

Mayor and Cabinet			
Title	New Homes Programme		
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	11 July 2018	

1 Purpose of report

- 1.1 This report provides an update on progress in delivering the Council's existing new homes programme – 'New Homes, Better Places' – which will deliver 501 new Council Homes. Good progress continues to be made: since the last Mayor and Cabinet update report (15th March 2018) 136 new homes have been submitted for planning consent and 29 new homes are awaiting a start on site. In total 91 homes have now been completed across this home programme, with a further 410 new homes being either on-site or progressing through the planning process.
- 1.2 This report also sets out details of the procurement approach for the delivery of those new homes yet to start on site. The construction projects are to be procured on the Council's behalf by Lewisham Homes, which is acting as the Council's development agent. In total the projected cost of these 167 new homes, which will be delivered across 11 different schemes, is estimated at £47m.
- 1.3 This report recommends that Mayor and Cabinet agrees to the procurement approach outlined below for the delivery of 167 new Council homes, and notes that a procurement strategy for the next wave of homes to be built using off-site manufacturing technology, in the same manner as at PLACE/Ladywell, will be presented to Mayor and Cabinet in September 2018.

2 Summary

- 2.1 London faces one of the most significant housing shortages since the end of the Second World War. Lewisham Council acknowledges the challenges faced by our residents and is committed to tackling those with the greatest housing need.
- 2.2 In July 2012 the Council embarked on a programme to build 500 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.

- 2.3 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.
- 2.4 Mercator Road was the first of these projects to be completed and represented the first Council homes to be built in the borough in a generation. Since then, a total of 91 new council homes have now been completed, whilst a further 112 are on-site and are being delivered. 85 homes have received planning permission and are awaiting start-on-site. 213 homes are currently moving through the planning decision process. All homes part of this programme have been submitted to planning committee (see table below):

Project Status	Number of New Council Homes
Planning Submission	0
Awaiting Planning Consent	213
Awaiting Start-On-Site	85
On Site	112
Completed Schemes	91
Total	501

- 2.5 The programme contains a total of 501 homes, all of which have been considered for approval by Mayor and Cabinet. 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**.
- 2.6 It should be noted that this figure and procurement approach does not include the delivery of the 115 new homes to be built with technology similar to that used to deliver PLACE/Ladywell. A procurement strategy and approach for these sites will be presented to Mayor and Cabinet in September 2018.
- 2.7 It also does not include nine new homes being delivered by Council partners (RUSS & Birnbeck HA), as well as a further seven new homes being delivered by Lewisham Homes to be created through converting disused spaces which already have a budgetary allocation.
- 2.8 Following on from a successful planning process, Lewisham Homes will be seeking contractor partners to take forward the next 167 units in the programme. The Lewisham Homes Board has considered the most appropriate mechanism for procuring the construction of these homes, and following that and in line with the Management Agreement, this report seeks recommendations from the Mayor and Cabinet to delegate the appropriate budgets to Lewisham Homes and to enable it to procure the construction projects on the Council's behalf.

3 Recommendations

It is recommended that Mayor and Cabinet:

- 3.1 Notes the progress made on the New Homes, Better Places Programme;

- 3.2 Approves funding for Lewisham Homes (acting as the Council's development agent) to appoint a contractor to deliver construction works to a total of 88 new homes across five sites, known as Package B (Somerville Estate Site C, Bampton Estate, Algernon Road, Grace Path and Silverdale Hall), as part of the New Homes Better Places Development programme. The total estimated value of this procurement is £25.7m (inclusive of a 10% contingency).
- 3.3 Approves funding for Lewisham Homes (acting as the Council's development agent) to appoint a contractor to deliver construction works to up to 64 new homes across three schemes, known as Package C, (Knapdale Close, Hillcrest Estate, Kenton Court) as part of the New Homes Better Places Development programme. The total estimated value of this procurement is £22.5m (inclusive of a 10% contingency).
- 3.4 Approves funding for Lewisham Homes (acting as the Council's development agent) to appoint a contractor to deliver construction works to 6 new homes at the scheme known as Marnock Road in Crofton Park ward as part of the New Homes Better Places Development programme. The total estimated value of this procurement is £1.68m (inclusive of a 10% contingency).
- 3.5 Approves funding for Lewisham Homes (acting as the Council's development agent) to appoint a contractor to deliver construction works to 9 new homes at the scheme known as Endwell Road in Telegraph Hill ward as part of the New Homes Better Places Development programme. The total estimated value of this procurement is £2.3m (inclusive of a 10% contingency).
- 3.6 Notes that a procurement strategy for the next three off-site manufactured developments will be presented to Mayor and Cabinet in September 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

