

<b>Mayor and Cabinet</b>			
<b>Title</b>	New Homes Programme Update		
<b>Key decision</b>	Yes	<b>Item no</b>	
<b>Wards</b>	All wards		
<b>Contributors</b>	Executive Director for Customer Services, Executive Director for Regeneration and Resources, Head of Law		
<b>Class</b>	Part 1	28 February 2018	

## **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: since the last Mayor and Cabinet update report (10<sup>th</sup> January 2018) 2 more homes have been completed, 24 more homes are awaiting start on site, and 1 new scheme is now awaiting planning consent. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 1.2 This report also sets out details of the proposed developments at Hillcrest Estate (Sydenham Ward) and Bampton Estate (Perry Vale Ward). The Hillcrest Estate will deliver 22 general needs new council homes over three sites on the Estate. Bampton Estate will deliver 50 new council homes to support independent living for older people with a view to providing homes for residents' changing care needs.
- 1.3 This report recommends that Mayor & Cabinet agrees that planning applications should be made for both of these schemes, delivering a total of 72 new Council homes in the borough.

## **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 both 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 94 new council homes have now been completed, whilst a further 112 are on-site and are being delivered. 56 homes have received planning permission and

are awaiting start-on-site. 70 homes are currently moving through the planning decision process, whilst a further 169 homes are awaiting submission to planning committee (see table below):

Project Status	Number of New Council Homes
Planning Submission Due	169
Awaiting Planning Consent	70
Awaiting Start-On-Site	56
On Site	112
Completed Schemes	94
<b>Total</b>	<b>501</b>

- 2.4 The programme contains a total of 501 homes, all of which have or will be considered for approval by Mayor and Cabinet in the current municipal year. All homes which are outstanding are projected to start on site during 2018. A full summary of the development programme is appended to this report as **Appendix A**.
- 2.5 This report also sets out details of the proposed developments at Hillcrest Estate (22 homes) and Bampton Estate (50 homes). Both proposals have been through a series of consultation events and Section 105 (S105) consultation has been undertaken for each proposal. Bampton received one S105 response and Hillcrest received four S105 responses.
- 2.6 Officers consider that all of the concerns raised through these consultation events can be addressed, in-principle, by the design team using the strategies set out in this report, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.
- 2.7 The final scheme of the 500 Home Programme requiring consideration by Mayor and Cabinet is the proposed development at Home Park. This scheme will deliver 31 general needs council homes and ground floor community space, as well as wider estate improvements. Following the completion of the Section 105 consultation on 28<sup>th</sup> February this scheme will be submitted for consideration by Mayor and Cabinet on the 15<sup>th</sup> March.

### 3 Recommendations

It is recommended that Mayor and Cabinet:

- 3.1 Notes the progress made on the New Homes, Better Places Programme;
- 3.2 Notes the design development and consultation which has been carried out on the proposed development at Bampton Estate (50 homes), which is summarised at section 6 of this report;
- 3.3 Notes the design development and consultation which has been carried out on the proposed development at Hillcrest Estate (22 Homes), which is summarised at section 7 of this report;

- 3.4. Having considered the responses to the consultation, agrees that Lewisham Homes should proceed to submit planning applications to deliver 50 new Council homes at Bampton Estate;
- 3.5. Having considered the responses to the consultation, agrees that Lewisham Homes should proceed to submit planning applications to deliver 22 new Council homes at Hillcrest Estate;
- 3.6. Agrees the design changes to both Grace Path and Silverdale Hall since their M&C approval and notes that planning applications for the newly configured projects will be submitted in March 2018;
- 3.7. Notes that the Councils New Homes Programme contains 501 new council homes, all of which are projected to start on site during 2018.

#### 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. Programme Update

- 5.1. The programme is on target to start 501 new Council Homes during 2018, and for all of these homes to have been submitted for planning consideration in this current municipal year.
- 5.2. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 5.3. The table below sets out a summary of the overall new homes programme, as well as change across the programme since the last Mayor and Cabinet update report (10<sup>th</sup> January 2018). This shows that overall 40 units have been removed from the programme (see 5.4), whilst 24 more homes are now awaiting a start on site date, and 2 more homes have been completed.
- 5.4. The reduction in total unit numbers is due to a re-prioritisation of sites to ensure that resources are directed towards those which are most deliverable and will bring the greatest benefit to the 500 Home programme. A future strategy for these sites remains subject to further designs and appraisals with a view to providing more new Council homes.

