

Mayor and Cabinet			
Title	New Homes Programme Update		
Key decision	Yes	Item no	
Wards	All wards		
Contributors	Executive Director for Customer Services		
Class	Part 1		

1 Purpose of report

- 1.1 This report provides a general update on the Council's new homes delivery programme, New Homes, Better Places, and also makes specific recommendations to progress with the delivery of two projects which will provide a further 13 homes.

2 Summary

- 2.1 In July 2012 the Council embarked on a programme to build new Council homes in response to a series of on-going housing policy and delivery challenges, most notably an enduring under-supply of new affordable homes available to the Council to meet housing demand.
- 2.2 A series of update reports has subsequently been considered by Mayor and Cabinet outlining progress in meeting the target of starting 500 new Council homes for social rent, by March 2018.
- 2.3 9 new council homes have now been completed, 126 are on-site and being delivered, and a further 60 have planning consent and are awaiting start on-site. This means that a total of 195 new social rented homes are now underway. In addition there are a further 19 projects on which design development is advancing and which have the capacity to provide around 321 council homes, all of which could start before March 2018. A full summary of the development programme is appended to this report as appendix A.

- 2.4 The majority of the projects within the programme are expected to be considered at planning committees and to start on site this year. As a result officers are bringing monthly updates to Mayor & Cabinet to approve development plans on sites as they progress, and after formal consultation has taken place. If these approvals are provided, the projects are then progressed through the statutory planning process.
- 2.5 This report recommends that two such projects are approved and progressed with planning applications. Those projects are for 9 new Council homes on what is currently a garage site on Endwell Road in Telegraph Hill, and for 4 bespoke new homes for adults with autistic spectrum disorders on a site on Stansted Road in Perry Vale.
- 2.6 Part one of this report sets out the policy rationale for disposing the site on Stansted Road to Birnbeck Housing Association in order to facilitate the development of the four new homes, and part two of the report contains the commercial information that relates to that disposal.

3 Recommendations

- 3.1 It is recommended that the Mayor:
- 3.2 notes the progress update on the New Homes, Better Places Programme;
- 3.3 having considered the responses to the statutory Section 105 consultation on the proposed development at Endwell Road, which are summarised in section 8.8 of this report, agrees that Lewisham Homes prepare and submit a planning application for nine new Council homes on the site;
- 3.4 notes the information contained in this report which identifies a gap in housing provision for adults with autism
- 3.5 note the valuation and commercial advice obtained which is detailed within Part 2 of this report;
- 3.6 agree to declare the land between 30 and 32 Stanstead road, shown on the attached plan surplus to the Council's requirements
- 3.7 agree in principle to dispose of the land on a 125 year lease to Birnbeck Housing Association subject to a final decision on the disposal being made following consideration of any responses in respect of the necessary open space notices
- 3.8 agree that officers are authorised to proceed to publish open space notices in respect of the proposed disposal; and
- 3.9 agree to receive a further report from officers on the responses to the open space notices prior to a final decision being made on the disposal.

4 Policy context

4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

4.2 The proposed recommendations are also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

4.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:

- Helping residents at times of severe and urgent housing need
- Building the homes our residents need
- Greater security and quality for private renters
- Promoting health and wellbeing by improving our residents' homes

5 Background

5.1 The Council's New Homes, Better Places programme has currently delivered nine new Council homes, and a further 126 are on site. A full summary of the programme is appended to this report as Appendix A.

6 Upcoming completions

- 6.1 Seven new Council homes will soon be let at Boone Street in Blackheath ward, on the project known as Dacre Park South. These will be three x 1-bed flats, three x 2-beds, and one x 2-bed flat specifically adapted for a wheelchair user. These new homes have been prioritised for under-occupiers who wish to downsize from family-sized properties, in order that larger family-sized homes can subsequently be released to families in priority need from the Housing Register. The tenants of these seven new homes are expected to start moving in at the end of March.

