

Mayor and Cabinet			
Title	New Homes Programme Update		
Key decision	Yes	Item no	
Wards	All wards		
Contributors	Executive Director for Customer Services, Executive Director for Regeneration and resources, Head of Law		
Class	Part 1	19 July 2017	

1 Purpose of report

- 1.1 This report provides a general update on the Council's new homes delivery programme, New Homes, Better Places. It also makes specific recommendations to progress the proposal to re-develop 1-27 Wellington Close (Somerville Phase 1), Somerville Estate, to deliver 25 new council homes.
- 1.2 The Part 2 Report sets out strategy for disposing of 8 private sale units at Woodvale, which have been developed as part of the New Homes Programme and will generate in the region of £2.6 million to cross-subsidise the delivery of new council homes. The report recommends that the Mayor delegates the authority to set the final sales values of these properties to the Executive Director for Regeneration and Resources.

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 and Housing Select Committee outlining progress in meeting the target of starting 500 new Council homes for social rent, by March 2018.
- 2.3 17 new council homes have now been completed, 203 are on-site and being delivered. This means that a total of 196 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 301 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 the scheme at 1-27 Wellington Close (Somerville Phase 1) is approved and progressed with planning applications. This is for approximately 25 new Council homes to provide permanent housing for people in housing need.

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 Notes the design development and consultation which has been carried out on the proposed re-development of 1-27 Wellington Close, including the statutory Section 105 Consultation summarised at section 6.9;
- 3.4 Having considered the responses to the statutory Section 105 consultation on the proposed re-development of the former Somerville Extra Care Scheme, which are summarised in section 6.9 of this report, agrees that Lewisham Homes should proceed with the design development of the scheme, and submit a planning application to deliver approximately 25 new Council homes on the site.

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 seventeen new Council homes, and a further 196 are on site. A full summary of the programme is appended to this report as Appendix A.

6 Schemes to progress to planning

Somerville Phase 1, Telegraph Hill Ward (25 homes)

- 6.1 The Somerville Estate is situated between New Cross Gate and Nunhead stations.
- 6.2 Lewisham Homes, on behalf of Lewisham Council, appointed BPTW Architects in August 2016 to provide options for the re-development of 1-27 Wellington Close (Somerville Phase 1) and to consult with residents about other opportunities on the estate, including the re-provision of the Barnes Wallis Centre.
- 6.3 In order to expedite the delivery of new homes on the estate, the proposals for 1-27 Wellington Close (Somerville Phase 1) are now being progressed ahead of any other proposals for the estate. The site is shown on the plan at appendix B.
- 6.4 Design work carried out to date shows that the site could be re-developed to provide in the region of 25 new homes. The current proposed mix for the site is 3 one-bed flats, 2 one-bed wheelchair flats, 16 two-bed flats, 3 three-bed houses. This is subject to change as the designs are tested and will be consulted upon further prior to the Planning Submission.
- 6.5 Proposals for this site have been generally well-received by residents on the estate. The main concern raised in relation to this site has been the impact of additional homes on car parking pressure on the estate. Full details of recent consultation to date are set out below.
- 6.6 A consultation event was held on 25 March 2017 at the Barnes Wallis Centre. Invitations were sent to all households on the estate and to community centre users. The event was well attended and was an opportunity for the design team to understand how local residents feel about the estate and how they use the amenity spaces.
- 6.7 Door knocking was carried out on the estate on 12 May 2017, and additionally on 30, 31 May and 1 and 2 June. 1-1 appointments were offered to those who were unavailable. 34 residents completed questionnaires as a result of estate wide door knocking. The questionnaires asked residents opinions on the estate and how they felt about the proposal for new homes.
- 6.8 The consultation boards showing the proposals for Somerville Phase 1 were also available on Lewisham Homes' website and feedback was invited via an online form. 10 people completed forms at the 25 March consultation events, 4 people completed forms at the event on the 17 June event.

6.9 The Section105 consultation about the proposals took place between 22nd June and 6th July, with all secure tenants on the estate invited to submit comments via letter, e-mail or telephone. An event was also held on 1st July at which people could provide comments face-to-face.

