



How and why Lewisham is supporting Community-Led housing development

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Our Housing Strategy for 2015-20

“We want to support our families and citizens as they seek to secure *a suitable home that is affordable and sustainable across all tenures*”

“the Council itself will *explore innovative ways of building new homes* and searching out new routes to finance more affordable social housing.”

“Lewisham’s *residents and communities will have a critical role to play* in ensuring the development of the right homes in the right places”

In practice, this means diversifying the supply of new homes:

- *Community-led housing development* and CLTs
- Introducing *off-site manufacture* for temporary accommodation
- Creating a new housing development *investment partnership to build PRS homes on public land*

Community-led development



Why?

Well-backed and well-run community groups offer:

- A better placed alternative for the development of smaller trickier sites
- The opportunity to use people's drive and energy for a good cause
- A way of managing local concerns
- New homes and communities that people genuinely want to live in
- Denser development, because of their approach to shared and communal space
- The only way to guarantee that new homes are affordable in perpetuity

Church Grove and RUSS



Site previously a school, and before that a foundry



2010: proposed Gypsy and Traveller site

2012: RUSS approach the council and propose community led self build development

Site constraints:

Access, flood risk & contamination

Process:

Council agrees to allocate site for community led development (2014)

OJEU process (2015)

RUSS selected and development agreement (2016)

Targets: Planning mid 2017, SoS mid 2018

Church Grove and RUSS



	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD	SAFE TO BUILD
Particular and key visual material								
Exterior and other visual characteristics								
Colors, scale, form, materials and texture								
Mass								
Form and volume								
Lines and planes								

Church Grove and RUSS



c33 new homes, all affordable

Council nominates to social rent, others selected by ballot

Brasted Close and London CLT & Lewisham Citizens



Garage site on Council estate

Previously earmarked for Council led infill development

London CLT and Lewisham Citizens approach council – how to further develop model of community led development

2015: Council agrees to work exclusively with CLT/Citizens on the site

Targeting planning and land disposal first half of 2017

Brasted Close and London CLT & Lewisham Citizens



Extensive and genuine consultation run on-site

Expect 10-15 new homes, all for “affordable sale” all with prices linked to incomes – at the start and over time

Aiming to be at planning in 2017

Lessons learned and what next?



Positives....

- Council felt to have listened and understood the need for different approaches
- Likewise in supporting a new vision and facilitating collaboration
- The community engagement mechanisms on these projects are of a different quality and nature altogether

Less good....

- There is always a need for prototypes, but we need to get to scale - we need to spend more time on releasing packages of sites than individual one offs
- The procurement/disposal processes are time consuming and OJEU processes are not sustainable in the long term for community charitable organisations

Next steps and things for consideration

- Is there a way local government/the public sector can make development finance available?
- Is there a way streamlined land disposal route for CLTs that we can invent?
- How can local authorities resource these time intensive disposal routes? i.e. should this be undertaken or at least supported at a cross-borough or regional level