Project Status	Number of New Council Homes (Feb 2018)	Programme Change (Jan- Feb 2018)
Planning Submission Due	169	-42
Awaiting Planning Consent	70	-15
Awaiting Start-On-Site	56	24
On Site	112	-9
Completed Schemes	94	2
Total	501	-40

- 5.5. A summary of the overall programme is appended to this report (**Appendix A**).
- 5.6. The final scheme requiring consideration by Mayor and Cabinet is the proposed development at Home Park. This scheme will deliver 31 general needs council homes and ground floor community space, as well as wider estate improvements. Following the completion of the Section 105 consultation on 28<sup>th</sup> February this scheme will be submitted for consideration by Mayor and Cabinet on the 15<sup>th</sup> March

## 6. Bampton Estate (50 new homes)

- 6.1. The proposal is to build up to 50 new 1 bedroom council homes for older people on Bampton Estate (Perry Vale Ward). The development site is currently occupied by a ball court, including 7 garages, some car parking provision and a residential unit owned by the housing association L&Q.
- 6.2. The proposed new council homes will provide facilities to support independent living for older people with a view to providing homes for residents' changing care needs. This will be a high quality purpose-built development in line with other recent investments in bespoke housing for older residents, at Conrad

Court in Evelyn, Hazlehurst Court in Bellingham, and Campshill Road in Lewisham Central.

- 6.3. In this case, the development will not provide "extra care" in the first instance, as it is not currently anticipated that the Council will commission a bespoke care and support package for the first residents. However, the building has been designed to the same principles that guided the three schemes listed above, and will be capable of supporting the provision of in-home care in the future, should the needs of residents support that. Facilities in the scheme will include a residents' lounge with office facilities, and other shared facilities to enable residents to live in the homes for as long as possible as their care needs change.
- 6.4. The 50 new homes will all be one-bedroom units, with five of these being wheelchair accessible flats. The proposals are for an open courtyard block bounded on 3 sides by both 4 to 5 storeys developments. A plan showing the site locations and visualisations of the proposed development can be found at Appendix B and C.
- 6.5. A key part of the development proposal is the provision of additional car parking for these new homes. This includes upgrading the existing parking and road layouts on the estate to ensure that the current parking numbers and the current parking ratio will be maintained with the addition of new homes. New trees will also be planted to replace those removed for the development.
- 6.6. The ball court will be re-provided on the estate, delivering a new and upgraded play space for local residents. This will be provided on a suitable site within the estate. An area in the estates north-eastern corner has been identified as a potential re-provision location. The exact nature of the replacement play facilities will be shaped by resident views gathered through consultation, to ensure that new play facilities meet the needs of current and future residents.
- 6.7. In addition to meeting the planning requirements set out in 6.3, 6.4 and 6.5 above, an estate-wide improvement plan is also being developed in tandem with this development proposal. These improvements will respond sensitively to the local surroundings to enhance landscaping and amenity space, as well as improve pedestrian routes, access and lighting.

### **Consultation Events**

- 6.8. Two consultation events were held in 2017 on the estate (6 July and 14 December). Both local residents and immediate neighbours were invited to discuss the proposals and provide comments. Northmoor residents were also consulted in a series of door-knocking exercises in June 2017.
- 6.9. The main concerns raised at these consultation events were the loss of the green space and trees of the development site, as well as the change of location of the ball court. Furthermore, overlooking and proximity to existing properties on the estate has been highlighted as an issue alongside increased numbers of residents on the estate and the availability of adequate parking provision.

- 6.10. A petition was organised in October 2017. This petition was received by local Councillors, Lewisham Homes and the Council. It contained approximately 185 signatures from both estate residents and surrounding neighbours (including non-Lewisham Homes blocks). The petition disagreed with any building plans or projects on Bampton Estate, including green recreational areas and children ball courts, citing concerns over the negative effect this activity could have on their surrounding environment, health and community.
- 6.11. A breakdown of the response numbers is included in the table below. 37% of respondents were from a property subject to a secure tenancy on the estate, 19.5% of respondents were other estate residents, whilst 42% of respondents were non-estate residents. The petition has been made available for members to view.