7 Upcoming Planning Submissions

- 7.1 The following schemes are at an advanced stage of design development and consultation and it is anticipated that these will be submitted for planning this spring.

Kenton Court, Bellingham Ward (25 homes)

- 7.2 A final consultation event was held on Thursday 2nd March. A planning application will be submitted in April for 25 new Council homes to be let at social rents. Subject to the planning process, the officers are targeting starting works on site in September 2017 and completion of the new homes by February 2019.

Silverdale Hall and Grace Path, Sydenham Ward (16 homes)

- 7.3 These two projects in Sydenham contain a total of 16 new homes in total, including 10 new Council homes. Final detailed design is taking place and planning submissions are expected in April.

8 Endwell Road, Telegraph Hill Ward (9 new homes)

- 8.1 The proposal for this site is to deliver nine new Council homes, replacing the existing use of 11 garages and associated hardstanding.
- 8.2 The new development will feature a four-storey elevation on Endwell Road and a three-storey elevation, more in keeping with existing homes, on Vesta Road. The new homes will be a mix of 1, 2 and 3-bedroom properties, comprising both flats and houses. A plan of the site in question, and an image of the proposed development can be found at Appendix B.

- 8.3 The new development will feature a four-storey elevation on Endwell Road and a three-storey elevation, more in keeping with existing homes, on Vesta Road. The new homes will be a mix of 1, 2 and 3-bedroom properties, comprising both flats and houses. A plan of the site in question, and an image of the proposed development can be found at Appendix B.
- 8.4 Two consultation events have been held for local residents to see the proposals and comment on them. The main issues which have been raised by local residents through the consultation are parking, design of the block, subsidence in the area, overlooking and disruption during the construction phase. Officers consider that all of these issues can be adequately addressed by the design team and through the planning process.
- 8.5 As such a formal consultation, under S105 of the Housing Act 1985, was commenced on 23rd January 2017. 31 secure tenants who live in the vicinity of the proposed development were sent a formal consultation letter as well as a covering letter which invited them to attend a drop-in meeting at which they could view the proposed plans, ask questions and give feedback. All other residents within the vicinity of the proposed sites were also invited to attend the drop-in event which was held on 31st January 2017. A further letter was sent on 31st January 2017, inviting secure tenants to an additional consultation session which was held on 8th February 2017.
- 8.6 Feedback forms were provided at the drop-in, with the intention that any written feedback given at the event by secure tenants would be considered for the purposes of the formal consultation along with other written representations received.
- 8.7 The consultation period ran for 28 days from 23rd January 2017, and a summary of consultation responses can be found in the table below, with officer responses to those.

S105 consultation response	Officer response
<p><u>Response 1</u> Expressed concerns relating to:</p> <ul style="list-style-type: none"> -Parking - Loss of security for cars -What are the sewage considerations? - Design of building - Windows/ light issues -Need pitched roof 	<ul style="list-style-type: none"> -Parking surveys have indicated that the proposed development will not cause parking stress outside of acceptable levels - The scheme will be designed in compliance to secure by design. -Officers will look to protect the available parking for local residents, including garage tenants who live closest to the area. -Officers have considered the implication of light loss, and have reduced the size of the building accordingly. The original proposal for an 11-unit scheme with 4-storey elevations on both Endwell Road and Vesta Road is now a proposal for a 9-unit scheme with the Vesta Road elevation reduced to three storeys.

