



Mayor and Cabinet

Building for Lewisham Programme Requirements

Date: 19 May 2021

Key decision: Yes

Class: Part 1

Ward(s) affected: Sydenham, Perry Vale, Forest Hill, Telegraph Hill

Contributors: Executive Director for Housing, Regeneration and Public Realm, Executive Director of Corporate Resources and Director of Law, Governance and HR.

Outline and recommendations

Consider the responses to the consultation carried out on Valentines Court estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Valentine Court estate.

Consider the responses to the consultation carried out on Dacres Road estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Dacres Road estate.

Consider the responses to the consultation carried out on Drakes Court under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Drakes Court site.

Consider the responses to the consultation carried out on the Greystead Road estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Greystead Road site.

Consider the responses to the consultation carried out on Hensford Gardens under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Hensford Gardens site.

Consider the responses to the consultation carried out on Markwell Close, Prospect Close and Peter's Path under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Markwell Close, Prospect Close and Peter's Path site.

Consider the responses to the consultation carried out on Walsham Road under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.

Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Walsham Road site.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Timeline of engagement and decision-making

Mayor And Cabinet, 22 March 2017 – New Homes Programme Update

Mayor And Cabinet, 15 January 2020 – Building For Lewisham Programme

Mayor and Cabinet, 11 March 2020 – GLA Small Sites Grant

Mayor and Cabinet, 08 July 2020 – Building For Lewisham Update

Mayor and Cabinet, 16 September 2020 – GLA Small Sites Grant

1. Summary

- 1.1. The sites listed in this report have been identified as potential sites for new, genuinely affordable, Council housing to be built as part of the Building for Lewisham (BfL) programme.
- 1.2. Resident engagement is an essential part of the BfL programme and is an ongoing process involving newsletters, surveys, drop in sessions (where possible), door knocking, webpages, webinars and video conferencing meetings. Lewisham Homes have been engaging with residents on all of the proposed schemes and will continue to do so. Residents will also have the opportunity to comment on any planning applications that may be submitted through the statutory process.
- 1.3. This report focuses on one part of the extensive engagement process, which is the requirement to consult with secure council tenants on proposed changes to housing management under Section 105 of the Housing Act 1985.
- 1.4. This report sets out the responses to a Section 105 (s105) consultation which has been carried out in relation to the proposed new developments on the sites listed above.
- 1.5. The s105 consultations were sent to residents who hold a secure council tenancy on Valentines Court, Dacres Road, Drakes Court, Greystead Road, Hensford Gardens, Markwell Close, Prospect Close, Peter's Path and Walsham Road. The consultations sought their views on proposed changes on matters of housing management, in particular, changes in the provision of amenities such as the temporary and permanent loss of green space land and hard standing areas including garages, parking bays and store sheds pertinent to each scheme. This consultation is not specific in what may be built on the estates - there will be further opportunities for all residents to provide feedback on detailed designs through the ongoing engagement and the planning process. However, the feedback received will assist with the next design steps should the recommendations to proceed with the plans be approved.
- 1.6. The temporary loss of land consulted upon are areas that are proposed could be used for site construction compounds, although this will be confirmed following appointment of a contractor. Not all areas may be required that were consulted upon for temporary loss.
- 1.7. These consultations represented formal consultations under s105 of the Housing Act 1985 and are appended to this report (Appendices 1-7).

2. Recommendations

It is recommended that Mayor and Cabinet:

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 2.1. Consider the responses to the consultation carried out on Valentines Court estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.2. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Valentine Court estate.
- 2.3. Consider the responses to the consultation carried out on Dacres Road estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.4. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Dacres Road estate.
- 2.5. Consider the responses to the consultation carried out on Drakes Court under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.6. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Drakes Court site.
- 2.7. Consider the responses to the consultation carried out on the Greystead Road estate under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.8. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Greystead Road site.
- 2.9. Consider the responses to the consultation carried out on Hensford Gardens under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.10. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Hensford Gardens site.
- 2.11. Consider the responses to the consultation carried out on Markwell Close, Prospect Close and Peter's Path under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.12. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Markwell Close, Prospect Close and Peter's Path site.
- 2.13. Consider the responses to the consultation carried out on Walsham Road under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021.
- 2.14. Having considered the responses to the consultation, agree to continue with the proposal to build new homes on the Walsham Road site.

