

Item No Item No 84	Classification OPEN	Committee HOUSING	Date 15TH DECEMBER 1998
From DIRECTOR OF HOUSING		Title of Report SOUTHWARK ESTATES INITIATIVE PHASE I OPTION APPRAISALS	

1. PURPOSE

- 1.1 To inform Committee of the progress with the Southwark Estates Initiative, with recommendations on how it may be taken forward.

2. RECOMMENDATIONS

- 2.1 That the recommendations set out in 4.2.1 for Kingswood Estate, 4.2.2 for Linden Grove Estate, 4.2.3 for Lamps Court, 4.2.4 for Nelson Square Gardens, 4.2.5 for Coopers Road Estate, 4.3.1 for Giles House, 4.3.2 for Wooddene, 4.3.3 for Heygate Estate, 4.3.4 for East Dulwich Estate and 4.3.5 for St Olave's Estate, below be agreed.
- 2.2 That further reports be brought back setting out the full capital and revenue implications of the schemes.

3. BACKGROUND

- 3.1 The Southwark Estates Initiative has been developed from the 1998/99 Capital Receipts Initiative (CRI) programme approved by Committee on 27th January 1998. The CRI programme this year includes a number of major estate-based schemes and schemes operating on a borough-wide basis, as well as housing association, private sector renovation grants and related non-housing programmes. These estates were identified following a Neighbourhood based bidding exercise and presentations to a panel including Housing Committee members and the Chair and Vice-Chair of Tenant Council and were informed by existing data on stock condition, planned programmes, housing needs and local perceptions formulated by Neighbourhood Offices, Forums and Tenants and Residents Associations. The major estate-based schemes agreed in this year will invest over £12m in improvements affecting over 1600 Council flats on the following estates:

Glebe (Pelican Neighbourhood)
 Pelican (Pelican Neighbourhood)
 Arnold (Alfred Salter Neighbourhood)
 East Dulwich (Crown House Neighbourhood)
 Oliver Goldsmith (Acorn Neighbourhood)
 Elmington (Harris Street Neighbourhood)
 Canada (Cherry Garden Neighbourhood)

- 3.2 In anticipation of further CRI funding being made available in future years, a programme of feasibility studies was approved by Housing Committee to investigate the options for regeneration on a further 7 estates or part-estates. The following were identified through the process of bidding and consultation for the 1998/99 CRI programme as estates where more detailed studies were required.

Kingswood Estate
 Linden Grove Estate
 Coopers Road Estate
 Giles House (Dickens Estate)
 Wooddene (Acorn Estate)
 Heygate Estate
 East Dulwich Estate

- 3.3 A further three feasibility studies were commissioned to look at particular issues associated with regeneration schemes. These are:

Lamps Court – being demolished as a 1998/99 CRI major scheme; the study was commissioned by the Director of Housing as required by Housing Committee on 27 January 1998 to examine options for reprovision in consultation with residents

Nelson Square Gardens – commissioned by the Director of Housing in May 1998 to investigate the potential for developing a Cross River SRB scheme

St. Olaves House, Lewes House, Fair Street – also commissioned by the Director of Housing in April 1998 to investigate possible funding under the Cross River SRB programme

- 3.4 Consultants for all the studies were appointed based on a standard brief adapted as appropriate for each estate. These focused on exploring a range of options for each area, encompassing both the housing possibilities and associated aspects of regeneration. The standard brief was developed by officers and the process discussed by Neighbourhood Forums. Developing comprehensive briefs and the appointment of appropriate Consultants has meant that all the option appraisals have only recently been completed. Most have been undertaken within tight time constraints although considerable efforts have been made to ensure there have been opportunities for local consultation and input into the appraisal process.
- 3.5 In addition, officers are currently working with the tenant management organisations at Leathermarket and Tabard Gardens to jointly develop feasibility studies in order to secure a long-term future for the estates.
- 3.6 The Southwark Estates Initiative needs to be seen within a wider strategic context.
- 3.6.1 The 1998 -2005 Southwark Housing Strategy, approved by Strategic Committee on 29th July 1998 and reported for information to Housing Committee on 28th September 1998, had as its strategic aim "to provide quality services and quality homes, maximising choice and affordability for Southwark residents and to build sustainable, inclusive communities. This will result in the Council owning a smaller and higher quality housing stock" (page 2). The Strategy has as it's focus five strategic objectives to support this aim:
- to regenerate and improve the condition of housing across all tenures;

1. Low rise houses, low density. 93 units at £11.040m.
2. Medium density housing with a 4-storey block facing Queens Road and houses behind. 136 units at £14.835m.
3. High density housing with 4-storey blocks and town houses. 148 units at £16.215m.

