



Affordable Housing Investment Framework for South West London

Programme period 2008/11



Last updated on February 2010

Introduction

Purpose of document

This document sets out the latest funding priorities and expectations for the South West London Housing Partnership and the seven boroughs within it¹. It applies to the provision of new affordable housing through the Homes and Communities Agency's (HCA) National Affordable Housing Programme, Section 106 Agreements, NHS campus re-provision, local authorities' own direct funding and other public funding streams.

It covers:

- The policy context
- key decision making considerations
- tenure mix required
- unit sizes and general guidance on type
- equalities considerations
- client groups to be catered for
- basic design and standards (for example environmental standards) expected; and
- priority investment areas for development and
- the importance of good management and service once units are completed and let or sold.

It should be read with the sub-region's overall housing strategy (summary at Appendix 1), the latest draft London Housing Strategy² and the HCA's National Affordable Housing Programme documentation³. It should be noted that it does not over-ride individual borough planning policies. Any housing being developed needs to comply with these borough policies in the first instance.

How is the document organised?

It has three sections. The first covers the overall requirements for the sub-region. These reflect the profile that we would like the capital housing programme to have across the whole sub-region. However, we expect that there will be different profiles for individual schemes because of their size and location. The second section gives details of individual borough expectations. These details are given so that housing providers can discuss with boroughs how schemes fit into the local environment, including where the specification may differ from the borough's stated preferred scheme profile. This may be acceptable if the scheme meets the overall sub-regional requirements, but would need discussion. The third section sets out supported housing client groups that are a priority where these have been decided.

What sort of schemes will be supported by boroughs in the sub-region?

When deciding whether or not to support proposed housing projects, boroughs in the sub-region will consider all of the following factors:

- how closely they meet strategic objectives and identified need: their fit with both local strategies and planning policy objectives⁴ (including borough investment plans prepared as part of the HCA's Single Conversation process), the objectives within our SW London Housing Strategy, published in April 2004 (summary attached at Annex 1), our Intermediate Housing Strategy⁵ (summary attached at Annex 2) and our BME strategy targets (see Part 1, section 4 below)

¹ Croydon, Kingston, Lambeth, Merton, Richmond, Sutton, Wandsworth

² Assembly draft published November 2009

³ See HCA website for latest versions

⁴ note that there is also a draft Mayor's housing strategy published in September 2007

⁵ Published February 2007

- ability to meet specific requirements in this investment framework;
- appropriateness of the scheme(s) proposed to the local environment;
- which schemes achieve the greatest quality and standards of design and provide good space standards (for example meeting a high proportion of building for life criteria);
- ability to meet environmental standards;
- ability to meet the GLA's play space requirements (where relevant to scheme)
- overall sustainability; and
- the deliverability of schemes: prior to recommending schemes to the HCA we need to see schemes that are more than just speculative and that are advanced in terms of site assembly/acquisition and planning and that are therefore deliverable. However, we are always keen to discuss options with RSLs and developers at an early stage in the process and expect this as a matter of good practice;
- Those schemes where the public funding will deliver additional affordable homes over and above those delivered through the implementation of the borough's affordable housing policy
- Projects which work within the current housing market to deliver schemes that have stalled and also take-up opportunities that exist to increase the level of social housing stock (such as off the shelf and purchase and repair packages).

Compliance with London Plan, local UDPs and LDFs and the Housing Corporation expectations on Design & Quality Standards and CSH (3*) should be taken as read.

Priority will be given to schemes able to provide:

- quick delivery and completions
- more than the baseline standards (level 3 of the Code for Sustainable Homes) on environmental factors, the closer to a carbon neutral effect the better;
- real innovation in relation to design and use of space;
- excellent affordability (in the case of low cost home ownership and other intermediate market products); and
- innovations which help to meet our sub-regional and the regional agenda.

We are also interested in schemes which can demonstrate their contribution to easing overcrowding in the social housing sector in our sub-region. This might mean a high proportion of larger (three, four or more bedroom) homes or homes designed with under-occupiers in mind - helping to free up larger units within the existing tenanted stock.

For schemes not using Social Housing Grant from the HCA (i.e. some Section 106 schemes and those directly funded by local authorities), the borough/boroughs within the Partnership will consider their own priorities, the sub-regional requirements and also their preferred partners in making decisions. The local authority funding the scheme or making the section 106 agreement will make the final decision about funding. For HCA funded schemes, the boroughs provide advice to the HCA about their preferences, partners and the deliverability of schemes, but the Housing HCA takes the final decision about allocations. Please note also that in the sub-region, the HCA's delegated investment pilot will be in the borough of Croydon.