Comments	Response
<p>Respondent number 1</p> <p>Concern raised that if one bed units are used to house single people this may lead to problems with drug and alcohol misuse near the school.</p> <p>Comment that Somerville is rather full and question if we have identified any other areas within the borough to develop.</p> <p>Preference for the land to be re-developed for something to benefit the children on the estate. Comment that they currently have nothing within eye shot to play on. No swings slides, climbing frames. The adventure playground is too far for many to go to and it is situated on a main Rd.</p> <p>Comment that the community centre currently gives nothing at the moment to the youth – and that this should be prioritised over church use. We need to revive the estate and make it work for the community that already living here before we/you do anything else!</p> <p>Comment that the shops units next to the community centre do not bring much benefit to the estate, with the exception of the convenience store.</p> <p>Comment that Fire Safety should be a key concern in the design of the building.</p>	<p>The homes proposed are a mix of one-bed, two bed and family-sized units. The properties are not proposed to be supported housing.</p> <p>The New Homes Programme has explored options for development across the whole of the borough, and a large number of sites are being re-developed to deliver new homes.</p> <p>Officers will be developing proposals for estate improvements as part of the wider consultation with residents, and play will form a key part of this.</p> <p>Noted. Further consultation will take place about the community centre re-provision before final proposals for this site are developed.</p> <p>Noted. Further consultation will take place about the shops before final proposals are developed for this part of the estate.</p> <p>Fire safety is an important consideration as part of the design development. Lewisham Homes works very closely with the London Fire Brigade, and will act to ensure fire safety is a priority for new and existing residents.</p>
<p>Respondent number 2</p> <p>Encourage and support any construction plans that genuinely lead to an increase in social housing stocks.</p>	<p>The proposal is to develop a scheme which is entirely for social housing.</p>

Comments that the existing Extra Care Building should be reconfigured and updated rather than demolished.	All options for retaining the block have been considered and are uneconomical.
Wellington Close is already suffering from shortage of parking for residents. Concerns about impact of new homes on parking	A full parking assessment of the final proposal will be carried out in preparation for the planning application. Measures will be put in place to mitigate any impact to existing residents.
Concerns about loss of trees and habitat for wildlife. Suggestions that the area could be landscaped and made as a garden for existing extra care block.	An ecological survey is currently being carried out, and this will form part of the design and access statement.
Question about proportion of new homes to be rented at social rent levels.	The proposal for this site is for a scheme which is entirely for social rent.
Suggestion that community centre could be better used for other artistic activities than for the school which uses it now.	Further consultation will be carried out with regard to the community centre site.

6.10 Further to the formal Section 105 consultation responses, the table below sets out the main feedback from the consultation to date, and the response from officers where appropriate:

Comments	Response
Housing should be for all ages	The proposals are for a mix of unit sizes, some of which are family sized units. All homes will be built to London Design Guide standards and Lifetime Homes and should be suitable for all ages. Some of the homes will be built to a wheelchair accessible standard.
Questions about leaseholder charges	Leaseholders will not incur charges as a direct result of new homes being built on the estate.
More play space	Officers will be developing proposals for estate improvements as part of the wider consultation with residents, and play will form a key part of this.
Measures to calm traffic welcome	Officers will be developing proposals for estate improvements as part of the wider consultation with residents, and traffic will be discussed as part of this.
The estate needs CCTV	Officers will be developing proposals for estate improvements as part of the wider consultation with residents.
Some ASB on estate, younger people hanging around	Officers will be developing proposals for estate improvements as part of the wider consultation with residents.
More lighting required.	Officers will be developing proposals for estate improvements as part of the wider consultation with residents.
Would like to see plan for whole estate, not just elements.	The current focus of the consultation is the extra care block to allow new homes to be delivered quickly. Further consultation

	about the wider estate will be taking place shortly.
Concerns about car park where sheltered scheme is	A full parking assessment of the final proposal will be carried out in preparation for the planning application. Measures will be put in place to mitigate any impact to existing residents.
New Homes look nice	Noted.
Create a dog pen in green area (near pic 12)	A dog walking area can be incorporated within the estate
Use green space to the side of sheltered block for additional housing.	The green space to the side of the sheltered block is included within the site boundary for the site.
Provide a good mix of 1 and 2 bedroom homes	The current mix for the site includes 1 and 2 bed flats, as well as larger family sized units.
Plant only suitable trees	Officers are looking at a range of suitable trees; -trees which are of a size and scale for residential areas and appropriate for residential streets -Suitable species size and form in relation to their location, i.e. smaller trees in the parking areas/streets; larger and broader trees in the larger spaces -Providing specific tree species in specific areas, to reinforce their character throughout the year -Bringing the seasons back into the estate - providing seasonal interest with flowers in spring and summer, Autumn leaf colour, and Winter interest with tree barks, brightly-coloured twigs and fruits.
Keep the elderberry tree	Officers have been advised by specialists that elderberry tree is not a great specimen and is unlikely to grow into a good tree, only a large shrub. The proposals will include a range of more suitable trees along this edge.