3. Policy Context

Housing

- 3.1. The Council's Corporate Strategy (2018-2022) outlines the Council's vision to deliver for residents over the next four years. Building on Lewisham's historic values of fairness, equality and putting our community at the heart of everything we do, the Council will create deliverable policies underpinned by a desire to promote vibrant communities, champion local diversity and promote social, economic and environmental sustainability. Delivering this strategy includes the following priority outcomes that relate to the provision of new affordable homes:
 - Tackling the Housing Crisis – Providing a decent and secure home for everyone.
 - Building an Inclusive local economy – Ensuring every resident can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
 - Building Safer Communities – Ensuring every resident feels safe and secure living here as we work together towards a borough free from fear of crime.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 3.1. Lewisham's Housing Strategy (2020-2026), includes the following themes that relate to the provision of new affordable homes:
 1. delivering the homes that Lewisham needs.
 2. preventing homelessness and meeting housing need.
 3. improving the quality, standard and safety of housing.
 4. supporting our residents to live safe, independent and active lives.
 5. strengthening communities and embracing diversity.

4. Background

- 4.1. In March 2019, officers brought forward a proposal to Mayor and Cabinet to examine the feasibility of developing a tranche of sites for infill development that would contribute towards the Council's direct delivery of new social homes.
- 4.2. This initial tranche is now referred to in some reports as 'Package A'. It should be noted that these sites are within the overall Building for Lewisham (BfL) Programme.
- 4.3. In January 2020, Mayor and Cabinet approved the inclusion of Dacres Road and Valentines Court into the BfL programme with an associated budget.
- 4.4. In July 2020 Mayor and Cabinet approved that the schemes at Drakes Court, Greystead Road, Hensford Gardens, Markwell Close and Walsham Road Garages be added to the BfL programme with an associated budget.
- 4.5. A funding application was made to the GLA Small Sites Small Builders Programme in May 2020 for 4 projects on sites with viability challenges. These included Dacres Road and Valentine Court.
- 4.6. The grant application was successful and on 16 September 2020, Mayor and Cabinet approved acceptance of the grant allocation from the GLA Small Sites Small Buildings (SSSB) Programme (Round Two) to carry out specific enabling works on the four sites.
- 4.7. Consultations under s105 of the Housing Act 1985 have now been carried out on the Valentines Court, Dacres Road, Drakes Court, Greystead Road, Hensford Gardens, Markwell Close and Walsham Road sites. The results of this s105 consultation are reported in this report.
- 4.8. All the proposed schemes are still subject to planning permission and general engagement is ongoing.

5. Section 105 Consultation

- 5.1. Section 105 of Part IV of the Housing Act 1985 makes it a requirement for a landlord authority to consult with those of its secure tenants who are likely to be substantially affected by a matter of housing management. The Act specifically identifies a new programme of improvement or demolition or changes in the provision of amenities to be a matter of housing management to which Section 105 applies.
- 5.2. Separate Section 105 consultations took place with the Council's secure tenants living at Valentines Court, Dacres Road, Drakes Court, Greystead Road, Hensford Gardens, Markwell Close, Prospect Close, Peter's Path and Walsham Road. 482 households were consulted in total, with hand delivery to the secure council tenants. The consultations ran for 25 days inclusive between 19 March 2021 and 12 April 2021. Residents were asked to complete a questionnaire response form and were given options to provide their comments, either by return it by email, FREEPOST, online via

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

smartsurvey or by calling the Strategic Housing Team to note their comments or to arrange for a member of the team to collect the form.

- 5.3. The consultations sought secure council tenants' views on the proposals affecting them. The appended consultations (appendices 1-7) provide the specific proposals for each site.

