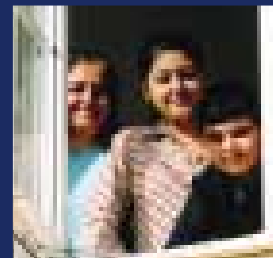
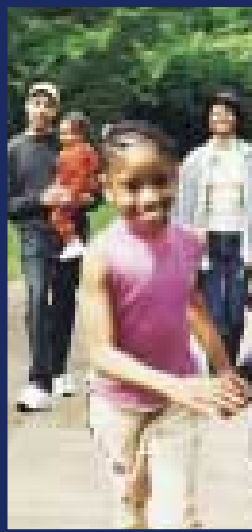
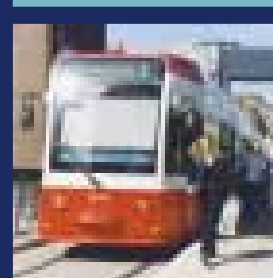
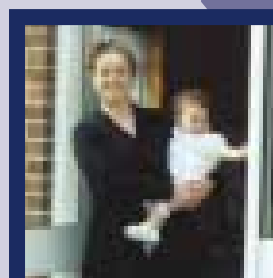


A HOUSING STRATEGY FOR South-West London





South West London Boroughs



Foreword

Welcome to the first housing strategy for south-west London. The seven boroughs in south-west London – together forming one of five sub-regions in the capital – have formed a new partnership with the aim of investing in local housing and addressing a range of needs in the area. Housing has a vital role to play in maintaining the thriving economy of south-west London and catering to a growing population. This strategy is an essential first step in setting out the direction we will be taking over the coming years to meet the needs of local people and to make a major contribution to the aims of the recently-published London Housing Strategy. We are looking forward to working together and extending this partnership to other agencies with a stake in both private and social housing.



Croydon

Tony Newman Cabinet Member for Housing & Best Value



Kingston upon Thames

Councillor Rolson Davies Executive Member for Health & Community.



Lambeth

Keith Fitchett Executive Member for Housing



Merton

Steve Austin Cabinet Member for Housing



Richmond upon Thames

Jean Matthews Cabinet Member for Social Services & Housing



Sutton

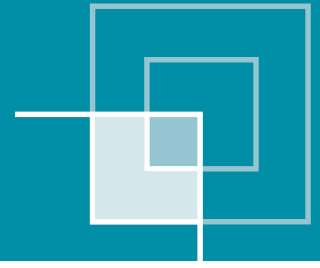
Roger Thistle Lead Councillor for Social Care, Health & Housing



Wandsworth

Martin D Johnson Cabinet Member for Housing

Executive Summary



South-west London Partnership

This partnership has been established by seven boroughs in south-west London: Croydon, Kingston, Lambeth, Merton, Richmond upon Thames, Sutton and Wandsworth. Formed in response to the Government's new regional approach to the allocation of housing resources and the setting up of the London Housing Board, the partnership's aim is to develop a coherent sub-region which will play a major role in achieving the objectives set out in the London Housing Strategy¹.

Vision

The London Housing Strategy sets out a vision for London, a fast-growing city with a vital role to play in the national economy and a need for more homes to house the growing population and workforce. South-west London is home to a fifth of London's population and itself has a thriving economy. Our vision is for a sub-region which can contribute to the challenging agenda set out in the London Housing Strategy and the Government's Communities Plan by providing more homes and access to decent and affordable housing for all sectors of the population. The area offers the capacity for new homes and jobs, the infrastructure and public services needed for growing communities, a sound track record in delivery of new homes, and the commitment to make a real contribution to creating a high quality of life through improving housing and neighbourhoods and creating a diversity of tenure.

Purpose of the Strategy

The Strategy has been produced jointly by the seven boroughs. Its role is to set out the direction the Partnership will be taking and the priorities we have agreed which will govern this direction. It has four overall aims:

- to set out the evidence of housing need, the priorities for action, and the available resources and opportunities
- to provide a clear plan of action

- to put the case to the London Housing Board for investment in south-west London
- to promote cross-borough working at a strategic and operational level.

The housing context

South-west London has a serious shortage of housing. The population is growing fast putting even greater pressures on the existing housing stock. High house prices and rents, together with low wages, prohibit access to private sector housing for many. Conversely, the proportion of social housing, at rents which people can afford, is relatively small. As a result, there is an estimated annual shortfall of 15,000 affordable homes which expresses itself as high levels of homelessness and difficulties in recruiting and retaining key workers unable to afford local housing. The existing housing stock requires significant investment to improve its condition and raise it to the decent homes standard.

The housing profile, however, offers a number of strengths. There is a good mix of tenures at a local community level and high rates of owner-occupation. And, whilst there are some major regeneration schemes, poor housing conditions tend to be dispersed rather than concentrated on large estates.

The economic and social context

South-west London has a strong local economy and social infrastructure, vital pre-conditions for developing a substantial expansion in the housing stock and catering to growing communities. In turn, new housing will ensure that the area continues to thrive and provide a high quality of life for residents.

The sub-region is an attractive place in which to live, with well-established mixed communities, and good public services such as schools, leisure facilities and health services. There is a high level of economic activity, diverse employment opportunities and above average levels of skills attainment. There are excellent radial transport links to central

¹ Homes and Communities in London: London Housing Strategy 2003 - the London Housing Board



London and centres outside London, good links to international termini at Gatwick airport and Waterloo Station, and some proposed rail and tram developments which will significantly improve the orbital transport links and increase workforce mobility. The area scores well against most quality of life indicators.

Despite this overall picture, however, the area experiences some major deprivation and social and economic disadvantage. Much of this is concentrated within particular pockets and neighbourhoods, and is associated with large social housing estates or areas of poor housing.

Priorities

The south-west London housing partnership has agreed five key priorities. These priorities have been developed with reference to an analysis of need across the sub-region, the priorities set out within the housing strategies of individual boroughs, and the priorities in the London Housing Strategy which, in turn, have been developed in response to the Government’s policy statement, *Sustainable Communities - Building for the Future*. The Strategy contains a detailed action plan which the Partnership will be implementing over the coming months and years. The major indicators of need which have informed the priorities, together with the headline targets and actions, are set out below.

Priority 1: Maximising the supply of housing

The main indicators of need are:

- a projected increase in the population of 61,400 households between 2001 and 2016
- an annual shortfall in the supply of affordable housing in the sub-region of 15,000 homes
- a rapidly declining rate of social housing becoming available for letting with a fall of more than 4,000 new lettings (38%) over the last five years

Increasing the overall supply of housing is a key priority for the sub-region and we will ensure that any capacity for new housing developments, both major strategic sites and small or medium-sized sites, is identified. We will also encourage private development and bring empty homes back into use. Within this objective, the greatest emphasis will be on developing additional affordable housing by seeking resources for investment and using other initiatives such as planning gain measures. We will seek to maximise the supply of both social rented housing and housing through low cost home ownership.

Key actions and targets:

- strive to meet the housing capacity target for the area of 4,530 homes a year, and contributing to the London Housing Strategy target of 10,000 affordable housing completions by 2005/06
- deliver major development sites in the Opportunity Areas and Areas for Intensification, contributing 5,300 homes to the overall new housing target
- bring 380 empty private homes back into use during 2003/04
- maximise resources through the Housing Corporation’s Approved Development Programme and formulate a sub-regional development programme for 2004/05 and 2005/06 by December 2003
- direct 15% of social housing grant to BME registered social landlords and their development partners
- explore the potential to contribute to London Housing Strategy targets relating to “land for homes” deals with the private sector and developing affordable housing in town centres or near transport nodes.



Priority 2: Meeting housing need in the area

Major indicators of need are:

- a high level of homelessness - 5,000 households were accepted as homeless and in priority need during 2001/02
- a heavy reliance on expensive or inappropriate temporary accommodation with, nearly 1,800 households living in bed and breakfast hotels in February 2003
- reports of problems recruiting and retaining key workers who cannot afford to live locally
- a range of gaps in supported housing services for vulnerable people.

As well as increasing supply, we must also ensure that new and existing housing is used to meet the needs of local residents with particular emphasis on: people in urgent housing need such as homeless households and those in unsuitable housing; households in "intermediate" need such as key workers and others whose incomes are too low to afford unassisted home ownership because of high house prices in the area; black and minority ethnic communities with traditionally high rates of social exclusion; and a range of people with support needs. We are also keen to exploit cross-borough working to improve mobility and extend residents' choice over where they live.

Key actions and targets:

- operate an inter-borough nominations agreement in relation to housing developed through the Approved Development Programme, achieving a 100% match against borough targets (823 homes in 2003/04)
- produce a sub-regional black and minority ethnic (BME) strategy by March 2004
- develop the framework for a sub-regional key worker strategy by March 2004
- comply with London-wide guidelines on the use of bed and breakfast and other temporary accommodation to ensure appropriate standards and to contain prices
- end the use of bed and breakfast hotels for families with children, except in emergencies, by March 2004

Key actions and targets continued:

- produce a sub-regional strategic statement on Supporting People by March 2004 and develop a set of cross-borough priorities for new supported housing
- explore how joint working can create greater choice and mobility for residents.

Priority 3: Improving housing conditions

The headline indicators of need are:

- 38% of local authority homes did not meet the decent homes standard in April 2002, with a total investment requirement of £534m
- 6% of registered social landlord homes are unfit
- 8% of private sector homes failed the fitness standard and a much higher proportion of homes is estimated to fail the decent homes standard
- the total investment requirement for raising the standards of all unfit private sector homes is in the region of £158m
- poor energy efficiency levels in private housing with 64,000 households (11%) living in homes with a SAP² rating of below 30).

We are committed to improving the standard of both social and private sector housing. Private sector renewal, tackling unfitness, and contributing to government targets to bring private sector housing for vulnerable households up the decent homes standard, are of particular relevance at a sub-regional level given that the majority of our communities reside in private housing. Improving conditions in social housing stock is a key issue for all boroughs, which will be working to government targets of bringing all council homes up to the Decent Homes Standard by 2010, and supporting local registered social landlords to do the same. This priority is also seen as making an important contribution to regeneration of deprived or run-down areas.

2 Standard Assessment Procedure - method for measuring energy efficiency



Key actions and targets:

- develop a private sector renewal strategy in 2004/05
- draw up a programme of schemes for the sub-regional allocation of private sector renewal resources and implement these in 2004/05
- contribute to the London-wide target for the reduction in non-decent private homes occupied by vulnerable people, with a major focus on improving energy efficiency
- contribute to the London Housing Strategy annual target of 3,000 completed cases of released equity by 2005/06 through HouseProud
- achieve a reduction of 45% in non-decent social rented homes by 2005/06.

Priority 4: Tackling deprivation and building communities

The main indicators of need include:

- many pockets of deprivation across the area with 42 wards falling within the 30% most deprived nationally
- social deprivation linked to large social housing estates and physical isolation from jobs and economic centres
- evidence of high rates of social problems within local communities, such as crime and fear of crime
- five major estate regeneration programmes at risk through the loss of HIP funding.

Community-based issues have gained increasing attention in recent years and are highlighted in the Communities Plan: anti-social behaviour, crime and fear of crime; the standards of design of housing and public spaces; environmental concerns such as graffiti and litter; employment and skills; and involving local residents and communities in ensuring services meet local needs. By definition, many of these issues are highly localised and action, therefore, community-based. However, much of this work is new or evolving and our sub-regional focus will be to share good practice and identify co-ordinated

action in relation to deprived areas which cross borough boundaries. We will also be working to develop a clearer picture of deprivation at a sub-regional level to inform the strategy.

Key actions and targets:

- develop our understanding of deprivation at a sub-regional level
- hold a workshop by March 2004 to share information about need and good practice in relation to community services, neighbourhood renewal and liveability issues, and to identify cross-borough deprived areas for joint action.

Priority 5: Effective Partnership Working

As a new partnership, we recognise the need to establish good working relationships and processes which will ensure that the key priorities are achieved. Our fifth priority, therefore, is to put in place sound arrangements for achieving agreement and implementing action.

We recognise that partnership arrangements must go beyond local authority housing departments to other council departments and external organisations. Given that our highest priority is the development of new affordable housing, partnership with registered social landlords (RSLs) is crucial to ensure delivery and we will need to consider and address the implications for RSLs of the new sub-regional framework to ensure they are well placed to work with councils to implement the Strategy.

Key actions and targets:

- recruit a strategy project manager to further develop both the partnership structure and the south-west London housing strategy
- hold regular meetings of the Partnership Group and a range of working sub-groups
- develop a plan for communication with key stakeholders by October 2003.



1: Strategy and Partnership

The Strategy

This strategy statement provides the framework for the seven boroughs in the South-West London Housing Partnership to jointly agree the priorities for delivering more housing and improving access to decent and affordable housing for all sectors of the population. It sets the context and direction for the range of collaboration needed to deliver this vision.

The Strategy has been informed by the housing need in the area and by the opportunities for tackling this need:

- Chapter 2 sets out the overall socio-economic context in which we are working - this is both driving the need for better access to housing and providing the right infrastructure within which to develop new homes
- Chapter 3 describes in detail the various types of housing need, presenting a clear case for more housing, and investment in existing homes and communities
- Chapter 4 presents the resources available including, in particular, the scope for new housing developments
- Chapter 5 draws on all of this information, especially the evidence of housing need, to arrive at five priorities for action together with specific targets. The chapter also includes a detailed action plan.

This is our first strategy and there is still more to do to develop our understanding of need and our ability to work together.

For the first year, therefore, we have agreed that the greatest emphasis will be placed on the uppermost priorities – those of maximising the supply of housing, in particular affordable housing, and meeting priority needs across the sub-region, such as those of homeless people and key workers. However, work will also be undertaken in the first year to scope out the priorities of improving housing conditions and building communities in order to develop more detailed action plans relating to these elements of the Strategy.

The Partnership

The Partnership has been in place since September 2002. A joint working structure has been set up as detailed in the structure chart below. This involves a strategic, decision-making group reporting to which is a series of other sub-groups which have been convened to take forward the priorities at an operational level.

Partnership Group

Senior officers from all boroughs meet quarterly to consider the overall strategic issues. The group includes representatives from the Housing Corporation and the Association of London Government, and is led by an independent facilitator to ensure that the interests of member boroughs are fully reflected.

Development and affordable housing group

The initial remit for this group has been to devise the nominations agreement and to establish the sub-regional 2003/04 development programme which is subject to nominations. As well as sharing good practice, officers will be focussing on producing a prioritised programme of sub-regional RSL bids for 2004/05 funding in time for the autumn bidding round and identifying sites for future development.

Allocations and choice-based lettings group

This group is taking responsibility for the inter-borough nominations agreement in terms of implementation and monitoring. Officers will also be developing a brief for joint working and information-sharing in other related areas such as choice-based lettings and mobility.

Strategy group

This group has been convened to develop the strategy itself, to share information about the needs and the priorities within boroughs, and to identify areas for further liaison in order to develop good practice especially in the light of existing activities or expertise across the sub-region.



Supporting People group

The south-west London cross-authority group was set up in 2001, initially to bring together managers and help them develop an in-depth understanding of this complex policy area. The group also feeds into the London Supporting People Forum. The emphasis has, until recently, been on sharing good practice and benchmarking in relation to the preparations for the new funding regime, but it is now taking a more strategic approach since the programme went live in April 2003.