- 6.11 In summary, residents on the Somerville Estate have been generally supportive of the proposals to re-develop 1-27 Wellington Close for the purposes of providing new social housing as part of the New Homes Programme. The main concerns raised by residents will be considered as part of the planning application. On this basis, officers recommend that the Mayor agrees the Lewisham Homes should proceed with design development for this site, and submit a planning application for the final proposals.
- 6.12 Residents are keen to see detailed proposals for the re-provision of the community centre and re-development of the Barnes Wallis site. Consultation will continue about the community centre and the potential to deliver more new homes on the estate, and options for wider estate improvements.

7 Next Steps

- 7.1 Subject to Planning Approval being granted for the scheme, the scheme could start on site by November 2017 and complete by May 2018. Should the recommendations in this report be agreed then an indicative programme for this project is shown in the table below:

Date	Key milestone
Further Consultation with local residents	July 2017
Submit Planning Application	September 2017
Planning determined	December 2017
Start on Site	March 2018
Completion	September 2019

8 Financial Implications

- 8.1 The Council's current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model. The cost of the forty seven units in the proposed development at Mayfield Hostel Site can be met from that provision.
- 8.2 Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.
- 8.3 More detailed financial analysis of each scheme will be undertaken as they are developed and reported to Mayor & Cabinet at a later date.

9 Legal Implications

- 9.1 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out housing development, to act in an "enabling" manner with other housing partners and to provide financial assistance to housing partners for the provision of new affordable housing. In accordance with General Consent A3.1.1 of The General Housing Consents 2013 the Council may dispose of dwelling houses on the open market at market value.

- 9.2 Some of the proposals set out in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate. Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of Housing Management. Section 105 specifies that a matter of Housing Management would include a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided to secure tenants and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. Section 105 further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants arising from the consultation. Such consultation must therefore be up to date and relate to the development proposals in question
- 9.3 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.
- 9.4 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.
- 9.5 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.
- 9.6 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.

9.7 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>

9.8 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

9.9 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>

10 Crime and disorder implications

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

11 Equalities implications

11.1 There are no equalities implications arising from this report.

12 Environmental implications

12.1 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

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Completed schemes									
SUBTOTAL		88	17	71					
Schemes on site									
Hazelhurst Court	Phoenix	60	60	0	On Site				Aug-17
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Oct-17
Longfield Crescent	L. Homes	27	27	0	On Site				Apr-18
Wood Vale	L. Homes	17	9	0	On-Site				Jul-17
Honor Oak Housing Office	L. Homes	5	5	0	On Site				Aug-17
Forster House	Phoenix	22	22	0	On Site				Jan-19
Woodbank	Phoenix	4	4	0	On Site				Mar-18
Campshill Road	One Housing	53	34	19	Start on site				Feb-19
CUMULATIVE SUBTOTAL		294	196	90					
Schemes awaiting planning consent									
Rawlinson House	L. Homes	1	1	0	Planning decision		Sep-17	Dec-17	May-18
Marnock Road	L. Homes	6	6	0	Planning decision		Sep-17	Dec-17	May-19
CUMULATIVE SUBTOTAL		301	203	90					
Schemes awaiting planning submission									
Hawke Tower	L. Homes	1	1	0	Planning submission	Jul-17	Oct-17	Jan-18	Jul-19
Kenton Court	L. Homes	25	25	0	Planning submission	Jul-17	Oct-17	Jan-18	Feb-19
Grace Path	L. Homes	6	0	0	Planning submission	Jul-17	Oct-17	Jan-18	Feb-19
Silverdale Hall	L. Homes	10	10	0	Planning submission	Jul-17	Oct-17	Jan-18	Feb-19
Endwell Road	L. Homes	9	9	0	Planning submission	Jul-17	Oct-17	Jan-18	May-19
Pepys Housing Office	L. Homes	5	5	0	Planning submission	Jul-17	Oct-17	Jan-18	May-19
Mayfield	L. Homes	47	47	0	Planning Submission	Aug-17	Nov-17	Jan-18	Jul-18
Home Park	L. Homes	36	36	0	M&C decision	Sep-17	TBC	Jan-18	Jul-18
Somerville Estate Phase 1	L. Homes	25	25	0	M&C decision	Sep-17	Dec-17	Jan-18	Apr-19
High Level Drive	L. Homes	26	26	0	M&C decision	Sep-17	Dec-17	Mar-18	Mar-19
Bampton Estate	L. Homes	60	60	0	M&C decision	Sep-17	Oct-17	Mar-18	Sep-19
Church Grove	RUSS	33	5	28	Planning submission	Jul-17	Oct-17	Jan-18	Jan-21
Brasted Close	L. Citizens	14	0	14	Planning submission	Jul-17	Oct-17	Jan-18	Aug-19
Stanstead Road	Birnbeck HA	4	4	0	M&C decision	Jul-17	Oct-17	Nov-17	Nov-18
Embleton Road	L. Homes	3	3	0	M&C decision	Oct-17	Jan-18	Mar-18	May-19
Algernon Road	L. Homes	5	5	0	M&C decision	Sep-17	Dec-17	Mar-18	May-19
CUMULATIVE SUBTOTAL		610	464	132					
Schemes in early development									
PLACE/Deptford	LBL	33	33	0	M&C decision	Aug-17	Dec-17	Jan-18	Jul-18
31-33 Rushey Green (purchase)	LBL	9	9	0	M&C decision				Oct-17
GRAND TOTAL		652	506	132					