Type of Respondent	Number of Respondents	Percentage Breakdown
Property subject to a Secure Tenancy	69	37.3%
Estate Resident	36	19.5%
Non-Estate Resident	78	42.2%
Non-Local Respondent	2	1%

- 6.12. The concerns highlighted throughout the consultation process and in the petition have been addressed by the design team (see below).

Resident Concern	Design Team Response
Loss of Green Space and Trees on the site of the proposed development	<p>The scheme design seeks to minimise the overall loss of trees as far as possible. It is currently anticipated that 26 trees out of 145 on the estate will need to be removed to facilitate the development, but new trees would be planted in their place.</p> <p>Following the development, over 8000m<sup>2</sup> of green space would remain on the estate, with improvements made to the quality of the general estate amenity. For example, the car parking provision will be supplemented by better layouts and improvements to estate roads and landscaping around the new development and the proposed new ball court.</p>
The re-provision of the ball court	The ball court facility would be re-provided within the estate as part of the proposals, with improvements

	<p>made to the quality of play provision across the estate.</p> <p>There is an under provision of play space currently provided on the estate. The proposals would increase the overall amount of play space provided.</p>
Parking availability	The development proposal would introduce new parking spaces to maintain the current proportion of estate-based parking. Improvements would also be made to existing parking layouts to tackle current problems with informal parking on green verges and pavements.
Overlooking and proximity to existing properties	The new building has been designed to be sympathetic to existing buildings. Distances between buildings are being assessed in detail through the planning process to ensure that acceptable distances are maintained and that residents' sense of enclosure is not compromised.

- 6.13. Officers consider that all of the concerns raised by estate residents and surrounding neighbours can be addressed, in-principle, by the design team using the strategies set out above, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.

### **Section 105 Consultation**

- 6.14. A formal consultation under S105 of the Housing Act 1985, commenced in December 2017. 122 secure tenants who live in the vicinity of the proposed development were invited to formally respond to this consultation and outline any concerns they had. This allowed individual households an opportunity to express their views and tell us what they thought directly.
- 6.15. The Section 105 consultation period ran for 36 days from 21 December 2017 to 26 January 2018. One consultation response was received during this period. This response has been made available for members to view.
- 6.16. Eight other Section 105 responses from properties subject to secure tenancies were also submitted via the consultation events immediately prior to the formal Section 105 period. These have also been included in the Section 105 consultation and have been made available for members to view. A summary of all Section 105 consultation responses can be found in the table below, along with officers' responses.

Section 105 Consultation Response	Officer Response
<p><b>Response 1:</b></p> <p>Dear,</p> <p>I received the letter regarding section 105 consultation for potential new homes on the Bampton Estate,</p> <p>I would like to apply for the new homes on the Bampton Estate, Please feel free to contact me for any questions regarding the matter I will appreciate if your department can help me.</p> <p>thank you for your support</p> <p>Yours, [name removed]</p>	<p>Officers noted this comment and its positive disposition towards the proposed development</p>
<p><b>Response 2:</b></p> <p>'Won't affect me much, so not against it'</p>	<p>Officers noted this comment.</p>
<p><b>Response 3:</b></p> <p>Scatter play spaces evenly to distribute noise evenly</p>	<p>In addition to re-providing the ball court facility we also intend to make improvements to other children's play facilities across the estate.</p>
<p><b>Response 4:</b></p> <p>More lighting outside. Handrails to stop scooters and motorbikes. Dog toilet bins, Seating and more bins</p>	<p>We are working with Lewisham Homes' asset management team to look at possible improvements to the whole estate.</p> <p>Improvements may include better lighting, traffic management, bins and seating, and we will consult further with residents about these options as they are progressed.</p>
<p><b>Response 4:</b></p> <p>-Happy for it to go ahead. New play area and parking will be better  -Elderly people on Bampton should get offered homes first  -Benches for residents, bike sheds, Bins. Dogs need to have a place to run. New ball court should have a</p>	<p>We are exploring opportunities for residents of the existing Northmoor blocks to move to these new homes. The proposals include looking at a range of possible improvements to the estate and we will continue to consult residents about these. We welcome suggestions for play on the estate and these will all be</p>