Resident feedback and officer responses

- 5.4. Across all proposed schemes a total of 482 secure tenants were sent the consultations.
- 5.5. At the closing of the consultation period a total of 32 responses had been received from secure council tenants. This represents a 7% response rate. All responses are appended as Appendix 8 (redacted to remove personal information).
- 5.6. At the closing of the consultation period a total of 27 responses were received from residents who were not part of this consultation as they are not secure tenants of the Council. The table in 5.9 shows the breakdown of the responses by each scheme.
- 5.7. The majority (52) of the responses were received via the councils Housing Development email inbox with 11 received by Lewisham Homes' Community Engagement Team and 4 via the Mayor's office. There is duplication with these numbers as some residents sent multiple responses or responses to more than one department.
- 5.8. Officers will be responding directly to each of the 32 responses made under s105 by secure tenants. Officers will separately respond to each of the 27 responses that are outside of the s105 consultation.
- 5.9. Responses received by scheme are as follows:

Scheme	Total secure tenants	Responses received from S105 Tenants	Responses received from other sources (Estate Leaseholders and neighbouring roads etc.)	Total number of responses received
Dacres Road	219	15	1	16
Drakes Court	20	0	1	1
Greystead Road	42	4	0	4
Hensford Gardens	16	0	0	0
Markwell Close	90	12	25	37
Valentine Court	75	1	0	1
Walsham Road	20	0	0	0
Total	482	32	27	59

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 5.10. Following is a summary of the responses received under the s105 consultation and the officer responses to the points raised:

Dacres Road

- 5.11. S105 letters were hand delivered to the 219 secure tenant households on Dacres Road Estate. The letter explained the Council’s proposals to build new housing on part of the estate and requested representations to be made. Responses were received from 15 secure council tenants. This is a 6.9% response rate. 1 response was received from a leaseholder on the estate. A summary of the responses for Dacres Road is as follows:

Resident comment (summarised)	Officer response (summarised)
Concerns regarding privacy and that the new flats will overlook into current properties	Through the design process we will consider how the new homes can be sympathetic to the existing surrounding housing. Overlooking/privacy concerns will be controlled by planning policy requirements and regulations, which limit the extent of interference any new housing is permitted to have on existing housing. We will continue to engage with residents through design development and there will be opportunities for residents to comment.
Concerns regarding loss of communal garden area and green spaces including loss of local wildlife	Through design development we will consider how the design of new housing will enable the building footprint to be minimised, thus keeping loss of green space to a minimum. One of the locations for new housing on the Dacres estate is proposed to be on the garage site. Any loss of green space that is temporary will be reinstated at the end of the build project. Improvements to the green space are proposed to focus on making the green space more useable with additional planting and introduction of bird boxes. Specialist environmental consultants are part of the project team to consider limiting any impact on wildlife.
Concerns regarding the local environmental, loss of trees. Loss of natural light	A tree specialist is part of the project team and we will limit the loss of trees where possible. The building footprints will be carefully positioned to minimise the impact to the surrounding trees, ensuring that no trees deemed to be of high quality are disturbed by the construction activity planned. The

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	<p>development proposals are being designed to be as sensitive as possible to the existing trees and proposed housing blocks have been located so as to minimise the loss of tree planting. New trees will be planted as part of the landscape improvement works in more suitable locations on the estate. All proposals will be tested by a Surveyor to ensure both existing and new buildings meet daylight and sunlight intake requirements.</p>
<p>Concerns regarding increased crime and provision of better street lighting and CCTV to alleviate safety concerns</p>	<p>Improvements to the landscaping in relation to wayfinding, lighting and pathways will improve the natural surveillance and assist with ASB and crime concerns. We will design proposals to conform to the latest 'Secure by Design' regulations. At this stage, no commitment can be made on the provision of CCTV, however, through design there are measures to allow for better surveillance.</p>
<p>Concerns regarding spacing of new build crammed into a small estate</p>	<p>Any proposals will strictly comply with current legislation and planning requirements around density. The existing garages are no longer suitable for the modern vehicle widths and heights, so this area of hardstanding is proposed as one area for new housing on the estate. The design proposals for the estate will focus on limiting the ground space the new housing will occupy. Any new housing will be located with outdoor estate green space in between.</p>
<p>Concerns about loss of peace and quiet due to increase of residents</p>	<p>We recognise that construction work can be disruptive. As with all Lewisham Homes sites, we will ensure that our appointed contractor is part of the Considerate Construction Scheme (CCS). This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers. You can read more about the scheme by visiting ccscheme.org.uk. Lewisham Homes will work hard at every stage to minimise construction disruption for local residents. We will ensure that traffic impacts are</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	<p>mitigated and well-managed, and the disruption is minimised, as far as possible. If the scheme gains planning approval, we will work with local residents to create a construction management plan. This will include agreed working hours, transport arrangements and designated contact details of a member of our team should residents have any questions or concerns. We do not envisage any real increase in noise due to increases in residential numbers. New homes will be built to meet soundproofing requirements to reduce any potential for noise nuisance.</p> <p>It is recognised that there are a number of new sites in close proximity to Dacres Road. These highlight the Council's commitment to build the new homes that are needed but it is recognised that the period of construction could be challenging for local residents. We will work with the other site teams to limit the impact.</p>
<p>Concerns about loss of parking and increase of parking requirements due to more residents on the estate</p>	<p>Parking studies and analysis on the parking availability is being reviewed with the Highways team and a transport consultant to ensure we develop a proposal which provides an efficient and sustainable parking solution. It is proposed that the estate will have parking areas provided, but with clearly marked out bays and provide some electric vehicle charging points. An existing car parking survey has been completed by an independent transport consultant. It is proposed that we will not be providing parking for residents of the new housing on the estate parking areas, except a space for blue badge holders for wheelchair housing. The proposed new homes should be considered as 'car-free'. We will look to consider car club availability for the estate. We are in the process of introducing new parking enforcement arrangements on estates that need them, it is proposed that new 'car-free' developments will not have access to parking on estates where parking</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	enforcement is required. Adequate secure cycle storage will be provided.
--	--

