

Besson Street Update Local Assembly Presentation

24th November 2015



Overall strategy



Council return to house building

500 new Council homes by 2018 at least

2,000 affordable homes in total

Self build, pop up, purchases – everything we can do to meet demand

Development at Besson Street is a part of that strategy....

Aims and Objectives



NDC and New Cross Gate Trust:

- Replacement Queens Road Surgery
- New Community / office space
- Outdoor Gym

Council:

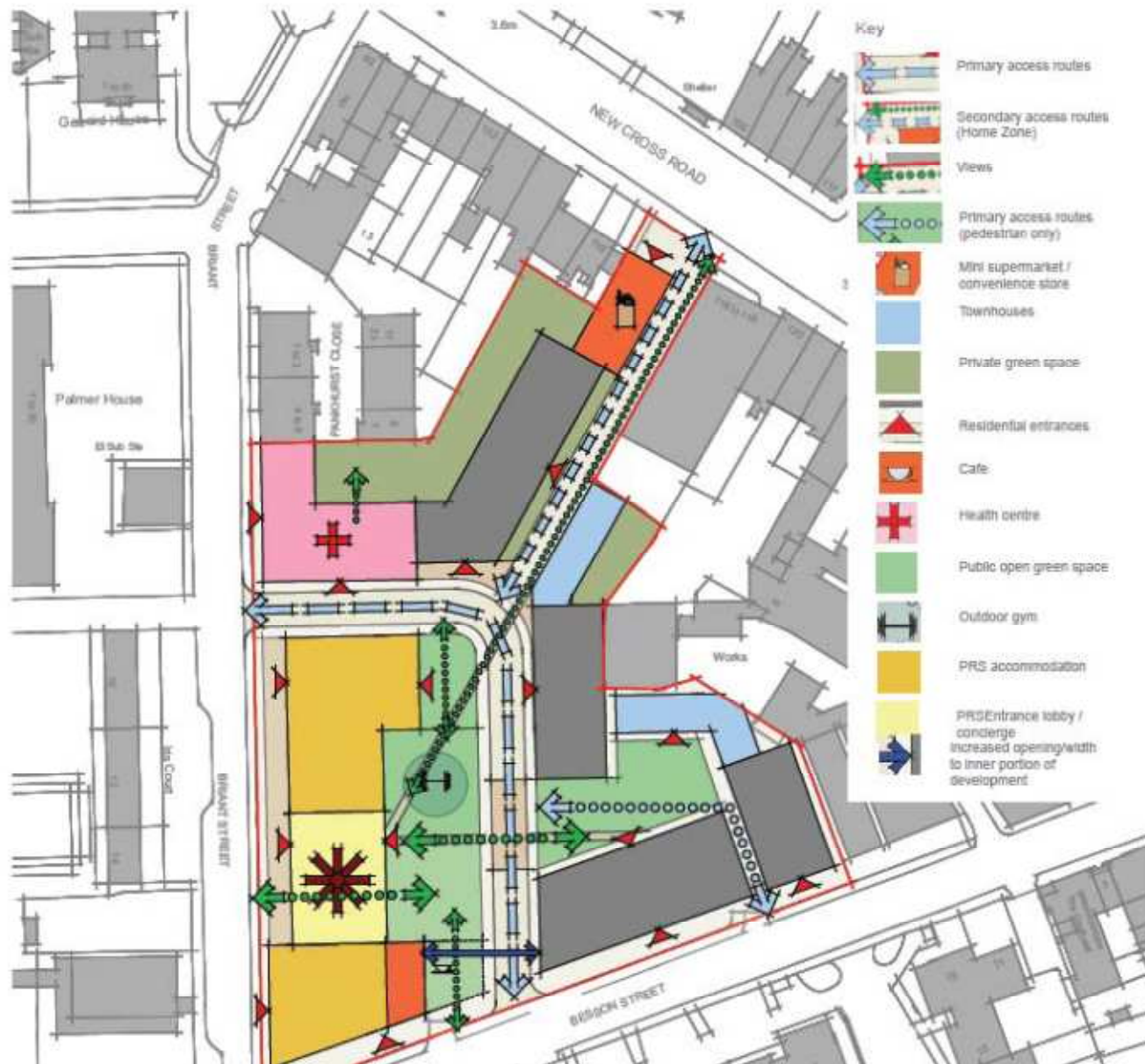
- Housing: approx. 230 homes 35% affordable
- Private Rented Sector (PRS) involvement
- Long term interest and involvement
- Revenue stream
- High quality new buildings and public spaces

What have we done?



