

Residents, Health and Care Services Committee

17 June 2015

Housing Estate Regeneration Programme

Report by the Director of Place

Purpose

To agree to develop proposals for a Housing Estate Regeneration Programme on behalf of the Council.

Recommendations of the Lead Member for Housing

To **RESOLVE** that -

1. the Aims and Objectives set out in this report be agreed and form the basis of the Housing Estate Regeneration Programme
2. the Director of Place be authorised to commence the preparatory work on the Programme, as outlined in paragraph 27.
3. the Programme be delivered on a phased basis with Phase 1 comprising the Cambridge Road estate
4. An initial budget of £250,000 be allocated from the Housing Revenue Account to undertake initial feasibility, due diligence, viability and strategy work
5. In respect of Phase 1 the Cambridge Road estate be allocated Priority Decant status with new void properties let for temporary accommodation and short-term lets only and Right-To-Buy applications no longer accepted in accordance with the requirements of the Housing Act 1985.

Key Points

- A. The GLA estimates that an additional 42,000 new homes are required in London every year.
- B. The draft Further Alterations to the London Plan (FALP) projects that by 2036 there will be 180,000 residents living in the Kingston Borough, an increase in number of over 13,000 above those currently living in Kingston.
- C. The implications for Kingston are as follows:
 - Increased overcrowding within existing housing
 - Growing demand for housing of different tenures and types
 - Competing need for support services
 - Insufficient housing supply both now and in the pipeline

- iii. As a minimum any development proposals must replace on site the existing social rented units (and leasehold units too if like-for-like replacement is offered)
 - iv. Subject to viability appraisals the development proposals should seek to increase the amount of on-site affordable housing through a range of affordable tenures
 - v. The Council will retain a legal interest in the development sites
4. Priorities:
- i. Affordability
 - ii. Resident involvement
 - iii. Delivering growth
 - iv. Quality
 - v. Speed of delivery
 - vi. Sustainability
 - vii. Mixed communities
 - viii. Financial gain

The hierarchy of these priorities will be tested through the option and viability appraisal process.

Context

- 5. Estate regeneration is essential to provide much needed additional housing and improve the condition of our housing estates to make them places where people want to live. A phased programme is proposed over the next 15 years for the Council's four largest estates.
- 6. The estate regeneration programme comprises three housing estates – Cambridge Road, Kingsnympton Park and Sheephouse Way. Inclusion of the School Lane and Alpha Road estates is under review.
- 7. The Council's policy programme commitments to housing provision, which will be reflected in the emerging 2015 – 2019 Destination Kingston Medium Term Financial Plan and Policy Programme, are as follows:
 - i. **Commitment 1.9** – We are committed to building affordable homes to help our teachers, nurses and members of police and other forces so they can continue to enjoy living and working in the borough.
Action: Increase the supply of Affordable Housing
 - ii. **Commitment 3.6** – We will finish the Better Homes refurbishment of the Borough's social housing.
Action: Better Homes programme completion and consideration of regeneration for all council owned estates
 - iii. **Commitment 5.6** - Ensure that as our Borough expands we spend enough money to provide infrastructure such as schools, leisure, community, health and suitable housing.
- 8. The anticipated new housing target is taken from a combination of the Further Alterations to the London Plan (FALP) and the draft London Infrastructure Plan 2050. Using the higher figure from the draft Infrastructure Plan these are likely to generate