Governance

- 5.1 Under the terms of the Management Agreement between Lewisham Homes and the London Borough of Lewisham, Lewisham Homes is authorised to procure (acting as the Council's agent) and manage contracts for new build development for sites within the programme as part of its overall development delivery function.
- 5.2 Lewisham Homes operates robust Contract Standing Orders and a Scheme of Delegation for procurement as part of its governance arrangements.
- 5.3 Subject to the recommendations of this report being approved, governance and monitoring of the budgets will be undertaken by the Council. This is likely to fall under the remit of Regeneration and Capital Programme Delivery Board. Detailed cost plan information at the scheme level will be submitted to the Board as part of budget monitoring.

Summary of Decision Made by LH Board

- 5.4 In accordance with Lewisham Homes' Contract Standing Orders and Scheme of Delegation for procurement, Lewisham Homes' Board approved the approach to the procurement of works to sites in Package B (being the sites referred to in paragraph 3.2 of this report) set out in a report to the Board dated 24th April 2018.
- 5.5 Lewisham Homes' Board also approved the approach to procurement of works to sites in Package C (being the sites referred to in paragraph 3.3 of this report) set out in a report to the Board dated 24th April 2018.
- 5.6 Lewisham Homes' Regeneration and Investment Committee is a sub-committee of the Board, with delegated authority to approve the procurement of works with value up to £10m. The approach to the procurement of works at Marnock Road and Endwell Road was approved by the Committee on 19th September 2017.

- 5.7 These decisions were made subject to budgetary approval from Mayor and Cabinet. That approval is the decision sought by this report.
- 5.8 Since the decisions made in relation to Packages B and C by Lewisham Homes' Board, updated cost plans have been received for some schemes from the scheme cost consultants. These have resulted in uplifts to the expected contract value for each package, and this report reflects up to date costs based on designs submitted to the Local Planning Authority for decision. This may result in contract award decisions (referred to as Gateway 2 decisions in the LH Board reports) which have been delegated to the Regeneration and Investment Committee, being referred back to Board for decision rather than being taken under delegated authority.

Rationale of packaging of sites

- 5.9 Capacity in the construction market place remains limited, and uncertainty related to Brexit is resulting in a high level of caution among contractors when deciding what work to bid for. It is necessary to consider how to make our schemes attractive to bidders who have the necessary skills and resources to fulfil our requirements in relation to quality and effectiveness in delivery. We have also considered how to capture input from contractors at a stage where their expertise can be used to influence design detail and maintain continuity of design oversight through the delivery process.
- 5.10 An options appraisal has been carried out to consider the most effective way to procure contracts for schemes in the programme.
- 5.11 The two schemes (at Marnock Road and Endwell Road being the sites referred to in paragraph 3.4-5 of this report) are smaller, less complex schemes that will be suited to delivery by smaller local contractors. This will capture social value by supporting smaller local businesses, and should reduce the costs of contractor overheads which are expected to be lower for a smaller contractor.
- 5.12 The proposed procurement route for these two schemes is to carry out a single stage sub-OJEU competitive process to a restricted list of contractors. Tenders will be invited from smaller builders registered on Constructionline whose financial standing has been pre-evaluated, with the aim of obtaining a minimum of 5 proposals. Soft market testing will be undertaken amongst contractors on the list to ensure a good response rate is obtained.
- 5.12 For the remaining sites, it is proposed to tender the works for several sites together as "packages" as described below.

Rationale for Package A

- 5.13 The package referred to as "Package A" comprises 3 small conversion sites (a total of 7 homes) which are proposed to be tendered to smaller contractors. The funding for these conversion schemes is identified within Lewisham Homes' main Capital Programme and therefore no further budgetary approval is required.

- 5.14 Several of the remaining sites, due to their nature as smaller infill sites, have site constraints which add complexity to their delivery. In order to make these sites more attractive to construction partners and to attract contractors with the skills, resources and experience to deliver developments of this nature, it is proposed to package smaller, more complex sites with larger sites which pose fewer logistical challenges.
- 5.15 Soft market testing was undertaken with several contractors with experience of delivering similar types of projects for clients in the social housing sector. The feedback received by Lewisham Homes suggested that a minimum of 50 units would be required to make jobs attractive to bidders with the experience and resourcing that is required. In addition, feedback suggested that at this scale contractors would be prepared to provide a dedicated design coordination resource to work across the programme.
- 5.16 In response to this market feedback, Lewisham Homes have sought to combine the remaining sites into two packages of sites that offer the scale of development indicated.