Private sector housing group

The first objective of this group is to develop spending proposals for the sub-region's share of the private sector renewal funding in London. The group will also be developing a private sector strategy and sharing good practice in order to meet government targets and implement new legislation.

Project management group

A project group has been set up to take responsibility for managing the implementation of the strategy and to identify problems and newly-arising issues, and report these back to the partnership group. We will be recruiting a manager who will be dedicated full-time to developing the strategy and the partnership, and leading on consultation and communication.

Wider consultation and joint working

There is also a range of other forums in place, either pan-London groupings or more local partnerships which are generally not coterminous with the sub-region. There is a need to review all existing forums to avoid duplication and to decide whether issues lend themselves better to regional or sub-regional partnerships. There is also a need to review how the more localised forums can be brought into line with the sub-regional partnership to ensure good communication and accountability.

The next stage of the partnership development will see a plan detailing arrangements for communication and consultation with key stakeholders such as registered social landlords, the South London Partnership, social services and planning departments, and health bodies.

Achievements

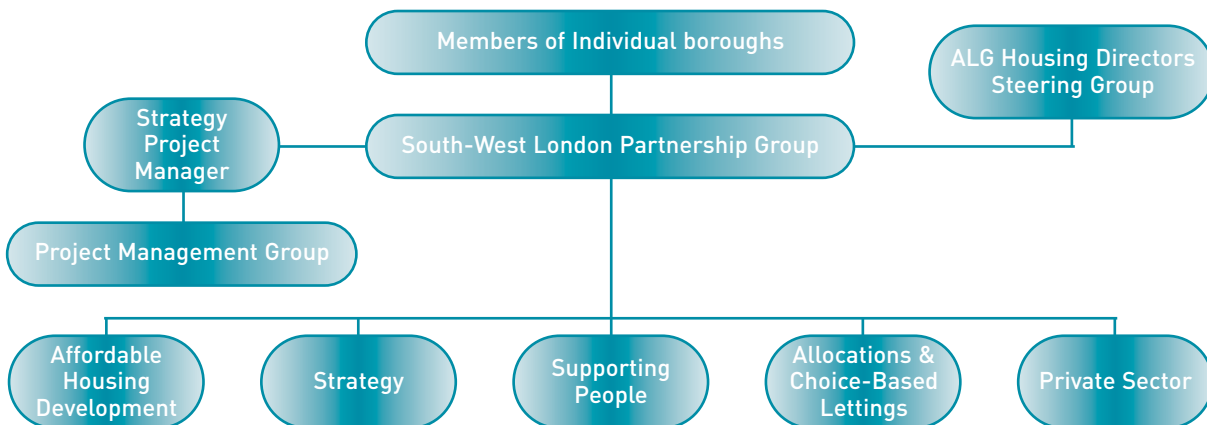
The partnership structure has already built some firm foundations and has rapidly developed a consensus around this strategy. Boroughs have readily embraced the need for a joint nominations arrangement and reached an early agreement. Partnership working is not new and there are a number of examples, set out below, of achievements resulting from successful joint working through various forums or through boroughs working in association with each other.

- The south-west sector of the London Housing Partnership, set up in 2000, provided valuable experience of sub-regional working through the joint management of the housing acquisitions programme.
- The Supporting People Cross Authority Group has been sharing good practice for preparing for the new programme and has held a series of joint training events for providers. Some cross-borough schemes have already been developed or are proposed, including joint provision for single homeless people, two schemes for young people and teenage parents with inter-borough nomination agreements; and a proposal for a joint sheltered housing scheme for African Caribbean elders.
- There is considerable experience of joint working on homelessness issues, some at a pan-London level through the Association of Local Government Homelessness Working Group, others at a sub-regional or local level such as the Bed and Breakfast Information Exchange sector meetings.



- Similarly, boroughs are involved in pan-London and more localised working on private sector renewal issues for example through the London Housing Study Group, the London Private Sector Housing Partnership and a sector empty properties group. Most boroughs in the sub-region are signed up to the HouseProud equity release scheme and are working in partnership with Creative Environmental Networks on energy efficiency initiatives.
- A successful day of consultation between the Partnership and a large number of registered social landlords operating in the area was held in July. This raised a wide range of both hopes and uncertainties about the implications of the new sub-regional working but, overall, a widespread acceptance of the new framework and a commitment to making it work.
- There have also been some useful partnerships between smaller groups of neighbouring boroughs, for example Richmond upon Thames used officers from other boroughs as “critical friends” during a best value review.

South-west London partnership structure





2: South-West London in Context

This chapter sets out the economic and social context for the housing sub-region and highlights the importance of an adequate supply of decent, affordable housing to contribute to the economy and sustain a good quality of life.

The south-west London housing sub-region is largely coterminous with the area covered by the South London Partnership (SLP)³. The SLP is a forum of partners working together to achieve sustainable economic development. In its report, *A Prospectus for Action: A Development Framework for South London*, the SLP presents the area as having a thriving economy, with a high level of economic activity, well above London average levels of skills attainment and youth employment, and a low level of unemployment. Using a balanced set of economic indicators, south London is the most successful part of London⁴. South-west London has three of London's five top-performing metropolitan centres (Croydon, Kingston and Sutton). The area performs well against almost all quality of life indicators.

The SLP recognises, however, a number of issues which need attention if south London is to sustain this economic position - issues with a particular housing relevance. Although the picture varies from borough to borough, there is considerable deprivation characterised by relatively high levels of unemployment, social isolation and poor educational achievement. Much of this disadvantage is concentrated in particular areas and communities, and often associated with large social housing estates. Economic disadvantage is also closely linked to poor housing conditions in the private sector, especially affecting particular types of household such as older people and single parent families.

The report also notes that wages are low for London which, coupled with high house prices, have led to recruitment problems for some employers because many key workers cannot afford to buy or rent privately in the area. There is also a low level of capital investment by businesses.

The rapidly growing population is putting further pressures on the infrastructure which must be developed if the area is to maintain the factors contributing to the good quality of life currently experienced.

Another issue key to creating a cohesive sub-region and easing access to employment is transport. South-west London indeed provides excellent radial transport links to central London and to centres outside of London. Orbital transport and road links are, at present, inadequate though and there are many neighbourhoods which are physically isolated because of the lack of public transport. However, a number of major proposals for improving rail, road and tram links, including orbital links, have been put forward which will both increase accessibility to isolated areas and have implications for the development of new housing. The development of Tramlink, providing orbital links and a reliable service, has had a beneficial impact on local businesses and on giving local residents better access to places of work - unemployment has fallen at a higher rate in those wards served by the tram than elsewhere, and more professionals and young people have been attracted to buy and rent along the route⁵. There are several public transport plans which will provide major benefits for the area: the East London line extension, South London Metro, Crossrail 1 and Crossrail 2, and the extension of Tramlink.

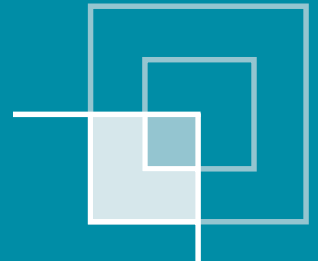
Housing has a vital role to play in developing sustainable communities and contributing to this flourishing economy:

- providing decent and affordable housing to accommodate the growing population and ensure a strong local labour force which encourages businesses to invest
- ensuring a good mix of tenures to promote balanced communities
- locating new housing in accordance with new and existing transport links

³ The South London Partnership area excludes Lambeth and includes Bromley

⁴ The London Development Agency: *Understanding London's sub-regions*

⁵ The South London Partnership - *The Economic and Regeneration Impact of Tramlink*



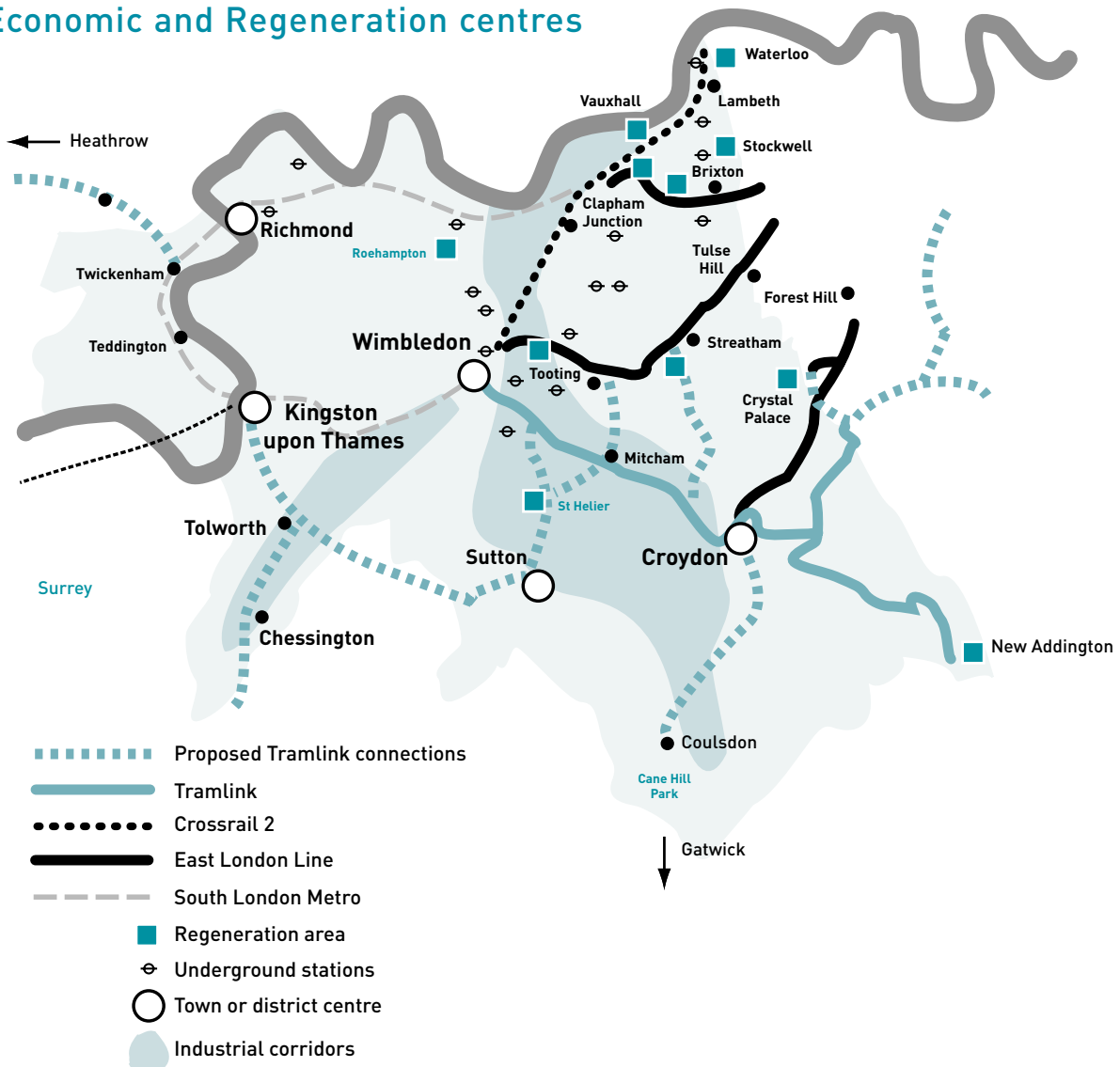
- ensuring good design so that town centres and residential areas remain attractive places in which to live
- contributing to neighbourhood renewal in deprived areas to bring a better quality of life and improved access to prosperity to disadvantaged residents
- helping people to improve their homes and regenerating run-down areas.

Investment in housing, the economy, transport and the social infrastructure needs to go hand-in-hand and we must ensure a balance between space for employment and for housing.

There is significant capacity for developing new homes in order to adequately house the growing population and provide affordable housing for people on lower incomes. There is a clear commitment also to maximising investment and identifying all potential opportunities for new housing through building on both larger, strategic sites and small or medium sized sites, and bringing empty homes back into use.

The strength of the economy and the social infrastructure, in turn, provide the essential pre-conditions to developing new housing by ensuring that residents have access to good public services, employment and transport, and an adequate level of prosperity.

Economic and Regeneration centres





3: Housing Need

This chapter looks at the factors giving rise to housing need in south-west London. It describes a picture common to London as a whole – continued growth in the population and the number of households, and a supply of housing which cannot meet even the needs of the existing population let alone the projected increase in people. Whilst there is considerable affluence and opportunity, a significant section of the population is enjoying neither this economic prosperity nor access to secure, decent housing. Alongside indicators of urgent housing need, such as homelessness, are signs of increasing problems for middle-income workers in accessing housing which they can afford. Across the sub-region, there are significant investment needs to improve the standard of homes in both the local authority and private sectors is to be raised.

The data used in this chapter are set out in a series of tables at Appendix 1 and are compared with data for London overall. At Appendix 2, pen pictures of each of the seven boroughs seek to encapsulate their main characteristics and issues. Although a diverse area in terms of the housing stock and the problems and issues which present themselves, the pen pictures reveal a significant level of commonality and some strong sub-regional features. This chapter focusses on the overall needs for south-west London.

The need for more housing

There is considerable evidence of existing housing need in the area which is increasing because of extra pressures arising through population growth.

Population and household growth

The seven boroughs are home to more than one and a half million people, just over a fifth (21.5%) of London's total population. The number of people has been rising rapidly in recent years and is projected to increase further over the next 15 years.

Between 1991 and 2001, the overall population of south-west London increased by nearly 5%. The number of households grew at an even higher rate (9.5%) because of a reduction in household size owing to the rise in lone parent and one person households.

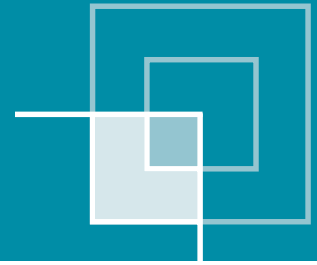
It is estimated that the overall population will increase by another 139,100 people between 2001 and 2016 (9%) and by 61,400 households (9% compared with a growth of 10% in London as a whole).

Market housing affordability

High and increasing house prices mean that there is an enormous gap in some people's ability to pay and households are being increasingly priced out of the private market. Private rent levels are also prohibitive to many.

Latest data from the Land Registry shows that the average dwelling price across the sub-region equates to £247,050, ranging from £182,722 in Croydon to £337,140 in Richmond upon Thames.

Lower quartile prices - which better reflect the cost of entry level housing for first-time buyers than average prices - range from £133,587 to £220,439 (the London average is £169,350). In all boroughs, the minimum annual household income required to buy substantially exceeds the average income. Assuming a 95% mortgage and a loan to income ratio of 3:1, an income of £42,302 is required to purchase in the lowest value borough and a minimum income of £69,805 to buy in the most expensive borough. Average incomes, however, range from just £21,858 in Lambeth to £33,298 in Richmond. Nevertheless, home ownership is the preferred housing option for many people and demand amongst households on lower incomes for low cost home ownership remains strong.



Average weekly rents for private rented housing range from £118 to £159 per week. Other restrictions, such as the reluctance of landlords to take tenants who are dependent on housing benefit, restrictions inherent within the housing benefit regulations, and the need for deposits and advance rent payments, further add to the difficulties for lower income households to enter this market.