<p>high fences. Childrens' play area placed around green spaces Point blocks should be redecorated</p>	<p>considered as part of designs for landscape improvements We are working with Lewisham Homes' asset management team to coordinate with investment plans for current point blocks.</p>
<p><b>Response 6:</b>  'I am in full support of the New Build proposal. I love it'</p>	<p>Officers noted this comment and its positive disposition towards the proposed development</p>
<p><b>Response 7:</b>  Water table issues, and concerns of flooding. Worried removal of trees will make this worse. Problem with damp. Access road in front of properties- is it a main road? ASB issues (Children from Schools)</p>	<p>As part of the surveys required for the planning application we are doing an initial flood risk assessment. This will tell us if there is any risk of flooding. We are looking at the design detail of the potential new access road, which would include traffic calming measures.</p> <p>As part of looking at potential improvements to the estate we will consider measures to discourage anti-social behaviour.</p>
<p><b>Response 8:</b>  Strongly against proposal. Quality of life for existing residents will suffer as a result of more people living in a small area, less space, parking and trees. Concerned about noise during the period of the build that will affect my [ability to work at home]. This will impact my business. (Response redacted)</p>	<p>We have worked on the layout of the proposed new building to minimise the loss of trees and green space while provide much needed council homes.</p> <p>Our plans include providing new parking spaces and improving existing parking, and the overall ratio of parking will remain the same. While there is likely to be some noise during construction, we will ensure that any contractors we use sign up to the Considerate Contractor's scheme, and there will be guidelines in place to minimise disruption wherever possible.</p>
<p><b>Response 9:</b>  Need to have proper vision of long term. Council should work with L&amp;Q to look at bigger picture. Want more information of future of Bampton.</p>	<p>We looked at redevelopment option with L&amp;Q previously. L&amp;Q have chosen to not progress with potential redevelopment of their stock in the area at this time.</p> <p>There have been no decisions made on other areas of the Bampton estate.</p>

6.17. As the table sets out, nine responses have been received and the issues raised have either been addressed or will be addressed as part of the planning process. On this basis Mayor & Cabinet is recommended to approve this site for the development of 50 new Council.

## 7. Hillcrest Estate (22 new homes)

7.1. The proposal is to build 22 new council homes across 3 sites on the Hillcrest Estate (Sydenham ward). A plan showing the site locations and images of the proposed developments can be found at Appendix D and E.

- **Site 1 – Vigilant Close** site is currently occupied by 17 garages. The proposal is to build four family sized council homes with a mix of 2 x 3 bed and 2 x 4 bed houses.
- **Site 2 – Bluebell Close** site is currently occupied by 13 garages. The proposal is to build one 4 bed family sized council house.
- **Site 3 – The Gateway** site on High Level Drive is currently occupied by a redundant community facility - the Hillcrest Clubroom. The proposal is to build 17 family sized council homes with a mix of 5 x 2 bed and 12 x 3 bed flats. Three of these homes will be wheelchair accessible.

7.2. On 11<sup>th</sup> September 2013 Lewisham's Mayor and Cabinet deemed that the Hillcrest Clubroom was surplus to requirements. This was part of the Council's wider Asset Rationalisation programme. The main reason for the decision taken on this building was that this facility was close to other community facilities (including TNG) and was underused (with only one regular user cited in the report). Expenditure on the running costs for the building at this time was circa £14k per annum (with additional costs for caretaking and bookings), and revenue through rentals was circa £3k per annum. It was therefore considered not to be financially sustainable.

7.3. The proposals for new homes will be supported by parking improvements to benefit the new and existing residents of the estate. The proposals will aim to reduce parking pressure on the estate by creating additional parking spaces, formalising parking to improve the environment for residents and make better use of the garages that are retained on the estate.

7.4. Proposals will also be supported by a package of landscape improvements which will improve access to the estate by enhancing the Green Chain link footpath and new play and landscape improvements to the central part of the estate to offer a wider range of equipment for different age groups.

7.5. The Hillcrest Estate benefits from a woodland setting which is a valued amenity for local residents and recognised by the borough as a Site of Importance for Nature Conservation (SINC). The preservation of the SINC has been at the forefront in the decisions taken to identify development sites and in the design process. The planning application will be supported by Arboricultural Implications Assessment and a Biodiversity survey and report. Lewisham Homes is also working with the London Wildlife Trust to enable improvements to the management of the woodland.