Rationale for Package B:

- 5.16 This package proposes to combine the larger sites at Somerville Estate (23 homes) and Bampton Estate (50 homes) with smaller sites at Algernon Road (4 homes), Grace Path (5 homes) and Silverdale Hall (6 homes). Contract administration for these sites is being undertaken by a single Employer's Agent, and a designated Senior Project Manager from Lewisham Homes will provide a single point of interface for the contractor across the sites in the package.

Rationale for Package C:

- 5.17 The proposed packaging of these schemes together seeks to combine two sites at Knapdale Close within the Forest Estate (17 homes), three sites within the Hillcrest Estate (22 homes) and a further 25 homes at the site of the former Kenton Court extra-care facility. These sites are all located in Forest Hill and Sydenham, and their geographical proximity presents logistical advantages. The contract administration for all of these sites is being undertaken by a single Employer's Agent and a designated Senior Project Manager from Lewisham Homes will provide a single point of interface for the contractor across the sites in the package.

Selection of contractors

- 5.18 Some of the schemes although small and relatively lower value will be complex to deliver, and good design coordination will be essential. In addition the majority of sites in this programme are infill sites within existing housing estates managed by Lewisham Homes. Therefore, it is important that any contractors working within close proximity to existing residents are committed to a high level of customer care, and to minimising disruption caused by development activity as far as possible.

- 5.19 Given the estimated values of the works in Packages B and C there are two potential routes to market – one would be a full OJEU-compliant process, and the other use of an existing framework that has been tendered through an OJEU compliant process. As there is a desire to progress these procurements swiftly, the use of an existing framework will be the more effective option. It is proposed that a mini-tender will be carried out between contractors on the framework during which both price and quality will be evaluated. In order to harness the potential benefits of combining schemes into a package, bidders will be required to tender for all schemes within the package. The benefits of using a pre-procured framework for these procurements include:
- The suggested frameworks have been competitively tendered through OJEU compliant processes.
 - Successful contractors have already undergone elements of testing on both price and quality.
 - There is a reduced administrative burden, especially where the framework provider is responsible for coordinating communication with parties on the framework.
 - There are time and cost savings compared to running a full OJEU compliant procurement procedure each time.
- 5.20 There can also be risks associated with the use of pre-procured framework, which include:
- Procurement using a framework limits the number of suppliers able to tender for work. It is necessary to engage with suppliers before the issuing of tenders in order to ensure that a sufficient level of interest (and therefore meaningful competition) can be secured.
 - Suppliers have tendered to join the framework on the basis of a specified scope of activities. It is necessary to ensure that the scope of the work to be procured is covered within the original OJEU compliant process, as anything outside of this scope may be challengeable.
 - The framework provider may place restrictions on the contract type or structure that can be used.
 - The framework provider may place restrictions on the procurement method or evaluation process that can be used.
- 5.21 These risks have been considered and mitigated. Further detail is provided in paragraphs 5.29 and 5.30.
- 5.22 Successful contractors have tendered for specific lots, so interest in principle in the type of work to be procured is already confirmed. The successful contractors on the frameworks considered for use in these procurements all have experience and an interest in delivering residential development projects for social housing sector clients. Contractor interest in particular jobs can be gauged ahead of the procurement by requesting expressions of interest from contractors in the relevant lot.
- 5.23 A number of possible frameworks have been considered and evaluated. As a result of this evaluation, two preferred frameworks have been identified: the “South East Consortium New Build and Refurbishment Framework Lot 3:

Projects £8m and over” and the “Hyde Housing – Development Main Contractor Lot 7 (London over £15million)”. Both frameworks feature a high number of contractors with relevant skills and experience of delivering similar projects for social housing providers, and have links to supply chains in the southeast of England. It is proposed that Package B works would be tendered via the SEC framework and Package C works via the Hyde Housing framework.

Tendering of works

5.24 The approach to tendering the works is as follows:

Marnock Road and Endwell Road:

5.25 Tenders will be invited on a single stage, fixed price design and build basis, with design work being led by the contractor post-planning consent. This has been proposed based on advice from the Employer’s Agent, taking account of the relatively straight forward nature of the schemes and indicative feedback from contractors of the size and type that will be approached in relation to these schemes.