Shortfall in affordable housing

All boroughs have undertaken recent comprehensive housing need surveys or assessments of the need for affordable housing. The surveys estimate both the total backlog of unmet need which includes current levels of overcrowding, households sharing or living in unsuitable housing, and homelessness. This existing need is annualised to arrive at the number of additional homes needed over a five year period to address the backlog, and added to the number of new homes required to meet newly-arising need each year.

The estimated total shortfall in affordable housing in south-west London over a five year period is 75,370 homes, equating to 15,074 a year (Appendix 1, Table A5). This consists of an annualised backlog of 6,508 and newly-arising need of 17,535 homes a year and is net of the supply of 9,068 affordable homes a year (through re-lets of council and registered social landlord (RSL) homes).

One of the consequences of the shortfall in affordable housing is the demand for social housing experienced through applications to councils for rehousing or transfer. However, the relatively low proportion of social housing in south-west London (making up just 21% of the total stock compared with 26% in London) means the area is poorly placed to absorb this demand. As a result, the level of homelessness is high with boroughs relying heavily on temporary accommodation to meet the needs of homeless households in priority need:

- 5,040 households were accepted as homeless and in priority need during 2001/02, representing 18% of London's total
- 9,444 households were supported in temporary accommodation in February 2003 – representing 16% of the London total
- just under 20% of the total number of households in temporary accommodation (1,758) were living in bed and breakfast accommodation – this is a higher share of the London total (22%)
- the number of homelessness acceptances represents 75% of the supply of social housing available for new tenants
- rough sleeping is not as significant an issue as elsewhere in London (although numbers are not known for all boroughs), with 25 rough sleepers altogether and no more than 12 people recorded in any one borough.

There is a rather mixed picture across boroughs with, for example, the number of households accepted as homeless ranging from 173 in Merton (the lowest in London apart from the Corporation of London) to 1,470 in Lambeth (the highest in London).

Homelessness is only one indicator of need and there are also high levels of other applications through boroughs' housing and transfer registers. It is difficult to achieve a consistent measure of need across boroughs, but indicative figures show about 36,000 households on housing registers and a further 3,700 social housing tenants registered for a transfer at March 2002. Within these figures will be included households experiencing overcrowding and others who are having difficulties managing in their homes for example because of disabilities or distance from work or support networks. We will look further at what indicators can best show need and performance and how we can achieve a consistent measure across boroughs.



Reduction in lettings to social housing

Against this picture of high demand is a severe downward trend in the supply of social housing in common with trends across London.

In 2001/02, almost 6,700 lettings were made to new tenants in local authority housing and through nominations to RSLs or other landlords in the sub-region. This represented 20% of new lettings across London. The number of lettings has fallen by 38% - more than 4,000 lettings - in the five year period since 1996/97, when there were over 10,900 new lettings. This rate of decline is much higher than the London average (a 31% decline over the same period).

These supply and demand pressures highlight the need to make best use of existing social housing, for example through reducing under-occupation, and to ensuring that opportunities for mobility are maximised.

Choice and mobility

The Government's policy paper, *The Way Forward for Housing*, called for people to be given greater choice over where they live. The pressures on social housing mean that authorities do not have as great a scope as necessary for assisting people to move. There are inherent restrictions to mobility within all individual boroughs which cannot always offer the type or location of property that people want. Similarly, local RSLs report restrictions on the opportunities for their tenants to transfer. Research for the Housing Corporation's report, "Who moves and why?" revealed that tenants in London are much less mobile than in England as a whole. Most moves amongst RSL tenants involve short distances often within the same district. In south-west London, 91% of RSL tenants move within the sub-region and 3.5% move to the south-east sub-region. The research shows that most moves are prompted by the need for people to move into their own independent accommodation and very few moves are related to work. Local authority tenants are more restricted to moves within their own district and restrictions on mobility will also extend to homeless households applying for social housing.

One of the benefits of the sub-regional approach should be to offer up greater opportunities to move for tenants and other residents through, for example, inter-borough transfers, mutual exchanges and new lettings. We will also need to consider how new developments are planned and marketed in order to provide homes where people want to live and ensure appropriate take-up across the sub-region.

It is important that local lettings policies are designed to promote, and not restrict, individual choice and that housing advice services provide people with a comprehensive range of options, including access to private rented housing. The sub-regional partnership will provide a useful forum for sharing good practice in this policy area and for benchmarking the outcomes of different initiatives.

Black and minority ethnic communities

Within the growing population has been a disproportionate growth in the number and percentage of people from black and minority ethnic (BME) communities, with the proportion in south-west London increasing from 15% in 1991 to 24% in 2001.

People from BME communities are more likely to experience disadvantage in terms of both housing and socio-economic factors. They are more likely than their white counterparts to become homeless and they are more likely to be in unsuitable housing. With lower income levels, they are more reliant on social and affordable housing. There are other specific issues to be taken into account in meeting their needs. For example, many people wish to live in areas with existing BME communities rather than move to other areas which lack cultural or religious services and amenities. Individual boroughs are identifying and researching the needs amongst this group of residents but further work is required to identify the needs at a cross-borough level and to explore how sub-regional working can help to improve access to housing for this group of residents. This is an early priority for the south-west London partnership.



Key workers and local employment

The level of need amongst key workers and other workers on moderate incomes (intermediate need) is hard to quantify and housing need surveys have not been able to arrive at reliable figures. One of the reasons for this is the high level of commuting into and out of boroughs. However, given the level of house prices in the area, the typical income levels of generally accepted key worker occupations, and the considerable anecdotal evidence, including recruitment and retention problems highlighted by employers, there is clearly a major problem of access to affordable housing for this group of people.

According to a report by the South London Partnership (SLP), 40% of the resident workforce work outside the area. Many of these workers are on higher salaries giving them considerable purchasing power which, in turn, is pushing up local house prices. Conversely, 40% of local jobs are filled by people from outside the area, in particular from the wider south-east. Much of this is because of low wages in south London which are not attracting local residents because they cannot afford housing on these wage levels. This house price to earnings ratio is therefore affecting recruitment for key workers and other jobs important to the local economy. Whilst the impact of this is mitigated to some extent by drawing in labour from outside London (where wage levels cannot compete as well), the SLP is also concerned that some of the areas supplying labour are now experiencing labour shortages themselves which could have a knock-on effect for south London employers.

Affordable housing therefore has a vital role to play in enabling a range of workers to live and work in the sub-region. Whilst there are some key occupations, such as nurses, police officers and teachers, we also need to meet the needs of a far wider group of occupations which are essential to retaining existing businesses, and encouraging new businesses, which together contribute to the local economy.

Although there are in existence low cost home ownership opportunities, for example through the Starter Home Initiative, many boroughs across London, including within the sub-region, have reported low take-up. Government proposals to extend eligibility and improve accessibility are therefore welcome, and we are also looking forward to the findings of the home ownership task force.

Supported housing

All boroughs produced shadow Supporting People strategies last year and are working to develop five-year strategies by March 2004. This involves identifying local needs and gaps in provision. Guidance from the Office of the Deputy Prime Minister on needs analysis has very recently been issued and should help to ensure greater consistency across authorities in quantifying the needs of this highly diverse range of client groups. The programme of supported housing scheme reviews introduced in April 2003 is likely to provide the opportunity for some reconfiguration of services to allow for new needs to be met. However, even if optimal use is made of existing services and funding, the south-west London boroughs are agreed that there will be gaps in service provision.

At this stage the capacity of the Supporting People programme to meet these gaps is unknown. This will become clearer as the three year scheme reviews programme rolls out and when the funding allocation formula for Supporting People has been finalised. It is also recognised that the only solution to some need will be a local one because of the importance of accommodating people in their own boroughs or neighbourhoods to be near relatives, support networks and services which they have been using. But there are some needs which could be addressed at a sub-regional level, such as schemes for client groups which are more mobile geographically, or for people with highly specialist support needs which cannot be catered to at a borough level because of the small size of these client groups.



Strong sub-regional working on Supporting People is already in place although further work is needed to develop a clear set of priorities for new services which meet cross-borough needs. The following new provision requirements have been identified so far:

- sheltered housing for African Caribbean elders
- 1-bedroomed flats in general needs housing dispersed amongst new developments to enable people in supported housing to move on to more independent accommodation and reduce silting-up of supported schemes.

One concern expressed by local authorities and registered social landlords is the lack of integration between the capital and revenue funding systems and, in the short term, this may well create problems in identifying the resources needed for new provision.

The condition of existing housing

The sub-region has 676,974 homes in all with all tenures having significant investment requirements to make homes fit and raise them to the decent homes standard.

Dwellings by tenure

| Tenure type | Number of homes | % of stock |
|----------------------------|-----------------|------------|
| Local authority rented | 89,212 | 13 |
| Registered social landlord | 52,901 | 8 |
| Private rented | 112,276 | 17 |
| Owner-occupied | 421,040 | 62 |
| Other public sector | 1,545 | 0.2 |
| TOTAL | 676,974 | 100 |

Source: Housing Strategy Statistical Appendix 2002

⁶ The data, taken from stock condition surveys, includes RSL properties in some boroughs. As RSL stock makes up a relatively small proportion of the surveys, however, the analysis does give a general indication of the private sector stock profile.

Local authority housing

At April 2002, there were over 89,000 local authority rented homes in south-west London. 38% of this stock (33,736 properties) did not meet the government's decent homes standard and a total investment of £534 million is required to bring it up to standard. This proportion is significantly lower than across London as a whole (52%). All boroughs have identified the investment required to meet the government's 2010 decent homes target, but there are concerns that repairs programmes may be affected by the proposals to reduce borough housing investment programme (HIP) allocations by 30% from 2004/05 as part of the new single housing capital pot.

Registered social landlord housing

There are nearly 53,000 homes in south-west London owned by RSLs, making up 8% of the total stock in the sub-region. The government's targets relating to the decent homes standard are the same as for local authority housing. Much of our data about housing conditions in this sector is combined within data for the private sector as a whole because RSL housing has generally been surveyed as part of private sector stock condition surveys. These surveys indicate that about 6% of RSL housing is unfit (about 3,300 homes).

Private sector housing

The sub-region has a high proportion - nearly 80% - of private sector dwellings, including rented properties and those in owner-occupation. This is a higher proportion than in London as a whole (75%). In particular, rates of owner-occupation are very high (62%) compared with London (50%).

South-west London faces higher than average investment needs in relation to the private sector stock owing to the relatively high proportion of older properties⁶. About 40% of homes were built before 1919 - this is high compared to the average for England. About 30% of homes were built between the wars and these properties are now starting to show signs of significant deterioration and increasing rates of unfitness. The remaining properties (about 30%) were built after 1945.



Data from local stock condition surveys indicates that 8% of private sector properties are unfit across the sub-region, 43,800 homes. This includes 6% of owner-occupied homes (27,000) and 15% of private rented homes (16,800). Adding together unfit homes in both the private and RSL stock indicates an overall investment requirement of £158m to make all homes fit. However, a far greater number of properties are in need of either urgent or comprehensive repairs, without which they may fall into unfitness. The total cost to repair properties at risk amounts to over £500m for urgent repairs and over £1.6 billion for comprehensive repairs.

Clearly, there are private sector resources which can be used for funding these repairs. There are, for example, somewhere between 8,000 and 9,500 households living in unfit housing who are outright owners, suggesting considerable potential for the HouseProud scheme to facilitate the release of equity for repairs and improvements.

There are no figures as yet as to how many properties will fail the decent homes standard and, indeed, how many of these will be home to vulnerable households, but the size of the private sector, together with a significant number of benefit-dependent people within the population, suggests the investment requirements to raise standards will be considerable.

One of the elements of the decent homes standard - energy efficiency - is a key issue for all boroughs in south-west London. Whilst not possible to aggregate energy efficiency data for the sub-region, borough-level data indicates a generally low energy efficiency rating across south-west London compared with London and England overall. The SAP⁷ rating for owner-occupied homes ranges from 43 to 50 across different boroughs and the SAP rating for private rented housing ranges from 39 to 54.

The average rating for south-west London boroughs is in the mid 40s, compared with an average of 50 in London overall and 49 in England.

There is also a high proportion of households living in housing with a SAP rating of below 30 (11% in south-west London compared with 6% in London and 10% in England)⁸. Altogether, 64,000 homes fall below a rating of 30. Boroughs are agreed that a significant priority needs to be given to energy efficiency improvements.

The abolition of HIP will have an impact on boroughs' ability to fund this type of work. Whilst the announcement of sub-regional resources for private sector renewal activity is welcome, there are concerns about the level of government funding given the particular issues in south-west London. We will be concerned to lobby for an adequate level of funding at both a regional and sub-regional level.

Deprivation

The Government's Communities Plan very clearly highlights the role of housing in building sustainable communities and creating places where people want to live and work.

Although none of the south-west London boroughs falls within the bottom 10% of the most deprived boroughs nationally, this masks a significant level of deprivation which is concentrated in individual wards. Altogether 4 individual wards fall within the worst 10% of wards nationally and a further 42 within the worst 30%, with particular concentrations in Croydon, Lambeth and Wandsworth.

⁷ Standard Assessment Procedure - the government energy efficiency rating system whereby 1 is poor and 100 is excellent

⁸ The south-west London data include some RSL stock so the average proportion is likely to be higher



The sub-region has a number of areas and estates which are not very popular and which are characterised by various types of disadvantage. The draft London Plan identifies several areas which give cause for concern and, therefore, the need for regeneration: some parts of northern Croydon and Merton, and some large social housing estates including New Addington (Croydon), the Roundshaw estate (Sutton) and the St Helier estate (on the border of Merton and Sutton). These areas experience higher than average levels of unemployment, social isolation, poor educational attainment and poor access to transport. On some estates, such as New Addington and St Helier, the housing itself is of fairly good quality but physical isolation from town or economic centres has created problems for residents.

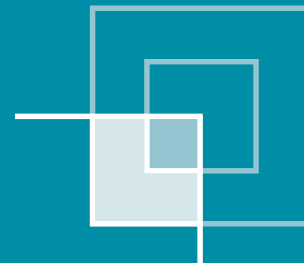
These areas have been identified for targeted action within individual boroughs' strategies but we need to bring together some detailed information in order to draw a clearer picture of deprivation at a sub-regional level from which to develop specific actions within the south-west London strategy.



This will also involve the sharing of information about the success and value of community-based initiatives under way, such as neighbourhood wardens, anti-social behaviour measures, improving access to employment or money advice, resident involvement and, more generally, co-ordination between housing policies and wider community strategies to make best use of resources.

One specific concern relates to the new regional funding structure as the loss of HIP funding could place at risk major regeneration projects currently under way. South-west London has the following schemes in place:

- The Roundshaw estate in Sutton, comprising 1,800 properties, has significant repair needs and management problems associated with its design. It is now in Year 5 of a seven year programme involving refurbishment of 800 properties, demolition and replacement of 1,000 properties, and redevelopment of shops and community facilities. The Single Regeneration Budget funding for this project has now ended and the reduction in HIP funding could significantly delay the programme.
- Lambeth Council is undertaking four major regeneration schemes on the Angell Town, Myatts Field North, Penwith Manor and Stockwell Park Estates. Some of the most deprived areas of the borough, these estates have been undergoing a programme of refurbishment, demolition and replacement of homes since the mid 1990s. The loss of HIP funding will jeopardise the programme and would also require repayment of Estate Action funding already committed.