S105 consultation response	Officer response
	<ul style="list-style-type: none"> -Officers will carry out full utility surveys to ensure they can cope with pressure from additional units. -Planners have spoken to consultants in relation to possibility for a pitched roof. It didn't work within the proposed design, and looked out of place.
<p><u>Response 2</u> Expressed concerns relating to:</p> <ul style="list-style-type: none"> -Junction of Endwell and Vesta Road (buses turning and safety) -Trees -Parking -Development design 	<ul style="list-style-type: none"> - Consideration is given to the impact developments will have on essential services including refuse lorries, emergency vehicles and public transport. It will continue to be monitored through every stage of the development. - A tree survey (arboriculture report) has taken place on the development. There are 4 trees within the proposed development area. It is hoped that all of these will be retained. -Parking has been addressed in the response above. -Design of the building has been addressed in the response above.
<p><u>Response 3</u> Expressed concerns relation to:</p> <ul style="list-style-type: none"> -Land subsidence <p>Active engagement with local community.</p> <ul style="list-style-type: none"> -Being overlooked -Height of building -Parking 	<ul style="list-style-type: none"> -Officers are instructing specialists to advise on subsidence concerns and their findings will influence the method of construction to be used. -Officers will continue to keep the local community informed throughout each stage of the development, to understand and respond to concerns. -Parking has been addressed in the response above. -Design of the building has been addressed in the response above.
<p><u>Response 4 (received after closing date)</u> Expressed concerns relating to: Road traffic and noise</p> <p>Otherwise positive feedback:</p> <ul style="list-style-type: none"> -The area is generally unused and people tend to dump rubbish there. Social housing desperately needed in Brockley 	<ul style="list-style-type: none"> - If planning approval is given for this development to commence, we will work with our contractor to ensure disruption to residents is kept to a minimum, and will work to ensure that no works take place outside of the hours permitted through the planning approval.
<p><u>Response 5 (received after closing date)</u> Expressed concerns relating to:</p> <ul style="list-style-type: none"> -Consultation methods -Design and height of building -Parking 	<ul style="list-style-type: none"> -All residents in the affected area, including the respondent had been sent details about the proposed plans, and invited to share their views at an event, online, and on the phone. Officers will ensure residents are continued to be consulted and invited to the next consultation event on 28th March. -Parking has been addressed in the response above. -Design of the building has been addressed in the response above.

- 8.8 As the table sets out, officers consider that all of the concerns that have been raised can either be addressed through the design of the scheme, or considered as part of the formal planning process. On that basis Mayor & Cabinet is recommended to approve this site for the development of approximately nine new Council homes.

9 Supported Housing Scheme for people with Autism

- 9.1 There is currently no supported housing provision in Lewisham that is specific to adults with autism. Officers have been working with The Campaign in Lewisham for Autism Spectrum Housing (CLASH), and Burgess Autistic Trust for over three years to find a way to deliver a supported housing scheme which enables people with autism who are not eligible for care services under the Care Act 2014, to live independently in purpose-built accommodation.
- 9.2 Mayor and Cabinet received a report on 18 February 2015 which contained an officer response to a referral made by Healthier Communities Select Committee at its meeting on 2 December 2014. The Committee had requested that the Mayor considered urgently, provision to meet the housing needs of adults diagnosed with autism spectrum disorder living in Lewisham.
- 9.3 The housing needs of adults with autism are extremely varied. For some people who are eligible for care services under the Care Act 2014, there will be the option of residential care or packages of care. At the other end of the spectrum some adults with autism may be able to live independently.
- 9.4 The 'gap' that has been of particular concern to The Campaign in Lewisham for Autism Spectrum Housing (CLASH) and which has been the focus of the Council's Housing and Autism project group, is the lack of options that are available to those adults with autism who are neither eligible for services under The Care Act 2014, nor who are able to live totally independently. This gap covers a range of needs but might broadly be described as supported housing.
- 9.5 The basis of a new model to fill this gap would be the provision of a small scheme in partnership with a specialist housing provider, who would be the landlord and let the properties to adults with autism. This type of accommodation would be suitable for adults with low level support needs, with support workers funded by an element of service charge covered by Housing Benefit.
- 9.6 The support element of this proposal could be delivered by the Burgess Autistic Trust (BAT), which was the main support provider for the client group in the borough, prior to the service being de-commissioned due to budgetary pressures.