Packages B and C:

5.26 In each package, there is a larger less complex scheme for which design development has been progressed to a more detailed stage (the Somerville Estate site in Package B, and the Kenton Court site in package C). For each procurement, it is proposed that the larger scheme would be tendered on a single stage fixed price design and build basis, given the relatively straightforward nature of the scheme and its advanced stage of design development. The remaining schemes would be tendered on a two-stage open book basis, where the full award of contract is conditional on client approval at the conclusion of the second stage.

5.27 This means that for the remaining schemes in each package the initial price evaluation would be based on fixed prices for contractor’s fees, overheads and profits, with indicative pricing submitted for construction works (the first stage). The contractor would be appointed at that stage to carry out pre-construction activities such as detailed design and in-depth site investigations. The contractor would then work with the client-side team to develop design proposals to the stage where works can be tendered to sub-contractors, and submit fully priced proposals to the client (the second stage). This second stage would be carried out on an “open book” basis, meaning that the client has full visibility of the contractor’s tender process and of all of the tender and pricing information that is provided to the contractor by their supply chain. Construction would only commence if the client agrees that the contractor’s proposals will deliver the client requirements and are within approved budgetary parameters.

5.28 The risk associated with two-stage tendering is that the full value of construction is not finalised until the contractor’s full proposals are received at the end of the second stage, and the contractor may be less incentivised to deliver value for money through its tendering of works to sub-contractors. However, it is possible to mitigate against these risks through client controls on the open book second

stage tendering process, such as requiring the presence of the client's Employer's Agent at tender opening to verify that a fair and transparent process has been followed, and requiring independent confirmation that the second stage price represents value for money from the client side cost-consultant. It is also possible to use contractual mechanisms to incentivise the contractor to generate cost savings through the application of innovation during the pre-construction phase.

5.29 The two stage open book tender approach has been supported by the HM Government Construction Strategy (2011) and the results of trial projects carried out pursuant to the strategy. The key advantages of adopting this approach to tendering for the Package B and Package C procurements are:

- An opportunity to work earlier and in a more collaborative way with the main contractor, relevant supply chain organisations and design professionals ahead of full contract award. This helps to ensure that detailed design work is well coordinated and mitigates against buildability issues.
- Reduced risk pricing and provisional sums as the contractor is able to carry out due diligence before offering a fixed price.
- Earlier incorporation of innovation and cost-saving through contractor design input.
- Greater transparency in relation to sub-contract pricing than is possible with fixed price single stage tenders.

5.30 Lewisham Homes' officers have held initial meetings with both framework providers, who have confirmed that the proposed approach is consistent with the use of their frameworks and can be supported. Lewisham Homes is seeking legal advice from Sharpe Pritchard solicitors on the most appropriate form of contract and contract structure to be used, and the framework providers have confirmed that there are no restrictions on the type of contract to be used associated with use of the frameworks.

5.31 Initial expressions of interest among the suppliers on the frameworks indicate a good level of interest in principle. In order to optimise contractor interest, it is proposed to hold "meet the buyer" events prior to invitations to tender being issued. The purpose of these events will be to introduce the opportunities in more detail, obtain initial contractor views on the type and degree information that they will require in order to submit fully considered tenders, highlight the advantages that the Council and Lewisham Homes offers as an employer (such as favourable payment terms and a skilled client-side team), and to set out future ambitions.

Timetable

5.32 It is proposed to hold the "meet the buyer" events in early July. The optimum time for sending out invitations to tender is considered to be the first two weeks of September once the summer holiday period has concluded.

5.33 Initial feedback from contractors suggests that a period of 6-8 weeks is preferred for tender preparation. Tender returns will therefore be expected

towards the end of October, with initial contractor appointments to be made at the end of November. It is anticipated that construction will commence early in 2019.

6 Financial Implications

- 6.1. 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.
- 6.2. The delivery of the HRA Social Units outlined in this report will be funded from this provision.

7 Legal Implications

- 7.1 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.
- 7.2 Meeting the Council's statutory housing obligations is reflected in the objectives of the Housing Strategy 2015-2020: statutory homelessness duty; provision of housing advice and landlord responsibilities.
- 7.3 The Council has appointed Lewisham Homes to act as its Development Agent responsible for managing the Council's new build development programme. The Management Agreement with Lewisham Homes sets out each party's responsibilities in this respect. The Council has overall strategic responsibility for the development programme. As part of this, the Council is required to grant financial approval as required for Lewisham Homes to deliver the development programme. Accordingly Mayor & Cabinet is being asked to agree the budgets for the schemes referred to in this report.
- 7.4 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.
- 7.5 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.

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.

7.6 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.

7.7 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>

8 Crime and disorder implications

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

9 Equalities implications

9.1 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.

