

# **New Homes, Better Places Context & Update**

- The Council has a long track record of delivering new affordable homes using a range of approaches and partnerships
- There have been more than 3,500 new affordable homes built in Lewisham in the past 10 years
- Changes to housing financing regime in 2012 enabled Council to start a limited house building programme, using the Housing Revenue Account
- Set out in 2012 to build 250 new Council homes at social rent on infill sites, and in 2014 the target was increased to 500 by 2018
- This is still part of a wide range of delivery approaches that enable new affordable homes to be built in the borough

- Subsequent government policy changes have limited the Council's ability to deliver new Council homes through the HRA:
  - July 2015, social rents to be reduced by one per cent a year for four years:
    - Good for tenants
    - Removed £25m of investment capacity
  - High value properties - not yet implemented, but government intends to make Councils sell some of their higher value properties and return the proceeds to central government.
- All of this means that the Council needs to continue to follow a diverse strategy to deliver the new affordable homes needed

# Our Housing Delivery Programmes

## New Homes, Better Places

**New Council Homes**

Working in the main with Lewisham Homes, but other partners contributing

**500 Council homes started by 2018**

**New and better temporary accommodation**

PLACE/Ladywell, Hamilton Lodge, a range of property acquisition approaches

**94 new units by 2018**

**New homes through housing regeneration**

Direct support to partners on long term regeneration projects: Heathside & Lethbridge, Excalibur, Deptford Sites

**1,902 new homes over 15 years, of which 929 (49%) are affordable**

**A wider affordable housing offer for Lewisham**

Co-ordinating and enabling a wide partnership of providers to provide new affordable homes in line with the Council's strategy

**Total of 2,000 affordable homes by 2018**

**Developing new approaches for the future**

Including a new company to provide security and longer tenancies for private renters & income to the Council, maximising the value of new methods of construction, enabling residents to build and own their own developments through CLTs, and a new approach to estate regeneration

- Original exercise in 2012, found a range of potential sites in theory. Of these the ones that were most deliverable are complete or on-site now.
- Further review in 2014 found a total of 12 potential sites for development
- Sites for new build homes were identified with the following criteria:
  - Preference for sites with a capacity of more than 10 homes
  - Underused and or redundant land
  - Locations which are popular for both rented and homes for sale
  - Places which may benefit existing as well as new residents

- Financial model based on the construction and associated costs of a new home modelled at £190,000 with no land costs
- Government allow 30% of costs for a new council house to be funded from recycled RTB receipts, so £57,000 of the above can be claimed as a subsidy
- Tenure approach agreed by HSC and M&C:
  - 80% council homes and 20% private sale
  - Sale homes cross-subsidise the programme
- The remaining funding for the 500 homes comes from the headroom in the HRA.
- Current modelling shows that the 500 homes are affordable but that the HRA is constrained after that

# Current programme



Scheme Name	Ward	Council Homes	TA	Total	Status
<b>Current Approved Programme</b>					
Mercator Road (New Build)	Lewisham Central	6	0	6	Complete
Slaithwaite Community Room (conversion)	Lewisham Central	1	0	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	0	0	Complete
PLACE/Ladywell (new build)	Lewisham Central	0	24	24	Complete
Hamilton Lodge (conversion)	Forest Hill	0	21	21	Complete
28 Deptford High Street	New Cross	0	3	3	Complete
161-163 Deptford High Street (acquisitions)	Evelyn	0	2	2	Complete
Wood Vale (new build)	Forest Hill	9	0	9	On-Site
Honor Oak Housing Office (conversion)	Telegraph Hill	5	0	5	On-Site
Dacre Park South (new build)	Blackheath	25	0	25	On-Site
Dacre Park North (new build)	Blackheath	0	0	0	On-Site
Hazelhurst Court (extra care)	Bellingham	60	0	60	On-Site
Longfield Crescent (new build)	Forest Hill	27	0	27	On-Site
Forster House	Whitefoot	22	0	22	Planning consented, awaiting start
Campshill Road (Extra Care)	Lewisham Central	34	0	34	Planning consented, awaiting start
118 Canonbie	Forest Hill	0	9	9	Planning consented, awaiting start
Woodbank	Whitefoot	4	0	4	Planning consented, awaiting start
Rawlinson House (conversion)	Lewisham Central	1	0	1	Planning submitted, awaiting decision
Hawke Tower (conversion)	New Cross	1	0	1	Planning submitted, awaiting decision
Kenton Court (new build)	Bellingham	26	0	26	Approved final scheme, awaiting planning application
Silverdale Hall (new build) [community centre]	Sydenham	10	0	10	Approved final scheme, awaiting planning application
Marnock Road (new build)	Crofton Park	6	0	6	Design development and resident consultation
Church Grove Self-Build	Lewisham Central	5	0	5	Approved final scheme, awaiting planning application
Stansted Road	Forest Hill	5	0	5	Early Design Stage
Forest Estate	Forest Hill	20	0	20	Design development and resident consultation
Crofton Park (new build)	Crofton Park	2	0	2	Design development and resident consultation
High Level Drive	Sydenham	26	0	26	Design development and resident consultation
Brasted Close	Sydenham	0	0	0	Early Design Stage
Milton Court Road (new build)	New Cross	11	0	11	Design development and resident consultation
Pepys Housing Office (conversion)	Evelyn	5	0	5	Approved final scheme, awaiting planning application
Endwell Road (new build)	Telegraph Hill	11	0	11	Design development and resident consultation
Embleton Road sites	Ladywell	5	0	5	Design development and resident consultation
Bampton Estate Site 4 (new build)	Perry Vale	60	0	60	Design development and resident consultation
Somerville Estate (new build) [community centre]	Telegraph Hill	40	0	40	Design development and resident consultation
Mayfield Hostel	Lee Green	70	0	70	Early Design Stage
Home Park Office	Sydenham	16	0	16	Early Design Stage
<b>Total</b>		<b>516</b>	<b>59</b>	<b>575</b>	
<b>Future Potential Programme</b>					
Edward Street	Evelyn	0	35	35	Design development and consultation
<b>Total</b>		<b>0</b>	<b>35</b>	<b>35</b>	
<b>Total (Current + Future Potential Programme)</b>		<b>516</b>	<b>94</b>	<b>610</b>	

