

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	Response To Referral From Sustainable Development and Housing Select Committee - Housing Zones	
<b>Key Decision</b>	No	Item No.
<b>Ward</b>		
<b>Contributors</b>	Executive Director for Resources and Regeneration	
<b>Class</b>	Open	Date: 1 March 2017

**1. Purpose:**

- 1.1 This report sets out the response to the referral made by the Sustainable Development and Housing Select Committees following their consideration of an officer report to the Select Committees on Housing Zones in the borough.

**2. Recommendations:**

The Mayor is asked to:

- 2.1 Approve the officer response to the referral by the Sustainable Development and Housing Select Committees on Housing Zones, and
- 2.2 Agree that this report should be forwarded to the Select Committees.

**3. Background:**

- 3.1 On 25<sup>th</sup> October 2016, the Sustainable Development Select Committee and the Housing Select Committee held a joint meeting at which an officer paper on Housing Zones was considered. The purpose of the paper was to provide a general background to the Mayor of London's Housing Zone Programme and a specific update on the two designated Housing Zones in the borough – New Bermondsey and Catford. A copy of the paper is attached as appendix A
- 3.2 Having considered the report, the Select Committees resolved to advise Mayor and Cabinet of the following and asked the Executive Director for Resources and Regeneration to respond. The Select Committees' comments and the Executive Director's responses are set out below.

3.3 The Committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:

3.3.1 The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.

Officer Response:

*The height, appearance and design of any development in the borough is determined by planning policy, and any applications for development will follow the usual planning and statutory consultation processes. In addition, officers are in the process of preparing a masterplan for the town centre which will involve engagement and communication with members, local residents and stakeholders, to create a high quality, well designed scheme that meets the council's regeneration objectives for the town centre.*

3.3.2 A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The Committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.

Officer Response:

*The level of affordable housing will be determined by the council's planning policy, which currently aims for 50% affordable housing in all new developments, although this also has to pass viability tests. The Housing Zone funding for Catford recognises the challenges that the scheme faces in delivering the Council's aspirations for a vibrant town centre and has therefore been designed to support the council deliver as much affordable housing as is viable.*

3.3.3 Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.

Officer Response:

*Officers from TfL have been working with Council Officers over the last year or so reviewing various options which will allow for an optimal realignment of the south circular. The Council will shortly be in a position to assess these options against its aspirations for the town centre and then indicate a preferred*

*option to enable TfL progress detail designs for the proposed realignment.*

- 3.3.4 Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.

Officer Response:

*As planning applications eventually come forward for site specific developments, following the masterplanning process, the implications of each development will be assessed as part of the statutory planning process and s.106 and CIL contributions will be required from developers. This will help mitigate any negative impacts of such developments, e.g. by funding additional school places, public health infrastructure etc. Also, relevant officers and partners (internal and external) will be engaged during the masterplanning process to ensure that the masterplan fully considers and mitigates any negative impact of the development as a whole on local public services.*

- 3.3.5 Timings of planned key decisions for the development of the programme.

Officer Response:

*All key decisions related to the delivery of Catford Regeneration Programme will be taken by Mayor and Cabinet. The dates and timing will be published as part of the council's key decision plan in the usual way.*

- 3.3.6 A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.

Officer Response:

*Officers are developing a stakeholder engagement and communications strategy for the Catford programme. Indeed, elements of the strategy are currently being implemented through initial engagement with members as part of the "Catford Conversations" sessions. The final strategy will provide a clear outline of proposed methods of communication, including engagements with members and residents and a continual, inclusive online and social media approach to reach the widest range of local people and stakeholders. It will also provide a central, permanent place for sharing information and feedback throughout the masterplanning and development process.*

- 3.3.7 The Committees also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the

meaningful engagement of the public in the future of the scheme.

Officer Response:

*Officers reported the governance arrangements for the Catford Regeneration programme to Mayor and Cabinet on 9<sup>th</sup> November 2016. The report, listed as a background paper here, has a section on the governance and programme delivery arrangement including communications and community engagement.*

3.4 In relation to the New Bermondsey housing zone, the Committees recommend that:

- 3.4.1 Oversight of the section 106 agreement should be returned to strategic planning committee.

Officer Response:

*It is officers' understanding that this request related to amendments arising out of the fact that the Housing Action Zone funding of £20 million is no longer to comprise solely of loan funding. Instead the GLA are proposing to grant fund the index linked £10m New Station Contribution (circa £12 million in total). Officers can reassure members that any changes to the Section 106 agreement would not be taken by officers under delegated authority but referred to Strategic Planning Committee for decision.*

- 3.4.2 An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.

Officer Response:

*Renewal have agreed that Members may have access to an unredacted copy. It was intended that this be available to Members on a confidential basis when it is relied on as a background document in the report concerning the Memorandum of Understanding relating to the Housing Zone. Unredacted copies are available for inspection by all members on a confidential basis in Legal Services. Anyone wishing to view them should contact Siobhan Da Costa in Legal Services 0208 3149276*

*A redacted copy of the Housing Zone application and related documents can also be viewed here by members of the public.*

<https://files.acrobat.com/a/preview/1934fab3-ee61-4701-bef6-08382209f496>

- 3.4.3 That further information should be made publicly available about the management structure and ownership of the developer.

Officer Response:

*Renewal Group is a company registered in the Isle of Man. Details of the directors and management structure can be found on the Isle of Man Companies House website for a small fee through the link below.*

*(<https://services.gov.im/ded/services/companiesregistry/companysearch.iom>).*

*The ultimate owners of Renewal Group Limited (the entity leading the redevelopment of the New Bermondsey project) are:*

- (1) Independent Advisors Incorporated (IAI), which is ultimately owned and controlled by the Malik family trust established solely for the benefit of Mushtaq Malik and his dependents.*
- (2) Incorporated Holdings Limited (IHL), which is ultimately owned and controlled by a charitable trust, for which the principal beneficiary is the Jack Petchey Foundation, a UK registered charity.*

**4. Financial Implications:**

- 4.1 There are no direct financial implications arising from this response.

**5. Legal Implications:**

- 5.1 There are no specific legal implications arising from this response, save for noting that the Council's Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

**6. Crime and Disorder Implications:**

- 6.1 There are no direct crime and disorder implications arising from this response.

**7. Equalities Implications:**

- 7.1 There are no direct equalities implications arising from this response.

## 8. Environmental Implications:

8.1 There are no environmental implications arising from this response.

### List of Background documents

Short Title Of Document	Date	Contact
Housing Zones	Oct 2016	Kplom Lotsu
Catford Regeneration Programme - Update	Nov 2016	Kplom Lotsu

If you would like further information on this report please contact Kplom Lotsu, SGM Capital Programmes on **0208 3149283**