Greystead Road

- 5.12. S105 letters were hand delivered to the 42 secure tenant households on Greystead Road Estate. The letter explained the Council's proposals to build new housing on part of the estate and requested representations to be made. Responses were received from 4 secure tenants. This is a 1.7% response rate. No responses were received from any other residents. A summary of the responses for Greystead Road is as follows:

Resident comment (summarised)	Officer response (summarised)
Concerns around local environment and loss of an active ecosystem of wildlife with many foxes and birds making it their home too and the knock-on negative impact to mental and physical health of the residents	Lewisham Homes will offer to support any residents who may need extra assistance as a result of the impact of building work. The ecologist has undertaken an initial assessment of the site species and habitats as well as a tree survey. We are seeking to improve the landscaping and ecological value of the site by using the initial survey findings to feed into a Biodiversity Net Gain Assessment, where we are aiming to demonstrate an increase in biodiversity and added ecological value by supporting the existing range of species and habitats as well as introducing a range of new species at Greystead Road. The range on site currently is limited and the planting will enhance what exists at the moment. The green space on the estate after development and landscaping improvements, will be designed to introduce more play opportunities and encourage more interaction by residents.
Concerns that 1-49 Greystead Road requires renovation rather than spending money on new properties	1 to 49 Greystead Road benefitted from a renewal of the roof covering in 2018. Following a condition survey, there is a programme of Major Works scheduled for 1 to 49 Greystead Road. The works identified are: communal block doors, window replacements, external and communal decoration and some other external works. The works were delayed due to Covid19, but more information will be made available later this year informing residents of when the detailed pre-work surveys and Major Works will commence.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

<p>Concerns regarding car parking and potential influx of cars from the next door Fairlawn School at least twice a day</p>	<p>Our aim for the landscaping proposals is to create a better distinction between public highway and the estate roads to discourage non-residents from parking on the estate. The parking will be formalised to ensure only parking in bays is permitted and this restriction will help to deter opportunist parking and ensure that access for service and emergency vehicles is maintained. It is proposed that we will not be providing parking for residents of the new housing on the estate parking areas, except a space for blue badge holders for wheelchair housing. The proposed new homes should be considered as 'car-free'. We are exploring car clubs and we intend to introduce secure bike storage to block 1-49 to encourage other modes of transport. Blue badge holders will have parking marked out, which is absent in the current arrangement. We are in the process of introducing new parking enforcement arrangements on estates that need them, it is proposed that new 'car-free' developments will not have access to parking on estates where parking enforcement is required.</p>
<p>Concerns about new build type, height and massing of blocks and number of new residents and if an Impact Statement has been completed and available to residents</p>	<p>An Impact Statement will be completed in due course, but the final bedroom mix and further detail about the proposals are to be finalised. The initial proposals are four storeys to match the number of storeys of 50-65 Greystead Road and will have minimal impact on the townscape when viewed from outside the site. We are considering the gallery access typology and design of the proposed new homes being informed by the existing building architecture.</p>
<p>Has a Residents Committee been established?</p>	<p>At this time, there is no active constituted and recognised Tenants & Residents Association on the estate. If any resident is interested in establishing one, they can find the details on how to apply at https://www.lewishamhomes.org.uk/your-community/tenants-residents-association/</p> <p>All estate residents and non resident</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	leaseholders have been invited in a newsletter and invitation letter to become Design and Communication Champions. One Greystead Road resident so far has undergone training with an independent Lewisham architect on design programmes and how to read architectural plans and if anyone else is interested, contact can be made with New Initiatives on newinitiatives@lewishamhomes.org.uk or 07851 258652. Further training and support will be provided to residents to aid their involvement in the design process.
The area is not used and is not maintained so anything would be an improvement to the area	If plans proceed, the area will be used to house families who would otherwise be homeless, overcrowded or have another need for housing. We believe that through careful design, new buildings and improved landscaping can enhance neighbourhoods and communities.