- 9.7 The Housing and Autism Group, including CLASH, BAT and Council Officers identified Birnbeck Housing Association as a possible partner for delivering this scheme. Birnbeck is a small developing Housing Association which specialises in supported housing for people with autism, and supported housing for people with mental health issues. Representatives from Birnbeck have attended the Housing and Autism Group for over a year now and they are interested in working with the Council to develop new build supported housing for people with autism.
- 9.8 Birnbeck Housing Association are currently developing two similar schemes in London Borough of Barnet and London Borough of Ealing.

Stanstead Road, Perry Vale Ward (4 homes)

- 9.9 Officers, working through the Housing and Autism Group, have identified an underused site in the Council's ownership on Stanstead Road, shown on the plan at Appendix C. This site is suitable for the development of a small scheme of four x 1-bed flats with a communal lounge and garden, which would meet the housing and policy need outlined in the previous section.
- 9.10 Birnbeck Housing Association have appointed an architect to design a scheme for the Stanstead Road site. A pre-application meeting with planners has shown that the scale of development and type of housing proposed at the site could be supported, subject to further detailed design development.
- 9.11 Birnbeck Housing Association have written to neighbouring properties, outlining the proposal to them and have received responses from four households who have asked for more detail and will be consulted through the planning process.
- 9.12 It is therefore proposed that Birnbeck Housing Association develop a new build housing scheme which will deliver a minimum of 4 self-contained one-bed flats on the site.
- 9.13 Part 2 of this report sets out the property and commercial information that is relevant to this site. Mayor & Cabinet is asked, having considered this information, to agree that the Council disposes of the site on Stanstead Road to enable the development to take place.
- 9.14 If this is agreed, and subject to the planning process, the development of the site could commence this summer, with a target date for the flats becoming available for letting of July 2018

10 Financial Implications

- 10.1 The Housing Revenue Account (HRA) includes provision to build 500 social housing units. The cost of the nine units in the proposed development at Endwell Road can be met from that provision.
- 10.2 The financial implications of the proposed disposal of land between 30 and 32 Stanstead road are covered in part 2 of this report.

11 Legal Implications

- 11.1 The legal position in relation to S105 consultation is set out at paragraph 8.5 of this report. Other legal implications are contained in part 2 of this report.
- 11.2 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 11.3 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.
- 11.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.3 above.
- 11.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 11.6 The Equality and Human Rights Commission has recently 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

11.7 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: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

11.8 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

12 Crime and disorder implications

12.1 There are no crime and disorder implications arising from this report.

13 Equalities implications

13.1 The proposal to dispose of the site at Stanstead Road to Birnbeck Housing Association for the delivery of a housing scheme for people with autism and aspergers syndrome has positive equalities implications.

14 Environmental implications

14.1 There are no environmental implications arising from this report.

Background Documents and Report Originator

Title	Date	File Location	Contact Officer
New Homes, Better Places Programme Update	1 June 2016	Available at this link	Jeff Endean