Part 1 – Sub-regional requirements

1. Summary of requirements for the sub-region

Housing requirements

South West London has a shortage of affordable housing, reflecting the position across London. The current annual shortfall is estimated to be 15,000 units a year, taking into account both the backlog and newly arising needs⁶. Current funding levels in the sub-region are not sufficient to meet this need but the sub-region seeks to ensure that it attracts a good share of the overall London funding and that it makes best use of the funding it receives. This approach is reflected in our Partnership's key housing objectives:

- √ Maximise the supply of affordable housing across the sub-region overall, *providing the right sort of homes (in terms of size and mix) in the right places (where development makes sense and is possible) without compromising on good design or environmental issues*
- √ Make best use of existing stock, including:
 - using the private sector to meet housing need
 - Improving the condition of existing stock across the sub-region (in all sectors), both to ensure that people are living in decent conditions and also that homes have lower carbon emissions
- √ Champion environmental issues
- √ Increase housing options/choices for residents in the sub-region (including mobility where residents want it) and work to prevent homelessness

Expectations

The sub-region would like to see a programme which has the following components:

- a programme which meets the needs of the individual strategies and the planning policies of individual borough members;
- a level of rented housing in line with our borough expectations, which in the majority is 70% of affordable housing. At present, many of our boroughs have higher requirements for social rented housing than that expected at a regional level as set out in the draft London housing strategy for 60% social rented housing as this is the level that local evidence bases suggest is necessary;
- a good selection of intermediate housing options. In particular, we are looking for projects which truly achieve *affordable intermediate housing*, a challenge in some of our boroughs where house prices are especially high. We also want to see family sized homes (of 3 bedrooms and above) developed within this programme (at least 16% in line with regional expectations).

⁶ this is net of the supply of affordable homes provided through re-lets of council and registered social landlord homes. Reference – SW London Housing Strategy, April 2004, page 13.

- more emphasis on larger homes generally– in line with the draft London housing strategy we would try to achieve 42% larger homes, but at the very least we would seek to achieve the 35% which we have been working towards during 2008/11.
- a minimum of level 3 of the Code for Sustainable Homes for all new build homes but greater standards expected;
- provision for wheelchair standard housing – at least 10% to be wheelchair accessible or fully adapted (refer to individual borough requirements. ;
- homes built to Lifetime Homes standards, in line with the *London Plan* expectations; and
- schemes which meet the GLAs play space standards.

In addition we expect our strategic partner associations to consult with local community partners over bids and enter into strategic relationships with BME delivery agents where appropriate. In putting together our sub-regional programme priorities to the Homes and Communities Agency, we will monitor allocations to BME social landlords and their development partners. We will also monitor the lettings figures by ethnicity in the sub-region to ensure that access to housing is fair and proportionately reflects the needs of communities in our boroughs.

We are also looking for a spread of investment across the sub-region, which takes advantage of the smaller development opportunities that exist in some of our partner boroughs, whilst also exploiting major sub-regional land/development opportunities. We are also keen to see ideas for cross-borough schemes, particularly in relation to supported housing needs, coming forward. Both will be welcome and are necessary to meet needs and maintain sustainable communities in the sub-region.

Boroughs are most likely to support schemes that are able to meet all the above requirements. However, we understand that individual schemes may not meet all the above requirements, but may fit well within an overall sub-regional programme that does achieve the correct balance and profile. A scheme’s contribution to the overall sub-regional programme will also, therefore, be a key consideration as will taking current market opportunities in areas where affordable housing development has not previously been possible.

We would also not support projects for which we could not be confident of timely delivery.

We would really like to encourage well designed and innovative schemes, for example we strongly encourage environmental innovation and homes that achieve closest to zero carbon rating. If family sized homes are being developed in high density projects we would like to promote the use of the National Housing Federation’s toolkit for developing homes for families at higher densities. The latter reflects our concern that schemes should be ‘sustainable’ – e.g. with a mix of unit sizes or tenures and with provision of adequate amenities. We also want the GLA’s play standards to be followed to ensure that urban family developments are viable.

We are also keen to see affordable housing developers make use of space that is wasted and under-used. The London Borough of Wandsworth (and more recently the London Borough of Croydon) Hidden Homes programme is a good example of this. We would

be interested in any schemes, including in RSL estates, where this type of programme could be reproduced.

