

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	6 December 2017	

1 Purpose of report

- 1.1 This report provides an update on progress in delivering the Council's new homes programme, New Homes, Better Places. Good progress continues to be made- in the past month 5 new homes have been completed and will soon be let. In total 330 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 1.2 This report sets out details of proposed re-development of garages and a drying space at Knapdale Close to provide 17 new council homes. The report includes a summary of consultation and design development on the scheme to date, including statutory consultation with nearby tenants. The report recommends that the Mayor agrees to Lewisham Homes submitting a planning application to deliver the scheme which will provide 3 new council houses and 14 new council flats.

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 in 2018.
- 2.3 92 new social homes have now been completed, a further 121 are on-site and being delivered. A further 117 homes have awaiting submission by a planning committee. This means that 330 homes are underway in some form, which is over 65% of the 500 home target. In addition there are a further 12 projects on which design development is advancing and which have the capacity to provide around 178 new Council homes and which have the potential to be submitted

for planning consideration by Spring 2018. The programme therefore contains a total of 508 homes which are expected to start during 2018. A full summary of the development programme is appended to this report as appendix A.

- 2.4 The report provides a summary of consultation activity to date on a scheme at Knapdale Close, including statutory Section 105 consultation with secure tenants who may be affected by the proposal. The report recommends that Lewisham Homes finalises these plans and submits a planning application for the development.

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 garages and drying spaces at Knapdale Close, including the statutory Section 105 Consultation summarised at section 6.6
- 3.4 Having considered the responses to the statutory Section 105 consultation on the proposed re-development at garages and drying spaces at Knapdale Close, which are summarised in section 6.6 of this report, agrees that Lewisham Homes should proceed to submit a planning application to deliver 17 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 Recent Programme Achievements

5.1 Good progress continues to be made in delivering the target of 500 new Council homes to start on site by the end of 2018. In total 330 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process. This means that at this stage 65% of the target 500 homes has been achieved, and officers continue to pursue a range of other projects to deliver the remaining homes

5.2 Over the past month five new council homes have been completed at Spalding House on the Honor Oak Estate. These new homes are made up of 1 x 1 bedroom, 2 x 2 bedroom, and 1 x 3 bedroom flats plus a 2 bedroom wheelchair accessible flat, and were created through the conversion of vacant space which was previously occupied by the Honor Oak Housing Office. The new homes were advertised through Homesearch and have provided an opportunity for families to move from temporary accommodation to settled permanent council homes. The wheelchair flat has been designed and constructed to be fully accessible to wheelchair users and will be advertised through Homesearch.

5.3 Two new homes were brought into the programme at Forster House, Whitefoot Lane. These two properties will be conversions in the block adjacent to the 22 newbuild homes which are being built at Forster House by the Council’s partner Phoenix Community Housing Association.

5.4 Five homes have been submitted for planning consent at Eddystone Tower, Pepys Estate. The planning application is for 5 new council homes for social rent, with provision of a new community space. The new homes will be let at social rents to families in need, and have a mix of 1 x 2 bedroom flat , 2 x 3 bedroom maisonettes, 1 x 3 bedroom flat, and 1 x 4 bedroom flat.

5.5 The table below sets out a summary of the new homes programme delivery, overall and in the past month, and Appendix One contains a summary of the overall programme.

Project Status	Number of new Council homes	Change in past month
Completed new homes	92	+5
Projects on-site	121	-3
Awaiting start	1	None
Awaiting planning consent	116	+5
Awaiting planning submission	178	-5
Grand total	508	+2

6 Knapdale Close, Forest Hill Ward (17 Homes)

- 6.1 The proposal is to build 17 new Council Homes on Knapdale Close on the Forest Estate. There are 2 sites, the first is a garage court and the second is a car parking and clothes drying area.
- 6.2 On the garage site the proposal is to build 3 houses, all with 3 bedrooms. On the car park/ drying area site the proposal is for 14 new 2 and 3 bedroom flats, the block will be have a four-storey elevation facing towards Eliot Bank and a five-storey elevation facing towards Shackleton Close. A plan showing the site locations and images of the proposed developments can be found at Appendix B.
- 6.3 The proposals will respond sensitively to the surroundings and include a package of wider estate improvements that will enhance landscaping and amenity space, improve pedestrian routes, and to provide additional parking spaces.
- 6.4 A consultation event was held on 19 October 2017 for local residents to see the proposals and to give comments. The main issues which have been raised by local residents through the consultation are parking, site accessibility, overlooking, subsidence in the area, and disruption during the construction phase. Officers consider that all of this issues can be adequately addressed by the design team and through the planning process.
- 6.5 As such a formal consultation, under S105 of the Housing Act 1985, was commenced on 30 October. 32 secure tenants who live in the vicinity of the proposed development were sent a S105 letter.
- 6.6 The Section 105 consultation period ran for 24 days from 30 October 2017, and a summary of consultation responses can be found in the table below, with officer responses to those.