4: Resources and Capacity

This section sets out the current resources together with the opportunities offered in this part of London, principally in terms of the capacity for new housing and the scope for making best use of the existing housing stock.

Capacity for new housing provision

The Mayor's draft London Plan sets a target of 23,000 new homes to be developed each year to 2016 across the capital, including a target within this of 10,000 affordable homes. The table below shows how these targets will be met in the sub-region at a borough level based on the 1999 Housing Capacity Study: the targets include additional homes, reduction in empty properties, growth in houses in multiple occupation, and other forms of 'unconventional capacity'. The panel report of the Examination in Public (EIP) of the draft Plan recommended that the London target be increased to 30,000 homes of which 50% should be affordable. Depending on whether the EIP recommendation is accepted, and following a new housing capacity study to start later this year, these targets may be revised from 2006 onwards.

Provision for additional homes - targets 1997 to 2016

| Borough | Total target | Annual monitoring target |
|--------------|---------------|--------------------------|
| Croydon | 17,020 | 850 |
| Kingston | 6,710 | 340 |
| Lambeth | 28,910 | 1,450 |
| Merton | 8,610 | 430 |
| Richmond | 5,360 | 270 |
| Sutton | 7,400 | 370 |
| Wandsworth | 16,470 | 820 |
| TOTAL | 90,480 | 4,530 |

Source: Housing Capacity Study 1999

The housing capacity study indicates the need to deliver a total of more than 4,500 homes a year incorporating both affordable and market housing.

More than a third of London boroughs, including some within the south-west sub-region, have expressed concern about the feasibility of these targets. The partnership is, however, supportive of the drive to maximise new housing opportunities and fully recognises the importance of this in meeting housing need. Boroughs will therefore be looking carefully at how they can bridge the gap between local estimates of capacity and the draft London Plan targets and also seeking to jointly meet the overall target for the sub-region. The EIP report suggests a number of ways in which capacity can be maximised, in part as a result of policy changes introduced since the 1999 Housing Capacity Study. These include exploring the potential for conversions of office premises and employment land, updating density policies and the development of town centres.

There are several components to increasing the supply of both market and affordable housing: investment in new affordable housing and encouraging private developers to build new homes; affordable housing policies to maximise the proportion of new homes which are affordable (including social rented homes and low cost home ownership) through planning gain; conversions of existing homes and non-residential properties; bringing empty properties back into use; and acquisitions of private sector housing for conversion to social rented housing. It is also imperative that authorities make the best use of existing social housing.



Opportunities for development

It is recognised that most of the development opportunities in the sub-region will be on small or medium-sized sites. Nevertheless, together these can make a significant contribution to London's targets and they are consistent with the pattern of tenure and mixed communities within the area. Moreover, the area offers a number of large strategic sites in Opportunity Areas and Areas of Intensification with the capacity for over 5,000 new homes (detailed on page 22).

Affordable housing planning policy

Affordable housing planning policies vary considerably across south-west London. For example, the targets for the proportion of affordable homes to be achieved on development sites ranges from 25% to 50% (Table A16). The EIP panel report recognises that, given the overall target for affordable housing, boroughs should have local discretion for how these are achieved and what targets should be set for sites.

Further work is required by the sub-region in order to identify good practice, for example relating to the use of S106 agreements, and any scope for, or benefit from, greater consistency of policy across boroughs.

Developing new affordable housing

The sub-region has a good record of delivery on housing development programmes through both the Housing Corporation's Approved Development Programme (ADP) and through the use of HIP resources for Local Authority Social Housing Grant (LASHG).

Total new provision for the sub-region through the ADP in the current year, 2003/04, amounts to 1,466 new homes with a grant programme of £119 million. This includes 1,098 homes for sub-regional nominations, 78 homes through temporary social housing grant, 56 homes through Homebuy loans, 184 homes through regeneration and 50 supported housing units.

Making best use of existing housing

Boroughs have a range of good practice in existence, for example maintaining low void rates and a fast turnover of empty properties within social housing stock, incentive schemes to help social housing tenants move into owner-occupation, and incentives to encourage under-occupying tenants to move to smaller homes thus releasing much-needed family-sized homes. Boroughs will also be identifying, where appropriate, the scope to make better use of housing through capital investment for the conversion, refurbishment or redevelopment of unpopular sheltered housing (generally comprising bedsit accommodation) to meet the needs of other households.

Empty properties

There is significant scope to add to the supply of housing by bringing empty homes back into use. In April 2002, there were more than 19,000 empty private sector properties in the sub-region, representing 3.6% of the total private stock. 9,000 (nearly 2%) had been empty for more than 6 months. In 2002/03, an estimated 384 homes were brought back into use across the sub-region as a result of local authority action. This is a potential area for private sector renewal funding and boroughs will be considering the scope for investment as well as other measures such as the proposed Empty Homes Management Orders.



Resources for investment

Tables A18 and A19 set out the resources for investment across the sub-region during 2003/04 and the plans for expenditure. The implications of the regional allocation of capital resources for south-west London in future years are difficult to assess at this early stage.

The most immediate impact is the 30% reduction in housing investment programme allocations to boroughs in 2004/05 and 2005/06, which will have a significant impact locally. A rough calculation based on the HIP allocation for 2003/04 indicates that about £11 million a year could potentially be lost to the sub-region. (The final figure will depend on the size of the pot in the next two years, the impact of the removal of discretion, and the impact of the revised general needs index scores for boroughs.)

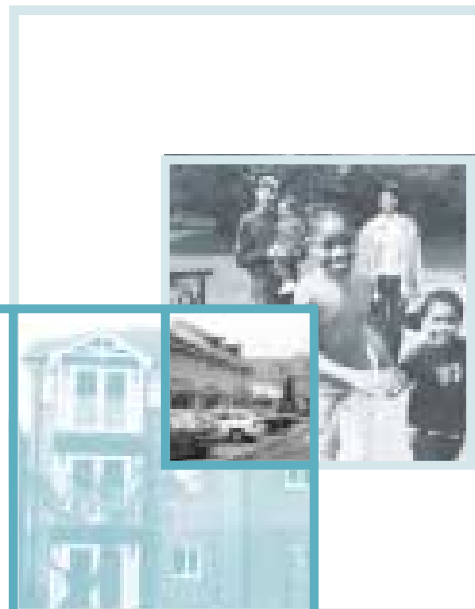
Individual borough assessments of this impact indicate that both new-build affordable housing and estate regeneration programmes will be particularly affected across the sub-region:

- affordable housing programmes will be the most affected by the loss of local authority social housing grant, having potential knock-on implications for the number of households in bed & breakfast (B&B) accommodation and boroughs' ability to both meet and sustain government targets for reducing B&B usage
- planned expenditure to meet the decent homes standard is likely to be the least affected although, for at least one borough (Lambeth), the loss of £4 million will impact upon the ability to meet the government's target
- at least five major estate regeneration schemes, already underway, will be affected - this raises particular issues because of commitments made by councils to residents as part of extensive consultation exercises

- private sector renewal programmes may be reduced in the longer term affecting the ability to meet government targets relating to decent homes for vulnerable people.

A regional approach to housing investment is clearly important to deliver opportunities of strategic importance for London. However, there are concerns that this could result in a future move away from housing provision at a sub-regional level in south-west London. There will be a number of key funding issues to be taken forward in the future development of the South-west London Housing Strategy:

- to maximise investment for the development of new affordable housing, including developing clear investment plans for key worker housing, for the sub region
- to develop initiatives in the private sector that contribute to wider strategic objectives and that can be commissioned on a sub regional basis
- to aim to address the funding gap on regeneration schemes in parts of the sub region.





5: Priorities

This chapter sets out the five priorities in detail and highlights the main actions we will put in place to drive these forward. For the first year, the greatest focus will be on two uppermost priorities - maximising the supply of housing and meeting housing needs. We will also be undertaking some initial work on those priorities relating to improving housing conditions and building communities in order to, firstly, develop more detailed action plans for the future, secondly ensure we are making a full contribution to targets within the London Housing Strategy, and thirdly, ensure we make the best use of available funding.

At the end of the chapter is a detailed plan of the actions we will be undertaking to achieve our targets.

Priority 1: Maximising the supply of housing

We need to increase the supply of both market and affordable housing. Market housing has a major role to play in meeting the needs of the local population and workforce. Moreover, the inflationary pressures of the current shortfall are forcing out many people who, traditionally, have been able to buy their own homes unassisted and are thereby increasing the demand for affordable homes.

Whilst, at a local level boroughs have a good understanding of the housing market within their district, we need to develop this understanding further in order to make the most of a sub-regional approach in meeting diverse needs and contributing to economic development of the area. The draft London Plan has some ambitious targets for new homes in the sub-region and boroughs will focus attention on how these can be achieved.

Within this priority, however, we see the most pressing issue is to increase the amount of affordable housing, in particular by maximising the resources and opportunities for new housing through regional funding for investment and the Housing Corporation's Approved Development Programme, and by

ensuring that appropriate sites are identified which offer value for money developments which meet housing need.

Small and medium-sized developments have been of prime importance in recent years for meeting housing need in the capital, and the London Housing Strategy recognises that it is vital that these continue and intensify, particularly as many of the major sites will not deliver new homes for some years. South-west London can make a vital contribution through such sites.

The area also has a number of opportunities for larger-scale development and these will be vital in meeting new housing targets. The draft London Plan identifies three Opportunity Areas in south-west London which are defined as having excellent transport links and offering the potential to develop at least 5,000 new jobs or 2,500 new homes each. In addition, the Plan identifies one Area for Intensification defined as offering significant potential for residential, employment or other uses. These areas are:

- Waterloo (Lambeth) with potential for 500 new homes and 15,000 new jobs
- Vauxhall/Nine Elms/Battersea (Lambeth/Wandsworth) with potential for 1,500 new homes and 7,600 new jobs
- Croydon (in the town centre around central Croydon) with potential for 2,000 new homes and 5,500 new jobs
- South Wimbledon/Colliers Wood (Wandle Valley in Merton) with potential for 1,300 new homes and 2,000 new jobs.

As well as some key objectives, underlying these are a number of supporting objectives relating to affordable housing. These recognise the expectations for public investment set out in the London Housing Strategy in relation to environmental considerations, deliverability, construction methods, quality and design, and value for money.



Key objectives

- develop 4,530 new homes a year, including affordable and market housing
- develop an understanding of the housing markets operating across the sub-region and identify how we use or develop these to meet different types of housing need and contribute to economic development and sustainability
- deliver the major developments in the Opportunity Areas and Areas for Intensification thereby providing 5,300 new homes
- work continually to identify the scope for small and medium-sized developments
- make best use of existing housing

Supporting objectives

- **deliverability** - the sub-region is committed to maintaining the good practices already in place in order to ensure 100% spend on resources and value for money through effective planning policies and enabling arrangements with registered social landlord (RSL) partners. A major action for the coming year will be to bring developing RSLs on board in terms of the new sub-regional approach and to provide them with the bigger picture across south-west London. A joint seminar for preferred partners operating in the area was held in July in order to brief RSLs about the wider priorities and a number of issues arose from the consultation. One of the concerns was the potential risk to smaller RSLs of a change in focus to larger projects, and we need to ensure a balance between the need for efficiency and larger-scale working and the need for small, local providers which can respond effectively to local need. Joint working can provide efficiency benefits to RSLs, and boroughs will be identifying sites in different boroughs which are in some way linked and which therefore lend themselves to co-

ordinated development by particular RSLs. Preferred partnering arrangements have been introduced in four of the seven boroughs (Sutton, Croydon, Merton and Lambeth) and the scope for joint commissioning arrangements will be explored, in discussion with RSLs and in accordance with Housing Corporation guidance and objectives.

- **modern methods of construction** - small-scale housing developments do not always lend themselves to modern, off-site methods but the partnership is committed to identifying all opportunities to utilise these and to meeting the national target of constructing 25% of homes through these methods
- **quality and design** - the boroughs recognise other targets set out in the draft London Plan relating to Lifetime Homes standards, wheelchair homes, and density targets, and will be seeking to meet these where appropriate. The Government's approach, as set out in the Communities Plan, is to increase housing densities and boroughs will be working to these guidelines. However, given the need in south-west London for some larger homes, boroughs will also be seeking to identify and maximise opportunities for these in non-town centre locations.
- **providing a range of housing choices** - this will be achieved through mixed tenure developments offering properties in a range of sizes and designs which meet the needs of different household types. The boroughs have identified their needs in terms of property sizes: there is a general emphasis on larger (3- and 4-bedroomed) family homes (all but one borough has identified the need for both of these sizes) with a local requirement for 2-bedroomed homes in four boroughs. 1-bedroomed homes have been identified in four boroughs.



- **meeting the needs of ethnic minority households** - taking into account the Housing Corporation's Black and Minority Ethnic (BME) Strategy, the partnership will target 15% of social housing grant at BME registered social landlords and their development partners.
- **affordable housing planning policy** - policy varies across the sub-region currently and, as set out in the Communities Plan and included within new planning legislation, planning activity is an area of major reform - the sub-region will explore whether a common set of standards for affordable housing is practical and will benchmark performance, for example in relation to turn-around times for planning decisions and the use of S106 agreements to maximise affordable housing and diversification of tenure.
- **empty homes** - the London Housing Strategy recognises the importance of investing in existing housing stock which is currently empty in order to produce a quick supply of newly-available affordable housing and to contribute to the renewal of the private sector. The sub-region will, where possible, identify acquisition and rehabilitation schemes which contribute to these two aims. Boroughs will be considering potential initiatives for funding through the private sector renewal

resources allocated to the sub-region over the next two years. Bringing empty homes back into use is also the subject of a best value performance indicator (BVPI 64) and the sub-region will aim to bring back 380 homes into use through local authority action during 2003/04. The private sector housing sub-group will consider how to make best use of new initiatives such as the proposed use of Empty Homes Management Orders.

- **change of use of existing housing** - there is potential scope in some boroughs for better use of existing housing through the conversion or redevelopment of unpopular sheltered housing for older people. This could provide new housing for other single people and couples, families, or frailer older people through extra care.
- **moving people to low demand areas** - there are already initiatives in place to encourage and assist people to move out of the area to other parts of the country where there are no or fewer housing pressures. There is also scope to consider how boroughs can benefit from joint marketing both within the sub-region and with other London boroughs.

Priority 2: Meeting housing need

This priority concerns how existing and new housing is used in order to meet housing need within the sub-region and which other services can contribute to this, in particular those relating to homelessness - prevention, support and temporary accommodation. As well as the need for general needs social rented housing is the need for below-market rented housing and low cost home ownership for key workers and others on moderate incomes, and supported housing for vulnerable people or others with support needs.