10 Environmental implications

- 10.1 All of the schemes set out in this report will have had any environmental implications considered through both the design, pre-application planning and planning processes, where applicable.
- 10.2 This report deals only with schemes which have already had their designs, and resulting s105 consultations, previously approved by Mayor and Cabinet and which have been guided by the pre-application planning process. Before development can occur environmental implications are considered as part of any planning determination.
- 10.3 At present, we are aware of some queries being raised as to the need for an Environmental Impact Assessment (EIA) for the Hillcrest Estate. A scoping opinion was sought from the Local Planning Authority under Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. This found that no EIA was required and therefore, no Environment Statement was produced. However, the planning application included a suite of environmental technical studies including Arboricultural Impact Assessment, Arboricultural Method Statement, Ecology Reports including Bat Survey Reports, Land Contamination, Flood Risk Assessment, Transport Statement and Air Quality Assessment.

11 Background Documents and Report Originator

Title	Date	File Location	Contact Officer
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
New Homes, Better Places Programme Update	6 December 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 January 2018	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 March 2018	Available at this link	Jeff Endean

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

Appendix A – Programme Update

Project	Ward	Number of New Council Homes	Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
				Submission	Approval		
Completed schemes							
Mercator Road	Lewisham Central	6	Complete				
Slaithwaite Community Room	Lewisham Central	1	Complete				
Forman House	Telegraph Hill	2	Complete				
Angus Street	New Cross	1	Complete				
Dacre Park South - Phase 1	Blackheath	7	Complete				
PLACE/Ladywell	Ladywell	0	Complete				
Hamilton Lodge	Forest Hill	0	Complete				
Hazelhurst Court	Downham	60	Complete				
Wood Vale	Forest Hill	9	Complete				
Honor Oak Housing Office	Telegraph Hill	5	Complete				
SUBTOTAL		91					
Schemes on site							
Dacre Park South - Phase 2	Blackheath	18	On site				Jul-18
Forster House (Nuthatch House)	Whitefoot	24	On site				Feb-19
Woodbank	Whitefoot	4	On site				Mar-19
Longfield Crescent	Forest Hill	27	On site				Sep-18
Dacre Park North	Blackheath	5	On site				Mar-19
Campshill Road	Lewisham Central	34	On site				Feb-19
<i>On-site subtotal</i>		<i>112</i>					
CUMULATIVE SUBTOTAL		203					
Schemes awaiting start on site							
Rawlinson House	Lewisham Central	1	Tenders to be issued			Sep-18	Jun-19
Kenton Court	Bellingham	25	Tenders to be issued			Dec-18	Dec-19
Hawke Tower	New Cross	1	Tenders to be issued			Sep-18	Jun-19
Somerville Estate Phase 1	Telegraph Hill	23	Tenders to be issued			Dec-18	Jun-20
Marnock Road	Crofton Park	6	Tenders to be issued			Sep-18	Dec-19
Pepys Housing Office	Evelyn	5	Tenders to be issued			Sep-18	Jun-19
Endwell Road	Telegraph Hill	9	Tenders to be issued			Sep-18	Dec-19
Grace Path	Sydenham	5	Tenders to be issued			Dec-18	Jun-19
Stanstead Road	Perry Vale	4	Tenders to be issued			Dec-18	Dec-19
Silverdale Hall	Sydenham	6	Tenders to be issued			Dec-18	Jun-19
<i>Awaiting start subtotal</i>		<i>85</i>					
CUMULATIVE SUBTOTAL		288					
Schemes awaiting planning consent							
Mayfield	Lee	50	Planning decision		Jul-18	Dec-18	Dec-19
Church Grove	Lewisham Central	5	Planning decision		Jul-18	Dec-18	Dec-19
Algernon Road	Ladywell	4	Planning decision		Jun-18	Dec-18	Jun-20
Edward Street	New Cross	34	Planning decision		Jul-18	Dec-18	Dec-19
Forest Estate	Forest Hill	17	Planning decision		Jul-18	Dec-18	Jun-20
Brasted Close	Sydenham	0	Planning decision		Jul-18	Dec-18	Dec-19
Bampton Estate	Perry Vale	50	Planning decision		Jul-18	Mar-19	Jun-20
Hillcrest Estate (High Level Drive)	Sydenham	22	Planning decision		Jul-18	Dec-18	Jun-20
Home Park	Bellingham	31	Planning decision		Jul-18	Dec-18	Dec-19
<i>Awaiting planning subtotal</i>		<i>213</i>					
GRAND TOTAL		501					