S105 consultation response	Officer response
<u>Response 1</u>	
<p>By telephone and at consultation event. Expressed concerns relating to:</p> <ul style="list-style-type: none"> - Access to emergency vehicles - Parking demand - Disruption and Noise of machinery - Demand on water mains - Local lettings policy 	<ul style="list-style-type: none"> - A phased construction management plan has been designed for the potential site, which ensures access to emergency vehicles throughout construction. - There are currently 20 unrestricted spaces. There will be 34 unrestricted spaces on completion. Parking need will help to form the phased construction management plan, to ensure spaces are available throughout the build. - Contractors will be registered with the 'Considerate Constructor's Scheme'. A

	<p>resident liaison officer will be available throughout the build to liaise on construction issues affecting residents.</p> <ul style="list-style-type: none"> - A full survey will be carried out on the utilities, and we will ensure the appropriate utility infrastructure is in place to meet the demand of current and new residents. - A local lettings policy is being considered for the potential site.
<u>Response 2</u>	
<p>Resident of Knapdale Close called to discuss the potential new homes and supported proposals. They stated they felt there may be opposition from other residents</p>	<p>Comment noted</p>

6.7 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 17 new Council homes.

7 Financial Implications

7.1 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.

7.2 The delivery of the HRA Social Units outlined in this report will be funded from this provision.

8 Legal Implications

8.1 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.

- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 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 9.3 above.
- 8.6 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.
- 8.7 1The 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 Crime and disorder implications

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

10 Equalities implications

10.1 The provision of new social housing in the borough has a positive equalities impact. Households on the Council’s Housing Register are more likely to have a protected characteristic that the wider population as access to the register is limited to those most in housing need.

11 Environmental implications

11.1 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
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
New Homes, Better Places Programme Update	22 March 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 May 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	28 June 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	4 October 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 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									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaithwaite Community Rm	L. Homes	1	1	0	Complete				
Forman House	L. Homes	2	2	0	Complete				
Angus Street	L. Homes	1	1	0	Complete				
Dacre Park South - Phase 1	L. Homes	7	7	0	Complete				
PLACE/Ladywell	LBL	24	0	24	Complete				
Hamilton Lodge	LBL	21	0	21	Complete				
Hazelhurst Court	Phoenix	60	60	0	Complete				
Wood Vale	L. Homes	17	9	0	Complete				
Grebe Street	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		171	92	71					
Schemes on site									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Jan-18
Forster House	Phoenix	24	24	0	On Site				Jan-18
Woodbank	Phoenix	4	4	0	On Site				Mar-18
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L.Homes	5	5	0	On Site				Sep-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
93-95 Rushey Green (purchase)	LBL	9	9	0	On Site				Jan-18
<i>On-site subtotal</i>		<i>140</i>	<i>121</i>	<i>19</i>					
CUMULATIVE SUBTOTAL		311	213	90					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Awaiting Start			Jan-18	May-18
<i>Awaiting start subtotal</i>		<i>1</i>	<i>1</i>	<i>0</i>					
CUMULATIVE SUBTOTAL		312	214	90					
Schemes awaiting planning consent									
Marnock Road	L. Homes	6	6	0	Planning decision		Oct-17	Jan-18	May-19
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Dec-17	Jan-19	Jan-19
Hawke Tower	L. Homes	1	1	0	Planning decision		Dec-17	Mar-18	Aug-18
Kenton Court	L. Homes	25	25	0	Planning decision		Jan-18	May-18	May-20
Mayfield	L. Homes	47	47	0	Planning decision		Jan-18	May-18	May-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision		Jan-18	May-18	Nov-19
Church Grove	RUSS	33	5	28	Planning decision		Jan-18	Mar-18	Mar-21
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Feb-18	Mar-18	Jun-19
<i>Awaiting planning subtotal</i>		<i>144</i>	<i>116</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		456	330	118					

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Schemes awaiting planning submission									
Endwell Road	L. Homes	9	9	0	Planning submission	Dec-17	Feb-18	Mar-18	Sep-19
Algernon Road	L. Homes	5	5	0	Planning submission	Dec-17	Feb-17	May-18	Aug-19
Forest Estate	L. Homes	17	17	0	M&C decision (6 Dec)	Dec-17	Mar-18	Jun-18	Jun-20
Grace Path	L. Homes	6	6	0	Planning submission	Jan-18	Apr-18	May-18	Aug-19
Silverdale Hall	L. Homes	7	7	0	Planning submission	Jan-18	Apr-18	May-18	Aug-19
Edward Street	LBL	32	32	0	M&C decision (10 Jan)	Dec-17	Mar-18	May-18	May-19
High Level Drive	L. Homes	18	18	0	M&C decision (10 Jan)	Jan-18	Apr-18	Jul-18	Jul-20
Home Park	L. Homes	36	36	0	M&C decision (10 Jan)	Jan-18	Apr-18	Jul-18	Jul-19
Bampton Estate	L. Homes	44	44	0	M&C decision (10 Jan)	Jan-18	Apr-18	Jul-18	Jul-20
Embleton Road	L. Homes	4	4	0	M&C decision (10 Jan)	Jan-18	Apr-18	Jul-18	Oct-19
Brasted Close	L. Citizens	11	0	11	Planning submission	Mar-18	Jun-18	Sep-18	Mar-20
<i>Awaiting submission subtotal</i>		189	178	11					
GRAND TOTAL		645	508	129					

Appendix B– Knapdale Close Site Plan



Appendix C – Knapdale Close

