

JF52 – 1310 decanted households

Site 1a – 1-41 Bradenham 41

1-12 ed Lion Close 12

Site 7 - 27 Wolverton 27

28-59 Wolverton 32 Total 112

- source: Planning officer's report 23 April 2015 14/AP/3844 para 51,53, 54.

FDS Total 566

- source: Council's updated Statement of Case Nov 2017 para 1.5 pg 4

Phase 2 Total 632

- source: Aylesbury Area Housing Forum 19 Sept 2017 Table Phase 2 pg 05

Total 1310

- Adjustments were made to the development extent parameter plan (formerly the 'development plot' parameter plan), building heights parameter plan and open space parameter plan
 - Subplot 9c has been merged with development parcel 18a
 - The maximum height across development parcel 18 has increased by up to 4metres
 - The site location plan red-line boundary has been extended to include part of Portland Street
 - Circulation and access have been split to form two separate parameter plans
 - Revisions were made to the development specification
48. Notification of these revisions was made via individual letters, site notices and publication in the Southwark News.
49. The applicant notified the council of a number of discrepancies within the submitted planning documentation by way of a letter on April 7th. No material changes were made to the application but all who had either expressed an interest or made a comment on the application were sent a copy of that letter.

Planning history

50. There is no significant planning history for the outline application site since the estate was built. However, as detailed in the introduction, regeneration has already begun with the redevelopment of Site 1A and Site 7 (see history of adjoining sites). There are also detailed proposals for the First Development Site which are being considered alongside this application.

Planning history of adjoining sites

Aylesbury Proposal Site 1A - Open Land East of Red Lion Row & North of Boyson Road, 1-41 Bradenham, 1-12 Redline Close & The Aylesbury Day Centre, London, SE17 2ES.

51. **05/CO/0161**—Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public realm improvement works along Bradenham Close and Boyson Road. (Siting Only). **Granted 18/01/2006**. Not implemented.
52. **07/CO/0046**—Outline Planning Application for the demolition of 1-41 Bradenham, 1-12 Red Lion Close, the Aylesbury Day Centre, the elevated pedestrian link across Bradenham Close and the single storey garages on Red Lion Close, and the erection of a series of buildings ranging in height from 1 (c.4.5m) to 10 storeys (29.9m) in height comprising around 260 dwellings, 404m² of retail floorspace, a new day centre and provision of public open space and public realm improvement work. **Granted 11/06/2007**. Completed in 2014 following approval of reserved matters. Now fully occupied.

Aylesbury Proposal Site 7 - 1-27 and 28-59 Wolvertan, Sedan Way, London, SE17 2AA

53. **12/AP/2332**—Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed,

13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage and refuse/recycling facilities. **Granted 19/02/2013**. Under construction.

Aylesbury Proposal Site 1B/1C –Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 (Comprising 1-35 Chartridge; 36-68 Chartridge; 69-76 Chartridge; 77-105 Chartridge; 106-119 Chartridge; 120-149 Chartridge; Ellison House; 1-28 Arklow House; 42-256 Bradenham and 1-172 Chiltern)

- 54. 14/AP/3843**—Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m/72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. (Recommended for approval and included on the same agenda)

Planning policy

55. The statutory development plan for the borough comprises The London Plan (2011) consolidated with further alterations (March 2015); The Core Strategy (2011) and saved policies from the Southwark Plan (2007). The AAP sits within the council's Local Development Framework and is the key material consideration for all applications in its area. The AAP contains locally specific policies that deal with the redevelopment of the estate. Key policies include 50% affordable housing, dwelling mix and type and identified locations for non-residential uses. The National Planning Policy Framework 2012 provides national planning guidance.
56. The AAP was subject to public and statutory consultation at each stage of its preparation, and the responses to consultation were summarised in the AAP Consultation Report dated May 2009. The plan was also subject to an Equalities Impact Assessment and a Sustainability Assessment.
57. Following an Examination in Public, the Inspectors report was published in November 2009. The Inspector concluded that the estate "shows clear signs of stress, and there is evidence that the built fabric would be expensive to retain in the long term and would in any event be unlikely to achieve a satisfactory residential environment."
58. He required changes to the affordable housing mix in Phases 1 and 4 to provide more affordable housing in the first phase, balanced by a higher proportion of private housing in the last phase. With this proviso, he was satisfied that the tenure mix was the only one that was reasonably practicable. The AAP is in general conformity with the London Plan and consistent with policies in the Core Strategy and the Southwark Plan. The policies in the AAP are key material considerations.
59. The site is located within the:
- Aylesbury Action Area Core
 - Air Quality Management Area;

You are invited to attend

Aylesbury Area Housing Forum

6pm Tuesday 19 September 2017
Venue: Aylesbury Neighbourhood Office
Taplow
Thurlow Street

AGENDA

1. Introductions and Apologies
2. Code of Conduct
3. Minutes of Aylesbury Housing Forum Meeting held on 18th July 2017
4. Matters Arising
5. Review of Resident Involvement – ***For Info Only***
6. Thurlow Lodge Update – ***Neil Kirby/Simon Chambers***
7. Area Managers Performance Report (August 2017)
8. Report Back from Delegates
9. Agreed Forward Plan and Meeting Dates
10. AOUB
11. Date of Next Meeting – Tuesday 17 October 2017