Key objectives:

- allocate properties developed through the Approved Development Programme in accordance with the inter-borough nominations agreement
- develop a better understanding of homelessness and of the value of different initiatives to prevent homelessness through advice or support
- reduce the use of inappropriate temporary accommodation and, in particular, cease use of bed and breakfast hotels for families with children, except in an emergency, by March 2004
- research the needs of black and minority ethnic (BME) communities and develop a sub-regional BME strategy
- research the level and type of need for low cost home ownership and key worker housing and develop a sub-regional strategy
- identify sub-regional needs, and maximising the opportunities, for additional supported housing; and develop protocols and common standards on quality assurance and scheme reviews
- investigate how to improve mobility, both across and out of the sub-region, and increase individual choice for people over where they live

Inter-borough nominations

The south-west London boroughs have agreed a formula for inter-borough nominations, and operating and monitoring this is a primary objective. The formula, based on the Housing Needs Index, determines the level of access for each borough to new homes developed through Housing Corporation funding. Altogether, 1,098 units are being developed with funding from the Approved Development Programme in 2003/04, in schemes which will be subject to 75% nominations (823 nominations in all).

Having taken their entitlement, boroughs will offer up a representative cross-section of properties by quality and size for nominations from other authorities.

Allocations managers in all boroughs have agreed a procedure for implementing this agreement which sets out the process and timescales for notification of homes becoming available for letting, for the submission of nominees to the host borough and for the notification of the results. The agreement contains flexibility so that boroughs which are unable to make nominations at a given time or for a given scheme will be able to “bank” their entitlement. The agreement will be monitored quarterly and allocation managers will meet regularly to review progress, share information and co-ordinate activity. Each borough will have named contact officers and be responsible for sending out information to nominating authorities which can be used to market new developments. Further work will be needed in the future on the process for re-letting these properties.

Homelessness

In accordance with the requirement in the 2002 Homelessness Act, each borough has undertaken a review of homelessness in its area and developed a strategy for addressing it. The review process has highlighted the complexity of this issue in terms of the causes and effects of homelessness and of the potential range of solutions. Developing new initiatives to prevent homelessness and provide support to people will take place over a period of time and it will only be with experience that the relative success or value of these initiatives becomes apparent. This is a prime area for joint working and sharing good practice. Working together will enable boroughs to try out a wider range of policies and initiatives and to report back on their value so that successful ones can be adopted elsewhere. There is also scope for joint schemes, for example cross-authority specialist advice services.



The Government's target for reducing the use of bed and breakfast accommodation is clearly a major issue for boroughs in the region which, at February 2003, were placing 1,750 households in B&B. All boroughs are using alternative forms of temporary accommodation and most are receiving Bed and Breakfast Unit funding to further develop these initiatives.

There is already cross-borough working in relation to temporary accommodation, through, firstly, the implementation of the London-wide first refusal agreement on leasing, secondly the B&B hotel grading and pricing system managed by the Bed and Breakfast Information Exchange and, thirdly, the GLA sector meetings which foster good relationships between authorities and provide an information exchange about hotels, landlords and the features of different leasing initiatives. These arrangements provide a solid framework for ensuring temporary accommodation meets appropriate standards. There is a sub-regional role in ensuring these procedures are working effectively.

There are four areas of action:

- the boroughs will be organising an event to exchange information on homelessness reviews and strategies, and to consider the scope for joint working - this will be with the overall aims of developing solutions in order to reduce homelessness through prevention and support, to reduce the use of bed and breakfast accommodation, and to reduce the use of out-of-borough accommodation. The proposal for a pan-London housing advice strategy is welcome and would provide a useful framework for sub-regional initiatives.



- joint working between boroughs to ensure that: the first refusal agreement is operating effectively, to contain rents within local market levels and ensure checks on properties and landlords; that BABIE guidelines are implemented to contain prices and raise standards; and opportunities are identified for joint marketing of temporary accommodation initiatives to promote awareness and take-up by landlords or to extend existing borough-level schemes across the sub-region (for example, market rent schemes).
- continuing to participate at a pan-London level through the ALG Homelessness Working Party to lobby for resources.
- implementing Notify, in order to provide information about households placed in temporary accommodation (including cross-borough placements) to Education and Social Services departments and health services.

Black and minority ethnic (BME) communities

All boroughs in the sub-region have significant BME communities and we are keen that the developing strategy incorporates actions and policies which are geared specifically to their needs. This could include, for example, ensuring advice and homelessness services are tailored to BME needs, that new housing takes into account needs relating to household type or cultural requirements, that temporary accommodation and private sector initiatives are targeted at BME property-owners, and that area-based renewal and regeneration programmes include those with disadvantaged BME communities. We also need to research how offering mobility across the sub-region could help address the limited choices. We need, therefore, to develop our understanding of the community at a sub-regional level and identify how cross-borough working can be used to the advantage of this client group.

The key area for action is:

- to research need and aspirations and develop a sub-regional BME strategy



Low cost home ownership/key workers

This has been identified as an area for cross-borough working both to better understand the problem and to develop a joint strategy. There are obviously significant investment resources which will be attached to this form of provision through the Communities Plan and there is clear evidence of need within the sub-region amongst key workers and other households who are on moderate incomes. The key actions identified include:

- joint commissioning of research into the nature of need and into ways of increasing take-up of initiatives
- developing a sub-regional key worker strategy
- consultation with employers and other stakeholders
- exploring the feasibility of a joint-borough waiting list
- investigating how take-up of low cost home ownership schemes can be maximised, for example by better targeting of initiatives and better identifying the type of households who could benefit.

Supported housing

The key concern of south-west London boroughs is to make sure that best use is being made of existing resources by:

- taking steps to ensure an adequate supply and range of move-on options for homeless and other people in short-term supported housing services, in particular by including a proportion of 1-bedroomed flats in new social housing and, where resources allow, through the development of support services for people moving on to permanent housing including in the private sector
- testing whether existing services meet identified needs and, where appropriate, reconfiguring services to cater to those needs prioritised within Supporting People strategies

- monitoring take-up of services through the Supporting People performance indicators and driving up performance in this area through the Quality Assessment Framework
- preventing disruption in service delivery by checking managerial effectiveness and financial viability of supported housing providers through the Supporting People Accreditation Framework.

At a sub-regional level, officers will be working to:

- develop common approaches to quality and service reviews and a protocol about common standards for accreditation of support providers
- make arrangements to carry out scheme reviews on behalf of one another where this makes good administrative sense or where there is a need for specialist input
- identify cross-borough need and provision as part of the needs analysis and consultation being undertaken by boroughs for their five year Supporting People strategies, and prepare a south-west London Supporting People Strategy Statement to provide a link between individual boroughs' strategies
- address identified needs through allocations policies and within development programmes including, for 2004/05, 1-bedroomed move-on flats and sheltered housing for African Caribbean elders.





Housing choice and mobility

Boroughs are working to identify how a greater degree of choice can be incorporated into lettings schemes. A number of such schemes have been piloted across the country. The pilots included one of the boroughs in the sub-region (Croydon) which has provided valuable experience of the process and outcomes of introducing choice. Other initiatives used by boroughs include offering incentives to social housing tenants, or others in need, to move to other parts of the country where housing demand is low, extending the scope for tenants to move through mutual exchange and ensuring that RSL tenants have better access to mobility initiatives. Working across the sub-region provides an excellent opportunity to extend choice in a range of ways.

The key areas for action are:

- to explore the scope for cross-borough working to improve mobility and to share good practice on choice-based lettings schemes and other initiatives to extend personal choice and support a sub-regional approach
- to market cross-borough developments to ensure appropriate take-up by residents
- to consider if a greater level of consistency in allocations policies would be beneficial to residents and in terms of administrative ease.

Priority 3: Improving housing conditions

Within this priority area, the most important issue for the next year is private sector renewal and deciding how the sub-region's funding is allocated and delivered. Whilst improving the condition of local authority stock is of major importance to individual boroughs, the partnership has decided that, for the next year, sub-regional working on this area of activity will be limited to sharing good practice and lobbying to maintain investment.

Key objectives:

- draw up proposals and priorities for the sub-region's private sector renewal funding allocation and implement a programme of action in 2004/05 and 2005/06
- develop a sub-regional private sector housing strategy in 2004/05
- put the case to the London Housing Board for resources to meet decent homes standard targets in relation to council housing

Private sector housing

Given the high proportion of private sector housing, recent policy changes such as the Private Sector Regulatory Reform Order, the new housing health and safety rating system, and proposals in the Housing Bill, for example, licensing of houses in multiple occupation, are of particular importance. The Government's targets for bringing non-decent homes up to standard, with a longer-term aim of a minimum of 75% of vulnerable private sector residents living in decent homes by 2016-2020, will be particularly challenging and boroughs will be exploring how they can contribute to these targets. Energy efficiency - one of the elements within the decent homes standard - has been identified as a key issue at this stage.

The Partnership has set up a Private Sector Housing Sub-Group for the discussion of issues related to private sector renewal, for the sharing of good practice and for identifying cross-border issues for joint attention. The Group, which has strong pan-London links through the London Housing Study Group comprising environmental health professionals, will be developing a private sector renewal strategy.

The sub-region has been allocated £2m for each of the next two years for private sector renewal initiatives. Initial discussions have identified some priorities for this funding:



- meeting the decent homes standard, in particular through funding energy-efficiency improvements
- initiatives which can deliver on the twin objectives of regeneration and increasing affordable housing supply, for example by bringing empty properties back into use
- area regeneration which could include a package of measures and working across borough boundaries.

The scale of poor conditions in the private housing sector is such that public sector resources cannot be the solution to widespread improvements. Initiatives which don't involve housing renewal grants from local authorities will be of paramount importance and there is scope for developing a body of good practice to utilise sources of private funding and to encourage landlords to invest in their homes. Examples of this would be maximising the activity of the HouseProud equity release scheme, and targetting asset-rich, cash-poor households; developing an accreditation scheme for landlords (which includes student accommodation); and a joint approach to licensing of houses in multiple occupation. All but one borough has signed up to HouseProud, and the last borough (Lambeth) is proposing to join.

At an individual borough level there is partnership working with local landlords involving education and information about standards, enforcement action and grants; promotion of initiatives to raise standards such as HMO registration; and marketing of schemes to encourage landlords to refurbish and let empty homes. This range of activity lends itself to sub-regional forums and joint promotion work.

There may be other opportunities for joint working between neighbouring boroughs or across the sub-region. For example, two boroughs do not have a home improvement agency (HIA) and there may be scope to extend HIAs operating in other districts to achieve 100% coverage. Research is needed into

renewal areas which cross borough boundaries. Potential examples include Streatham (crossing Lambeth and Wandsworth) and the area covering north-west Croydon, north-east Sutton and south-east Merton. There may be scope to build on existing joint working arrangements, for example the partnership between all seven boroughs and the London-wide Creative Environmental Networks to improve energy efficiency.

Social housing

All boroughs have been investigating the investment options for council stock as part of the housing revenue account business planning process. The outcomes of these studies vary across the sub-region depending on the nature of the housing stock, the level of investment required to meet the decent homes standard targets, and the level of resources currently available through housing revenue accounts and the major repairs allowance. Richmond upon Thames has transferred its entire stock, Kingston upon Thames will be going ahead with a full stock transfer, and Lambeth has transferred certain estates and is now investigating other possibilities. The remaining boroughs have so far retained their stock in-house but all will be carrying out full option appraisals by 2005 in line with the government requirement.

The total level of investment in local authority housing required to meet the decent homes standard by 2010 is £534 million. Compared with other authorities, south-west London boroughs are not generally highly reliant on housing investment programme allocations to fund repair and improvement programmes but there are some specific issues for some boroughs and the reduction of HIP will have an impact on the ability to meet the decent homes target.

Boroughs will work to establish areas for sharing good practice, for example in relation to procurement of services and benchmarking of housing management performance.



Our information about the number of registered social landlord homes failing the decent homes standard and the investment requirements currently rather patchy. Our main aim, therefore, is to gather more detailed information to establish a fuller picture so that we can support RSL partners to meet the 2010 targets.

Priority 4: Tackling deprivation and building communities

The initial emphasis within this priority will be on collecting information in order to develop an understanding of deprivation and communities at a sub-regional level and sharing and developing good practice. This will involve research into neighbourhoods experiencing disadvantage and the types of problems that pertain there, comparison of different initiatives used across boroughs, and the identification of cross-authority areas which would benefit from joint regeneration action, and we are proposing to set up a workshop to explore these issues. We also need to recognise the role of registered social landlords in developing local services. It is possible that some major regeneration projects will lose HIP resources. Given the London Housing Board's proposal to ear-mark specific funding for regeneration projects, the Partnership would support the case for existing projects to receive allocations from this pot.

The importance of design in fostering sustainable communities, including open spaces and design schemes which deter crime or anti-social behaviour, together with ensuring good transport links and local services, must be recognised when planning and commissioning new housing developments, and we will need to ensure that the social infrastructure is in place for large developments which will bring new people into an area.

Key objectives:

- with reference to individual community strategies and local strategic partnerships, and community-based housing initiatives, identify gaps in service provision and share good practice
- identify where pockets of deprivation cross borough boundaries and present themselves as areas for a common approach
- support the allocation of government funding for specific regeneration schemes which are at risk as a result of the loss of HIP funding

There are a number of issues and initiatives which, together with housing policies, are vital in regenerating communities, ensuring social inclusion and making local areas attractive places in which to live. These include: initiatives to bring employment to the area or to raise skills and educational standards; mechanisms to encourage full levels of resident participation in deciding on how housing resources should be spent and determining priorities for local services; measures to reduce anti-social behaviour, crime and fear of crime; ways of improving the physical environment and enhancing "liveability"; and the modernisation of local government through improving access to services and meeting electronic government targets.

Individual boroughs have been developing services to address these issues, for example neighbourhood wardens, local employment schemes, strategies for tackling racial harassment and anti-social behaviour, and environmental measures to prevent graffiti or abandoned vehicles, and these are all areas where boroughs can learn from each other or compare and benchmark services to assess the relative effectiveness. However, it should be stressed that the very nature of these issues tends to be localised, not just at local authority



level but at the level of individual estates, communities or neighbourhoods. The views and participation of local residents will therefore continue to be the essential component of service development and delivery.

It is understood that resources will be available to ensure that regeneration initiatives currently funded through HIP resources will not be jeopardised. The partnership will therefore press for resources for the Roundshaw estate in Sutton and four estates in Lambeth - Angell Town, Myatts Field North, Penwith Manor and Stockwell Park Estates.

Priority 5: Effective partnership working

Developing the strategy and joint working will clearly require a sound partnership structure involving key people across all boroughs. We have programmed in some essential early work over the next few months which will enable us to develop our information and our thinking in order that we can develop a more comprehensive strategy.

The partnership will need to reach beyond housing departments and draw in other partners, both across councils and with other agencies, predominantly registered social landlords.

The consultation day between councils and RSLs highlighted a number of issues for consideration. For example, we need to ensure RSLs are involved at the overall partnership level as well as at individual borough level without creating too complex or burdensome a structure and whilst giving recognition to the broad diversity amongst RSLs. We also need to consider how we can best use the expertise of RSLs on policy issues or within research projects, and ensure that administrative or operational arrangements work well, such as those relating to nominations and mobility. A further need is for a system of communication so that information about sub-regional activity, discussions and decisions can be disseminated to RSLs, perhaps through a website.

