometimes isolating places that would benefit from what we are calling creative 'hubs'; places that give space for people to interact, collaborate and be in a supportive context. Places where a mixture of enterprise, innovation, relationship and support can co-exist. London is full of energy and new ideas, but these ideas need the right space to be shaped, formed and realised in. Our team's experience of creating community in a variety of contexts gives us a framework for bringing these sorts of environments into the housing context.

Community context



The project in Deptford is in collaboration with the 'The Deptford Ragged Trust' the freeholder and owner of the Frankham street site in Deptford. TDRT already has thriving community engagement programme. This means that the new homes are part of a local network of existing relationships, enabling the resident to choose to engage in this network if they want. This set-up will also provide access to services and opportunities around employment, local management empowerment, and community project involvement that embeds multi-cultural and multi-generational living.

Under 35's

Nationally, for the past decade, housing completion rates have remained relatively stagnant. This stagnation has inflated the housing market to the extent that the price of an average three bedroom home in London is around 13 times the average annual household income - putting ownership beyond those on low or moderate income, and increasingly difficult for any under 35s to achieve without financial hand-outs.



3. THE NEED

Lewisham, along with the rest of London, is facing an unprecedented housing crisis. Shocking homelessness figures by Shelter published in December 2019 show one in 43 people are now homeless in the borough, leaving Lewisham with the 12th highest rate of homelessness in England. Central to the London Housing Strategy (published May 2018), the Mayor of London's priority is to build 'genuinely affordable homes' for Londoners.

However, the problem extends beyond simply building new homes.

Drawing on the rich 176-year legacy of the Deptford Ragged Trust and the Shaftesbury Christian Centre in Deptford, the current freeholder owners The Deptford Ragged Trust is uniquely placed to extend its social programme which will enable communities to survive and thrive.

Located in the South East of London, Lewisham is one of the 20% most deprived Local Authorities in England in the overall Indices of Deprivation (IMD) scores (48th out of 326 English Local Authorities). The Borough is well known for its high school exclusion rates, with 42% of 19-year olds lacking a level 3 qualification. In 2018 Lewisham had the third highest rate of exclusions of pupils from secondary schools of any area in England. The multi-cultural demographic of the population of the Borough means that there are 170 different languages spoken by Lewisham pupils, with 38% of residents whose first language is not English concentrated in Deptford's New Cross ward. The TDRT's existing ownership of this building, its experience of delivering community programmes, along with the existing partnerships with J49 and others make this redevelopment project a vital component of rebuilding Deptford post Covid-19. According to the Resolution Foundation survey in May 2020, as a result of Covid-19 one-third of 18 to 24-year-old employees (excluding students) have lost jobs or been furloughed, compared with one-in-six prime-age adults. As we start to recover from the 2020 pandemic and the devastating economic repercussions, there is going to be even more need to offer a combination of housing, work experience, support and training to enable young people to have the motivation to move forward in their lives. The TDRT, collaborating with J49 and other local groups, agencies and providers of social services will be best placed in the new building to complement and sustain both our work and theirs and address today's issues.

4. THE DIFFERENCE WE WILL MAKE

The new DRT facilities, and the J49 managed housing provision will make an impact on all ages and lives of the whole community in Deptford and beyond for generations to come. In particular, with the new housing option it will create an inspirational youth focus to enable young people:

- To feel connected, informed and safe
- Reduce isolation, inequality and poverty
- Increase mental wellbeing and personal resilience
- Increase wellbeing by encouraging expression through arts and music
- Create aspiration and encourage learning and enterprise.
- Move out of homelessness, out of poverty and out of hopelessness
- Develop self-care, living skills and formulate a healthy lifestyle
- Acquire social skills to create healthy relationships with their own families and the wider community

Outcomes for the whole community

- 29 studio flats designed to meet the M(4)1 standards for the building Regulations
- 4 flats designed for wheelchair access under the M(4)3 -2a standards of the Building Regulations.
- *Partnership working* with BENCH Outreach – a registered charity supporting rough sleepers and people who are homeless in Lewisham
- *New Ragged café* – a social meeting place for the community, offering skills training and work experience, catering facilities,
- New facilities for *The Bear Cubs Pre-school* and *Parent and Toddler* groups
- *From plant to plate* raised bed gardens to encourage healthy eating with fun, engaging and hands-on activities.
- *English Fridays* - Language education for those for whom English is not a first language
- Entertainment Facilities for Bear Live (Music/Events/Films) to showcase live music, film, art and theatre for the community to come together and enjoy
- Holistic wellbeing sessions – Psalms & Stretches, including Dance and Fitness classes

5. PROJECT DELIVERY

Demographic of residents.

The Deptford project will provide 33 studio apartments above two floors of community/ church space. In discussions with the GLA and the local authority Lewisham, we have designated all 33 of the apartments to be socially rented at GLA affordable rent. (See affordable homes programme 2016). In negotiation with Lewisham council and GLA guidelines we are looking at the following demographic of residents.

1. Six residents from GLA clearing house. The Clearing House provides supported housing in London for people with a history of rough sleeping. The vision of J49 is that those from this category would be under 35's and we are working with the GLA to achieve this
2. All allocation rights are with Lewisham council and J49's desire is to mix this with a combination of:
 - Care leavers;
 - Under 35's in vulnerable and unstable housing circumstances;
 - General needs singles.

J49 is engaged in negotiating with Lewisham to achieve to meet the needs for these categories in providing 3-5 year AST's that will give stability, community and assurance for those residents. (This tenure has flexibility as some GLA requirements are 2 year AST's). This type of specialist accommodation would be an ideal fit for these categories of residents.

Community Environment

The apartments will have access to a number of halls and rooms in the community facilities below. There will also be a community cafe that will be open for public and residents use during the day. J49 is currently working with TDRT to draw up a Management plan that will specify the exact nature of this interaction between residents and community space. This will allow J 49 to implement its' vision of 'Creative Community Living ' in the TDRT development.

Creative Events

TDRT has a long history of staging innovative creative community events. J49 is working with TDRT as to how to give the opportunity for residents to participate, engage and enjoy a vibrant creative living context if they so desire.

Washing green

J49 believes that laundrettes and other shared facilities can enhance relational and communication contexts for residents. Residents will have full use of these facilities



Creative Design

The apartments will be fully equipped with ensuite facilities, kitchens, relaxation areas, hi tech access systems as well as reliable fast broadband. Innovative light solutions will enhance well thought through design to build the wellbeing and welfare of residents. Ground source heating will provide ambient and controlling heat and provide a healthy living environment for all year round weather conditions.

6. ENVIRONMENTAL IMPACT

- 40% reduction in carbon emissions compared with the current building
- Environmentally friendly Ground Source Heating to be utilised across the whole building
- Rooftop installed photovoltaic solar panels
- A no gas use or supply across the site
- Green roof and planted courtyard and terraces with climbing plants on tension wires
- Bicycle racks to promote cycling, walking and public transport use
- Separation of waste from recycling systems
- Rainwater harvesting





Agenda Item 9a

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted