

From: [REDACTED]@london.gov.uk>
Sent: 05 April 2019 10:53
To: [REDACTED]@london.gov.uk>
Cc: [REDACTED]@london.gov.uk>
Subject: FW: City of London - Sydenham Hill Development & demolition of Mais House & Ballots - FYI

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From: [REDACTED]
Sent: 05 July 2018 17:14
To: [REDACTED][@cityoflondon.gov.uk](mailto:[REDACTED]@cityoflondon.gov.uk)>
Cc: [REDACTED][@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: City of London - Sydenham Hill Development & demolition of Mais House & Ballots

Hi [REDACTED]

Further to our conversation earlier, if all the work that is being proposed is covered in the current AHP 2016-21 funding contract, then a ballot should not be required. If the plans are varied significantly, in particular to include further demolitions, or if there are significant changes to the funding contract, then the ballot requirement may apply.

However, I can say that under the proposals that were consulted on, the ballot would not be required for any plans that are covered by an existing funding contract.

We should be publishing our estate regeneration guidance imminently.

Let me know if you have any more questions.

Regards,

[REDACTED]

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From: [REDACTED][@cityoflondon.gov.uk](mailto:[REDACTED]@cityoflondon.gov.uk)
Sent: 05 July 2018 10:47
To: [REDACTED][@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: Sydenham Hill Development & demolition of Mais House

Hi [REDACTED],

Thank you for your call this morning

As I was saying this project is now making steady progress
We are starting a PPA process with LB Lewisham next week on 11th July
We have also procured the full Design Time to take design proposals forward with a Full Planning Application in mind for early next year.
Because all residents who were in occupation at Mais House have now been re-homed, members are keen to press ahead with demolition of Mais House as soon as possible. Mais House is now empty and we will be looking to submit a separate Planning Application for Demolition of Mais House in the coming weeks.

I look forward to receiving your guidance later today whether a ballot is required in this context.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

Housing Property Services
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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: GLA/5070: Sydenham Hill Estate - Pre-application meeting
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[GB03-COL-XX-XX-FN-K-003 mixbrief.pdf](#)

[REDACTED]
Further to our meeting on Wednesday please see attached for our further response on some of the queries raised.

Mais House decant

- Mais House previously provided 63 flats designed for older people over 60 years old. 98% of units were 1-bed studios.
- Mais House was fully decanted end of June 2018 following a sheltered housing review and increased difficulties in finding residents for that type of accommodation. The building was no longer fit for purpose as it does not meet or comply with current Building Regulations and Fire Regulations and there were life expired building services (lifts etc).
- Out of the 47 tenants that moved, the majority have moved to other City Corporation housing in the borough of their choice. Some residents moved into care home accommodation and some moved to their own properties. The City Corporation has provided a commitment to any resident who wishes to move back after the construction of the new development has been completed will be able to do so. At present none of the residents have requested to return, one resident now lives on Lammas Green and those who went to St Clements Heights are close by so may wish to return. A breakdown of where residents were relocated is set out below:
 - 6 x LB Lewisham Housing
 - 18 x City of London estates
 - 1 x Croydon Housing
 - 1 x Greenwich Housing
 - 21 x deported/death/,left before decant/found own accommodation abroad/ moved to care homes
- LB Lewisham Housing have confirmed that the area in which Mais House is located (SE26) is well served by provision for older residents.
- Michael Moncrieff (LB Lewisham Housing) advised Michael Kettle (City of London - Housing & Commercial Development Manager) in September 2018 *'The area in which Mais House was formerly situated (SE26) is well served by provision for older residents, with 12 schemes containing 354 units of Age Exclusive, Sheltered or Extra Care accommodation. 77 of these units are managed by a registered provider, 179 units owned by the Local Authority, 50 are almshouses and 48 are provided privately.'*
- On this basis of the above, the City and Lewisham Housing believe that no re-provision for sheltered accommodation is required within the proposed Sydenham Hill Estate.
- The supporting Planning Statement will address the loss of C2 and Lewisham DM policy 5.
- Lewisham DM Policy 5 (3 and 4) states,
 - (3) The Council will resist development that involves the net loss of floorspace in specialist accommodation unless:
 - a. adequate replacement specialist accommodation will be provided
 - b. it can be demonstrated that there is a surplus of that particular type of specialist accommodation in the area, and
 - c. it can be demonstrated that the existing specialist accommodation is incapable of meeting relevant industry standards for suitable accommodation.
 - (4) Where the Council is satisfied that a development involving the loss of specialist accommodation is appropriate, it will expect re-provision of an equivalent amount of

floorspace, or of permanent housing in C3 Use Class, including an appropriate amount of affordable housing, having regard to Core Strategy Policy 1.