2. Tenure mix

Overall, the sub-region would like to see in new housing investment that **70%** of affordable housing is social rented and 30% intermediate. We acknowledge that the draft Mayor’s housing strategy requires 60% of affordable housing in London to be rented. In SW London individual borough evidence bases suggest that 70% is required at present. We have regular dialogue with the GLA at officer and Member level and feel that the two approaches are compatible at present as our programme is at a small enough level (14% of the overall London programme) not to prevent the overall London expectations being met. Please note again that developments must adhere to individual borough requirements and developers must be in line with these in any development proposals. For most boroughs there is a requirement for a 70% rent and 30% intermediate split for affordable housing; however Richmond requires a higher level(80% rented housing).

This approach is needed to maintain, if not increase the proportion of social housing stock in the sub-region which is low (see table below) compared to other areas. This creates a reliance on the private sector, including temporary accommodation, to meet need and provides even more reason to provide social rented accommodation, given the need to reduce the use of temporary accommodation in light of CLG targets.

Tenure type	% of stock as appears in strategy	% of stock in L&SSSS
Local authority rented	13	12.4
Registered social landlord	8	8.3
Private rented	17	18.2
Owner-occupied	62	61.1
Other public sector	0.2	Does not appear
TOTAL	100	100

The split between intermediate and social rented housing is also informed by the data in the London & Sub-regional Strategy Support Studies. This found that of the households in the sub-region unable to afford market housing, only 28% were estimated to be in a position to afford intermediate housing. The proportions were even lower for a number of ethnic minority groups.

3. Size of units required

Individual boroughs in the sub-region have their own requirements for size mix of affordable rented housing. We acknowledge the draft Mayor’s housing strategy target of 42% larger homes, and would be happy to accommodate this if sites in the sub-region allow. A number of our boroughs would like to see a higher proportion of family (3 bed plus housing) – see the individual borough profiles.

The requirement varies between the social rented and intermediate tenures. For the different tenures we would like to see a sub-regional programme which provides:

Social rent	Shared ownership	Intermediate rent
1 bed – 30% 2 bed – 25-30% 3 bed + – 20-25% 4 bed + - 15-20%	wide variations – see borough details	wide variations – see borough details

The sub-region needs to ensure that we produce a greater number of larger homes for social renting. Evidence from the London and Sub-regional Strategy Support Studies (2005) shows that there are significant numbers of households living in one, two and three bedroom properties that are overcrowded (around 9,000 households in one bedroom houses requiring 2 and 3 bed properties and over 11,000 in two beds requiring three or more bedrooms, for example). In addition the data confirms that overcrowding is more prevalent in the social housing sector - levels of overcrowding are at almost 10% in LA stock and 8% in RSL stock in SW London. Overcrowding also disproportionately affects some BME communities: 17.7% of Bangladeshi households and 15.7% of Black African households in SW London.

4. Meeting the needs of diverse communities

We expect our strategic partner associations to consult with local community partners over bids and enter into strategic relationships with BME delivery agents where appropriate. In line with the SW London Housing Strategy, we will aim, as a guide, to see 15% of social housing grant being directed to BME associations and their development partners. The proportion may vary between the boroughs. Richmond and Kingston, for example, do not have a significant BME RSL provider presence to make this goal achievable for their schemes in the short term. Other boroughs may exceed this figure. However, the crucial issue for us is meeting needs in an appropriate way and achieving fair access to homes and housing services. The sub-region, through the implementation of its *BME housing strategy* will monitor the position. In addition we will monitor the lettings to new as well as existing stock, by ethnicity, to ensure adequate proportions assist BME communities.

5. Client Groups

Requirements vary between boroughs, but overall the sub-region is looking for between 90-95% general needs housing.

6. Lifetime homes and Wheelchair units

We would like all homes to be built to life-time homes standards in line with the draft London housing strategy and *London Plan* expectations. We would also like the overall sub-regional programme to achieve 10% wheelchair standard, either fully accessible or wheelchair adapted depending on borough requirements..

7. Environmental standards

We have an expectation, in line with the Housing Corporation's own guidance, that all new build schemes achieve level 3 in the Code for Sustainable Homes. However, we would encourage providers to develop to achieve a higher rating or even try to achieve a zero carbon effect

8. Space and Design standards (including density)

We would like to see both well designed and innovative schemes within our programme. In particular given our emphasis on family housing we would like to promote the use of the National Housing Federation's toolkit for developing homes for families at higher densities. The latter reflects our concern that schemes should be 'sustainable' – e.g. with a mix of unit sizes or tenures and with provision of adequate amenities. We want the GLA's play space requirements to be addressed where relevant. Schemes need to take into consideration their local environment – we have boroughs with both urban and suburban areas within them and new developments need to consider the nature of the local area, whilst maximising the use of land and number of units being provided.