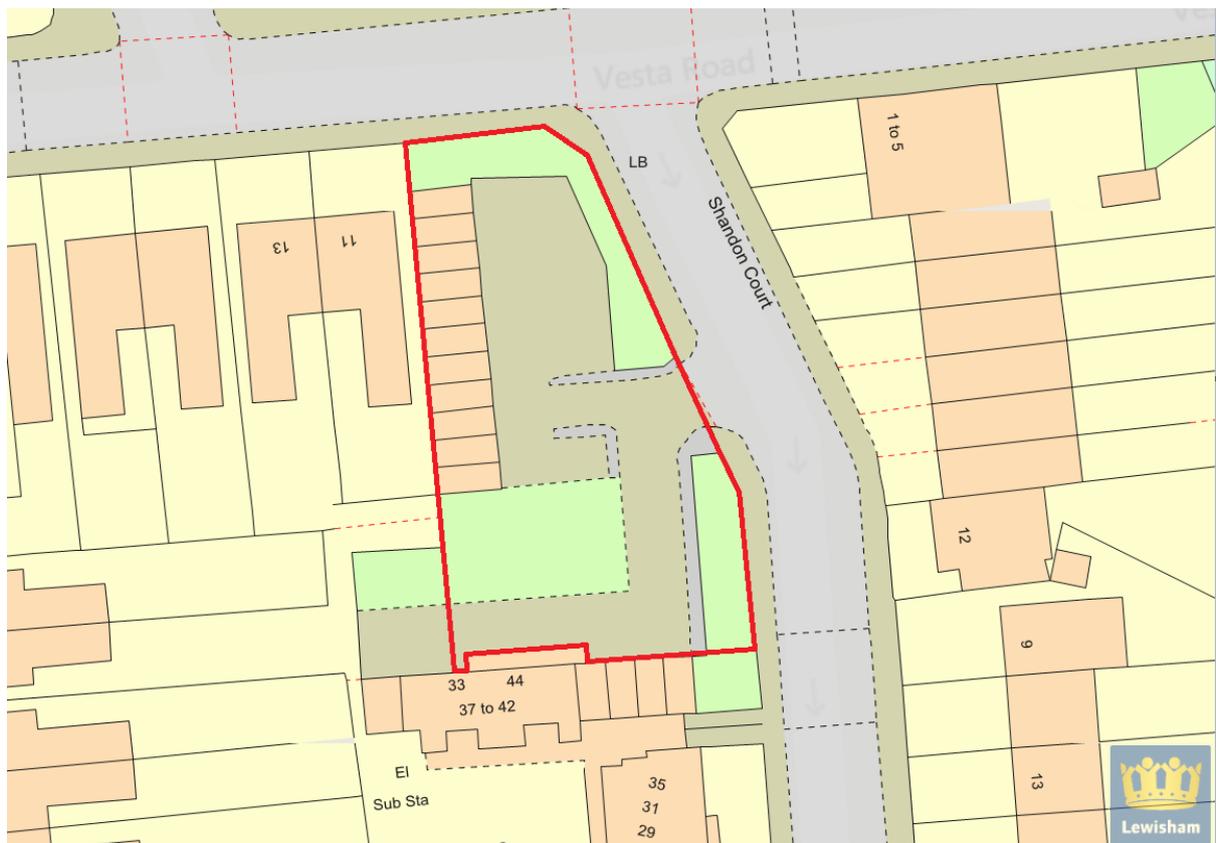
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean
Response to Healthier Communities Select Committee on the Campaign in Lewisham for Autism Spectrum Housing	18 February 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	1 June 2016	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	11 January 2017	Available at this link	Jeff Endean

