



Mayor and Cabinet

Building for Lewisham Programme Enabling Works

Date: 14 July 2021

Key decision: Yes

Class: Part 1

Ward(s) affected: Perry Vale, 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

Approve the budget secured through the GLA Small Sites Small Builders (SSSB) programme, to proceed with enabling works on the Valentine Court site.

Approve the budget secured through the GLA Small Sites Small Builders (SSSB) programme, to proceed with enabling works on the Dacres Road site. Please note this site is currently under review, except the area where the garages are currently sited, which is proceeding.

Approve the budget secured through the GLA Small Sites Small Builders (SSSB) programme, to proceed with enabling works on the Walsham House site (previously allocated to the Eddystone Tower site).

Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition as part of the enabling works for the Valentines Court site.

Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition of the existing garages as part of the enabling works for the Dacres Road site.

Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition as part of the enabling works for the Walsham House site.

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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

Mayor and Cabinet, 19 May 2021 - Building for Lewisham Programme Requirements

1. Summary

- 1.1. The sites at Valentines Court, Dacres Road estate and Walsham House 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. On 19 May 2021, officers reported to Mayor and Cabinet the feedback received from the consultations with secure tenants on proposed changes to housing management under Section 105 of the Housing Act 1985.
- 1.3. Mayor and Cabinet approved the recommendations to continue with the proposal to build new homes at Valentines Court, Dacres Road estate and Walsham House sites, noting that wider consultation was continuing.
- 1.4. All of the sites require some demolition works as part of the preparation for delivering new homes and to enable further site investigation. On Valentines Court this is a disused laundry building and former caretaker facilities and on the Dacres Road estate and the Walsham House sites, these are garages and pram sheds. Planning permission is required for these proposed enabling works.
- 1.5. The sites require a budget for enabling works, which includes the demolition. Funding has already been secured through the GLA's Small Sites Small Builders grant programme. Officers have negotiated with the GLA to substitute the funding secured for the Eddystone Tower site to the Walsham House site.
- 1.6. This report also recommends that Lewisham Homes enter into contract with demolition contractors to carry out the demolition on the sites within the agreed grant enabling budget.
- 1.7. This Part 1 report provides information on the sites and the progress to date. The accompanying Part 2 report provides commercially sensitive information in relation to the budgets required for the enabling works.

2. Recommendations

It is recommended that Mayor and Cabinet:

- 2.1. Approve the budget secured through the GLA Small Sites Small Builders (SSSB) grant programme, to proceed with enabling works on the Valentines Court site.
- 2.2. Approve the budget secured through the GLA Small Sites Small Builders (SSSB) grant programme, to proceed with enabling works on the Dacres Road site. Please note this site is currently under review, except the area where the garages are currently sited,

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which is proceeding.

- 2.3. Approve the budget secured through the GLA Small Sites Small Builders (SSSB) grant programme, to proceed with enabling works on the Walsham House site (previously allocated to the Eddystone Tower site).
- 2.4. Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition as part of the enabling works for the Valentines Court site.
- 2.5. Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition of the existing garages as part of the enabling works for the Dacres Road site.
- 2.6. Subject to planning permission being granted, approves that Lewisham Homes, as the Council's development partner, appoint a contractor to undertake the necessary demolition as part of the enabling works for the Walsham House 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.
- 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.

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- 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 Walsham House site be added to the BfL programme with an associated budget.
- 4.5. Funding applications were made in August 2019 and May 2020 to the GLA Small Sites Small Builders Grant Programme. These applications combined covered 9 projects on sites with viability challenges. These included Dacres Road and Valentine Court.
- 4.6. The grant applications were successful and on 11 March and 16 September 2020, Mayor and Cabinet approved acceptance of the grant allocation from the GLA Small Sites Small Buildings (SSSB) Grant Programme to carry out specific enabling works, subject to planning approval.
- 4.7. The application of August 2019 included the site at Eddystone Tower. As outlined in the report to Mayor and Cabinet on 10 March 2021, this scheme is not proceeding at this point, therefore officers have negotiated with the GLA to use the allocated funding for the Walsham House site as a replacement.
- 4.8. Consultations under s105 of the Housing Act 1985 were carried out on the Valentines Court, Dacres Road and Walsham House sites between 19 March and 12 April 2021. The results of this s105 consultation were reported to Mayor and Cabinet on 19 May 2021 who agreed with the recommendations to continue with the proposal to build new homes on the sites noting that resident consultation will continue.
- 4.9. The GLA SSSB grant that has been secured is specifically for enabling works on schemes where there are viability challenges. The grant is time limited and is designed to support site investigation and unlock sites for housing development. The recommendations in this report will allow for Lewisham Homes to procure demolition contractors with a secured budget and undertake site investigation to reduce risks to the delivery of potential new housing development. This will ensure that the grant is used within the timeframe and that delivery of new homes can be delivered as quickly as possible if full planning permission is granted.
- 4.10. The enabling works as set out in this report are subject to specific planning permission for the demolition. The consultation with local residents on all three schemes will continue ahead of the separate detailed planning applications for new homes.