9. Location of investment

In the 2008/11 programme, the Partnership will be looking for a spread of investment across the boroughs. **Small developments in boroughs where land is in very short supply are important to us.** However, there are also some opportunity areas, set out in Part 2 (individual borough requirements), which may meet sub-regional needs and attract a greater level of investment than the borough would normally expect to receive. Any homes provided, over and above borough requirements will be subject to the sub-region's agreement on pooling units, which are made available to residents within the sub-region but outside of the "host" borough.

10. Housing Management and after-sales service

The housing management of rented homes and the service offered to leaseholders is as key to our boroughs as the delivery of quality new affordable housing in the sub-region. We expect those developing homes to have a good record of management and a sufficient local management base if they intend to manage properties themselves. Alternatively we expect them to be working in partnership with an organisation that meets these requirements if they do not.

Part 2 – Individual Borough Requirements

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
Overall tenure mix (of affordable housing)	Social rent: 70% Intermediate housing (rent and LCHO): 30%	Seeking at least 70% social rented and 30% intermediate.	S106 Agreements: 70% socially rented and 30% Intermediate based on 50% affordable housing provision with Housing Corporation Grant and 40% without this. - 60% plus socially rented for stand alone affordable housing schemes.	Social rent: 70% Intermediate housing (rent and LCHO): 30% <u>Breakdown of intermediate:</u> LCHO –n/a intermediate rent – n/a	Social rent: 80% Intermediate rent and New Build HomeBuy: 20%	Social rent: 70% Intermediate housing 30% on Section 106 sites For stand alone affordable housing sites a minimum 70% social rented to be negotiated on a site by site basis.	Social rent: 70% Intermediate housing (rent and LCHO): 30% <u>Breakdown of intermediate:</u> LCHO 95% Intermediate rent 5%
Overall Unit mix – no. of bedrooms required % required	1 bed – 30% 2 bed – 30% 3 bed – 25% 4 bed+ – 15%	See split by tenure in section below in line with SPD on affordable housing (updated December 07).	1 bed – 35% 2 bed – 13% 3 bed – 36% 4 bed+ – 17% (2003 needs survey). However, a larger percentage of 3 bed plus units is preferred in view of the requirements derived from the Housing Register	1 bed – 35% 2 bed – 25% 3 bed – 15% 4 bed + – 25%	1 bed – 15% 2 bed – 40% 3 bed – 40% 4 bed + – 5%	1 bed 32.9% 2 bed 31.9% 3 bed 29.4% 4 bed+ 5.7% Source Table 8.3 Fordham Please check with Housing Enabling. A larger % of 3 bed+ units is preferred in view of Housing Register requirements	1 bed 35% 2 bed 32% 3 bed 20% 4 bed + 13%
Social rent – mix by no. of beds required	1 bed – 30% 2 bed – 20% 3 bed – 30% 4 bed – 20%	1 bed 24% 2 bed 34% 3 bed 30% 4 bed 10% 5 bed+ 2%	1 bed 38 2 bed 13 3 bed 34 4 bed) 15 5 bed+	Not specified 1 bed – 15% 2 bed – 31% 3 bed – 33% 4 bed – 21%	1 bed – 5% 2 bed – 40% 3 bed – 50% 4 bed + – 5%	Agreed on a site-by-site basis with an aim of 25% being 3-bed + properties Contact Housing Enabling for current view.	1 bed 35% 2 bed 35% 3 bed 20% 4 bed+ 10%