If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

Appendix A – Programme update

Scheme Name	Ward	Council Homes	Sale	Total	Status	Target Planning Submission	Target Planning Decision	Target Start on Site	Target Completion
Current Approved Programme									
Mercator Road (New Build)	Lewisham Central	6	0	6	Complete				
Slaitwhaite Community Room (conversion)	Lewisham Central	1	0	1	Complete				
Ashmead Road (disposal)	Brockley	0	1	1	Complete				
Angus Street (conversion)	New Cross	1	0	1	Complete				
Forman House (conversion)	Telegraph Hill	2	0	2	Complete				
Marischal Road (low cost home ownership)	Lewisham Central	0	26	26	Complete				
Dacre Park South (new build)	Blackheath	25	0	25	On-Site				Jul-17
Longfield Crescent (new build)	Forest Hill	27	0	27	On-Site				Aug-17
Hazelhurst Court (extra care)	Bellingham	60	0	60	On-Site				Jul-17
Wood Vale (new build)	Forest Hill	9	8	17	On-Site				Jun-17
Honor Oak Housing Office (conversion)	Telegraph Hill	5	0	5	On-Site				Jun-17
Dacre Park North (new build)	Blackheath	0	5	5	On-Site				Jul-17
Campshill Road (Extra Care)	Lewisham Central	34	25	59	Planning consented, awaiting start			May-17	Nov-18
Forster House	Whitefoot	22	0	22	Planning consented, awaiting start			Apr-17	Aug-18
Woodbank	Whitefoot	4	0	4	Planning consented, awaiting start			Jun-17	Jun-18
Rawlinson House (conversion)	Lewisham Central	1	0	1	Planning submitted, awaiting decision		Mar-17	Jun-17	Nov-17
Hawke Tower (conversion)	New Cross	1	0	1	Planning submitted, awaiting decision		Mar-17	Jun-17	Nov-17
Pepys Housing Office (conversion)	Evelyn	5	0	5	Approved final scheme, awaiting planning application	Mar-17	May-17	Jun-17	Oct-17
Kenton Court (new build)	Bellingham	26	0	26	Approved final scheme, awaiting planning application	Mar-17	Jun-17	Oct-17	Dec-18
Silverdale Hall (new build) [community centre]	Sydenham	10	0	10	Approved final scheme, awaiting planning application	Mar-17	Jun-17	Oct-17	Dec-18
Grace Path (new build)	Sydenham	0	6	6	Approved final scheme, awaiting planning application	Mar-17	Jun-17	Oct-17	Dec-18
Church Grove Self-Build	Lewisham Central	5	26	31	Approved final scheme, awaiting planning application	Mar-17	Jun-17	Jan-18	Jan-21
Forest Estate	Forest Hill	20	0	20	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Milton Court Road (new build)	New Cross	11	0	11	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Oct-19
High Level Drive	Sydenham	26	0	26	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Bampton Estate Site 4 (new build)	Perry Vale	60	0	60	Design development and resident consultation	Jul-17	Jul-17	Jan-18	Sep-19
Somerville Estate (new build) [community centre]	Telegraph Hill	40	0	40	Design development and resident consultation	Jul-17	Oct-17	Jan-18	Apr-19
Crofton Park (new build)	Crofton Park	2	0	2	Design development and resident consultation	Apr-17	Jul-17	Nov-17	Mar-19
Marnock Road (new build)	Crofton Park	6	0	6	Design development and resident consultation	Mar-17	Jun-17	Nov-17	Mar-19
Embleton Road sites	Ladywell	5	3	8	Design development and resident consultation	Jun-17	Sep-17	Jan-18	Jul-19
Allison Close (New Build)	Blackheath	0	6	6	Design development and resident consultation	Jul-17	Sep-17	Jan-18	Jan-19
Endwell Road (new build)	Telegraph Hill	11	0	11	Design development and resident consultation	May-17	Aug-17	Nov-17	Mar-19
Mayfield Hostel	Lee Green	70	0	70	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Home Park Office	Sydenham	16	0	16	Early Design Stage	Aug-17	Nov-17	Jan-18	Jul-18
Total		511	106	617					
Future Potential Programme									
Stansted Road	Forest Hill	5	0	5	Early Design Stage	Apr-17	Jul-17	Nov-17	Nov-18
Brasted Close	Sydenham	0	15	15	Early Design Stage	Apr-17	Jul-17	Nov-17	Apr-19
Total		5	15	20					
Grand Total (Current Approved + Future Potential Programme)		516	121	637					