- Architects: Assael
- Cost consultants and viability: Arcadis (EC Harris)
- Consultation:
 - NXG Trust, Doctors, Focus group work shop, Kender TRA
 - Open event 3rd December 2015
- Talked to the market
- Delivery models
- Planners
- Design Review Panel





What we get:

- Doctors surgery
- Office/ community space
- Outdoor gym
- Approx. 230 new homes
- 35% affordable
- Capped rent
- No private sale
- High quality public realm and open spaces

The Private Rented Sector



Currently....

1 in 4 Lewisham residents lives in the PRS

Over half are **under 34** and more than 85% are under 49

A **quarter** of households in the PRS have **dependant children**

84% are **economically active**, a third claim housing benefit

Nationally **38% live in poverty** after housing costs

28% in Lewisham are dissatisfied with the **quality** of their PRS

22% were considering moving due to **high costs**

51% expected it to be **another private let**; 16% hoped to get their own home; 16% hoped to move into social housing

Benefits

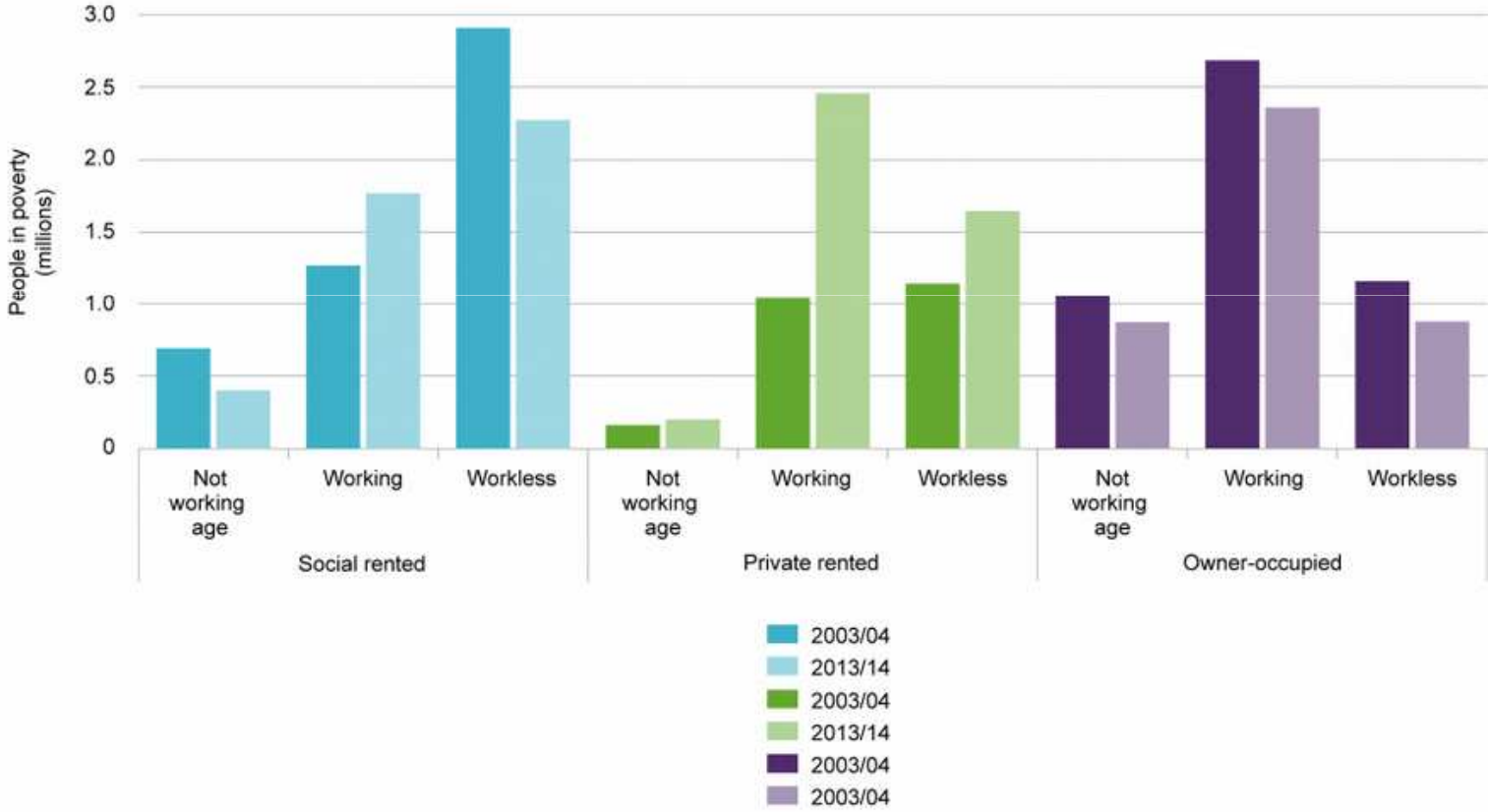
- Design & quality
- Rent stability
- Tenancy length
- High quality services