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
Intermediate rent – mix by no. of beds required	1 bed – 50% 2 bed – 50%	As SO below	1 bed 31 2 bed 14 3 bed 37 4 bed 18 5 bed+	Not specified	1 bed – 70% 2 bed – 30%	Not specified please see below	There is little demand for this product
Shared ownership – mix by no. of beds required	1 bed – 15% 2 bed – 75% 3 bed – 10%	1 bed – 50% 2 bed – 41% 3 bed – 9% 4 bed 5 bed+	1 bed 2 bed 3 bed 4 bed 5 bed+	Breakdown not currently available. Adopt same mix as market housing in the meantime. 1 bed 40% 2 bed 17% 3 bed 15% 4 bed 28%	1 bed – 60% 2 bed – 30% 3 bed – 10%	Intermediate products must be affordable, please refer to Housing Enabling, also see section at the end of this table	1 bed 35% 2 bed 30% 3 bed+ 20% 4 bed 15% No studio flats are to be provided as shared ownership.
Unit Type (% required):	Depends on site and location – aim to achieve a balanced mix	Houses preferred for 2b+ but especially 3b+ units	Prefer houses if it is possible to construct these.	s/c Houses – N/A s/c Flats – N/A shared units – N/A	1 beds: 100% s/c flats 2 beds: 75% flats; 25% houses 3 beds: 20% flats; 80% houses 4 beds: 100% houses	A balanced mix of housing types and sizes depending on site. All developments of 10 or more units should give 25% units of 3-bed size or larger	s/c Houses 60% s/c Flats 40% shared units – 0% unless SP Grant available
Client groups (family/single persons, etc)	General needs: 95% of units Special Needs: 5% units <u>General needs breakdown:</u> Family (h/h with children): 65% Single persons: 20% Couples (no children): 10% Older people: 5%	General needs: 90 % of units Special Needs: 10% units <u>General needs breakdown:</u> Family (h/h with children): 80% Single persons & Couples (no children): 20% Older people: 0%	Generally specify family general needs housing. Wish to increase the level of floating support as per the Supporting People question below.	General needs - 85% of units Special Needs - 15% units <u>General needs breakdown:</u> Family (h/h with children): 80% Single persons: 10% Couples (no children): 5% Older people: 5%	General needs - 98% of homes comprising 80% family housing (for households with children) and 20% non-family housing Special Needs - 2% of homes	Generally specify family general needs housing with 10% of the affordable being wheelchair accessible –see below. Specific need groups as required from time to time.	General needs (% of units) 80% Special Needs 20% but must have SP funding <u>General needs breakdown:</u> Family (h/h with children): 60% Single persons: 20% Couples (no children): 15% Older people: 5%
BME Proportion of a)	a) No specific proportion of	a) no proportion as such but larger	a) Does not stipulate BME requirements in	a) 15% of allocations are targeted to	a) & b) No specific proportion	Sutton operates a Choice-based	We would expect around 20% of

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
<p>£ allocation</p> <p>b) units to BME HAs</p>	<p>grant allocations; policy focuses on achieving larger family units to meet BME needs</p> <p>b) No agreed proportion</p>	<p>family units required to meet BME needs</p> <p>b) No agreed proportion but contribute towards meeting the 15% sub-regional target</p>	<p>respect to the proportion of allocations</p> <p>b) Long-Term Partner RSL(Preferred partners) are required to transfer 20% of the units in their development programmes to Lambeth BME RSL partners</p>	<p>Merton's partner BME RSLs.</p>	<p>stipulated, but the Council wants to contribute to meeting the 15% sub-regional target particularly in relation to the provision of larger family homes that are required to meet BME needs</p>	<p>lettings system</p>	<p>nominations to be to BME households, in line with population statistics from census. We will expect developing RSLs that are not BME to hand over ownership of a proportion of social rented units to local small BME RSLs. Formation of strong sub-regional BME RSL through recent merger activity should aid this process.</p>
<p>Wheelchair units</p>	<p>10% of units to be wheelchair accessible or easily adaptable for wheelchair users</p> <p>The size breakdown of wheelchair accessible homes currently required is:</p> <p>1 bed: 25%</p> <p>2 beds: 45%</p> <p>3 beds: 20%</p> <p>4 beds: 10%</p>	<p>10% units designed to wheelchair standards on all affordable housing units</p>	<p>10% of units and to be provided as socially rented accommodation</p>	<p>10% of units to be wheelchair standard</p>	<p>10% of all new housing should be built to wheelchair standards and provided across all tenures</p>	<p>10% wheelchair standard units in appropriate schemes.</p>	<p>10% overall providing location and site conditions suit.</p> <p>Unit specification and unit types to be discussed on a scheme by scheme basis with the Housing Development Team.</p>
<p>Lifetime homes</p>	<p>100% of units where practicable to be to lifetime homes</p>	<p>100% including affordable and private units</p>	<p>All Units</p>	<p>Merton does not have a target in this area – this will be reviewed when the Local</p>	<p>All new homes should be built to Lifetime Homes standards</p>	<p>100% of units to be lifetime homes standard on appropriate</p>	<p>100%</p>