Appendix B – Somerville Court Site Plan



Appendix C - Proposed development (for illustrative purposes only)





Appendix D – Section 105 Letter

«lead_tenant» «joint_tenant»
«house_no» «address_line_1»
«address_line_2»
«postcode»

Jeff Endean
Strategic Housing
4th Floor, Laurence
House
Catford
London SE6 4RU

Dear Resident

Section 105 consultation about new homes on Wellington Close on the Somerville Estate

Lewisham Homes is working with the Council to explore the potential to build new council homes on the Somerville estate, and have been speaking to residents on the estate about this over the past few months. Officers did some door knocking in May and June and have held several consultation events, including one last Saturday 17 June.

We continue to work with the appointed architects to develop designs based on your feedback.

While we will continue to develop the plans in conjunction with you throughout this process, Lewisham Homes are now confident that they can develop the former extra care site at 2-27 Wellington Close into new Council homes in a way that responds to the comments and concerns that residents have raised.

As this site is owned by the Council there needs to be a formal decision by the Mayor & Cabinet of Lewisham Council to build new homes on the site, and because you are a secure tenant, the Council is required by law to consult with you formally before this decision is made. This is a statutory consultation under Section 105 of the Housing Act 1985.

If the development goes ahead, the former extra-care scheme on Wellington Close would be redeveloped to provide 20-30 new Council homes, and no longer be an extra care scheme.

There is a picture of where the extra care scheme is located overleaf – it has a red line around it.

S105 Consultation

In this formal part of the consultation process, the Council is seeking your views on the changes set out above and the closing date for responses is **6th July 2017**. If you and any other secure tenant in your home wish to make any representations about this as part of the formal process, you can comment in two different ways.

You can write to us: **Lewisham Homes, Old Town Hall, Catford Road, London, SE6 4RU**

Alternatively, you can email: [**development@lewishamhomes.org.uk**](mailto:development@lewishamhomes.org.uk).

Should you wish to discuss these proposals, you can call the Lewisham Homes Development Team on 0203 889 0654.

All representations received by the time specified will be considered by Mayor and Cabinet, before deciding whether or not to progress with development of housing on the site.

Although this formal part of the consultation process will close on 6th July, Lewisham Homes will continue to consult with you throughout the process of designing and building new homes and you can continue to give feedback through their website or email.

In addition to this formal consultation which only affects secure tenants, Lewisham Homes would like to invite all residents of the estate to a focus group to discuss the proposals for new homes and community centre. This will take place on **1 July** between **1 and 2.30pm** at the Barnes Wallis Centre, and if you have any questions about this letter they would be happy to talk to you in person about it then. You will receive another letter in the future with further details about this session.

What happens next?

The next step for the Wellington Close site is for the Council to make a formal decision to go ahead with building new council homes here. If approval is given, Lewisham Homes will be working with their architects to develop the designs to the point where a planning application can be submitted. Lewisham Homes will continue to consult with you as plans take shape, including organising workshops where you can influence the designs. They will also hold a meeting with residents and local stakeholders to show final proposals before submitting them to the Council's Planning Department for approval, and once they have submitted the Council's planning team will consult formally with residents living close to the site.

Lewisham Homes hope to be able to start building new homes at the site early in 2018, and that they will be finished in summer 2019.

You will know that Lewisham Homes have also been talking to you about the potential to build new homes in other locations on the estate, and in particular about the possibility of providing new homes and a new community centre on the site of the MUGA / ball games area that fronts onto Queens Road. We value the feedback you have given us so far, and we will be continuing to talk to you about this opportunity as plans are developed. We hope to be in a position to consult with you formally about this later in the summer.

You can find all the latest design ideas and consultation materials in the New Homes section of the Lewisham Homes' website:

<https://www.lewishamhomes.org.uk/new-homes/somerville-estate-new-cross-se14/>

Please get in touch if you have any questions.

Yours sincerely

Jeff Endean
Housing Strategy & Programmes Manager

Map showing location of former extra-care home on Wellington Close:

