

## Draft Housing policies for DNA\_Revision 4 - 31/03/2016

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### **H1/ Protect all existing social not-for-profit housing stock - No loss across Deptford Neighbourhood Area**

#### Why

- Increasingly evident across London with 'estate densification' leads to the eviction and social cleansing of vast swathes of London.
- To maintain Deptford's diversity and open community we must protect this vital asset

#### Policy

*H1 - Improve, protect and value all existing not for profit social housing stock together with all residential properties. Resisting any demolition unless a 51% resident approval by ballot by those residents directly affected, always favouring the refurbishment and enhancement, in the DNA area and boundaries.*

*The break up of communities through reallocation of housing is becoming all too common. Lewisham to guarantee the same terms for existing tenants for all those being rehoused.*

*Refurbishment and retention of existing social housing is prioritised approach by Deptford area. There are to be no forced evictions from Lewisham owned properties.*

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### **H2/ Not-for-profit housing across the Deptford Area**

#### Why

- Private development has dominated the house building landscape in Deptford for past 20 years, leading to increase in housing costs,rent and loss of social housing. New social houses need to be built by Lewisham.

#### Policy

*H2 - All future Lewisham Council owned site allocations to have 100% Not-for-profit housing. Other public land (e.g. NHS, police, fire stations etc) to have at least 75% Not-for-profit housing - should these assets be released for housing and private land to have minimum 50% as social rented housing.*

Current provision of 'affordable' housing is inadequate in it's provision and importantly it's definition 80% of market rent is not accessible for most existing residents of Lewisham and Deptford, we need long term not-for-profit housing to maintain Deptford's diverse community.

Meanwhile we have exceeded our target of new private dwellings for Deptford by 120%\*

Not-for-profit rented homes are defined as including community-led housing, which takes many forms, as well as social rented housing for which rents are ring fenced to cover the running costs of existing homes (management, maintenance and repairs).

\*Need to find statistic to support this - Andrea C?

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### **H3/ prioritise community land trusts, housing cooperatives and community-led self build housing options across all council owned and brownfield land in Deptford.**

#### **Why**

- CLTs and community housing can help to provide long term affordable housing in Deptford, their biggest hurdle is having access to land to build upon - We will ensure that CLTs and community land trusts are part of the housing dialogue and get first disposal on publicly owned land.

#### **Policy**

*H3 - Lewisham council to have mandatory responsibility to first explore possibility of community land trusts, cooperative housing and community-led self build housing on all new site allocations within DNA boundary area, before approaching the private sector.*

*Community-led housing can provide good quality affordable housing and can help build sustainable communities within Deptford.*

*Existing community groups and housing initiatives to be given 12 month time period to develop a business case for future community led housing schemes. Should viability be proven the council shall proceed to support the community in delivering their housing scheme.*

*Deptford Neighbourhood Action to be a mandatory consultee for all future site allocations in DNA boundary, and to work with both Housing groups and council to deliver community housing options*

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### **H4/ Primary Residency Clause for tenants of new developments**

#### **Why**

- To create a cohesive community it is vital that people joining/moving to Deptford are present and take part in the daily civic life - to do so they must live and contribute to the local area.

#### **Policy**

*H4 - Principal Residence Requirement Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings which remain vacant for long term periods and used as financial investments not homes. New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.*

*Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.*

*Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.*

*Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Lewisham Council requests this information. Proof of Principal Residence is via verifiable evidence which*

*could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).*

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**H5/ No New housing developments on any site which is Green space, or an asset of community value.**

**Why**

- How can we protect important public assets from future development ... ties in with green spaces group (protection orders). Current legislation around ACV allows community groups 6 months to raise funds to bid for the land. Can we take this legislation further and say all ACVs on council land to have further protection?