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
	standard			Development Framework is being developed.		sites	
Space standards expected	In line with the Housing Corporation's Design and Quality Standards	All affordable homes to meet Housing Corporation Scheme Design & Quality Standards – April 2007, Lifetime Homes Standards, and Code for Sustainable Homes - minimum Level 3, Building for Life.	Housing Corporation Scheme Development Standards; lifetime homes	Merton does not yet have a target in this area – and negotiations are undertaken in line with the H.C scheme development standards	No specific space standards are currently stipulated in Planning policy but consultation is ongoing on a Residential Design Standards SPD which is available here: http://tinyurl.com/rdsspd . It sets out baseline floor area expectations. Affordable homes should conform with the Homes and Communities Agency's Design and Quality Standards expectations.	Homes should conform with Homes & Communities Agency Quality & Design Standards..	All new homes must exceed minimum Housing Quality Indicator Space Standards.
External Space requirements	2+ bed houses should have private outdoor amenity area including private gardens and informal play space to meet the needs of children at least 10m in length and not less than 40m ² in size in areas of existing residential high density or at least 15 m in length and not less than 90m ² in size in other areas	All family accommodation to have adequate private amenity space. Smaller units to have private balcony/terrace areas. Larger scale developments to incorporate public open spaces UDP Policy OL10. Housing developments to comply with Housing Corporation Design & Quality Standards in terms of external	The proposed UDP is based on a design led approach, and external space requirements will be considered in relation to the principles set out in Policy 32	For residential developments Merton requires 10 sq metres per habitable for private amenity space – source Merton's UDP.	Accommodation likely to be occupied by families with young children should have direct access to a private garden.	Refer to the Urban Design Guidance SPD Jan 2008, Page 76	Minimum of 40 m2 per family sized dwelling Minimum of 20 m2 for non-family sized dwelling Suitably sized balconies (minimum of 10 m2), terraces and roof gardens may be provided as alternative form of amenity space

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
	Flatted developments should have access to private and/or communal amenity space of 50m ² for up to five units plus 5m ² for each additional unit in areas of existing residential high density and 100m ² for up to five units plus 5m ² per additional unit thereafter in other areas	space requirements					
Energy efficiency and sustainability	<p>Residential developments of 10 or more homes are expected to achieve Code for Sustainable Homes Level 4 and require on-site renewable energy production to offset 10% of the scheme's carbon emissions.</p> <p>Encouraging high density development around good public transport interchanges to reduce dependency on the car and traffic congestion.</p> <p>Encouraging</p>	<p>All new housing to meet the Code for Sustainable Homes-minimum Level 3. Council's Sustainable Construction SPG requires developers to aim for at least 10% of their energy consumption to come from renewable resources.</p> <p>Zero carbon developments encouraged.</p>	<p>Two requirements:</p> <p>1. The proposed UDP stipulates:</p> <p>-All schemes of 10 dwellings and above should incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements.</p> <p>-As specified in Policy 32B, all development proposals should show how they will incorporate sustainable design and construction principles through the provision a Sustainability Assessment based on the stipulations set out in the Policy.</p> <p>2. The RSL Compact requires the Long-Term Partner RSLs to</p>	<p>In May 2007 Merton revised its planning policy and now requires that all residential units (including conversions) and all non residential development should incorporate on site renewable energy equipment in order to reduce the predicted carbon emissions by at least 10%</p>	<p>New build schemes must achieve CSH level 3 and conversions must achieve EcoHomes "Excellent" or any higher standards introduced in the future through new Development Plan Documents.</p> <p>Richmond aims to reduce CO₂ emissions by requiring measures that minimise energy consumption in new development.</p> <p>We will require the evaluation, development and use of decentralised energy in appropriate development.</p> <p>We will increase the</p>	<p>New affordable housing to be to Code of Sustainable Homes level 3 or above. Higher levels are expected within the Hackbridge Eco-Zone</p> <p>Please refer to the 10 Key Principles of Sustainable Design contained in the Planning Guidance : Sustainable Design and Construction (May 2008)</p>	<p>CSH minimum level 3 Scheme must address at least 12 out of the 20 Building For Life Criteria.</p> <p>Scheme must follow Better Places to Live By Design DCLG Guidance.</p> <p>RSLs should endeavour, whenever possible to provide Construction Training on new developments.</p>