## Consultation Events

- 7.6. There have been two consultation events to date – November 2016 and January 2018. Local residents and neighbours were invited to discuss the proposals and provide comments. In addition to these open events there have also been a number of site meetings with individual residents, resident groups and stakeholder groups. The main issues raised were parking pressures coupled with the loss of garages, tree loss and the need to be sensitive to the woodland characteristics, the impact on views, increased number of residents living on the estate, ground conditions and drainage issues, improvements to poor accessibility and poor play provision.
- 7.7. These concerns were highlighted throughout the consultation process and were addressed by the design team (see below).

Resident Concern	Design Team Response
Loss of trees and maintaining sensitivity to local woodland	<p>The approach taken has been to minimise the need for the removal of valued trees. The proposals, as shown in consultation, result in the loss of:</p> <ul style="list-style-type: none"> <li>1 Category A tree</li> <li>4 Category B trees</li> <li>38 category C tress</li> </ul> <p>There will be further work to assess the tree loss and mitigation measures prior to submitting the planning application.</p>
Loss of garage space	Lewisham Homes is developing a strategy to deal with the loss of garage space. The objectives will be to make better use of the remaining garages on the estate and for the lettings process to give priority to residents of the estate, particularly those who stand to lose their garage as a result of new development.
Parking availability	The planning application will include a package of parking improvements that will formalise parking and create additional spaces on the estate. These additional spaces will cater for the existing and new residents and reduce the current levels of parking stress.
Impact on views	The architect is exploring concerns and will produce visuals to examine further.

Ground conditions and drainage issues	These issues are being explored by the consultant engineers and the planning application will include their independent assessment of issues & mitigation, such as drainage and flood risk.
Improvements to poor accessibility and poor play provision.	The planning application will include proposals to improve the existing situation by creating new play space, improved access and landscaping.

7.8. Officers consider that all of the concerns raised by residents and neighbours can be addressed, in-principle, by the design team using the strategies set out above, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.

### Section 105 Consultation

7.9. A formal consultation, under Section 105 of the Housing Act 1985, commenced in January 2018. 169 secure tenants who live in the vicinity of the proposed development sites were invited to formally respond to this consultation and outline any concerns they had. This allowed individual households an opportunity to express their views and to tell us what they thought directly.

7.10. The Section 105 consultation period ran for 21 days from 23 January 2017 to 14 February 2018. Two consultation response was received during this period. This response has been made available for members to view.

7.11. Two other Section 105 responses from properties subject to secure tenancies were also submitted via the consultation events immediately prior to the formal Section 105 period. These have also been included in the Section 105 consultation and have been made available for members to view. A summary of all Section 105 consultation responses can be found in the table below, along with officers' responses.

Section 105 Consultation Response	Officer Response
<p><b>Response 1:</b></p> <p>Happy for the improvements</p>	Officers noted this comment and its positive disposition towards the proposed development
<p><b>Response 2:</b></p> <ol style="list-style-type: none"> <li>1. It would be good to see social housing being built</li> <li>2. Parking will be difficult to tackle and more detail is needed to</li> </ol>	<ol style="list-style-type: none"> <li>1. The developments will all be Council homes for rent.</li> <li>2. The parking proposals and parking management arrangements are being</li> </ol>

<p>understand how spaces will be created.</p> <p>3. More detail is needed to understand the play facility proposals</p>	<p>developed to ensure that parking stress does not increase as a result of the new developments.</p> <p>3. New play provision for under 5 year olds and 5-11 year olds will be created in the central part of the estate.</p>
<p><b>Response 3:</b></p> <p>1. I disagree with the opportunities identified. The proposals do not consider the existing community and safety of the community.</p> <p>2. The children lack a playground so where will new children play.</p> <p>3. The Bluebell garage site will decrease the property price and the new residents will lack privacy in their garden.</p> <p>4. Too many people will affect the wildlife and greenery which will increase pollution and litter.</p> <p>5. Why would you build houses in squashed places, do you want to keep up the stereotype of how working class live in London which is rubbish and affects people with medical issues such as asthma and respiratory diseases putting stress on the NHS.</p> <p>6. I disagree with the aims, are there no other open areas to build houses?</p>	<p>1. The design team and officers have undertaken a thorough assessment of development opportunities to arrive at the proposed development sites. The buildings have been designed to respond to the local context and constraints and the proposals include landscape, play and parking measures to enhance the wider estate. The building contractor will be required to register the site under the Considerate Contractors Scheme to ensure appropriate site safety.</p> <p>2. The proposals include measures to improve the quality and range of play facilities on the estate. This will include new play provision for under 5 year olds and 5-11 year olds in the central part of the estate.</p> <p>3. We do not believe that the development proposals will have a detrimental impact on property values. Consideration has been given to the boundary to the rear garden at Bluebell Close to ensure appropriate levels of privacy.</p> <p>4. Efforts are being made to preserve wildlife and greenery on the estate. The planning application will include an Arboricultural Impact Assessment and a Biodiversity Survey report.</p> <p>5. We recognise the air quality is an important issue and we do not believe that the</p>