Poverty in the PRS



41B: In the last decade the number of people in poverty in a working private renting family increased by 1.4 million and those in a working social renting family by 500,000.

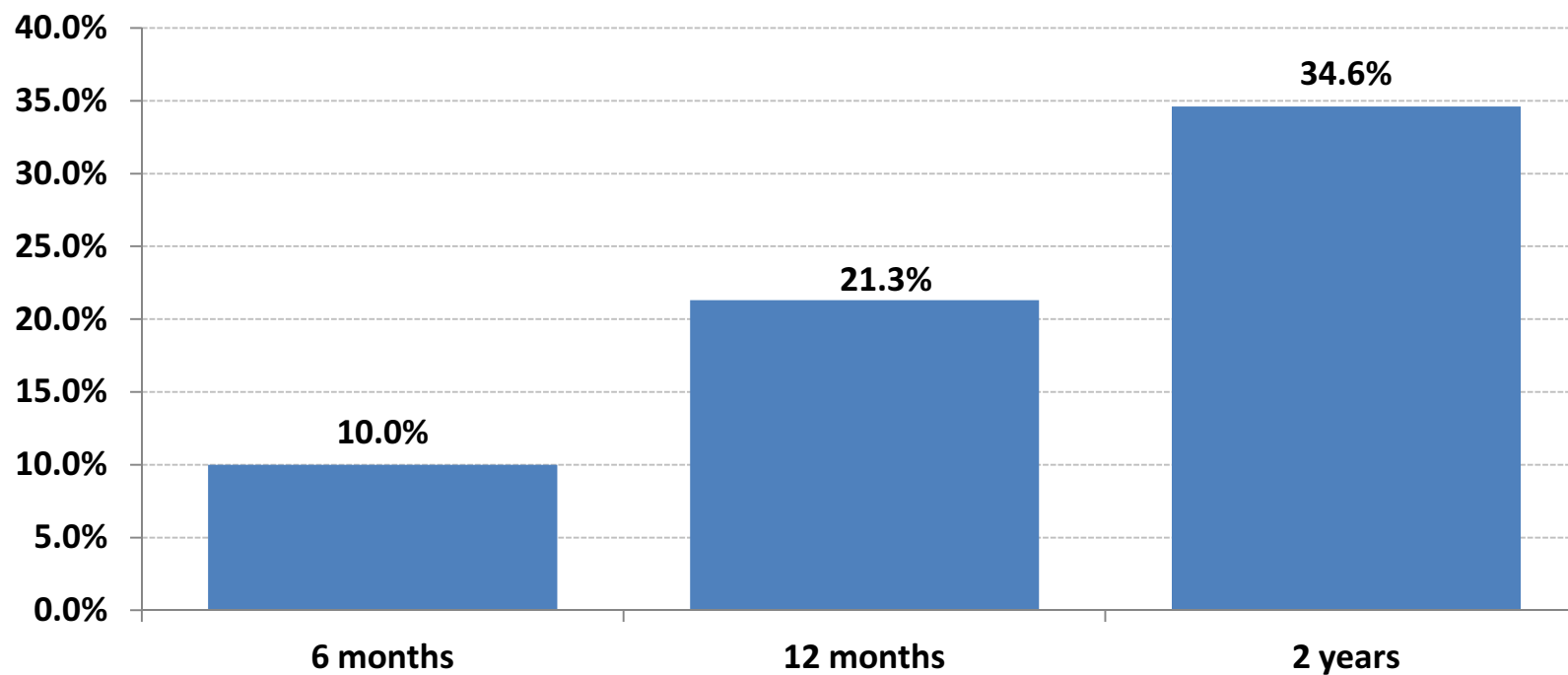
Source: Households Below Average Income, DWP; the data is for Great Britain