F. Disposal of site as standing property – although it is unlikely to attract much interest. Clearance costs at £2.595m.

A further option of disposal of a cleared site should also be considered.

There have been two public meetings and on the basis of an informal vote, the majority of residents favoured a partial demolition and refurbishment scheme. Security noise and access (especially lifts) are the main concerns. Given the range of options more work is required to focus on the most feasible options.

The recommendation is that further consultation takes place on Options D,E and F and reprovision

4.3.3 Heygate (Rodney Road, Consultant: Allott & Lomax) 1194 units in 6 high rise and 11 maisonette blocks. Several options have been identified:-

- A. Maintenance and repair at £7.2m.
- B. Repair and refurbishment of internal and external areas at a cost of £39m.
- C. Refurbishment and improvement to increase appearance, security, and increase ground level access at £51m
- D. Reduce high rise height and refurbish/improve to reduce density and improve dwellings at £41m.
- E. Complete demolition and rebuild to lower density at £51m.
- F. Partial demolition and newbuild/refurbishment in partnership with another housing provider, to remove high rise blocks at a cost of £50m.
- G. Complete demolition and disposal. The cost of demolition is estimated at £8.5m.

Consultation has included several meetings with residents and both a detailed sample and 100% survey of residents by the consultants which had a 42% return rate. An exhibition of the findings of the consultants took place on 10th and 11th December. The programme for future consultation is being discussed with the tenants association. The consultants have recommended the partial demolition option (F), but this may not create sites that can be redeveloped in the most beneficial way. The options also need to be assessed in the light of the possible redevelopment of the Elephant & Castle area.

The recommendation is that consultation takes place around Options C, E, F and G and reprovision of Council housing.

Giles, Carlton and Darnay Houses (Dickens Estate)	Open meeting 10 June '98. Meeting with tenant reps 13 July '98. Open Day 26 September '98 and questionnaire (42% completion rate). Neighbourhood Forum 17 September '98.	Option C (demolition / new build) marginally more popular - 20 expressions of preference than option A (demolish Giles/ newbuild, refurbish remainder) - 12 expressions of preference.	Consultation on option of demolishing blocks and disposing of site for private development.
Wooddene (Acorn Estate)	Initial meeting with tenant reps 11 August '98 and questionnaire. Open meeting 1 September '98 (approx attendance 80), informal vote. Neighbourhood Forum 29 June '98.	Option D (Partial demolition and refurbishment); not quantified.	Further consultation on options D, E (demolition and redevelopment) and F (disposal of standing property), and re-provision.
Heygate Estate	TA meeting 14 September '98. Questionnaire (36% completion rate). Exhibition arranged for 10/11 December '98. Neighbourhood Forums 9 July, 3 September, 24 September '98.	Option E (complete demolition and rebuild to lower density) was 1st choice for highest number (26%) of respondents. Option F (partial demolition and new build/ refurbishment in partnership with another housing provider) was 1st choice for 19% of respondents.	Consultation around options C (refurbishment), E, F and G (complete demolition and disposal).
East Dulwich Estate	Open meeting 16 September '98, planning for real exercise and questionnaire (at meeting and by post: 12% completion rate). Open meeting 6 October '98 and questionnaire (3% completion rate). Neighbourhood Forums Dec '97, Aug '98 and 17 September '98.	First consultation: 60% of respondents favoured Option D (refurbishment, partial demolition and new community centre). Second consultation: 87% of respondents were pleased with the way Option D had been progressed.	Six blocks adjacent to railway line to be demolished and disposed of, and that consultation takes place on options for refurbishment including some limited demolition and a community centre provided for the northern part of the estate. Consultation on options for the southern part of the estate.
St Olaves Estate, Lewes House and Fair Street	TRA meeting 2 July '98. Open day 16 July '98. Open day 3 October '98 and questionnaire (17% completion rate).	Option B (refurbishment) preferred. TRA have submitted revisions that they would like to be incorporated.	Further consultation on the options.