

<b>Housing Select Committee</b>			
<b>Report Title</b>	New Homes Programme	<b>Item No</b>	6
<b>Contributors</b>	Assistant Director Regeneration & Place		
<b>Class</b>	Part 1	<b>Date</b>	31 January 2019

## **1. Purpose of paper**

- 1.1. This report provides an update on progress of the delivery of the 500 new homes in the New Homes, Better Places programme and the broad strategy for the delivery of a further 1,000 new social homes.

## **2. Recommendations**

- 2.1. It is recommended that Housing Select Committee review and note the report.

## **3. Background**

- 3.1. The Lewisham Housing Strategy 2015-2020 contains four priorities:
- Helping residents at times of severe and urgent housing need
  - Building the homes our residents need
  - Greater security and quality for private renters
  - Supporting our residents to be safe, healthy and independent in their home
- 3.2. London faces one of the most significant housing shortages since the end of the Second World War. In line with our strategy priorities, Lewisham Council acknowledges the challenges faced by our residents and is committed to tackling those with the greatest housing need.
- 3.3. In July 2012 the Council embarked on a programme to build 500 new social 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.
- 3.4. The Council has set a target of a further 1000 social homes by 2022.

## **4. New Homes update**

### *Residents' Charter for Estate Regeneration*

- 4.1. On 18th September Housing Select Committee considered a set of draft principles that were proposed to form a Residents' Charter that will apply to all Lewisham residents who may be affected by Council led estate regeneration.

- 4.2. Following HSC's comments the draft principles were presented to Mayor and Cabinet on 10<sup>th</sup> October 2018, where it was agreed to carry out a public consultation starting on the 5<sup>th</sup> November 2018.
- 4.3. Three successful public consultation events were held to give Lewisham residents the opportunity to share their views with officers from the Council and Lewisham Homes. One in Sydenham targeted at residents in the South of the borough, one focused on the Young Advisors to ensure that young people's views were taken into account, and the final one in New Cross on the 19<sup>th</sup> January 2019.
- 4.4. The consultation closed on the 20<sup>th</sup> January, with responses received from approximately 220 people. These results are currently being collated and analysed and will be reported back to Mayor and Cabinet in spring 2019.
- 4.5. The Residents' Charter delivers on a manifesto pledge and will help to set the framework for how sustainable and inclusive housing development will work in Lewisham going forward.

#### *Mayow Road Development*

- 4.5. Design work is now underway on a new scheme in the Perry Vale ward. The development involves the demolition of a now unused Council owned warehouse on Mayow Road.
- 4.6. The Mayow Road development will deliver c.33 units of new social housing. This will be made up of c.27 new temporary accommodation (TA) family sized homes for homeless families, as well as 6 new Supported Living homes for residents with learning disabilities.
- 4.5. The scheme is developed in partnership with Adult Social Care and is benefitting from NHS funding (c.£900k) as a part of their 'Transforming Care' programme for the supported living homes. Officers are also in conversation with the GLA to identify other grant funding opportunities.
- 4.6. The first public consultation event was held on the 15<sup>th</sup> December 2018 at Forest Hill School. This provided local residents with an opportunity to comment on current proposals for the site. The event was successful and the attendees were receptive to the Council's plans for 100% new social housing and supported living accommodation on the site.
- 4.7. Further design work is ongoing, with another public consultation event anticipated in February 2019 with the intention of making a planning application for the development in late Spring 2019. Demolition of the existing warehouse is expected to take place in the next few months subject to approval by Mayor and Cabinet (13<sup>th</sup> Feb).

#### *Canonbie Road Development*

- 4.6. 118 Canonbie Road is an existing detached two-storey house in the Forest Hill ward that is in a poor state of repair not currently fit for human habitation. The Council had acquired the property in early 2015 to disrupt the activity of a rogue landlord operating an illegal HMO in the borough and originally intended to refurbish the property to convert it for additional hostel accommodation.
- 4.7. However structural surveys have indicated serious issues with the current building, and design work indicated that to refurbish the building within its existing envelope would not maximise the potential of the site to address housing need.
- 4.8. Therefore design work is now underway to demolish and redevelop the site to build and build six self-contained 2 and 3-bed homes to provide temporary accommodation for homeless families.
- 4.9. A planning application for this development is expected to be made in Spring 2019, subject to approval by Mayor and Cabinet (13<sup>th</sup> Feb).

## **5. Financial implications:**

- 5.1. 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.
- 5.2. The delivery of the HRA Social Units from the New Homes Better Places programme will be funded from this provision.
- 5.3. The delivery of the Temporary Accommodation schemes, such as Mayow & Canonbie Road, will be funded through the use of RTB 1-4-1 receipts, S106 receipts and General Fund Prudential Borrowing.
- 5.4. Work continues on the identification and financial impacts of the individual sites associated to the delivery of the new 1,000 additional homes target.
- 5.5. The financial implications of the schemes associated with the 1,000 homes programme will be reported on individually as and when they are sufficiently developed and brought forward for approval by Mayor and Cabinet.

## **6. Legal implications:**

- 6.1. 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.

- 6.2. 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 and Cabinet. 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.
- 6.3. 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.
- 6.4. 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.
- 6.5. 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.
- 6.6. 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.

- 6.7. 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>

## **7. Equalities implications**

- 7.1. 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 than the wider population as access to the register is limited to those most in housing need.

## **8. Crime and Disorder implications**

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

## **9. Environmental implications**

- 9.1. Any environmental implications from the delivery of new homes are considered and addressed on a scheme by scheme basis through the design and planning process. There are therefore no additional environmental implications arising directly from this report.

For further information please contact Freddie Murray, Assistant Director Regeneration & Place on 0208 314 3914.