Key objectives:

- develop and maintain the partnership structure
- recruit a project manager to work on behalf of the seven boroughs to further develop the strategy
- map and review all existing cross-borough forums and ensuring they have appropriate links to the partnership structure
- develop a communication and consultation framework involving key partners such as housing associations and forums such as the South London Partnership

Monitoring and reviewing the Strategy

The next section sets out a detailed action plan for the coming year. These actions will ensure that we progress the priorities set out in this chapter. Many of these actions will be pursued by the sub-groups or co-ordinated by lead boroughs, and the plan will be monitored in detail by the project management group and the new strategy project manager once in post. The Partnership Group will take strategic decisions on revising the action plan and changing priorities.



| Objective | Action | Milestone/outcome | Responsibility for taking forward |
|--|--|--|---|
| <h3>Priority 1: Maximising the supply of Housing</h3> | | | |
| Identify capacity and sites for new housing developments and prioritise bids for sub-regional funding | <ul style="list-style-type: none"> deliver major developments in the Opportunity Areas and Areas for Intensification identify sites for small and medium-sized developments identify action to meet the annual monitoring target for housing established through the housing capacity study assess RSL bids for grant funding and submit a prioritised sub-regional package of bids | <ul style="list-style-type: none"> 5,300 new homes ongoing 4,530 homes across the sub-region October 2003 | <p>Croydon, Lambeth, Merton, Wandsworth</p> <p>All</p> <p>All</p> <p>All</p> |
| Maximise funding through the Housing Corporation's Approved Development Programme and ensure full delivery of the programme, including by fully briefing development partners on sub-regional needs and objectives | <ul style="list-style-type: none"> brief preferred partner RSLs on the needs of the sub-region deliver new affordable homes work with RSLs to identify opportunities for developing larger houses on sites away from town centres achieve efficiency savings through identifying groups of sites, each of which could be managed by one RSL (or one group of RSLs) formulate sub-regional development programme for 2004/5 and 2005/6 and agree with Housing Corporation (social rented and low cost home ownership) investigate the scope for joint borough commissioning of RSLs and preferred partners in accordance with Housing Corporation guidance maximise the spend on the development programme | <ul style="list-style-type: none"> Consultation Day held July 2003 1,466 homes in 2003/04 by September 2003 by September 2003 December 2003 assess SW London position October 2003 develop joint approach by March 2004 100% spend against the programme | <p>All</p> <p>Lead: Wandsworth</p> <p>All</p> <p>All</p> <p>All</p> <p>Boroughs with existing preferred partnering</p> <p>All</p> |

| | | | |
|--|--|--|--|
| Utilise modern methods of construction | <ul style="list-style-type: none"> • apply to a proportion of new homes | <ul style="list-style-type: none"> • 25% of homes where appropriate | All |
| Achieve high standards of quality and design and to meet government targets on density | <ul style="list-style-type: none"> • new homes designed to Lifetime Homes standards • new homes designed to be accessible to, or adaptable for, people using wheelchairs | <ul style="list-style-type: none"> • 100% on appropriate sites • 10% | All |
| Provide a range of housing choices to meet the needs of a diverse population | <ul style="list-style-type: none"> • new developments to ensure a good range of property sizes across the sub-region • ensure a supply of housing to meet the needs of vulnerable households moving on from supported housing | <ul style="list-style-type: none"> • meet borough requirements for size profiles • meet borough requirements | All – Development Managers Group and RSLs |
| Meet the needs of black and minority (BME) households through culturally-sensitive provision | <ul style="list-style-type: none"> • proportion of social housing grant directed at BME RSLs and their development partners | <ul style="list-style-type: none"> • 15% | All |
| Maximise the provision of affordable housing through planning policy | <ul style="list-style-type: none"> • research current practice and options for maximising planning gain | <ul style="list-style-type: none"> • March 2004 | All - Development Managers Group |
| Bring empty private sector properties back into use | <ul style="list-style-type: none"> • Develop a submission for private sector renewal funding and for social housing grant relating to acquisition schemes providing new affordable housing supply and regenerating run-down areas • empty properties brought back into use | <ul style="list-style-type: none"> • September 2003 • 380 in 2003/04 | All - Private Sector and Development Managers Groups |

| Objective | Action | Milestone/outcome | Responsibility for taking forward |
|---|---|---|--|
| Priority 2: Meeting housing need | | | |
| Allocate housing developed through the Approved Development Programme in accordance with the inter-borough nominations agreement | <ul style="list-style-type: none"> number of homes subject to inter-borough nominations monitor implementation of the agreement through the production of lettings data and progress updates outcomes of lettings for each borough to match the targets set out in the nominations agreement | <ul style="list-style-type: none"> 823 in 2003/04 quarterly lettings data 100% match | All Lead: Kingston Allocations Managers Group |
| Develop a better understanding of homelessness and evaluate prevention and support initiatives | <ul style="list-style-type: none"> end the use of B&B hotels for families, except in emergencies hold a seminar on homelessness strategies and initiatives for preventing homelessness and supporting homeless households implement the pan-London NOTIFY system | <ul style="list-style-type: none"> March 2004 January 2004 phased introduction during 2003/04 | All Lead: Richmond |
| Ensure effective application of temporary accommodation initiatives to raise standards and control costs of leasing or other arrangements | <ul style="list-style-type: none"> operate the London-wide first refusal agreement to ensure local market rates are applied and carry out full property checks to ensure accommodation of a suitable standard comply with BABIE guidelines concerning hotel inspections, prices and standards | <ul style="list-style-type: none"> ongoing compliance | All |
| Meet the needs of black and minority ethnic (BME) residents | <ul style="list-style-type: none"> research and develop a sub regional BME Housing Strategy | <ul style="list-style-type: none"> establish a project team by December 2003 draft Strategy by March 2004 | All Lead: Merton |

| | | | |
|--|--|--|---|
| <p>Address the housing needs of key workers and maximise low cost home ownership opportunities</p> | <ul style="list-style-type: none"> • research the level and nature of need • explore the feasibility of a joint waiting list • consult with employers and stakeholders • develop a sub regional key worker strategy • identify how to maximise take up of low cost home ownership initiatives • operate inter-borough nominations in respect of new shared ownership homes developed within the North West Croydon Regeneration Agency area | <ul style="list-style-type: none"> • Project Team established in September 2003 • framework for a key worker strategy in place by March 2004 • 4 homes subject to nomination in 2003/04 | <p>All</p> <p>Lead: Wandsworth</p> <p>Lead: Croydon</p> |
| <p>Maximise the opportunities for additional supported housing and develop protocols and standards on quality assurance and scheme reviews</p> | <ul style="list-style-type: none"> • support a bid for the development of a sheltered housing scheme for African Caribbean elders • agree and produce a strategic statement on Supporting People for south-west London • identify cross-borough needs for specific schemes and support services • South-West London Supporting People Cross Authority Group to meet regularly to discuss areas of mutual concern and interest • Agree a protocol relating to common standards for accreditation of supported housing providers • Carry out scheme reviews on behalf of other boroughs where this makes good administrative sense • explore the feasibility of joint training or briefings for providers | <ul style="list-style-type: none"> • September 2003 • January/March 2004 • January/March 2004 • Monthly • October 2003 • as appropriate • Autumn 2003 | <p>Croydon, Merton, Wandsworth</p> <p>All - Supporting People Group</p> |
| <p>Extend the opportunities for housing choice and mobility amongst local residents</p> | <ul style="list-style-type: none"> • explore the scope for joint working and share good practice | <ul style="list-style-type: none"> • initial scoping exercise in October 2003 | <p>Lead: Croydon</p> <p>Allocation Managers Group</p> |

| Objective | Action | Milestone/outcome | Responsibility for taking forward |
|---|---|---|-----------------------------------|
| Priority 3: Improving housing conditions | | | |
| Ensure an adequate level of resources for investment in existing stock to meet national targets relating to the decent homes standard | <ul style="list-style-type: none"> • reduce the number of non-decent homes in social housing stock • inform and lobby government & London Housing Board (LHB) on investment needs to bring council stock up to the decent homes standard • inform and lobby government & LHB on the private sector investment needs to meet the decent homes standard and housing health and safety rating system standard | <ul style="list-style-type: none"> • 45% by 2005/06 • arrange workshop to share information during 2003/4 • as appropriate | All |
| Develop a private sector renewal strategy and body of good practice | <ul style="list-style-type: none"> • hold regular meetings of the private sector renewal group to identify issues of common concern and good practice • develop a private sector renewal strategy • maximise take-up of equity release through Houseproud | <ul style="list-style-type: none"> • private sector group established in August 2003 • 2004/05 • support achievement of London Housing Strategy target | All Lead: Kingston |
| Make effective use of the sub-region's private sector renewal allocation | <ul style="list-style-type: none"> • develop a programme of schemes eligible for funding | <ul style="list-style-type: none"> • proposals by September 2003 • schemes in place by April 2004 | All Lead: Kingston |
| Work with RSL partners to improve housing conditions in RSL stock | <ul style="list-style-type: none"> • develop an understanding of stock condition and investment required to meet the decent homes standard | <ul style="list-style-type: none"> • April 2004 | All |

| Objective | Action | Milestone/outcome | Responsibility for taking forward |
|-----------|--------|-------------------|-----------------------------------|
|-----------|--------|-------------------|-----------------------------------|

Priority 4: Tackling deprivation and building communities

| | | | |
|---|---|--|--------------------------------|
| Develop a body of good practice in relation to community services, neighbourhood renewal and liveability issues | <ul style="list-style-type: none"> develop a picture of sub-regional deprivation identify issues of common concern and areas of activity where individual boroughs have developed good practice which can be shared | <ul style="list-style-type: none"> hold a workshop to share information by March 2004 | All Lead: Lambeth |
| Regenerate deprived areas | <ul style="list-style-type: none"> identify where pockets of deprivation cross borough boundaries for co-ordinated action by neighbouring boroughs support the allocation of government funding for specific regeneration initiatives at risk through the loss of HIP funding | <ul style="list-style-type: none"> hold workshop by March 2004 in accordance with government allocation mechanisms | All Lead: Lambeth Sutton |

| Objective | Action | Milestone/outcome | Responsibility for taking forward |
|---|--|---|-----------------------------------|
| Priority 5: Effective partnership working | | | |
| Develop and maintain the formal partnership structure | <ul style="list-style-type: none"> • regular meetings of the forums: <ul style="list-style-type: none"> - Partnership Group - Development & Affordable Housing Group - Private Sector Housing Group - Strategy Group - Allocations Group - Supporting People Group • respond to consultation eg London Housing Strategy | <ul style="list-style-type: none"> • quarterly • monthly • monthly • 2/3 monthly • 2/3 monthly • monthly • as required | All |
| Review the current range of forums and ensure they have formal links to the partnership structure | <ul style="list-style-type: none"> • map and review existing pan-London and local forums to identify gaps or duplication | <ul style="list-style-type: none"> • December 2003 | All Project Management Group |
| Ensure adequate staffing resources to develop the strategy and an understanding of the sub-region | <ul style="list-style-type: none"> • recruit to a strategy manager post • communicate and consult with all key stakeholders | <ul style="list-style-type: none"> • in post by January 2004 • Communication Plan in place by October 2003 | All Project Management Group |



Appendix 1: Tables

Table A1: Population Projections

| Borough | Number of People | | | Growth 2001 to 2016 | |
|--------------|------------------|------------------|------------------|---------------------|----------|
| | 1991 | 2001 | 2016 | Number | % |
| Croydon | 315,900 | 331,500 | 361,200 | 29,700 | 9 |
| Kingston | 136,100 | 147,600 | 156,600 | 9,000 | 6 |
| Lambeth | 255,000 | 266,800 | 311,400 | 44,600 | 17 |
| Merton | 170,900 | 188,300 | 202,500 | 14,200 | 8 |
| Richmond | 166,600 | 172,800 | 179,000 | 6,200 | 4 |
| Sutton | 170,100 | 180,200 | 191,600 | 11,400 | 6 |
| Wandsworth | 262,000 | 260,800 | 284,900 | 24,100 | 9 |
| TOTAL | 1,476,500 | 1,548,000 | 1,687,200 | 139,200 | 9 |
| London Total | 6,829,300 | 7,188,000 | 7,899,100 | 711,100 | 10 |

Sources: GLA population forecasts based on the first results from the 2001 Census – January 2003, SDS Technical Report (Table 7, scenario 7.9) and Revised 1991 mid year estimates

Table A2: Household Projections

| Borough | Number of households | | Growth 2001 - 2016 | | Average |
|--------------|----------------------|----------------|--------------------|----------|----------------|
| | 1991 | 2001 | Number | % | Household size |
| Croydon | 136,200 | 148,400 | 12,200 | 9 | 2.4 |
| Kingston | 61,700 | 65,500 | 3,800 | 6 | 2.4 |
| Lambeth | 124,400 | 145,300 | 20,900 | 17 | 2.1 |
| Merton | 79,300 | 85,300 | 6,000 | 8 | 2.4 |
| Richmond | 77,700 | 80,600 | 2,900 | 4 | 2.2 |
| Sutton | 76,100 | 81,000 | 4,900 | 6 | 2.3 |
| Wandsworth | 114,800 | 125,700 | 10,900 | 9 | 2.2 |
| TOTAL | 670,400 | 731,800 | 61,400 | 9 | 2.3 |
| London Total | 3,056,400 | 3,360,000 | 306,600 | 10 | 2.3 |

Source: GLA population forecasts as set out in the SDS Technical Report 23 (Table 7. Scenario 7.9). Scenario 7.9 assumes that household size will remain constant over this period rather than continuing its past decline

Table A3: Black and ethnic minority population

| Borough | 1991 % of population | 2001 % of population | Increase in percentage |
|--------------|-------------------------|-------------------------|---------------------------|
| Croydon | 18 | 30 | 12 |
| Kingston | 9 | 16 | 7 |
| Lambeth | 30 | 38 | 8 |
| Merton | 16 | 25 | 9 |
| Richmond | 5 | 9 | 4 |
| Sutton | 6 | 11 | 5 |
| Wandsworth | 20 | 22 | 2 |
| London Total | 20 | 29 | 9 |

Source: Census 1991 - Includes all categories except White
Census 2001 - Includes all categories except White British, White Irish and White Other

Table A4: Property prices, income and private rents

| Borough | Lower quartile house price £ | Minimum income needed to buy £ | Average income £ | Average weekly rent £ |
|----------------|------------------------------|--------------------------------|------------------|-----------------------|
| Croydon | 133,587 | 42,302 | 23,392 | 117.70 |
| Lambeth | 155,292 | 49,176 | 21,858 | 113.63 |
| Kingston | 181,946 | 57,616 | 27,699 | 152.13 |
| Merton | 157,723 | 49,946 | 25,383 | 130.58 |
| Richmond | 220,438 | 69,805 | 33,298 | 159.42 |
| Sutton | 149,666 | 47,394 | 23,722 | 128.13 |
| Wandsworth | 213,467 | 67,598 | 27,405 | 143.04 |
| London Average | 169,350 | 53,628 | not avail | 152.36 |

Sources:

- Can Work – Can't Buy, Steve Wilcox report for Joseph Rowntree Foundation, May 2003

- Average incomes (based on earned incomes only): Barclays Bank, 2002

- London Private Rents Survey, 2002 (GLA) - determined rents where rents were referred to the Rent Officer in housing benefit cases, 2000-01

Note: Minimum Income based on 95% of lower quartile house price divided by 3

Table A5: The shortfall in affordable housing

| Borough | Backlog of existing need - annualised | Newly arising need per year | Gross affordable housing req. pa | Supply of affordable homes pa | Net affordable housing req. pa |
|--------------|---------------------------------------|-----------------------------|----------------------------------|-------------------------------|--------------------------------|
| Croydon | 1,040 | 4,399 | 5,439 | 1,225 | 4,214 |
| Lambeth | 2,538 | 3,705 | 6,343 | 2,165 | 4,178 |
| Kingston | 117 | 1,695 | 1,812 | 447 | 1,365 |
| Merton | 272 | 1,540 | 1,812 | 905 | 907 |
| Richmond | 1,274 | 2,067 | 3,340 | 545 | 2,795 |
| Sutton | 279 | 1,455 | 1,734 | 591 | 1,143 |
| Wandsworth | 988 | 2,674 | 3,662 | 3,190 | 472 |
| TOTAL | 6,508 | 17,535 | 24,142 | 9,068 | 15,074 |

Source: Individual borough housing need surveys

Table A6: Homelessness, March 2002

| Borough | Homelessness Acceptances 2001/02 | Households in B&B at Feb 2003* | Households in all TA at Feb 2003 | Rough Sleepers |
|--------------|----------------------------------|--------------------------------|----------------------------------|----------------|
| Croydon | 1,198 | 437 | 3,315 | 6 |
| Kingston | 400 | 10 | 719 | nr |
| Lambeth | 1,470 | 640 | 2,632 | 12 |
| Merton | 173 | 47 | 189 | 1 |
| Richmond | 399 | 37 | 551 | 6 |
| Sutton | 474 | 62 | 467 | nr |
| Wandsworth | 926 | 525 | 1,571 | nr |
| TOTAL | 5,040 | 1,758 | 9,444 | |
| London Total | 28,652 | 7,904 | 58,382 | |

* includes shared annexes

Sources: 2001-02 housing strategy statistical annexes

GLA Homelessness Bulletin, February 2003

Table A7: Supply of social housing 2001- 2002

| Council lettings and nominations to new tenants | | | | | | |
|---|------------------------|------------------------|------------------------------|-----------------------------|--------------------|--------------------|
| Borough | New secure LA lettings | Introductory tenancies | Other non secure LA lettings | Noms to RSLs - new tenants* | Other new lettings | Total new lettings |
| Croydon | 239 | 0 | 862 | 204 | 3 | 1,308 |
| Kingston | 0 | 254 | 2 | 84 | 1 | 340 |
| Lambeth | 1 | 1,186 | 539 | 375 | 5 | 2,106 |
| Merton | 0 | 345 | 1 | 132 | 1 | 479 |
| Richmond | 0 | 0 | 0 | 324 | 1 | 325 |
| Sutton | 345 | 0 | 124 | 82 | 0 | 551 |
| Wandsworth | 0 | 787 | 201 | 209 | 371 | 1,568 |
| Total | 585 | 2,572 | 1,729 | 1,410 | 381 | 6,677 |

* excludes local authority tenants transferring (figures estimated or based on local data)
Source: 2002 housing strategy statistical annex

Table A8: Housing stock by tenure - 31 March 2002

| Borough | Local authority | Registered social landlord | Private rented | Owner-occupied | Other | TOTAL |
|--------------|-----------------|----------------------------|----------------|----------------|--------------|----------------|
| Croydon | 14,990 | 8,536 | 17,306 | 96,425 | 79 | 137,336 |
| Kingston | 5,108 | 2,197 | 8,811 | 44,913 | 380 | 61,409 |
| Lambeth | 34,871 | 15,267 | 25,248 | 46,480 | 423 | 122,289 |
| Merton | 7,186 | 4,556 | 9,091 | 55,840 | 115 | 76,788 |
| Richmond | 30 | 9,331 | 12,761 | 55,849 | 310 | 78,281 |
| Sutton | 8,658 | 3,908 | 7,888 | 55,841 | 23 | 76,318 |
| Wandsworth | 18,369 | 9,106 | 31,171 | 65,692 | 215 | 124,553 |
| TOTAL | 89,212 | 52,901 | 112,276 | 421,040 | 1,545 | 676,974 |
| Outer London | 197,793 | 134,483 | 356,093 | 1,141,621 | 7,465 | 1,837,375 |
| Inner London | 317,713 | 157,427 | 433,491 | 384,063 | 4,319 | 1,236,453 |

Source: 2002 housing strategy statistical annex

Table A9: Local authority housing not meeting the decent homes standard, 2002

| Borough | Homes failing the decent homes standard, April 2002 | Non-decent homes as % of total council stock | Investment required to meet target by 2010 - £m |
|--------------|---|--|---|
| Croydon | 6,299 | 42 | 65.3 |
| Kingston | 2,749 | 54 | 22.7 |
| Lambeth | 15,400 | 44 | 331.9 |
| Merton | 2,868 | 40 | 32.9 |
| Richmond | n/a | n/a | n/a |
| Sutton | 3,990 | 46 | 54.3 |
| Wandsworth | 2,430 | 13 | 26.9 |
| Total | 33,736 | 38 | 534.1 |
| London Total | 268,624 | 52 | |

Source: Business Plan Future Plans Statistical Annex 2002 - cell refs G2b and C21g
Includes expenditure needed to prevent dwellings becoming non-decent as well as expenditure to bring all existing non-decent homes up to standard

Table A10: Dwellings by age group (private sector & registered social landlord stock)

| Borough | Tenure | pre-1919 | | 1919-1944 | | 1945-1964 | | Post-1964 | | Total No |
|--------------|-----------|----------------|-----------|----------------|-----------|---------------|----------|----------------|-----------|----------------|
| | | No | % | No | % | No | % | No | % | |
| Croydon | Priv/RSL | 34,869 | 29 | 45,023 | 37 | 11,011 | 9 | 31,443 | 26 | 122,346 |
| Kingston | Priv/RSL | 14,075 | 25 | 23,646 | 42 | 6,756 | 12 | 11,824 | 21 | 56,301 |
| Lambeth | Priv/RSL | 50,702 | 58 | 13,987 | 16 | 6,993 | 8 | 15,735 | 18 | 87,418 |
| Merton | Priv/RSL | 21,579 | 31 | 32,015 | 46 | 5,568 | 8 | 10,440 | 15 | 69,602 |
| Richmond* | Priv only | 30,188 | 44 | 22,641 | 33 | 4,802 | 7 | 10,978 | 16 | 68,610 |
| Sutton | Priv only | 9,613 | 15 | 30,815 | 49 | 5,857 | 9 | 17,444 | 27 | 63,729 |
| Wandsworth | Priv/RSL | 60,517 | 57 | 17,742 | 17 | 6,664 | 6 | 21,260 | 20 | 106,184 |
| TOTAL | | 221,543 | 39 | 185,869 | 32 | 47,651 | 8 | 119,124 | 21 | 574,190 |

Source: Local stock condition surveys
* different age groups (pre-1919, 1919-1939, 1940-1960, and post 1960) which have been incorporated under the standard age groups

Table A11: Unfitness within private sector and registered social landlord housing

| Borough | Owner-occupied | | Private rented | | RSL | | TOTAL | |
|--------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|
| | No of Unfit Homes | % of o/o stock | No of Unfit Homes | % of o/o stock | No of Unfit Homes | % of o/o stock | No of Unfit Homes | % of o/o stock |
| Croydon | 6,602 | 7 | 2,865 | 17 | 561 | 7 | 10,028 | 8 |
| Kingston | 1,367 | 3 | 1,165 | 13 | 64 | 3 | 2,596 | 5 |
| Lambeth | 3,625 | 8 | 4,468 | 18 | 1,419 | 9 | 9,610 | 11 |
| Merton | 5,500 | 10 | 2,200 | 24 | 300 | 6 | 8,000 | 12 |
| Richmond | 2,758 | 5 | 1,550 | 12 | n/a | - | n/a | - |
| Sutton | 2,602 | 5 | 522 | 7 | 0 | 0 | 3,124 | 5 |
| Wandsworth | 4,543 | 7 | 4,054 | 13 | 379 | 4 | 8,976 | 8 |
| Total | 26,552 | 6 | 16,749 | 15 | (3,300)e | 6 | (47,121)e | 8 |

Source: Local stock condition surveys

Table A12: Cost of Repairs

| Borough | Cost to make just fit £m | Urgent repair £m | Comprehensive repair £m |
|--------------|-----------------------------|---------------------|----------------------------|
| Croydon | 20.5 | 136.5 | 451.7 |
| Kingston | 6.4 | 1.2 | 13.4 |
| Lambeth | 33.4 | 129.7 | 342.7 |
| Merton | 25.0 | 19.0 | 211.0 |
| Richmond | 37.0 | na | na |
| Sutton | 9.0 | 62.0 | 277.6 |
| Wandsworth | 26.8 | 160.0 | 302.1 |
| Total | 158.1 | 508.4 | 1,598.5 |

Source: Local stock condition surveys

Table A13: Average (mean) SAP rating

| Borough | Owner-occupied | Private rented | RSL | TOTAL |
|------------|----------------|----------------|-----|-------|
| Croydon | 43 | 44 | 51 | 44 |
| Kingston | 47 | | | |
| Lambeth | 50 | 54 | 64 | 56 |
| Merton | 47 | 44 | 48 | 47 |
| Richmond | 41 | 39 | 51 | 40 |
| Sutton* | 48 | 38 | 44 | 47 |
| Wandsworth | 49 | 49 | 51 | 49 |

Source: Local stock condition surveys

Table A14: Number and proportion of households in dwellings with a SAP rating of below 30

| Borough | Number | % |
|--------------|---------------|-----------|
| Croydon | 13,533 | 11 |
| Kingston | 15,042 | 28 |
| Lambeth | 6,556 | 8 |
| Merton | 10,440 | 15 |
| Richmond | 3,431 | 5 |
| Sutton | 6,390 | 10 |
| Wandsworth | 8,901 | 8 |
| Total | 64,293 | 11 |

Source: Local stock condition surveys

Table A15: Deprivation by borough and ward

| Borough | National rank | No of wards in worst 10% | No of wards in worst 30% |
|------------|---------------|--------------------------|--------------------------|
| Croydon | 164 | 1 | 8 |
| Kingston | 316 | 0 | 1 |
| Lambeth | 42 | 3 | 16 |
| Merton | 198 | 0 | 6 |
| Richmond | 341 | 0 | 0 |
| Sutton | 250 | 0 | 3 |
| Wandsworth | 148 | 0 | 8 |

Source: Index of Multiple Deprivation 2000 (most deprived is 1)

Table A16: Affordable housing targets within borough planning policies

| Borough | Size of scheme over which affordable homes must be provided | Council's target for affordable homes (%) |
|------------|---|---|
| Croydon | 15 | 40-50 |
| Kingston | 15-25 | 30-50 |
| Lambeth | 10 | 50 |
| Merton | 15 | 30 |
| Richmond | 10 | 40 |
| Sutton | 20 | 30 |
| Wandsworth | 15 | 25 |

Source: individual borough planning policies

Table A17: Empty Private Sector Properties, March 2002

| Borough | Number of empty homes | Empty homes as % of private stock | No of homes vacant for 6 months plus |
|--------------|-----------------------|-----------------------------------|--------------------------------------|
| Croydon | 4,324 | 3.8 | 2,868 |
| Kingston | 1,021 | 1.9 | 219 |
| Lambeth * | 2,800 | 3.9 | 1,807 |
| Merton | 2,197 | 3.3 | 1,739 |
| Richmond | 1,776 | 2.6 | 1,240 |
| Sutton | 2,289 | 3.6 | 466 |
| Wandsworth | 4,649 | 4.4 | 653 |
| Total | 19,056 | 3.6 | 8,992 |

Source: Housing Strategy Statistical Annex 2002, except LB Wandsworth - local private sector housing condition survey

* Number of homes vacant for 6 months and over in Lambeth estimated

Table A18: Housing Investment Resources 2003/04 - £m

| Source | Croydon | Kingston | Lambeth | Merton | Richmond | Sutton | Wandsworth |
|--|-------------|------------|-------------|-------------|------------|-------------|-------------|
| Basic Credit Approval (BCA) | 6.5 | 0.7 | 13.1 | 0.3 | 0.4 | 4.4 | 7.0 |
| Disabled Facilities Grant (DFG) | 0.7 | 0.2 | 0.3 | 0.2 | 0.5 | 0.4 | 0.2 |
| Major Repairs Allowance (MRA) | 11.1 | 3.9 | 35.6 | 5.2 | 0.0 | 7.1 | 15.3 |
| Capital Receipts (RTB) | 3.6 | 0.1 | 0 | 0.2 | 2.6 | 1.8 | 0 |
| HRA contribution to capital programme | 5.8 | 3.1 | 0 | 0.3 | 0.0 | 0 | 12.7 |
| Housing Corporation Approved Development Programme (ADP) | 24.1 | 0.7 | 41.5 | 11.0 | 2.4 | 18.0 | 21.3 |
| Estate Action | 0 | 0 | 7.5 | 0 | 0.0 | 0 | 0 |
| B&B Unit funding | 0.8 | 0 | 0.5 | 0.1 | 0.1 | 0.2 | 0 |
| Total Housing Investment Resources | 52.6 | 8.7 | 98.4 | 17.2 | 6.0 | 31.9 | 56.5 |

Table A19 Housing Investment Programme 2003/04 - £m

| Programmes | Croydon | Kingston | Lambeth | Merton | Richmond | Sutton | Wandsworth |
|--|-------------|------------------|-------------|-------------|------------|-------------|-------------|
| Priority 1: Maximise the supply of housing | | | | | | | |
| Approved Development Programme | 24.1 | | 41.5 | 11.0 | 2.4 | 18.0 | 21.3 |
| Local Authority Social Housing Grant | 7.6 | | 4.1 | 0.8 | 2.2 | 2.7 | 0.7 |
| Housing Revenue Account | 1.7 | | 0 | 0.2 | N/A | 0 | 2.6 |
| Reducing use of B&B | 0.8 | | .5 | 0.1 | 0.1 | 0.2 | 0 |
| Sub Total | 34.2 | | 46.0 | 12.0 | 4.7 | 20.9 | 24.6 |
| Priority 2: Meeting housing need | | | | | | | |
| Disabled Facilities Grant | 1.1 | | 0.4 | 0.4 | 0.9 | 0.5 | 0.4 |
| Sub Total | 1.1 | | 0.4 | 0.4 | 0.9 | 0.5 | 0.4 |
| Priority 3: Improving housing conditions | | | | | | | |
| Improvement of local authority housing stock - HRA/HIP | 15.2 | | 40.2 | 5.4 | N/A | 9.9 | 29.9 |
| Improvement of local authority housing stock - Estate Action | 0 | | 11.0 | | N/A | 0 | 0 |
| Private Sector Renewal | 2.1 | | 0.8 | 0.2 | 0.4 | 0.6 | 1.6 |
| Sub Total | 17.3 | | 51.9 | 5.6 | 0.4 | 10.5 | 31.5 |
| TOTAL | 52.6 | not avail | 98.4 | 17.9 | 6.0 | 31.9 | 56.5 |



Appendix 2: The Boroughs

This appendix gives a brief general description of each individual borough in terms of the local populations, the housing stock, levels of deprivation, the issues of particular concern in each authority area, and the opportunities offered especially within the context of population growth and developing additional homes. Whilst the pen pictures highlight the diversity of the sub-region, a number of common factors emerge which have been summarised in the Strategy. The priorities of the individual borough housing strategies have been mapped out and used to agree the key priorities of the sub-regional strategy - these are set out in the table at the end of the appendix.