	<p>developments will have a negative impact. The Planning application will include an air quality assessment.</p> <p>6. Lewisham Council and Lewisham Homes are looking at many potential sites for new homes across the borough. These developments form part of a wide scale approach to meet housing need across Lewisham.</p>
<p><b>Response 4:</b></p> <ol style="list-style-type: none"> <li>1. Whilst I have no objection to building new homes as they are sorely needed, I'm concerned that demolishing garages will result in more cars on the pavements and streets when it is very difficult for pedestrians now and new homes will result in even more cars. It is extremely imperative that plans are made to ensure that there are more parking spaces provided! Or chaos will ensue!</li> <li>2. Has plans for homes in front of the tunnel at the top of The Gradient been dropped? This is an essential place i.e. football pitch for young people to play football, often under supervision and training to make noise without bothering other residents and the tunnel is home to protected bats and should not be disturbed - its illegal to do so.</li> </ol>	<ol style="list-style-type: none"> <li>1. The parking proposals and parking management arrangements are being developed to ensure that parking stress does not increase as a result of the new developments.</li> <li>2. The work to date has indicated that it would be challenging to build new homes at the ball court at the end of The Gradient. For this reason the council has decided to progress with the 3 sites identified. It is acknowledged that any change of use would require the re-provision of a suitable play facility.</li> </ol>

7.12. As the table sets out, four responses have been received and the issues raised have either been addressed or will be addressed as part of the planning process. On this basis Mayor & Cabinet is recommended to approve this site for the development of 22 new Council homes.

## 8. Grace Path and Silverdale Hall

8.1. When previously reported to Mayor and Cabinet, the scheme at Grace Path had been proposed to deliver 6 x 3-bedroom family homes for market sale. This was as part of an overall strategy to provide a small number of homes that

would generate income to be used to fund the provision of more council homes. However, there is a high level of need for family homes provided for social rent, and therefore this scheme will now be taken forward as a social rented council homes scheme in order to optimise the potential benefit for residents in housing need. Through the design process minor amendments have been made which mean that the scheme will now provide 5 homes.

- 8.2. The scheme at Silverdale Hall had previously proposed the delivery of 10 x 1-bedroom council homes for residents over the age of 55. This proposal was for homes for independent living, without provision of care support. This scheme has been amended through the design process to provide family homes for general needs social rent, and will now deliver 4 x 2-bedroom flats and 2 x 3 bedroom houses.

## **9. Financial Implications**

- 9.1. The Council's current 30 year financial model for the Housing Revenue Account (HRA) 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.
- 9.2. The delivery of the HRA Social Units outlined in this report will be funded from this provision.

## **10. Legal Implications**

- 10.1. 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.
- 10.2. 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 where further decisions are required. 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.

- 10.3. 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.
- 10.4. 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.
- 10.5. 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.
- 10.6. 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.
- 10.7. 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>

## **11. Crime and disorder implications**

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

## **12. Equalities implications**

12.1. 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.

## **13. Environmental implications**

13.1. There are no environmental implications arising from this report.

#### 14. Background Documents and Report Originator

<b>Title</b>	<b>Date</b>	<b>File Location</b>	<b>Contact Officer</b>
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	1 June 2016	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	11 January 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	22 March 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	10 May 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	28 June 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	4 October 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	15 November 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	6 December 2017	Available at this <a href="#">link</a>	Jeff Endean
New Homes, Better Places Programme Update	10 January 2018	Available at this <a href="#">link</a>	Jeff Endean