Hensford Gardens

- 5.13. S105 letters were hand delivered to 16 secure tenant households on Hensford Gardens Estate. The letter explained the Council's proposals to build new housing on part of the estate and requested representations to be made. No responses were received.

Markwell Close

- 5.14. S105 letters were hand delivered to 90 secure tenant households on Markwell Close Estate including the adjoining Peters Path Estate and Prospect Close. The letter explained the Council's proposals to build new housing on part of the estate and requested representations to be made. Responses were received from 12 secure tenants. This is a 10.8% response rate. 11 responses were received from leasehold residents from the estates and a further 14 from residents from surrounding streets. A summary of the responses from Markwell Close, Peter's Path and Prospect Close are as follows:

Resident comment (summarised)	Officer response (summarised)
Concerns about the high level of noise and possibly living on a building site for 2 years and traffic disturbance	There are three areas being considered for new housing sites, one on the Peter's Path and Prospect Close garage area and two areas on the Markwell Close estate. The build programme is likely to vary dependent on the location of the site, which could range from an indicative 12 months – 18 months for some of the site locations, depending on design and number of new homes to be built. We are unable to confirm the exact timeframe until planning permission is secured

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	<p>and a contractor appointed. We recognise that construction work can be disruptive. As with all Lewisham Homes sites, we will ensure that our appointed contractor is part of the Considerate Construction Scheme (CCS). This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers. You can read more about the scheme by visiting ccscheme.org.uk.</p> <p>Lewisham Homes will work hard at every stage to minimise construction disruption for local residents. We will ensure that traffic impacts are mitigated and well-managed, and the disruption is minimised, as far as possible. If the scheme gains planning approval, we will work with local residents to create a construction management plan. This will include agreed working hours, transport arrangements and designated contact details of a member of our team should residents have any questions or concerns.</p>
<p>Concerns regarding privacy and that the new flats will overlook into current properties</p>	<p>Through the design process we will consider how the new homes can be sympathetic to the existing surrounding housing. Overlooking/privacy concerns will be controlled by planning policy requirements and regulations, which limit the extent of interference any new housing is permitted to have on existing housing. We will continue to engage with residents through design development and there will be opportunities for residents to comment.</p>
<p>Concerns about overcrowding and crime and loss of quiet and peaceful quality of life</p>	<p>The exact amount of new homes that could be delivered within the 3 site locations marked with red line boundaries in the s105 consultation are not yet confirmed and are subject to further engagement with the community. Residents will be consulted further regarding this. Any proposals will strictly comply with current legislation and planning requirements around density. The design proposals for the estate will focus on limiting the ground space the new housing will occupy.</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	<p>Crime prevention measures will be addressed through the design process. We would like to work with the community to consider through the design process improvements to the landscaping in relation to wayfinding and lighting. New homes will improve the natural surveillance and assist with ASB and crime concerns. We will design proposals to conform to the latest 'Secure by Design' regulations.</p> <p>There will inevitably be noise during the construction period, this will be minimised and carefully controlled. As with all Lewisham Homes sites, we will ensure that our appointed contractor is part of the Considerate Construction Scheme (CCS). Lewisham Homes will work hard at every stage to minimise construction disruption for local residents. We will ensure that noise, dust and traffic impacts are mitigated and well-managed, and the disruption is kept to a minimum, as far as possible.</p>
<p>Concerns about loss of green space, clothes drying areas which are very useful in the summer</p>	<p>One of the locations that is being proposed for new housing is an existing garage block with no green space currently. The second location is currently hard standing and a pram shed area and not currently green space. The third location proposed for new housing is primarily a pram shed and hard standing area and a minimal amount of green space would be permanently lost. Loss of green space will be kept to an absolute minimum. Any loss of green space that is temporarily used for a site compound will be reinstated at the end of the build project. Once a contractor is appointed they will confirm the areas that will be used for the site compound and not all areas proposed in the s105 marked with a red line boundary may be needed.</p> <p>A new clothes drying area will be incorporated into the landscaping proposal and we will work with the estate residents to identify the preferred location. We will also work with the estate resident to develop designs for improvements to the external landscaping resulting in better quality, more useable communal amenity areas.</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