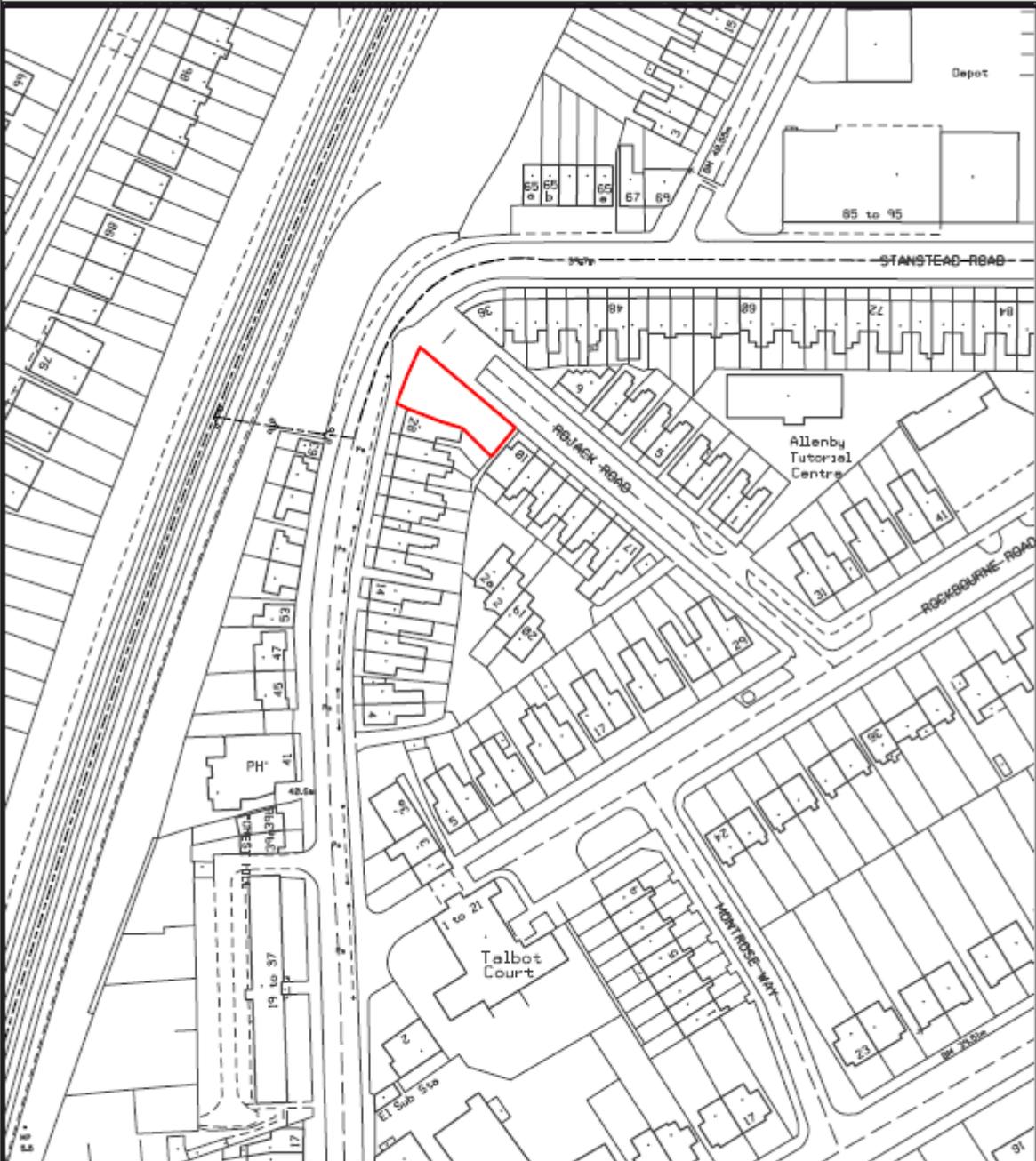
Appendix B – Endwell Road Site Plan and images



VIEW FROM CORNER OF ENDWELL & VESTA ROAD

Appendix C – Stanstead Road Site Plan

Land between 30 and 32 Stanstead Road Forest Hill SE23 1BW



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A4 location plan scale 1:1250

date: 08/09/2015
 drawn: acm
 coloured:
 checked:
 amended:
 drawing ref.: m2589b

 Area measures 280 sqm

A4

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