5. Valentines Court enabling

- 5.1. There are two buildings on the Valentines Court site that require demolition in order to deliver the new homes. The first site is a disused laundry. It is not known exactly when the building stopped being used, but it has not been used for many years and has been the subject of resident concerns. There are no plans to bring it back into use.
- 5.2. The second location is a caretaker's facility (including store cupboard) which is no longer needed. The caretaking service can be delivered without the use of the building.
- 5.3. A separate planning application will be submitted for the demolition of the buildings. Demolishing the disused buildings ahead of the main planning application will mitigate risks for the delivery of potential new homes.
- 5.4. Once demolished, the areas will be left secure until such time as the main planning consent is granted and works have been awarded so that construction of the new homes can begin.
- 5.5. Completing the enabling works ahead of the main planning application will allow the Council to use the time limited SSSB grant. If the grant is not used, the scheme will be unviable.
- 5.6. Consultation with the community on design prior to a main planning application, will

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continue.

6. Dacres Road estate enabling

- 6.1. One area of the estate that is being considered for potential new homes is an underused garage site to the rear of Rosemount Point. There are currently 17 garages on the site. The garages are in a poor condition and are no longer fit for purpose given the size of modern vehicles. Most are either vacant or not let to estate residents. For those that are let to estate residents, officers will endeavor to offer an alternative garage as close as possible.
- 6.2. A specific separate planning application will be submitted for the demolition of the garages. Demolishing the garages will enable further site investigation to mitigate risks for the delivery of potential new homes.
- 6.3. Once demolished, the area will be left secure until such time as the main planning consent is granted and works have been awarded so that construction of the new homes can begin.
- 6.4. Completing the enabling works ahead of the main planning application will allow the Council to use the time limited SSSB grant. If the grant is not used, the scheme will be unviable.
- 6.5. Consultation with the community on design prior to a main planning application, will continue.

7. Walsham House enabling

- 7.1. The funding of the proposed enabling works at Walsham House is a replacement for Eddystone Tower scheme which is not coming forward at this time. The Executive Director for Housing, Regeneration and Public Realm, under his delegation, and the GLA have approved to the substitution.
- 7.2. There are 5 garages and 5 pramsheds connected to Walsham House. The garages are in a poor condition and are no longer fit for purpose given the size of modern vehicles. Most are either vacant or not let to estate residents. For those that are let to residents of Walsham House, officers will endeavour to offer an alternative garage as close as possible.
- 7.3. A specific separate planning application will be submitted for the demolition of the garages and pramsheds. Demolishing the garages/pramsheds ahead of the main planning application will will enable further site investigation to mitigate risks for the delivery of potential new homes.
- 7.4. Once demolished, the area will be left secure until such time as the main planning consent is granted and works have been awarded so that construction of the new homes can begin.
- 7.5. Completing the enabling works ahead of the main planning application will allow the Council to use the time limited SSSB grant. If the grant is not used, the scheme will be unviable.
- 7.6. Consultation with the community on design prior to a main planning application, will continue.
- 7.7. Lewisham Homes will be required to appoint contractors to deliver the demolition of the buildings as outlined in this report. Further details are contained in the accompanying Part 2 report.

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8. Financial implications

8.1. Financial implications are contained in part 2 of this report.

9. Legal implications

9.1. There are no specific legal implications associated with these reports.

10. Equalities implications

10.1. There are no equalities implications arising directly from the recommendations set out in this report. However, the recommendations in this report will enable the delivery 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.

10.2. 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.

10.3. 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.

11. Climate change and environmental implications

11.1. Existing planning consents are and will be in line with the high standards expected by Lewisham Council and the GLA. Developments will meet or exceed guidance including seeking to reduce energy consumption, emissions, and climate change.

11.2. Every effort will be made to enhance the natural environment. This will include undertaking demolition and construction works in line with environmental protection and public health guidelines and seek to limit the impact on neighbours.

12. Crime and disorder implications

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

13. Health and wellbeing implications

13.1. 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.

14. Social Value implications

14.1. Lewisham Homes will address social value implications when procuring and awarding contracts for works.

15. Background papers

15.1. More information about the projects can be found on the Lewisham website:

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