<p>Concerns about loss of lockup storage and parking space</p>	<p>Some existing pram storage areas will be lost to provide permanent council housing. The priority for the Council is to build new genuinely affordable homes. The existing garages are rented on a weekly basis and primarily to non estate residents. We will work with estate residents to explore alternative council owned garages locally to rent if available. The existing garages are no longer suitable for the modern vehicle design widths and heights.</p> <p>An existing car parking survey has been completed by an independent transport consultant. The parking study and analysis of the impact on the parking availability is being reviewed with the Highways team and the transport consultant to ensure we develop a proposal which provides an efficient and sustainable parking solution. We are considering the measures that could be introduced to try and improve the layout and efficiency of the parking within the estate and provision of electric vehicle charging points.</p> <p>It is proposed that we will not be providing parking for residents of the new housing on the estate parking areas. The proposed new homes should be considered as 'car-free' except for a space for blue badge holders for wheelchair housing. We will look to consider car club availability for the estate. We are in the process of introducing new parking enforcement arrangements on estates that need them, it is proposed that new 'car-free' developments will not have access to parking on estates where parking enforcement is required. Adequate secure cycle storage will be provided.</p>
<p>Concerns about loss of essential access to the backs of current flats as required by emergency services</p>	<p>It is a requirement to ensure that emergency vehicles can continue to access the road when required.</p>
<p>Concerns about loss of storage and if there will be provision of bicycle storage in lieu of the store sheds?</p>	<p>The introduction of new cycle storage for both new and existing estate residents is being incorporated into the design proposals, the location of these cycle stores has yet to be determined, but we would like to seek estate residents' views on this in a landscape workshop with</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	residents.
Concerns about vehicle access for residents with mobility issues, especially during the build period	Traffic will have to be marshalled by the contractor. On one of Lewisham Homes existing construction sites, an estate resident has been employed by the contractor to carry out this role, following training. Arrangements will be made to ensure that residents with mobility issues can still get to and from their home. We are working with the transport consultant to review access arrangements during the build period and would encourage any blue badge holders to contact Lewisham Homes at newinitiatives@lewishamhomes.org.uk or call 07719 527807 to discuss one to one the proposals and consider their personal circumstances. For those with mobility issues, arrangements will be put in place so that access to vehicles will be maintained throughout the build period
Adverse impact on residents mental and emotional health due to loss of green space and overcrowding	Everything possible will be done to minimise the impact on current residents. A minimal amount of green space is proposed to be permanently lost as the majority of the land being considered for housing development is currently garages, pram shed areas or hard standing. Only land that is absolutely necessary will be used and any development will be carefully designed in consultation with the community. Many households in Lewisham are overcrowded and the building of new homes is being proposed on this site and across the borough to try to address this.
Concern about loss of trees	Tree removal will be limited to only remove trees absolutely essential. It is likely that there are very few trees that would be required to be removed and we have a tree specialist reviewing any design proposals to ensure tree loss is at a minimum. There will be new trees planted in a more suitable location if trees are removed.
It is a very small estate, with minimal outside space, but it already has two concrete jungles of large estates backing onto it (Wells Park Estate and Sydenham Hill Estate.)	The areas marked in the consultation with red line boundaries have been identified as potential locations for new housing. Issues around design and density will be addressed through the planning stages

