

Safer Stronger Communities Select Committee

Review of equalities: Achilles Street Estate Regeneration

James Masini | Principal Development and Land Manager
James Ringwood | Senior Development and Land Manager

BUILDING
- for -
LEWISHAM





Building for Lewisham

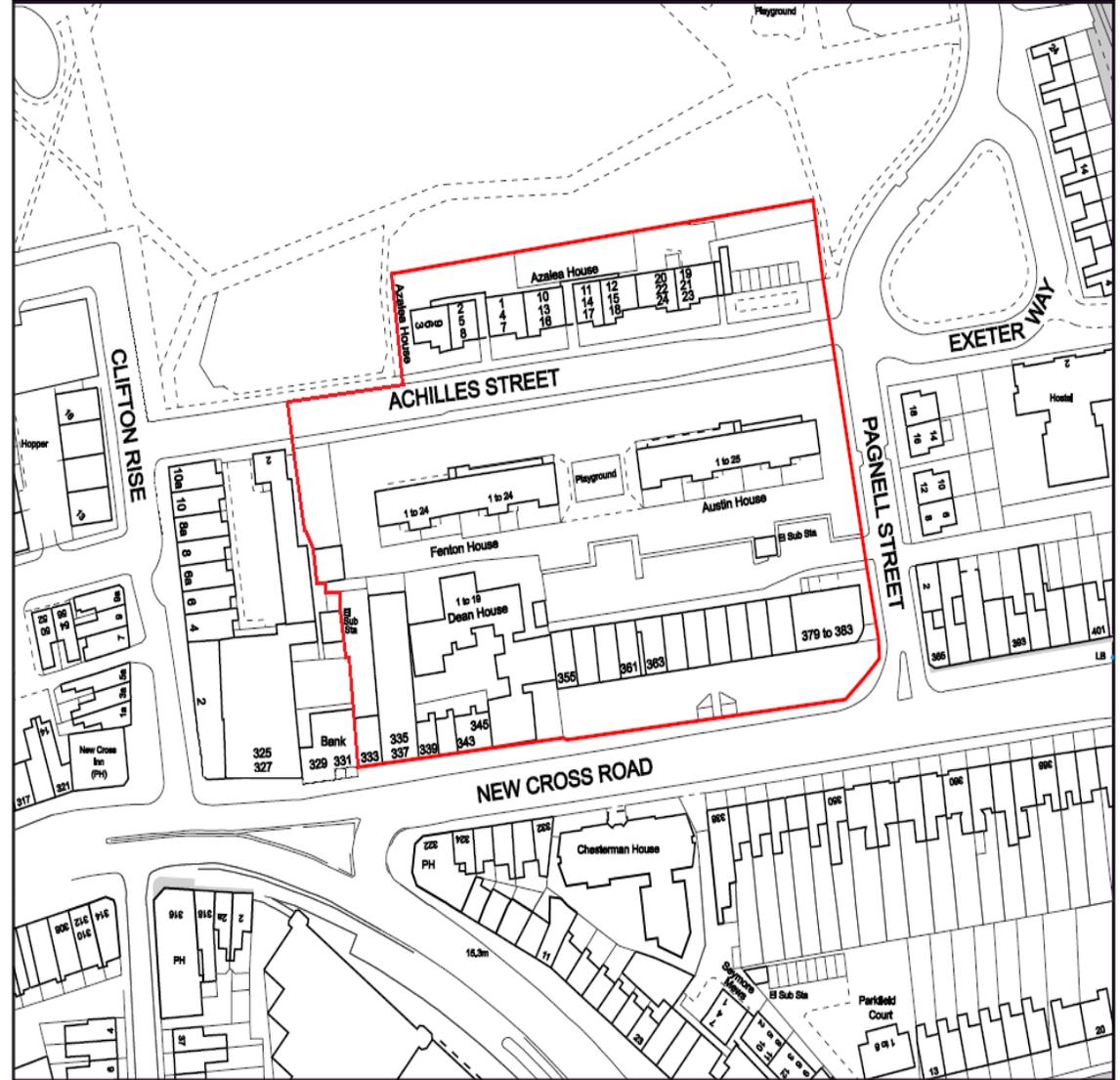
Lewisham Council are delivering 1000 new genuinely affordable rented homes

- Working with our development partners, the Council will deliver 1,000 new genuinely affordable homes
- Rents will be set at London Affordable Rent levels or lower
- The Council is working with our development agent, Lewisham Homes, to deliver the new Council-owned homes
- Delivery is through infill, acquisitions and estate regeneration
- Corporate and political commitments to both the delivery of new homes and ballots on all estates where demolition of existing homes is proposed