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
	development that contributes to the creation of mixed-use communities, helping to meet the diverse needs of local communities and reduces the need to travel.		provide accredited certification to show how schemes comply with the Housing Corporation's Eco-Homes requirements, and to construct one Exemplar Eco- Homes scheme per year.		use of renewable energy by requiring all new development to achieve a reduction in CO2 emissions of 20% from on-site renewable energy generation Partners should refer to policies CP1 & CP2 of the LDF Core Strategy for further details		
Density	High density housing encouraged near public transport hubs and at high accessibility to services Density of development will have regard to the the density matrix set out in Table 3A..2 of the London Plan	Minimum 30 dwellings per hectare but certain areas differs - not exceed 50/74/62 habitable rooms per net residential hectare	Policy 32 of the proposed UDP is based on a design led approach, e.g. high densities can be considered for transport hub locations.	Sites within town centres – 300 – 500 hab rooms per hectare, Sites within 10 minutes walk of town centres – 250 450 hr/hc Sites along transport corridors and sites close to but beyond 10 mins walk from a town centre – 250 350 hr/hc, Remote sites - 150 - 200 hr/ha	I The density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with local context, while respecting the quality, character and amenity of established neighbourhoods and environmental and ecological policies. The Council will encourage relatively high density development in more sustainable locations, such as town centres and areas better served by public transport, subject to compatibility with established character. The London Plan density matrix provides general guidance, but local factors, such as proximity to facilities and to public transport	Minimum density of 150 habitable rooms, higher densities in appropriate locations..	The scale and density of development should make the most effective use of land and buildings without harming the character of the surrounding area, paying regard to the site's accessibility and existing and proposed infrastructure and the London Plan density matrix. The Local Development Framework Core Strategy should be consulted for guidance.

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
					<p>routes, and the character of the surrounding area, will be taken into account in reaching the appropriate density for a particular site.</p> <p>Proposals will have to illustrate that they:</p> <p>(i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;</p> <p>(ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.</p> <p>In Richmond town centre, Twickenham, Teddington, Whitton and Sheen, we will encourage higher density development, including affordable and small homes and, particularly in Richmond and Twickenham, car free</p>		

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
					development;		
Priority /strategic locations schemes	<p>Schedule 1 of the Croydon Plan lists sites where major development is likely or desirable.</p> <p>The new Core Strategy is likely to focus on development around Croydon Town Centre, in district centres, along the London Road/Brighton Road corridors (the A23) and at Cane Hill.</p>	<p>Priority areas Ely Court; Kingston Town Centre, Cocks Crescent, Tolworth, St Johns Industrial Area but also areas in Capacity Study</p>	<p>These are stated in the proposed UDP</p>	<p>Colliers Wood/South Wimbledon - in the London Plan as areas for intensification. Plough Lane, - This is key site for the borough as it will yield 570 residential homes in total with 171 as affordable homes. Mitcham Town Centre– the borough is currently working up proposals for regeneration of Mitcham Town centre. It is estimated that the developments should commence in the next 2 – 3 years. There is clearly a divide between the north and the east of the borough, with a disproportionate concentration of rented homes in the East. This is recognised in the Borough's Regeneration strategy – and the agreed approach is for an emphasis on new affordable homes for ownership in the East of the borough, with more rented homes in the North of the borough. HRA land and property review – Merton is undertaking a review of its housing land to identify</p>	<p>All areas will be prioritised where there are eligible schemes.</p>	<p>refer to Local Development Framework SDP Consultation Draft February 2009 & Core Planning Strategy to be superceded by proposed submission, in due course</p>	<p>The Local Development Framework Core Strategy should be consulted for guidance</p>

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth
				opportunities for new/redevelopment. This review is currently in 3 phases, and the review is currently seeking funding for the sites in phase 2.			
Affordability		<p>Cost to Occupier – Social Rented : cost should be equivalent to the cost of RSL accommodation of a similar size & quality, within the borough with rents no greater than target rents.</p> <p>– Intermediate : weekly outgoings should be significantly below the maximum affordability levels listed hereunder :-</p> <p>1bed £143 per week 2bed £173 per week 3bed+ £205 per week</p>			<p>Social rents should not exceed Homes & Communities Agency target rent levels.</p> <p>Expenditure on housing for households in New Build HomeBuy homes should not exceed 30% of net income and should be affordable to households with low to moderate incomes of up to £35,000 p.a. gross.</p> <p>Affordability to tenants should not be compromised by potentially high service charges. Service charges should be limited to £250 per home p.a. as at February 2002 prices, with any increases implemented in February and limited to the year-on-year percentage increase in RPIX for February of the relevant year (It was £387.75 per home p.a. as at February 2009).</p>	<p>Intermediate affordable products should be provided at a cost which is below the costs of housing typically available in the open market and be available at a sub-market price in perpetuity. (source Fordham 3.16 9/07)</p> <p>1-bed <£123pw 2-bed <£179pw 3-bed <£216pw 4= bed <£258pw</p>	<p>It is essential that RSLs/other social housing providers developing LCHO in the borough meet with the borough's home ownership unit at a very preliminary stage in order to discuss affordability on a scheme by scheme basis. A significant majority of the units (at least two thirds) must be sold to people of an income of £38,000 or less per annum. For more information contact David Marshall on 020 8871 7911 or Annie Taller on 020 8871 8291</p>
Planning obligations							