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	and residents will be invited to comment on any proposals that come forward.
One household stated “We are in favour of RENOVATING Markwell Close, NOT erecting new flats.”	Lewisham Homes maintain the current buildings on Markwell Close, Peter’s Path and Prospect Close. Lewisham Homes are reviewing the stock condition of the existing blocks and investment needs. Alongside new homes, improvements are also being considered for the Markwell Close existing buildings and further information will follow later in the year
I'd be fully supportive of new development around the estate, were there clearer communications about the nature of the new developments, where the new buildings would be, how many floors etc.	This consultation is specifically related to changes proposed in housing management and is to get views on the potential permanent loss and temporary loss during construction. This consultation was not seeking views on design proposals. This consultation is part of a wider resident engagement process where the community are able to provide their comments to help shape design proposals. Lewisham Homes have received feedback on design matters that are important to estate residents to be considered from the door knocking and surveys completed through the post and online in November 2020, Commonplace map comments and residents who attended the online meeting on 12 November with the architects. More information on the engagement to date can be found at www.prospectclose.commonplace.is Detailed plans are not yet available, but when they are, all local residents will be given an opportunity to give their views.

Valentines Court

- 5.15. S105 letters were hand delivered to 75 secure tenant households on Valentine Court Estate. The letter explained the Council’s proposals to build new housing on parts of the estate and requested representations to be made. 1 response was received from a secure tenant. No other responses were received. A summary of the response for Valentines Court is as follows:

Resident comment (summarised)	Officer response (summarised)
Concerns about chronic overbuilding, which will substantially diminish the quality of life for existing tenants	The design team will consider resident concerns about density and will comply with planning requirements. This consultation is part of a much wider engagement process. Residents will continue to be able to give their views as plans evolve. Following resident engagement in October and November

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	<p>two other additional areas of the estate are no longer being considered for housing development and were not included in the s105 consultation.</p>
<p>Concerns around loss of car parking space for existing tenants and no provision for emergency services because of spatial restrictions</p>	<p>It is a requirement to ensure that emergency vehicles can continue to access the road when required.</p> <p>A parking study has been carried out and analysis of parking availability is being reviewed with the Highways team and our transport consultant to ensure we have a proposal which provides an efficient and sustainable parking solution.</p> <p>It is proposed that the estate will have parking areas provided, but with clearly marked out bays and provide some electric vehicle charging points. It is proposed that we will not be providing parking for residents of the new housing on the estate parking areas, except a space for blue badge holders for wheelchair housing. The proposed new homes should be considered as 'car-free'. We will look to consider car club availability. We are in the process of introducing new parking enforcement arrangements on estates that need them, it is proposed that new 'car-free' developments will not have access to parking on estates where parking enforcement is required. Adequate secure cycle storage will be provided.</p>
<p>Concerns regarding loss of the lawn space which was created to go hand in hand with the existing estate</p>	<p>Two of the proposed areas for new housing on the estate are located on green space. Through design development we will consider how the design of new housing will enable the building footprint to keep loss of green space to a minimum where possible. Estate residents have provided useful feedback on landscaping improvements in the landscaping workshop in April of what they would like to see to ensure a better quality of communal amenity space is provided and further landscape proposals will be consulted on in due course. We are proposing to strike a balance between the provision of lawn space, increased levels of biodiversity</p>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

	and increased levels of resident amenity to offer the residents a greater choice of activities and spaces to use. Whilst there will be some loss of lawn space, the residents will be provided with lawn space that offers more activities, planting and places to play/meet/sit. The use of the green space during construction will be temporary. The temporary loss of land consulted upon are areas that are proposed could be used for site construction compounds, although this will be confirmed following appointment of a contractor. Not all areas may be required that were consulted upon for temporary loss.
Concerns about loss of the partly tenant-funded play area again with no alternative provision supplied for children to play	The intention is to ensure the current play area remains accessible until a new, or even a temporary one, is available for use. The location of the permanent new play area(s) have not yet been determined but this decision will be made in conjunction with the estate residents in response to the landscape workshop that was held in April.

Walsham Road

- 5.16. S105 letters were hand delivered to 20 secure tenant households on Walsham Road Estate. The letter explained the Council's proposals to build new housing on part of the estate and requested representations to be made. No responses were received.