**Policy**

*H5 - New build housing is not to be allocated on any existing green space or asset of community value. In order to protect the existing and future communities access to green, and community spaces.*

*No future site allocations on any of the agreed term;*

Existing Green spaces as allocated in Green spaces appendix

*Green space categorised as brownfield land (including communal green space on housing estates) needs to be protected, especially as there is a deficiency of green space in the Deptford Area. All successful registrations of Assets of Community Value of public land, shall be exempt from future development except with the consent and agreement of the community involved.*

*All new major development over 10 dwellings to provide new green amenity space within their sites. As Deptford already has a green space deficiency, it is not acceptable to provide new housing without adequate open/green space provision.*

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**H6/ Make Collaborative planning charettes mandatory for all major development over 10 dwellings - to take place during Stage A (Viability and Brief writing) to ensure all stakeholders affected by the development are heard.**

**Why**

- Decisions and brief writing for future developments are always made without the involvement of local stakeholders and organisations, this will ensure greater awareness of future development, along with the identification of key community assets.

**Policy**

H6 - Lewisham Council in partnership with Deptford Neighbourhood Action to conduct full planning charette in collaboration with local stakeholders during Stage A (viability and brief writing) for any major development (over 10 dwellings) for all future developments.

Local stakeholders to include, residents, neighbours and business owners along with any other affected group or organisation - one member of DNA to be present at any charette. Planning Charettes to be held with an independent facilitator (architect or planner) to negotiate the scope of the development project with all local stakeholders.

Independent facilitator's role will be to determine the ongoing brief for the future development.

Financing to be part of developers planning consultation responsibility, good and inclusive charettes will lead to smoother planning applications which will save both time and money.

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#### **H7/ Deptford Homelessness policy**

*Existing provision for homeless hostel accommodation is inadequate in the Deptford area, whilst homelessness is on the rise across London and Deptford.*

*Any vacant council owned housing to be immediately used for emergency hostel accommodation, regardless of any ongoing decant process. Lewisham council to keep a register of owned assets (residential and commercial) which are currently vacant and potential for emergency housing.*

*Any viable vacant site, to have temporary accommodation as used in Ladywell Place. All temporary use sites to explore the potential for temporary hostel accommodation with viability studies.*

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#### **H8/ Deptford Neighbourhood Action to have a representative on Planning Committee panels for major developments in the Deptford Neighbourhood Area.**

*To ensure the aims of the Neighbourhood Plan are maintained and up kept on all Deptford Major Planning decisions, and ensure Deptford citizens agreed neighbourhood plan is met.*

*Major planning decisions constitutes developments over 10 dwellings or more, smaller developments are not deemed inappropriate for the area and thus will follow National and Local policy framework.*

*DNA is an open organisation should you work, live or volunteer in the Deptford Area - their remit on the panel is ensure compliance with the approved plan.*

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#### **H9/ Lewisham council to retain the Freehold or Leasehold on all Lewisham owned assets in Deptford Neighbourhood Area, unless private market complies with aims of the 'Common good' see economy E2**

*In no circumstances shall the council seek to sell off or release publicly owned assets to the private market, unless such entities comply with the aims of the Economy for the Common Good (Policy E2)*

*Buyer's of public assets should go through a due diligence process to ascertain whether they're organisation meets these shared aims.*

*Land is the most vital commodity in London and it makes no long term sense to lose citizens access to land.*

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#### **H10/ Protect the boating rights and existing moorings for all Deptford's waterways**

*Protection from the privatisation and selling off of access rights for all existing boat moorings in the DNA area.*

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**H11/ Retain business and commercial uses through limitation of Permitted Development rights**

*Greater scrutiny needs to be used in assessing the Permitted Development rights to convert B1/B8 business uses into C3 Dwellings.*

*These often make sub-standard homes and thus additional consultation should be required as part of their application.*

*Like the sell off of public land, PD applications which leads to the loss of employment space should be subject to appraisal of the aims of the Economy for the Common Good (Policy E2). Along with wide consultation with local bodies to ensure the community has a voice in the discussions over the loss of business and workspace in their neighbourhood.*