

Committees:	APPENDIX 1
Community and Children's Services	Dated: 13/09/2019
Subject: Housing Delivery Programme – Resident Consultation Update	Public
Report of: Andrew Carter Director of Community & Children's Services Report author: Michael Kettle Senior Housing & Commercial Development Manager	For Information

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 its 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.

Consultation with residents will commence in September 2019. The delay has been caused by the uncertainty of the options to develop within the Old Kent Road Action area.

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. Soundings Consultation Limited has been appointed as communications consultant following the completion of a competitive tendering process by City Procurement and consultation with residents commenced in May 2019.
5. The York Way Estate in Islington has the potential for an additional 190 units on the estate without demolishing any of the existing housing. Soundings Consultation Limited was appointed as communications consultant in May 2019 following the completion of a competitive tendering process by City Procurement and consultation with residents commenced in August 2019.
6. A lettings/sales policy for new developments is subject to a separate report to this Committee but, is attached at Appendix 1. This will assist in our consultation with existing tenants by introducing benefits such as a local lettings plan and a Residents Charter which will be critical in garnering their support.

Sydenham Hill Estate, Lewisham

7. 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.
8. 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 112 new units with 25 either being sold privately or being made available for private sector letting. A change of tenure for some of the units has been necessary to make the scheme more financially viable due to escalating build costs. The 87 socially rented flats will be supported by a grant from the Greater London Authority (GLA) of £5,220,000. Lewisham will receive nomination rights for 43 of these units and have given an undertaking that they would contribute £30,000 for each (£1,290,000) It is now anticipated that a planning application will be submitted in October/November 2019.
9. Comm Comm UK Ltd was appointed as communications consultant in September 2018 and, public consultation events were held in November 2018, February and March 2019. A summary of these events is attached at Appendix 1 to this report and indicates a comprehensive and successful engagement process. The scheme has been well supported by Lewisham's Councillors and the Mayor of Lewisham..

The drop-in events were well attended by residents and stakeholder groups and by the local MP for Lewisham West and Penge, Ellie Reeves.

10. In addition to the consultation events, a Residents Steering Group was set up. It has met 6 times from December 2018 to July 2019, with a further meeting scheduled for 4 September 2019. These meetings were initially positive and productive, but the residents objected to the proposed massing and density. Their concerns have been considered and a significant reduction in the scale, height and massing has been accommodated, as well as the redevelopment of the existing ball court. A further public meeting was held on 4 July 2019 with the Chairman of this Committee and the Chairman of the Housing Management & Almshouses Sub-Committee in attendance. Residents were listened to and their concerns recorded. These concerns are being responded to and, we are providing residents with further information on the amended design proposals. Appendix 2 attached to this report provides a summary of the consultation events for Sydenham Hill.

Sumner Buildings, Southwark

11. 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 new 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.
12. 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, for example, 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 some sons and daughters of tenants on our waiting list who would ideally like a flat on the estate and the provision of new homes could provide for 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.
13. 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.

14. The results of the consultation were incorporated into an Architects Brief and, GRIDd Architects has been appointed to the scheme, with the intention that further meetings will be held with residents to ascertain what level and scope of development would be acceptable to them
15. The first meeting of the Residents Steering Group was held on 21 February 2019 and was chaired by a Southwark Councillor Victor Chamberlain. At a subsequent meeting in April 2019 new residents attended and, it was therefore decided to have another Saturday open meeting to ensure that any further residents who had not yet had the opportunity to voice their concerns could be heard. This meeting was well attended with 41 residents from Sumner being present. A third Residents Steering Group meeting was held in July and subsequent meetings are planned for September/ October with a view to seek pre-planning advice from Southwark in October. Appendix 3 attached to this report provides a summary of the consultation events for Sumner Buildings.

Avondale Square Estate, Southwark

16. 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.
17. Comm Comm UK Ltd has been appointed to consult with residents on the estate on the potential 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.
18. Transport for London (TfL) made an announcement in June 2019 that development within the Old Kent Road Action Plan would be capped at 9,000 homes (a significant reduction from the previous figure of 20,000) until, there was greater certainty with the proposals for the Bakerloo line extension. As a result, our first consultation event with the Avondale residents was postponed. A meeting with the Head of Regeneration and Head of Planning at Southwark has reassured us that although, there are approximately 8,000 live or granted planning applications for the area at present, any development of the Avondale Estate would be welcomed.

Windsor House Estate, Hackney

19. 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. Soundings

Consultation Limited and CoLC staff carried out a door knocking exercise in May 2019 to introduce themselves and to explain the rationale behind their appointment and what the City was hoping to achieve. The first consultation meeting with residents was held in June 2019 which was extremely well attended by more than 30 residents. Further consultation in August with residents was held to drill down on their preferences for their estate which are as follows

- no Regeneration. The estate to remain as it is with repairs and maintenance being carried out including window replacement;
- an infill development with additional flats to be provided (approximately 30), and estate remains as it is with repairs and maintenance being carried out;
- phased wholesale regeneration to accommodate all existing residents and an additional 100 units with improved facilities and public realm. This is likely to require a longer programme of five to 10 years. Repairs and maintenance will still be carried out and will not be affected by regeneration programme.

York Way Estate, Islington

20. 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 on the estate. Soundings Consultation Limited was appointed as communications consultant in May 2019 following the completion of a competitive tendering process by City Procurement. Soundings Consultation Limited and CoLC staff carried out a door knocking exercise in August 2019 to introduce themselves and to explain the rationale behind their appointment and what the City was hoping to achieve. Responses from residents have been constructive and positive so far. Some observational research is currently being carried out to ascertain use of existing ball courts, playground and green spaces. Workshops and consultation drop in sessions will be held between September and November 2019 with ongoing telephone and email conversations occurring with any resident who has concerns.

Appendices

Appendix 1: Lettings/Sales Policy for New Developments

Appendix 2: Sydenham Hill Communication/Consultation Summary

Appendix 3: Sumner Buildings Communication/Consultation Summary

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