- The proposals will address DM5 by re-providing sheltered housing units as social rented units.

Proposed unit mix

A summary of the agreed mix with LB Lewisham and the LA's response is attached. Total unit numbers has varied over the design development stage but principal of proposed mix has been accepted.

Estate Regeneration Practice Guide and the Residential Ballot Requirement

We do not consider that the Residential Ballot Requirement applies to Sydenham Hill as:

- The proposals are not a Strategic Estate Regeneration Project as less there is no demolition of any affordable or leasehold homes and the proposals are less than 150 units. Mais House previously provided sheltered housing and the other developments sites include a ballcourt and garages. The 9 storey option presented at the GLA meeting will provide 135 units and it is likely that the number of units may be further reduced in response to LB Lewisham and local resident pre-application feedback.
- Funding was committed on or prior to July 2018 - the GLA grant for Sydenham Hill were issued under the Homes for Londoners 2016-21 programme. GLA project ID: 10672 for Mais House 101 units and GLA project ID :10673 Sydenham Hill garages 30 units and have been are under the GLA ops since 2017 . Grant is only payable (50%) when work commences on site with the residual 50% payable at completion. Funding was sought for £60K per unit to provide social housing, notification of grant by the GLA was made in April 2017 and is conditional on commencement starting before 31 March 2021.
- During correspondence between Michael Kettle (City of London - Housing & Commercial Development Manager) and John Walsh (GLA Area Manager - NE, Housing and Land) last summer (July- August 2018) the GLA confirmed that the Residential Ballot Requirement would not be triggered.
- City of London are however adopting a number of the key principles set in the Estate Regeneration Practice Guide, particularly with regards to resident consultation. A Residential Steering Group has been established with a number of workshops alongside wider public consultation events have been undertaken since November 2018 up to submission in summer 2019. Post-submission events will also be planned.

Kind regards,

[Redacted Signature]

Associate

[Redacted Name]

London

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Project: Sydenham Hill (SYDH) Housing Development

Project Ref: 291000067

Date: 25.02.2019

Subject: **Unit mix and specialist housing briefing note v3**



Proposed illustrative target mix

The table below shows the in principal split between Lewisham & City Housing Departments as updated February 2019.

Lewisham have no need for studio accommodation, but the City would like a small number of studio/ 1 bed (1P) due to their waiting list priorities

	Total	City of London	Lewisham	%
One Bed (1p)	8	8	0	6
One Bed (2P)	30	11	19	23
Two Bed (3p)	20	10	10	16
Two Bed (4p)	38	19	19	30
Three Bed (5p)	18	9	9	14
Three Bed (6p)	2	1	1	2
Four Bed (6P)	12	6	6	9
Total	128²	64	64	100

² total number of units subject to design development, resident consultation and agreement on layout and massing

James Masini (Lewisham Housing) agreed :

'generally, content with the preferred mix.'

Really priority for us in units larger than 1bed so depending on your own allocations, if there was a way to incorporate more 2+ bed units (Lewisham stated preference for 2B 4P and 3B 6P), that would be preferable. However, if that cannot be accommodated, we are happy to accept the proposed mix'

The larger proportion of of four bed properties is reflective of the current design and terraced housing proposed to Otto Close.

Specialist Accommodation

Regarding the loss of specialist sheltered accommodation (for the elderly) Michael Moncrieff (Lewisham Housing) also advised:

The area in which Mais House was formerly situated (sic) (SE26) is well served by provision for older residents, with 12 schemes containing 354 units of Age Exclusive, Sheltered or Extra Care accommodation. 77 of these units are managed by a registered provider, 179 units owned by the Local Authority, 50 are almshouses and 48 are provided privately.

The City decanted Mais House following a sheltered housing review and increased difficulties in finding residents for that type of accommodation. Furthermore, the building was no longer fit for purpose due to compliance issues and life expired building services.

On this basis the City and Lewisham Housing believe there no provision for sheltered accommodation required within the proposed Sydenham Hill development.