Drakes Court

- 5.17. S105 letters were hand delivered to the 20 secure tenant households on Drakes Court Estate. The letter explained the Council's proposals to build new housing on part of the estate and requested representations to be made. No responses were received from secure tenants. 1 response was received from a leaseholder on the estate. A summary of the responses for Drakes Court is as follows:

Resident comment (summarised)	Officer response (summarised)
Concerns regarding privacy and that the new flats will overlook into current properties	Through the design process, overlooking and the relationship with existing blocks is considered and minimised. Lewisham Homes will continue to engage with residents as plans progress and there will be opportunities for residents to comment.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

--	--

6. Financial implications

- 6.1. This report provides an update on the consultation under s105 of the Housing Act 1985 between 19 March 2021 and 12 April 2021, for 7 schemes which are currently part of the Building for Lewisham Programme. These are all HRA funded schemes. It asks Mayor & Cabinet to consider the responses to the consultation and requests that having considered the responses, agree to continue with the proposal to build new homes on the various estates.
- 6.2. As such, there are no specific Financial Implications arising from this report. The budgets to allow continuing with the schemes as recommended have previously been agreed. Any requirements for additional budgets will be brought to Mayor and Cabinet as necessary.
- 6.3. The HRA financial model is being regularly updated to assess the financial viability of the overall Building for Lewisham programme to ensure resources are available to complete the proposed developments. This would include the need to update cash-flow forecasts and assess the availability of resources to deliver the developments as currently planned, when scheme estimates change.
- 6.4. The financial implications of the schemes associated with the BfL programme will be reported on individually as and when they are sufficiently developed and brought forward for approval by Mayor and Cabinet.

7. Legal implications

- 7.1. 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.
- 7.2. 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.
- 7.3. 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.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 7.4. 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 10.3 above.
- 7.5. 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.
- 7.6. 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:
- 7.7. <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. Equalities implications

- 8.1. There are no equalities implications arising directly from the recommendations set out in this report. However, the additional funding will increase the number of social rent homes in the borough to enable more households on low incomes to access secure and safe accommodation, which will have positive equalities implications.
- 8.2. It should be noted that all of the protected characteristics will be considered and assessed with the impact and implications assessed as part of the commencement of building work, which is led by our delivery agent Lewisham Homes and monitored by Council officers as delegated through this report.
- 8.3. It should be noted that the Council is committed to ensuring our developments will be inclusive and feature accessible and adaptable homes that will meet the needs of our residents throughout their life.

9. Climate change and environmental implications

- 9.1. Existing planning consents are and will be in line with the high standards expected by Lewisham Council and the GLA. Developments will consider the guidance including seeking to reduce energy consumption, emissions, and climate change.
- 9.2. Every effort will be made to enhance the natural environment, enhance landscape and amenity space. This will include undertaking demolition and construction works in line with environmental protection and public health guidelines and seek to limit the impact

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

on neighbours.

10. Crime and disorder implications

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

11. Health and wellbeing implications

11.1. There are no direct health and wellbeing implications arising from this report although the provision of new social homes will have a positive impact on health and wellbeing of people on the housing register waiting for permanent accommodation.

12. Social Value implications

12.1. Lewisham Homes will address social value benefits for the Lewisham community when procuring and awarding contracts for works.

13. Appendices

1. Valentine Court s105 consultation.
2. Dacres Road s105 consultation.
3. Drakes Court s105 consultation.
4. Greystead Road s105 consultation.
5. Hensford Gardens s105 consultation.
6. Markwell Close s105 consultation.
7. Walsham Road s105 consultation.
8. Responses to s105 consultation from secure tenants.

14. Background papers

14.1. More information about the projects can be found on the Lewisham website:
<https://lewisham.gov.uk/buildingforlewisham>

15. Report author and contact

James Ringwood - Senior Development & Land Manager
020 8314 7944 - James.ringwood@lewisham.org.uk

16. Comments for and on behalf of the Executive Director for Corporate Resources

Tony Riordan - Principle Accountant
0208 314 6854 - tony.riordan@lewisham.gov.uk

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

**17. Comments for and on behalf of the Director of Law,
Governance and HR**

Katherine Kazantzis - Principal Lawyer

0208 314 7937 - Katherine.kazantzis@lewisham.gov.uk

18. I approve the recommendations in this report

Signed:



Kevin Sheehan

Executive Director for Housing, Regeneration and Public Realm

10th May 2021

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>