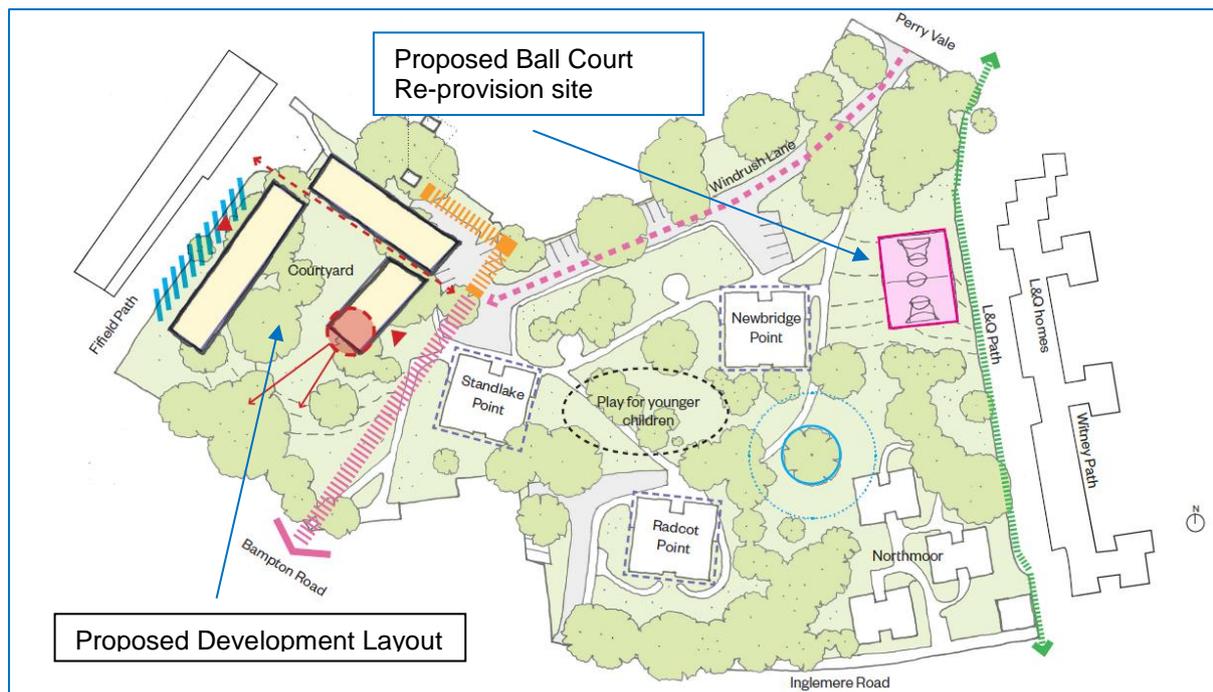
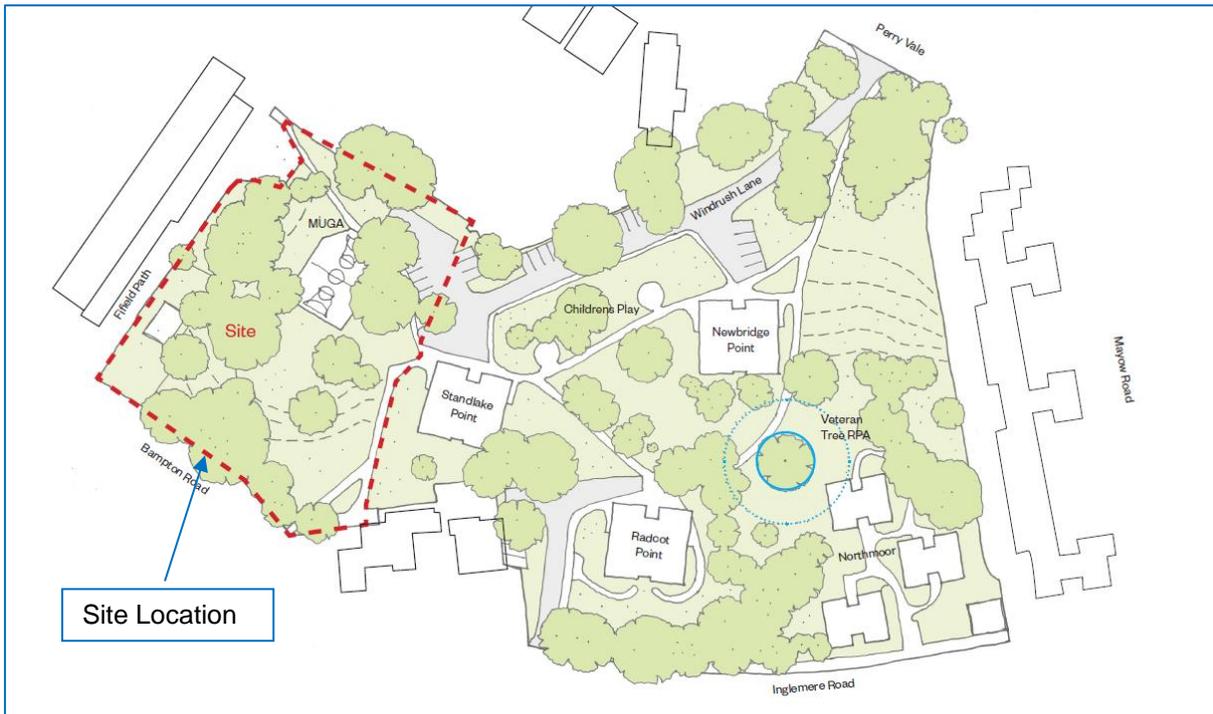
14.1. If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