Part 3 – Supported Housing Requirements

Borough	Requirements
Croydon	<p>Priority 1 – Mental Health – a number of core and cluster schemes – with between 4 and 8 self contained units each plus communal facilities – Could be incorporated into a larger “general needs” housing development.</p> <p>Priority 2 - Learning disabilities, remodel a large existing hostel into a range of smaller shared schemes and self contained units – 15 units.</p> <p>We intend that successful capital funding bids that meet these needs will be prioritised for revenue funding in the annual review of Croydon’s Supporting People Commissioning Plan.</p> <p>Croydon is prioritising move-on accommodation for a range of client groups leaving supported housing and the requirement for 30% of new social rented homes to be provided as one bed accommodation reflects this aim.</p>
Kingston	<p>The priorities for commissioning of new services established in the 5 year strategy are :-</p> <ul style="list-style-type: none"> ▪ Single homeless people with complex needs ▪ People with mental health problems and complex needs ▪ Hard to engage substance misusers ▪ Drug users leaving treatment and rehab <p>Hope to address the needs of last category by developing a rent deposit & support scheme, which would also support some ex-offenders.</p> <p>Other commissioning priorities that have been identified since the development of the initial 5 year strategy include :-</p> <ul style="list-style-type: none"> ▪ A service for people with physical disabilities ▪ Ensuring continued funding for the already existing Domestic Violence outreach service (<i>requires no capital allocation</i>) ▪ A floating support service for ex-offenders (<i>requires no capital allocation</i>) ▪ Extension of the flat share floating support service for young people including those leaving care (<i>requires no capital allocation</i>) <p>Work by the DAT commissioning manager has identified a dry house as one of their priority needs and this will likely be included with the priorities already identified.</p> <p>As already included in the framework, move-on accommodation or access to such across the client groups also remains a high priority.</p> <p>Estimate 20 units in all would be required to address the priorities listed. However, the determining factor is revenue funding and currently the programme funding is almost all allocated and there is the possibility of future reductions. The only way to pay for any of these would be from savings made on current projects where possible.</p>
Lambeth	See the borough’s SP strategy
Merton	Move-on across all client groups (drugs, mental health, offenders, learning disabilities, alcohol). High level support for 16/17 year old young people. Remodel teenage parents to include fathers.
Richmond	<p>Partners are directed at 3 documents:</p> <ul style="list-style-type: none"> • The Older People’s Supported Accommodation Review (http://www.richmond.gov.uk/housing_services_summary_of_strategies). This looks at older people's existing means of maintaining independent living. The Review develops options and recommendations regarding the services that allow

Borough	Requirements
	<p>older people to remain at home and independent, and the changing nature of sheltered housing and residential care</p> <ul style="list-style-type: none"> • Mental Health Rehabilitation and Accommodation Strategy for Adults • The Supported Accommodation Review which has been commissioned and will be published in 2010/11. Its recommendations will inform future supported housing priorities. <p>Partners are advised to contact the Housing Development Manager for any update on local priorities when considering making a bid for grant funding for accommodation for any supported housing client group</p>
Sutton	<p>Re-provision for vulnerable adults including two schemes of Extra Care being developed Supported Living units for persons with assured tenancies and floating support</p>
Wandsworth	<p>New developments required for following groups:</p> <ul style="list-style-type: none"> • Older people – a requirement for retirement village concept/older persons scheme- this could potentially include extra care housing, provided it is in the right location of the Borough and sheltered housing. RSL/developers must consult with the Housing Development Team and Adult Social Services on new developments for this client group. • People with dual diagnosis – drug and mental health etc: re-provision of a number of existing institutional mental health hostels with shared accommodation into self-contained with appropriate staff and communal facilities • People with learning disabilities: conversion of existing hostel-type property into self-contained flats plus staff facilities, some to wheelchair if possible; provision of clusters of 6 to 8 bed flats plus staff facilities, some for older people, some to wheelchair standard for ongoing programme of re-locating people in institutional registered care settings, some out of borough. Accessibility is key issue for all learning disability schemes, all should be to lifetime homes standard with significant proportion to full wheelchair-accessible • People with physical and sensory disability: ongoing need for suitable fully-wheelchair accessible accommodation in range of dwelling types, • Young vulnerable people, esp 16-17 year olds <p>Floating support:</p> <p>Extension of short term to older people; Extend to all vulnerable people, especially families where there are drug/alcohol and multiple needs; Extend to people with learning disabilities; Develop more for people with mental health problems;</p> <p>Re-modelling The Borough has an ongoing need for re-modelling funding to update and self-contain existing shared supported housing schemes</p>

