

<b>Committees:</b>	<b>Dates:</b>
Community and Children's Services	08/03/2019
<b>Subject:</b> Housing Delivery Programme – Resident Consultation Update	<b>Public</b>
<b>Report of:</b> Andrew Carter Director of Community & Children's Services  <b>Report author:</b> Michael Kettle Housing & Commercial Development Manager	<b>For Information</b>

### **Summary**

The purpose of this report is to inform Members of the progress that has been made consulting with residents and stakeholders on our proposals for new homes on the Sydenham Hill Estate, Sumner Buildings, Avondale Square Estate, Windsor House Estate and York Way Estate.

### **Recommendations**

The Committee is asked to note, discuss and comment on the report.

### **Main Report**

#### **Background**

1. The housing estates at Sydenham Hill, Sumner Buildings, Avondale Square, Windsor House and York Way, are included in the City of London Corporation's (CoLC) commitment to deliver 700 new homes on our existing housing estates by 2026.
2. The Sydenham Hill Estate has been prioritised as a result of the completion of the decant of Mais House which was deemed to be no longer fit for purpose. Sumner Buildings was chosen because of the potential development/infill opportunities that exist on the estate, which includes a World War II air raid shelter. Following the completion of a competitive tendering process carried out by City Procurement, Comm Comm UK Limited and Peter Brett Associates were appointed as the respective communications consultant and planning consultant for both projects.
3. Avondale Square is our largest housing estate and, has the potential to deliver up to 950 new homes, an overall increase of 660 homes. In January 2019, Comm Comm UK Limited was appointed as communications consultant for this project following the completion of a tender process carried out by City Procurement.

4. Windsor House, Hackney, was built in 1927 and is in an extremely poor state of repair. There is potential to either deliver additional housing on the estate or, to consider partial or complete redevelopment. Following the recent completion of a tender process carried out by City Procurement, Soundings Consultation Limited has been appointed as communications consultant and is due to commence consultation with residents.
5. The York Way Estate in Islington, has the potential to deliver up to 190 additional units on the estate without demolishing any of the existing housing. A tender exercise is currently being conducted by City Procurement to appoint a communications consultant.

### **Sydenham Hill Estate, Lewisham**

6. At its meeting on 15 January 2016, the Community & Children's Services Committee approved a proposal to redevelop the CoLC's sheltered housing scheme at Mais House in Lewisham which, was no longer fit for purpose. Vacant possession of the site was obtained in June 2018. The CoLC worked closely with the London Borough of Lewisham to find alternative accommodation for the Mais House residents and a commitment was given by the CoLC that any resident could return to the newly built accommodation if they wished to do so.
7. A design team led by Turner Townsend, was appointed in April 2018 and several positive meetings have been held with Lewisham's Planning and Housing Departments. The current proposal for the site is to provide 131 new units which, is supported by a grant from the Greater London Authority (GLA) of £7,860,000. It is anticipated that a planning application will be submitted in June 2019.
8. Comm Comm UK Ltd was appointed as communications consultant in September 2018 and, public consultation events were held in November 2018 and March 2019. A summary of these events is attached at Appendix 1 to this report and shows just how well they have been received. The scheme has been well supported by Lewisham's Councillors and the Mayor of Lewisham himself. The drop-in events were well attended by residents and stakeholder groups and by the local MP for Lewisham West and Penge, Ellie Reeves.
9. In addition to the consultation events, a Residents Steering Group was set up and has met in December 2018 and January 2019, with a further meeting scheduled for 7 March 2019. These meetings have been very positive and productive, with residents' concerns and ideas being noted and, every effort will be made to address these in the design process.

### **Sumner Buildings, Southwark**

10. Back in 2014, the CoLC appointed Bell Phillips Architects to devise plans to develop additional housing at Sumner Buildings. A scheme was drafted to construct approximately 90 units along Great Guildford Street on the garden and play areas. This proposal was fiercely opposed by the residents and, as a result of the strength of opposition, the proposal was subsequently scrapped. In 2018 it was resolved to look again at the development potential at Sumner Buildings but, it was

felt prudent to undertake initial and early consultation with residents regarding the development potential on the estate. In May 2018, Comm Comm UK Limited was appointed as communications consultant and Peter Brett Associates as planning consultant.

11. The CoLC has resolved that with any development on our estates, the views and concerns of our existing residents are crucial and every effort should be made to ascertain how the provision of new homes can be of benefit to them. There are many ways that this could be achieved including, by adopting a local lettings policy for residents so that at least 50% of the new homes are made available to existing tenants. At Sumner Buildings, only 51 of the 100 flats remain within the CoLC's ownership. As such, the possibility for existing tenants who suffer from overcrowding, to move into a larger flat from within the existing stock, is remote. There are a few sons and daughters of tenants on our waiting list who would ideally like a flat on the estate and the new accommodation could provide this. The existing estate has no lifts and so, the provision of new fit for purpose accommodation on the ground floor will be welcomed by those residents who suffer from mobility problems.
12. The consultation events held in September and October 2018 were well attended and residents were pleased that the CoLC, as had happened previously had not already prepared plans to develop the estate. Residents did accept the need for the provision of additional housing on the estate to help address our housing needs. They also liked the idea of landscaping part of the estate and the provision of roof top gardens. In general, they were not opposed to the redevelopment of the air raid shelter and, they supported the potential new development between existing blocks of flats.
13. The results of the consultation were incorporated into an Architects Brief and, Grid Architects has now been appointed to the scheme, with the intention that further meetings will now be held with residents to ascertain what level and scope of development would be acceptable to them. The first meeting of the Residential Steering Group is scheduled for 21 February 2019. Appendix 2 attached to this report provides a summary of the consultation events.

### **Avondale Square Estate, Southwark**

14. The CoLC's Avondale Square Estate on the Old Kent Road, sits within a key regeneration area. The Mayor of London has designated the Old Kent Road as an opportunity area in the London Plan and Southwark Council is currently consulting on its draft Old Kent Road Action Plan. There is significant potential in this area not least because of the proposed extension of the Bakerloo line with two new tube stations proposed next to the estate.
15. Comm Comm UK Ltd has been appointed to consult with residents on the estate and to inform them of the opportunities that exist. It is proposed that the first stage of the development will be to provide approximately 140 homes of mixed tenure on the current garage site. A grant of £6.6 million has been obtained from the GLA to deliver 66 homes for social rent. The first residential consultation meeting is to be held in March 2019. An application has been made to the GLA for a revenue grant

of £250,000 to assist with staffing and consultation costs. A decision on this is expected at the end of March 2019.

### **Windsor House Estate, Hackney**

16. The Windsor House Estate consists of 104 properties, 32 of which, are held under long leases. Soundings Consultation Limited has been appointed to assess the views and concerns of residents about possible new homes on the estate and how they would view the complete redevelopment of the estate over a six-year period. The first residential consultation meeting with residents will be held in March 2019.

### **York Way Estate, Islington**

17. A grant of £8.28 million has been obtained from the GLA to deliver 80 new flats for social rent and 10 shared ownership units. These can be provided on through roof extensions and developing under crofts without any demolition of existing housing. A tender exercise is currently being undertaken to appoint a communications consultant and it is anticipated that the first residential meeting will be held in April 2019.

## **Appendices**

Appendix 1: Sydenham Hill Communication/Consultation Summary

Appendix 2: Sumner Buildings Communication/Consultation Summary

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