## 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		
<b>Completed schemes</b>									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaithwaite Community Room	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				
13 Rosemount Point	LBL	1	1	0	Complete				
Flat 10, Denwood House	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
<b>SUBTOTAL</b>		<b>173</b>	<b>94</b>	<b>71</b>					
<b>Schemes on site</b>									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Mar-18
Forster House	Phoenix	24	24	0	On Site				Feb-19
Woodbank	Phoenix	4	4	0	On Site				Mar-19
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L. Homes	5	5	0	On Site				Dec-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
<i>On-site subtotal</i>		<i>131</i>	<i>112</i>	<i>19</i>					
<b>CUMULATIVE SUBTOTAL</b>		<b>304</b>	<b>206</b>	<b>90</b>					
<b>Schemes awaiting start on site</b>									
Rawlinson House	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Kenton Court	L. Homes	25	25	0	Tenders to be issued			Oct-18	Dec-19
Hawke Tower	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision			Aug-18	Jan-19
Marnock Road	L. Homes	6	6	0	Tenders to be issued			Aug-18	Nov-19
<i>Awaiting start subtotal</i>		<i>56</i>	<i>56</i>	<i>0</i>					
<b>CUMULATIVE SUBTOTAL</b>		<b>360</b>	<b>262</b>	<b>90</b>					

<b>Schemes awaiting planning consent</b>									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Feb-18	Mar-18	Jan-19
Mayfield	L. Homes	47	47	0	Planning decision		Feb-18	Oct-18	Oct-19
Church Grove	RUSS	33	5	28	Planning decision		Feb-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision		Mar-18	Aug-18	Nov-19
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Feb-18	Aug-18	Oct-19
<i>Awaiting planning subtotal</i>		<i>98</i>	<i>70</i>	<i>28</i>					
<b>CUMULATIVE SUBTOTAL</b>		<b>458</b>	<b>332</b>	<b>118</b>					
<b>Schemes awaiting planning submission</b>									
Algernon Road	L. Homes	4	4	0	Planning Submission	Feb-18	Jun-18	Sep-19	Feb-20
Forest Estate	L. Homes	17	17	0	Planning Submission	Mar-18	Jul-18	Aug-18	Jun-20
Edward Street	LBL	34	34	0	Planning Submission	Feb-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Silverdale Hall	L. Homes	6	6	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	Jun-18	Jul-18	Mar-20
Bampton Estate	L. Homes	50	50	0	M&C decision (28th Feb)	Mar-18	Jul-18	Jan-19	Nov-20
Hillcrest Estate (High Level Drive)	L. Homes	22	22	0	M&C decision (28th Feb)	Mar-18	Jul-18	Nov-18	Aug-20
Home Park	L. Homes	31	31	0	M&C decision (15th March)	Mar-18	Jul-18	Oct-18	Oct-19
<i>Awaiting submission subtotal</i>		<i>180</i>	<i>169</i>	<i>11</i>					
<b>GRAND TOTAL</b>		<b>638</b>	<b>501</b>	<b>129</b>					

## Appendix B: Bampton Estate Site and Ball Court Re-provision Location



## Appendix C: Bampton Estate Proposed Visualisations



Appendix D: Hillcrest Estate Site



Appendix E: Hillcrest Estate Visualisations



Site 1 – Vigilant Close



Site 2 – Bluebell Close



Site 3 – The Gateway