- Develop pockets of estate land that are underused
- Quicker to initiate and deliver than larger schemes
- Mercator Road – 6 new council homes delivered in 2015



- More substantial schemes to maximise the usage of an existing site
- Delivering a larger number of properties
- Will likely include some demolition and replacement of existing structures
- Mayfield



# Scheme Type – Older Peoples Housing

- Schemes designed specifically to cater for the needs of older people
- All homes designed to sector leading HAPPI standards, meaning that people can stay independent at home longer
- By building high quality homes we enable downsizing, freeing up larger family homes
- Campshill Road, Hazelhurst Court



# Scheme Type – Infill with a view to the future

- Larger schemes taking into account the current use of a substantial space and exploring widescale regeneration opportunities
- Includes significant redesign of the estate as well as demolition of existing structures
- Schemes of this nature are more complex, with a bigger range of potential options, more complex financing considerations and more involved forms of resident engagement
- Somerville Estate



# Scheme Type – Estate Regeneration

- Full redevelopment of existing large housing estates, with demolition of all existing buildings. Requires the decant and rehousing of all residents
- Very complex schemes that can take years to deliver and involve significant engagement work with the local community.
- Normally delivered with Housing Association Partner
- Heathside and Lethbridge
  - Originally 565 homes in poor condition
  - Regenerated Estate will provide 1,202 homes, 584 are affordable
  - Will take a decade on site from start to finish, and nearly 20 years from conception as an idea



# Scheme Type – Tactical Interventions

- Deploy quick, innovative measures to expand the portfolio of available stock
- Use of off-site construction to develop 24 homes for homeless households at PLACE/Ladywell and the conversion of a former care home at Hamilton Lodge delivering 21 homes for homeless households
- Over 70 properties acquired by Lewisham Homes for tackling homelessness



# What next – Besson Street

- Strategy of direct intervention into PRS, providing longer and more secure tenancies, high quality homes and management, and a sustainable long-term income to the Council
- Over 230 units of PRS accommodation to be delivered through a joint venture between the council and a private partner
- A new form of affordable housing – Living Rent.
- Secure housing for local residents in employment who are not eligible for social housing but are also priced out of home ownership



# What next – Achilles Street

- 87 properties on the estate, some of which require significant investment – currently consulting with residents.
- Potential to greatly increase number of homes of all types, including Council homes
- Commitments to existing residents at the start:
  - council tenants will be able to stay on same terms
  - leaseholders can stay and be no worse off
  - We will build as many more Council homes as we can
  - We will maximise the total level of affordable housing of all types



# Future and potential sites



	Site Name	Potential Units	Ward
<b>In Active Development</b>	Achilles Street	450	New Cross
	Besson Street	230	Telegraph Hill
<b>Potential Future Sites</b>	Greystead Road/Waldenshaw Road	TBC	Forest Hill
	Old Road Depot	TBC	Lee Green
	Whitbread Road	TBC	Crofton Park
	Holly Tree and Conifer House	TBC	Brockley
	Wesley Halls	TBC	Downham
	Gosterwood Street	TBC	Evelyn
	Learning Resource Centre	TBC	Lewisham Central
	Ewart Road Garages	TBC	Crofton Park
	Brandram Road Garages	TBC	Blackheath
	Pagoda Gardens	TBC	Blackheath
	Kent House Road	TBC	Sydenham
	Sunderland Mount	TBC	Perry Vale
Nuding Close	TBC	Ladywell	

- Each site has individual complexities i.e. depends on re-provision of parking, amenity space, community space or strategies to promote mixed use.
- Achievable, but no easy wins



Lewisham

# Edward Street: PLACE/Deptford



# PLACE/Deptford - Site Context



# PLACE/Deptford - Site Condition



# PLACE/Deptford - Play Space Re-provision



# PLACE/Deptford - Key Details

- Approximately 35 two and three beds homes for temporary accommodation
- An advancement of the precision manufactured technology used at PLACE/Ladywell
- Same high specification units, with options for different community commercial units on the ground floor



- 21 March 17 PLACE/Ladywell design team appointed to look at feasibility of modular TA on site
- 19 April 17 Report at M&C to fully appoint the design team
- 06 May 17 First consultation event – focus on ground floor use
- 28 June 17 M&C to approve scheme to submit for planning
- July 17 Planning submission
- Autumn 17 Start on Site
- Summer 18 Completion



- Consultation to take place on site Saturday 6 May
- Focus on what local people would like to see on the ground floor to benefit the area

Potential uses could be:

- Ground floor could be more affordable homes
- Space for a new Nursery
- Affordable work-space to support local business
- Artist studios
- Café
- Other community uses