PRS in Telegraph Hill



Percentage increase in median rent in SE14 (New Cross / Telegraph Hill) in preceding period, October 2015, all property sizes



Capped Rents

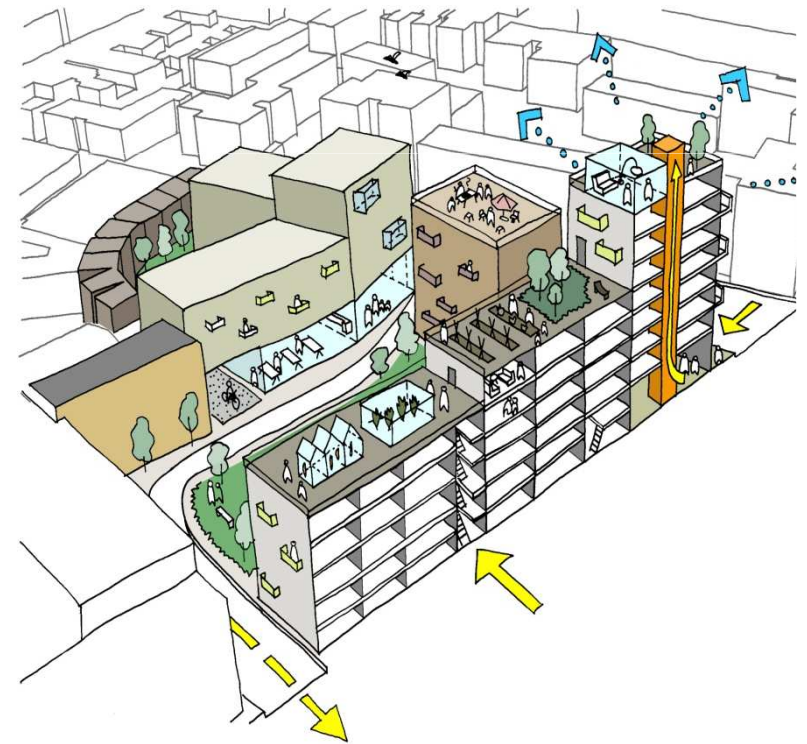
Different rents pepper potted fully within the development,
not separate