Achilles Street Estate Regeneration

Site

■ Tenants	54
■ Leaseholders	33
■ Total Homes	87



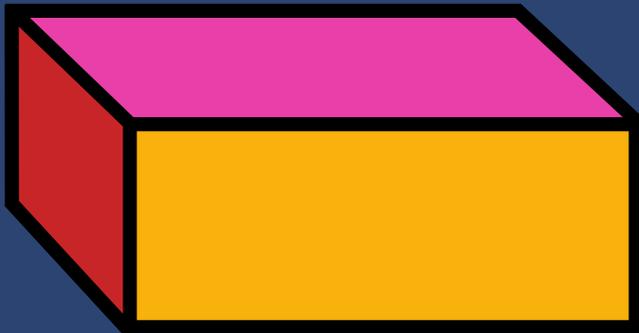


Achilles Street Estate Regeneration

Background

- Initial plans were developed in 2013 for infill on a garage site, providing around 20 units
- Consultation raised issues around the condition of the current blocks such as severe damp, poor security, infestations, parking and safety
- A review of the project led to estate regeneration being considered as the best option to significantly increase the amount of new homes whilst also improving conditions for current residents
- In 2015, KCA (Karakusevic Carson Architects) were appointed to work on a masterplan
- Snap General Election in 2017, planned local elections and emerging plans for resident ballots caused a pause in work
- June 2018, the Council announced the intention to hold a resident ballot on the estate

Resident engagement



Resident engagement during initial design development

- Residents have been consulted with consistently through the design development process:

Thursday 4 Feb 2016	1st Event, looking at likes and dislikes of current estate
Wednesday 17 Feb 2016	Follow up door knocking to see residents in their homes
Saturday 21 May 2016	2nd Event, early re-development proposals shared
Saturday 5 Nov 2016	3 rd Event, proposals reshaped in response to feedback
Saturday 25 Feb 2017	4 th Event, more developed proposals with potential views
Wednesday & Thursday 14-15 Mar 2017	Home visits to all residents to get detailed feedback

- The KCA designs were used to inform the Landlord Offer for the ballot
- However, we did not want the ballot to be about the designs. It was about the residents

Building trust with residents on a 1-to-1 basis

- We converted a vacant office into a community hub. This was used for weekly drop-ins but also available for the community to use on other days free of charge
- Officers spoke with every council tenant and resident leaseholder on the estate
- Light touch housing assessments gave us a greater insight into residents' needs
- Logging views in order to form the Landlord Offer and to gauge support for regeneration



Data collection





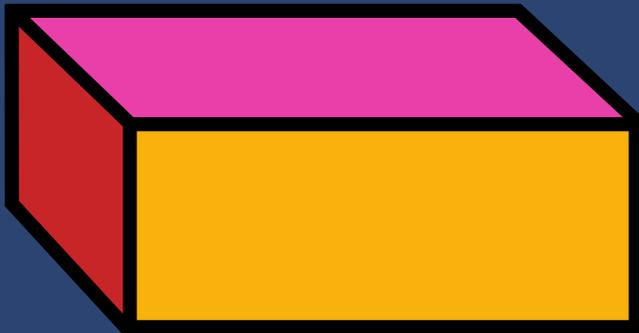
Historical data

- The Housing service have a good record of collecting and analysing data
 - Tenancy information and housing applications being the main sources
- The data collected through housing applications was used for the EAA table on Housing Register
- Housing Live (the main housing management database) was used for information on Achilles residents

Data collected on Achilles Residents

- Working closely 'on the ground' with residents allowed officers to collect and record more information to ensure that every resident was able to take part in the ballot
- Bespoke approach to continued engagement including information in different languages, home visits, assisting with housing management issues (rent arrears, repairs, rehousing)
- During the ballot itself, we ensured that we had a range of voting methods

Landlord Offer and Equalities





Offer to current residents

- The Council wants to ensure that current residents are not negatively impacted by the development
- All current residents entitled to an offer of a new home
- Rent will remain the same (for same size property)
- Shared Equity offer to resident leaseholders

Offer to new residents

- New home at a social rent
- Offer of a home that meets their assessed need (size and accessibility)



Equalities issues

Provision of accessible homes

- Current buildings either no lift or lifts too small for a wheelchair/buggy
- New homes will meet accessibility standards and will include new wheelchair standard homes
- Lifetime homes that can be adapted to fit individuals changing needs

Affordability

- Current residents not having to pay more for a same size new build as a result of the move
- New tenants still pay a genuinely affordable social rent - set at LAR level - allows for more homes to be built with a net positive impact on the Housing Register
- New homes built to modern standards resulting in more efficient and therefore cheaper running costs.

Overcrowding

- More genuinely affordable homes will have a positive impact on the residents on the Housing Register who are assessed as overcrowded
- Current residents will be offered a home that meets their needs

EAA approach – Seven stages

■ ***The project or decision that assessment***

- Significant increase of new social rented homes on the Achilles Street Estate

■ ***Protected characteristics or other factors potentially impacted by decision***

- All characteristics were considered – household type, income and disability main focus

■ ***The evidence to support the analysis***

- Housing databases were interrogated for both current residents and potential future residents

■ ***The analysis***

- Analysis of each equalities factors was carried out with a net positive or negative impact reported where data was available

■ ***Impact summary***

- Short, easy to read assessment of the analysis was provided

■ ***Mitigation***

- The delivery of this project will have a net positive impact on 5 of the equalities factors. Further work needed in the future on data collection for factors where little or no information held.

■ ***Service user journey***

- The benefit to both current residents and prospective residents are outlined.

Questions?

james.masini@lewisham.gov.uk &
james.ringwood@lewisham.gov.uk

BUILDING
◀ for ▶
LEWISHAM