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AYLESBURY AREA FORUM: -

Appendix 1: CODE OF CONDUCT FOR MEETINGS

1. Area Forums are there to give all sections of the community the chance to have a say on how services are provided by the Council and to raise other matters of local concern. Their success depends upon their ability to reflect the diversity of opinions that the public hold.
2. The constitution of Area Forums include provision for the involvement of under represented sections of the community and the guidelines on the establishment of Area Forums specify ways that meetings should be organized to ensure all sections of the community can attend. It is important also that all of those participating are given the opportunity to express their view and are treated with equal courtesy.
3. To ensure that Forum meetings are conducted in a spirit of equality and informality in which minority opinions can be heard, the following code of conduct should apply to Forum meetings.
 - 3.1 All participants (this means everyone present at the meeting - delegates, officers, Councillors and observers) in the Forums have a responsibility to conduct themselves in a way that does not cause offence to others or limits in any way their ability to participate in meetings.
 - 3.1.1 This includes racist, sexist or other derogatory remarks or actions, behaviour that intimidates people who are speaking or wish to speak and preventing people from expressing their views through interrupting or talking while they are speaking.
 - 3.2 Forum members must be particularly sensitive to the needs of those members who may not be used to speaking in public or whose first language is not English.
4. Forum members or members of the public who feel that this code of conduct has been breached should raise it with the Chair either at the time or immediately after the meeting.
 - 4.1 The Chair, on the advice of the Area Manager will judge whether the person has breached the code of conduct. If there has been a breach the Chair will point out to the person that such behaviour is not acceptable.
 - 4.2 Where a Forum member or member of the public feel the Chair of the meeting has breached the Code of Conduct then they should request the Vice Chair or in their absence another Forum member to propose a motion of No Confidence in the Chair. During the debate on the motion the Chair should hand over to the Vice Chair.
 - 4.3 If the unacceptable behaviour persists a motion will be put to the meeting to suspend the person or persons from the meeting. Future participation by that person will be dependant upon a commitment being given in writing to the Chair that such behaviour will not recur.
 - 4.4 Continued breaches of the code of conduct by Forum members will result in membership being withdrawn by a simple majority of those present and voting at the Forum.

Aylesbury forum minutes 18th July

Present:

Jean Bartlett (Chair)	Aylesbury TRA
Aysen Dennis	Wendover Community TRA
Donna Grant	Aylesbury TRA
Harry Marshall	Thurlow Lodge TRA
Josephine Ocaka	Aylesbury Community TRA

Cllr Lorraine Lauder
Cllr Paul Flyming
Cllr Samantha Dury-Dada

Cheryl Russell	Area Manager
Abi Oguntokun	Resident Services Manger
Neil Kirby	Head of Regeneration (south)
Lauren Sharkey	Regeneration Manager

In attendance:

Carolyn Wilson	Wendover Community TRA
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1 Introductions and apologies

Pat Davies sent apologies

2 Code of Conduct

The chair referenced the code of conduct

3 Minutes of last meeting

Minutes were agreed as accurate

4 Matters arising

All actions were updated

5 East Street

Lauren Sharkey gave a short presentation on the East Street improvements. There were questions about the timing of the project and LS said that improvements were already in train.

The meeting then asked LC to return to forum at a later date to update further on East Street and also the Library

6 Thurlow Lodge

AD spoke to the meeting about Thurlow Lodge. Thurlow lodge is being used as a location for private parties and it shouldn't be. No one has permission to hold private functions there. AD said that the people using the hall were not using it in the way it was intended.

AD reiterated that Wendover Community TRA still want to be considered for running the lodge as a TRA hall.

AD said that she wanted to raise the issue that Wendover Community TRA were not fully representing their community because they have no space to use to hold meeting and events.

CW, who spoke with the chairs permission, said that Wendover Community TRA would still like to meet with Stephen Douglass.

DG raised the issue of whether the people who were holding private events in the hall had liability insurance. CR said there was insurance.

NK spoke and updated the meeting that the tender exercise resulted in no community wanting to take over the running of the hall. He said that he would be working with colleagues to set the direction for the future usage of Thurlow Lodge.

The meeting asked for an update at the next meeting. This will be added to the agenda.

7. Area Managers Performance Report

CR took the meeting through her performance report, and particularly outlined the work the team had been doing on estate inspections and tenancy checks.

CR updated the meeting that there was a small amount of visible difference budget which AO would be using and that extra budget for pest control had been agreed.

8. Report back from delegates

There were no updates.

9. Agreed forward plan

Thurlow Lodge and update on fire safety to be on the next agenda.

10. AOB

There was no other business.

11. Date and time of next meeting

Tuesday 19th September, Aylesbury Neighbourhood office, 6pm.