E.g. 35% of homes with rents at various rent caps

Council strategy “affordable” = 35%
of net income, not of market rent

Access to all PRS amenities

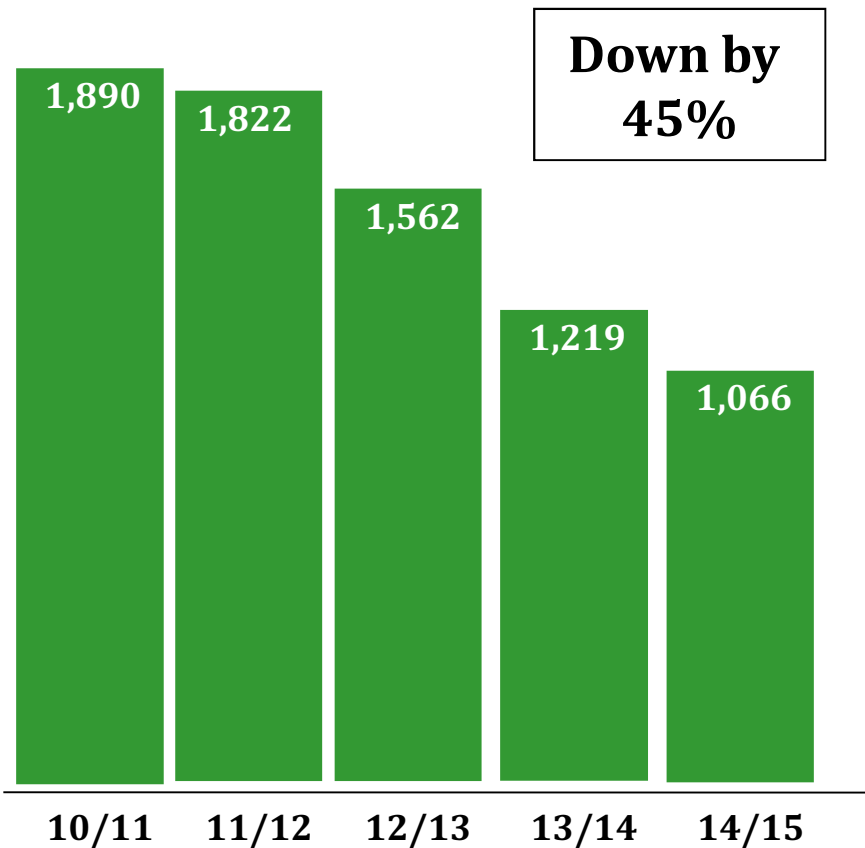
Cohesive design



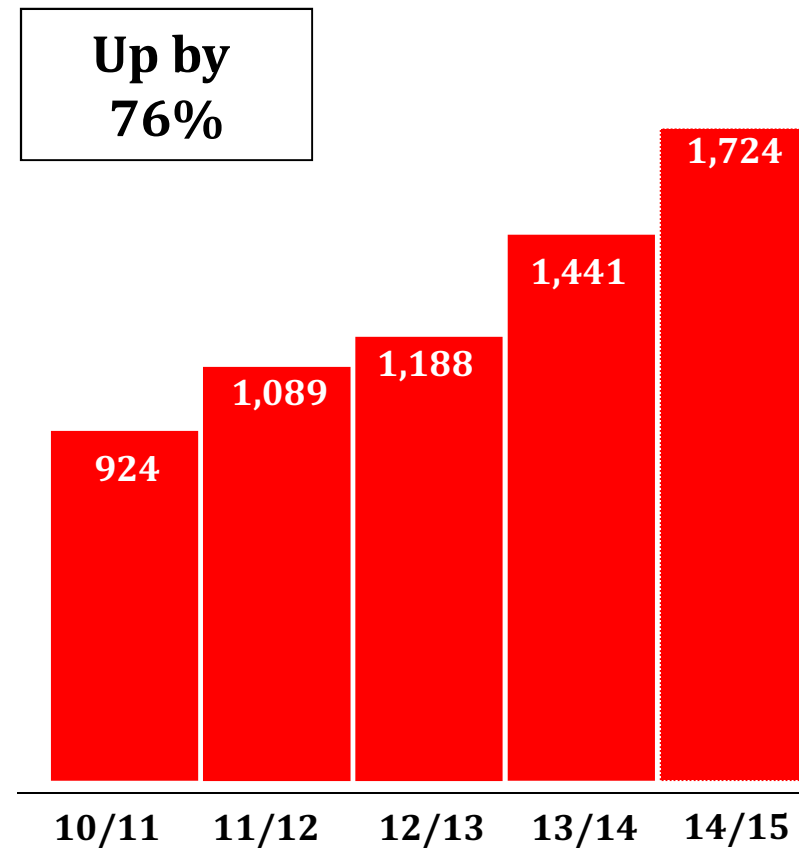
Prioritisation of Council housing



Number of available lets, 2010/11 to 2014/15



Homeless households going into temporary accommodation, at year end 2010/11 to 2014/15



Affordability



- Who are capped rents affordable for?
 - In a one bed, a couple who both earn the national minimum wage
 - In a one bed and a two bed, a couple or sharers who both earn the London Living Wage
 - In a one bed and a two bed, any household type earning the Lewisham median wage

Timetable



December 2015	Consultation event Mayor and Cabinet
Spring 2016	Developer partner on board Design development consultation
Summer 2016	Submit Planning application
Late 2016	Start on site

The Site – Meanwhile Use?



- Use of the site while development underway
 - Potential for **employment and businesses**
 - Need & interest from **local groups** & retailers
 - Make it **Lewisham** and local
 - Potential to **start change**
- In area, footfall and appeal