Croydon

Croydon is home to the largest number of people in London with a population of 330,500 people. This is set to grow by 9% (30,000) by 2016. The borough has a growing ethnic minority population also, representing 32% of the population overall and over 50% in some wards.

There are 137,000 dwellings, of which 70% are owner-occupied, 14% are privately rented, and 17% are rented from the Council or housing associations.

It is a highly diverse borough, with areas of real prosperity but also significant pockets of deprivation, many of which correspond to large council estates. According to deprivation indicators, one ward falls within the bottom 10% and 12 wards are within the bottom third nationally. Life expectancy by ward ranges from 82 to 74 years.

Whilst not exhibiting the very high house prices across much of the sub-region, the local housing market is nevertheless buoyant with large price increases in recent years and below average incomes prevailing in the borough. Private sector rents pose a major barrier to low income and benefit-dependent households.

The shortfall in affordable housing supply is one of the most pressing issues for the borough, largely because of the small proportion of social housing, with the number of households accepted as homeless and in priority need exceeding the supply of social housing lettings over the last three years. The net affordable housing requirement to meet need is 4,214 homes a year. Other key priorities for the borough are tackling unfitness and poor conditions in private sector housing, and meeting the decent homes standard for council housing. Housing in poor condition tends to be dispersed across larger areas and the focus for renewal and refurbishment therefore often relates to groups of wards or to different property or household types.

An attractive part of London in which to live, Croydon offers a range of good public and community services for its residents including excellent leisure facilities and transport links, and well-reputed schools. Croydon is a major employment centre and a centre for economic investment in south-east England and offers diverse employment opportunities. There are also high rates of satisfaction with the home, the wider environment and housing service amongst council tenants. Croydon's housing strategy and HRA business plan have been judged by the Government Office for London to be fit for purpose.

Kingston

The Royal Borough of Kingston is located in one of the most prosperous parts of London and the South East. It plays a major role as a commercial and employment centre serving a wide area of South West London and North East Surrey.

Kingston is a major retail centre, rated as the best retail centre in London outside the West End in a recent Experian Retail Survey.

The economy of Kingston is dominated by service industries and by small and medium-sized businesses. Over half the borough's firms employ five or fewer people. Around 50% of



residents live and work in the borough. Reliance on sectors such as retail, restaurant and leisure has given rise to high levels of part time employment compared to London as a whole.

While Kingston is a prosperous area, there are pockets of deprivation and wide disparities between wards. House prices in Kingston are high and the social housing sector is small. Affordability and a shortage of affordable housing has been identified as one of the main concerns for the residents of the borough.

There are an estimated 61,000 dwellings in the borough, of which 72% are owner occupied, 15% are privately rented and 12% are rented from the Council or housing associations.

The Council's housing stock is the smallest in London (excluding the City). The Council owns 5,109 rented properties and 1,311 leasehold properties. A significant proportion of the rented housing stock is sheltered housing for older people. The majority of general needs properties are flats on estates across the borough.

Lambeth

Lambeth is the largest of the inner London boroughs and is growing fast.

The population of 266,800 in 2001 is expected to reach 311,400 by 2016 (an increase of 17%). Lambeth's population is expected to grow more rapidly than any other inner London borough and faster than all but one outer London borough.

Lambeth is a complex urban community, rich in contrasts and

diversity. 38% of Lambeth's population are from ethnic minorities - the seventh highest figure for a London borough - 26% from the black communities and 4% from groups from the Indian sub-continent. Over 150 languages are spoken in the borough. Lambeth is also home to the highest percentage of single people in the country, with 56% of all Lambeth residents defining themselves as single.

In the 2000 Index of Local Deprivation, 3 wards in Lambeth were in the top 10% most deprived wards and 16 (almost three quarters of all wards) in the top 20%. The 2001 census showed that 1.6% of households in Lambeth do not have their own bath/shower and toilet - the eighth highest proportion in England and Wales. 10% of Lambeth's households have no central heating, slightly higher than Inner London (9%), Greater London (8%) and nationally (8.5%). In addition to this, 22% of households in Lambeth are overcrowded. This compares with 7% in England and Wales. Indeed, Lambeth remains the fifth most densely populated district in the country.

Lambeth has an acute unemployment problem with an official unemployment rate (August 2002) of 8.4%, compared to 7% for Inner London and 5% for Greater London as a whole. The problem is compounded by the length of time which many Lambeth residents remain unemployed - 45% have been unemployed for over 6 months.

There are 122,289 dwellings in Lambeth of which 37% are owner occupied, 18% are privately rented and 42% are rented from the council or housing associations.

A comprehensive housing needs survey indicated a shortfall of almost 4,200 affordable homes a year.

Lambeth has recently conducted a survey of 10% of council homes to find out what condition they are in. The initial results suggest that 12,520 homes need immediate improvement works. Of these, 8,050 fail the Government's decent homes standard. Over the next few years, some homes that currently meet the standard will fall below it.

Lambeth estimates that homes need an average of £13,900 each spent on them. The total needed both to reach the standard and deal with all other disrepair will be £492 million by 2010. Of this about 55% relates to decent homes standards.



Merton

Merton has a population of 188,000 which is projected to grow to 209,000 by 2016. 25% of the population is from an ethnic minority community and over 40 languages are spoken. The ethnic minority population is projected to increase to 26% by 2011.

Deprivation in the borough is clustered in the east. The unemployment rate at March 2003 stands at 2.4% compared with the outer London average of 2.9%. There are approximately 77,000 dwellings in the borough of which 86% are owned privately, 9% are owned by the Council and 5% are owned by registered social landlords. There are just under 7,000 council dwellings and, during 2002/03, 196 properties were sold under the right to buy. There are approximately 40 registered social landlords (RSLs) providing affordable housing in the borough. Five RSLs, including 2 black and minority ethnic-led organisations, are 'preferred partners'.

At March 2003, the average purchase price for a property in the borough was £241,000 with a large disparity between prices in Wimbledon and Mitcham & Morden. 156 applicants were accepted as homeless by Merton in 2002/03. However, whilst this appears to be relatively low, it is not a true reflection of the level of housing need. Homelessness acceptances under the 1996 Housing Act are only recorded if an integrated approach of advice work, negotiation and housing through the housing register is unsuccessful. A large number of households are consequently rehoused through the housing register.

Richmond upon Thames

Richmond upon Thames is the only London borough spanning both sides of the River Thames and its population stood at 172,335 at the time of the 2001 census, the fifth lowest in London. The borough has a growing ethnic minority population, standing at just over 15,000 (9% of the population).

There are just over 76,000 dwellings within the borough, of which 70% are owner-occupied, 15% are privately-rented and 12% are rented from housing associations. There is no permanent council stock within the borough following the large-scale voluntary transfer to Richmond Housing Partnership in July 2000.

As a whole, the borough is one of the least deprived in the country but this hides significant variations within it. Four of its eighteen wards exhibit significantly greater levels of deprivation than the others and all coincide with concentrations of housing association stock. The most acute deprivation occurs at the micro-scale and is not evident when considering the situation at ward level. Life expectancy for men is 76 years and 82 years for women, both of which exceed the national average.

Property prices within Richmond upon Thames continue to be amongst the highest in the country and the borough is consistently within the top ten most expensive local authorities in the country and the most expensive in Outer London. The large price rises experienced in recent years have pushed up the minimum income needed to buy a home whilst also reducing the numbers of households who can afford to purchase, particularly prospective first-time buyers. High rents within the private-sector also make it difficult for low-income and benefit-dependent households to access this type of housing. The buoyancy of the housing market reflects the attractiveness of the borough as a place to live, the strength of the local economy and its location in a travel-to-work area for millions of people.



Like other boroughs in the sub-region, increasing the supply of affordable housing is a key priority, particularly given the small size of the social housing stock and the fact that the level of homeless acceptances alone virtually matches the supply of social housing lettings each year. The net affordable housing requirement to meet need is 1,555 homes per year, according to the latest housing needs survey. Another priority involves improving the quality of the existing housing stock and that which does require action is not sited within particular areas, but tends to be scattered across different locations, tenures and household types.

Sutton

The London Borough of Sutton occupies an area of 4,338 hectares and has a population of around 180,000 which is projected to grow to nearly 200,000 by 2016. The population comprises around 76,000 households. The latest census count showed that 11% of people in the borough are from ethnic minority backgrounds, a 50% increase since 1991.

In terms of housing tenure, the profile of the borough is similar to outer London as a whole, with nearly three quarters of homes being owner-occupied. The current tenure breakdown is as follows: 74% owner-occupied, 10% privately rented, 11% local authority rented and 5% housing association rented.

Sutton is an attractive borough offering a wide range of leisure facilities and amenities and good transport links to most parts. It is relatively prosperous although it does contain localised pockets of deprivation centred on certain council estates. Infant mortality is relatively low at 4.6%.

Unemployment is also low - 2% as at February 2002. Educational attainment in the borough is very good, with Sutton schools being consistently rated amongst the highest in the country in recent years. Crime rates are amongst the lowest in London although fear of crime is an important issue for many residents.

Lack of affordable housing remains the single biggest housing concern, with a requirement for 1,143 new affordable homes a year according to a 2001 housing needs survey. Another key concern is meeting the Government's Decent Homes target by 2010 and tackling unfit and disrepair in the private sector.

Wandsworth

Some 260,000 people live in Wandsworth making it the second biggest borough in inner London. It is a popular, residential area with many different types of housing - from the leafy suburbs of Putney to the high-rise housing estates of north Battersea. It enjoys five miles of Thames river frontage, 43 conservation areas and 1,600 acres of parks and common land.

The borough is a collection of many different communities, each with its own distinct character. There is a vibrant ethnic and cultural mix, with more than one in five people belonging to a racial minority group.

The number of households is expected to rise by 3-4 per cent by 2006. Within this there is expected to be a decrease in married couples but an increase in the number of single person and lone parent households. Indeed, single person households make up 36 per cent of all household types.

There are around 124,000 dwellings in the borough. The council manages a stock of some 34,000 homes including 15,000 owned by leaseholders. Home ownership levels are high at around 52 per cent while there is also a vibrant private rented sector. The pattern of housing supply in the borough is therefore strong and diverse. Housing policies seek to maintain this diversity - enabling all groups to enjoy access to the housing market.

Wandsworth has a thriving housing market but accommodation, as in most parts of London, can be expensive. The latest assessment of housing need suggests that current policies are delivering increasing levels of affordable housing but that this is not keeping pace with



increasing need, at least in the short term. The council will therefore continue to encourage housing development on suitable sites. Agreements with house-builders will deliver well over 1,000 affordable rented and shared-ownership homes during the next eighteen months. Generally, the borough's housing stock is in good condition and meeting the decent homes standard for all council owned properties is a key priority.

Wandsworth enjoys good roads and rail links. At its heart is Clapham Junction - the busiest railway station in the UK with mainline services to central London, Gatwick and the south coast. It offers a huge variety of educational choices - especially in the secondary sector- while the business sector is particularly dynamic with more start-ups among small and medium-sized enterprises than anywhere else in the capital - many of them serving the fast growing IT and media industries.

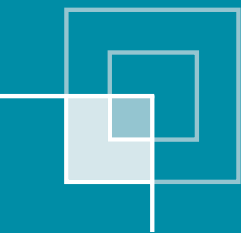
Local residents also pay the lowest council tax bills in the country and enjoy some of the best services. The council has the highest number of Charter Marks of any authority while it has been rated as "excellent" by the Audit Commission, inspectors describing the council as 'a strong well managed authority with a clear vision of what it wants to achieve'. Wandsworth's housing strategy has been judged by the Government Office for London to be fit for purpose.



CROSS REFERENCES WITH 2002 LOCAL HOUSING STRATEGIES

| | Croydon page no | Kingston page no | Lambeth page no | Merton page no | Richmond page no | Sutton page no | Wandsworth para. no |
|---|--------------------|----------------------|--------------------|-------------------|---------------------|-------------------|------------------------|
| 1. Maximising affordable housing | | | | | | | |
| Outlining mix and scale of development programme (unit size, density, tenure) | 5, 28, 35 | 6, 34-35, 42-43, 47 | 22 | 29 | 22-23 | 13-14 | 69-72 |
| Describing enabling role & relations with RSLs | 20,28 | 29-30, 35, 42-43, 47 | 20 | 29 | 22 | 4-6, 23 | 17, 30 |
| Use of planning system & affordable housing policies (including section 106 agreements) | 3 | 14-15, 35 | 21 | - | 20 | 4 | 19-20, 58-67 |
| Reducing the number of empty homes | 29 | 25-34 | 24 | 24 | 26 | 4 | 127 |
| Maximising use of existing social housing stock | 3-4,28-29 | 6, 25, 34-35,47 | 23 | - | 17 | 4-5 | 123-129 |
| 2. Meeting housing need | | | | | | | |
| Deciding on priority groups for access to housing | 4 | 19-21, 30,32-33 | 9, 10, 11 | - | 22 | - | 93 - 97 |
| Operating allocation policies – e.g. approach to choice-based lettings/nomination agreements with RSLs etc. | 9,34 | 32-33,47 | 8-9 | 18, 30 | 17-18 | 26 | 93 - 97 |
| Promoting access to private-renting and home-ownership | 3-4,28-29 | 22-23, 30, 101- | - 35,42,47 | 10 | 17-18 | 22 | 32, 51, 103, 112 |
| Providing supported housing for vulnerable people | 5-7,30-31 | 19-21, 47 | 11 | 31 | 29-30 | 24-25 | 75-87 |
| Tackling homelessness – prevention, support and providing temporary accommodation | 3-4,28-29 | 7-8,10,17-18, 33, 47 | 9, 10 | 30,33 | 17-18 | 26 | 89-92 |
| Enabling key workers to access affordable housing | 3-4,29 | 14 | 22 | 10 | 20-21 | 5/23 | 105 |
| 3. Improving housing conditions | | | | | | | |
| Achieving the decent homes target | 7,32 | 7,24,29 | 27, 28 | 11,19,27 | 24 | 6/12-13 | 46-48 |
| Considering stock investment options | 23,32 | 31,32 | 27 | 19,27 | - | 13 | 140-150 |
| Developing new private sector renewal policies | 8,32-33 | 9,25,26, 36,37,38 | 28 | 21-24, 28 | 24 | 22 | 50-52, 110-113 |
| Implementing estate or area-based regeneration | 35* | 7 | - | - | - | 28-29 | 107-108 |
| 4. Building sustainable communities | | | | | | | |
| Linkages to employment, training and education | 10,35 | 4,5,13,32, 50,51,52 | 33 | 14-18 | - | - | 9-12 |
| Promoting community involvement | 34,35 | 7,12,16 | 31 | - | 35 | 20-21 | 25-29 |
| Tackling inequalities – health, race, deprivation etc. | 10,35 | 9,13 | 32 | - | 34 | 20-21 | 99-100 |
| Supporting safer communities | 11,35-36 | 13,38 | 34, 35 | 15-16 | 28, 34 | 1, 6, 18 | 131 |
| Improving the physical environment | 35 | - | 35 | - | 34 | 28-29 | 9-12, 132 |





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