Aylesbury Performance report

Meeting / Date	Aylesbury Forum 19 th September 2017
Report Title	Aylesbury Performance Report
Author	Abi Oguntokun, Resident Services Manager
Distributed to	Area Forum Delegates

1. Brief

- 1.1 The Aylesbury Area Forum was established in October 2010, and residents requested that regular information would be presented to help the forum identify how key services were performing.
- 1.2 A full suite of performance information is attached as Appendix 1 and a brief update on moves data for the active phases is also provided.

2. General Update

2.1 ASB / Estate Safety

- Security patrols continuing across the FDS
- There are issues with rough sleepers in Wendover; ASB and the area housing office is working with SNT and SASBU to deal with this.
- On-going patrols of all blocks and FDS by Aylesbury wardens.
- Ward panel priorities for September and October 2017 are:
 - Gayhurst - Drugs, noise, youth gathering on stairwell and general ASB
 - Nelson Estate - Drug dealing which may spill into Aylesbury

2.2 Area / Tenancy Management – Recent activities include;

- Rehousing / removal assistance for phase 2 residents continues. We will continue to assist residents with bidding; bidding sessions are opened to all affected residents Monday - Friday.
- Some Visible difference programme completed –painting of communal areas in blocks, deep cleaning etc.
- Hema Vashi is currently working on Ledbury Project. Sophia Gayle will be covering Hema's patch in her absence.
- BT Openreach are planning to carry out the service diversions on and around Plot 18 – Delay in service diversions commencement.

3. Moves Information as June 2017

(Red = No movement, Blue = Movement)

1b and 1 c

Block Name	No. of Properties	Tenants Remaining	Leaseholders Remaining	Moves since 03.05.2016	Total Number of Moves	% of Moves
Arklow	28	0	1	0	26	96.42%
Bradenham	214	0	0	0	214	100.00%
Chartridge	149	0	4 (1)	0	145	97.34%
Chiltern	172	0	1	0	171	99.41

Phase 2

Block Name	No. of Properties	Tenants Remaining	Leaseholders Remaining	Moves since 30.08.17	Total Number of Moves	% of Moves
Foxcote	30	4(1)	3	0	22	87.33%
Padbury	25	4	3	0	19	76.00%
Ravenstone	81	6	4(1)	1	72	87.6%
Wendover 241-471	237	32 (8)	10	8	196	81.85%
Winslow	30	4	4	1	22	73.33%
Brockley House	15	2	1	0	12	80.00%
Wendover 1-240	240	44 (4)	22	4	171	71.25%
Wolverton	133	26 (5)	13 (2)	7	101	71.42%
Northchurch 57-76	20	1	3	0	16	80.00%
Total	811	122	63	6	632	78.04%

APPENDIX 1: Performance Information July 2017

Performance Area	Aylesbury	17/18Target (Borough)
% Members Enquires answered on time.	100%	90%
% Complaints answered on time	100%	90%
% complaints escalated to Stage 2	0%	Less than 5%
% monthly estate inspections carried out	100%	100%
% Estate Inspections carried out with residents	100%	86%
% Estates graded good or excellent (current month)	99.2%	99%
Number of tenancy visits completed	64%	100%
Number of leasehold visits completed	50%	20
ASB % cases closed in 90 days (not referred)	100%	98%
No of properties recovered from illegal occupants	4	8
% cause for concern visits completed on time	100%	100%
No. of hoarding cases at period end	7	No Target

development plan context for the regeneration of the Estate as a whole ("the Regeneration") is the Aylesbury Area Action Plan 2010 ("AAAP") (CD 2). The vision for the Estate is described within section 1.6: vision and plan objectives. The redevelopment of the Estate is a longstanding political ambition and a priority for the Council, set securely in the statutory development plan for the Borough. The Council's strategy is to improve the physical environment of the Estate dramatically, bring about a substantial increase in the number of dwellings on the Estate and rebalance the tenures within it to create a more mixed community and resulting in a number of social and economic benefits.

- 1.5 The acquisition of the Order Land will enable demolition of the existing buildings in order to replace the 566 existing units of social and privately owned housing with a mixed tenure development comprising 830 homes. Of these, 304 will be social rent, 102 will be intermediate (affordable homes available as shared ownership or shared equity) and 424 will be private (of which 48 will be for open market rent and the remainder for sale). Included in the social rent homes are 50 extra care units and 7 units for people with learning difficulties ("the Scheme"). The current office and commercial space will be replaced with new community and leisure space, and the semi-private land currently on the Order Land will be replaced with public parks and communal private gardens. This will form part of the regeneration of the Estate as a whole which aims to provide a vibrant mixed use and mixed tenure community with high quality homes, community facilities, open spaces and public realm. There is full planning permission for the scheme. Paragraph 7.2 of this further updated statement of case (see below) provides information about an application recently submitted by Notting Hill Housing Trust ("Notting Hill") under section 73 of the Town and Country Planning Act 1990. The purpose of that application is to seek to make minor material amendments to the scheme, including various design refinements; to bring forward additional affordable housing, with a reduction in market housing; and an overall increase in the number of units. Objectors have suggested that the section