

CABINET	DATE 13 March 2024	ITEM NO 6
TITLE Housing Our Greenwich – Review of Council residential assets and development of a programme of Estate Regeneration	WARD (S) All	
CHIEF OFFICER Director Regeneration, Enterprise and Skills	CABINET MEMBER Cabinet Member for Regeneration	
DECISION CLASSIFICATION Key 28 day notice issued – 29 th August 2023 Non-exempt report and appendices Subject to call in	IS THE FINAL DECISION ON THE RECOMMENDATIONS IN THIS REPORT TO BE MADE AT THIS MEETING? Yes	

I. Decision Required

This report makes the following recommendations to the decision-maker:

- I.1. To approve that the Council undertakes a comprehensive and rolling review of existing Council residential assets with the objective of delivering mixed tenure developments, an overall net increase in affordable homes and improving the condition of existing stock in the Borough under the name "*Housing Our Greenwich*" ("**the Review**"), through which the Council shall:
 - I.1.1. establish an Estate Regeneration Board (with advisory functions only) to be chaired by the Deputy Director for Regeneration and Property and develop appropriate reporting and oversight arrangements to take forward the Review and make recommendations to Cabinet;
 - I.1.2. allocate appropriate staff and internal resources to undertake the Review;
 - I.1.3. develop a Housing Our Greenwich Social Value Policy specifically so as to ensure that the Council and affected third parties will benefit from the Housing Our Greenwich Strategy. The draft policy will be brought to Cabinet for approval;

- 1.1.4. engage with interested and affected third parties within the community and other stakeholders as part of the Review;
 - 1.1.5. identify appropriate sites for development/regeneration and where information is of sufficient detail, to participate in the 'Call for Sites' during the new Local Plan process.
 - 1.1.6. undertake appropriate feasibility studies as part of the Review;
 - 1.1.7. engage with third parties including developers and/or Registered Provider (RP) partners and assess the financial implications of the Housing Our Greenwich programme, and identify and source the availability of external funding which will be available to support implementation; and
 - 1.1.8. prepare a Business Case(s) following the Review with a view to setting out a proposed programme for Housing Our Greenwich and the regeneration of estates and making recommendations to Cabinet.
- 1.2. To note that the financial and resource requirements to facilitate the Review will be set out as part of the HRA MTFS Rent Setting Report which will be taken to the same Cabinet meeting as this paper.
 - 1.3. To delegate to the Director of Regeneration, Enterprise and Skills the authority to:
 - 1.3.1. procure and appoint third parties to support and facilitate the Review (utilising the financial resources allocated to the Review by Cabinet) and assist in preparing the relevant Business Case(s) and enter into contracts with those third parties in accordance with the Council's Contract Standing Orders and taking into account the Council's social value objectives in doing so.

2. Links to Our Greenwich missions

2.1. This report relates to the Council's agreed missions as follows:

- Mission 1 - People's health supports them in living their best life.
Housing Our Greenwich will consider how best tackle health inequalities and support the wellbeing of residents through the delivery of the programme.

- Mission 4 - Children and young people can reach their full potential. *Housing Our Greenwich will consider how best to improve the equality of opportunities afforded to our children and young people through the delivery of the programme.*
- Mission 5 - Everyone in Greenwich is safer and feels safer. *Housing Our Greenwich will consider how to improve areas and how to design out issues that impact our communities like anti-social behaviour.*
- Mission 6 - People in Greenwich have access to a safe and secure home that meets their needs. *Objectives of Housing Our Greenwich are delivering mixed tenure developments, an overall net increase in social rent homes and improving the condition of existing stock.*
- Mission 8 - Development delivers positive change to an area for existing and new communities. *Housing Our Greenwich will consider how future investment can be maximised to promote and support positive change in and around regeneration areas.*
- Mission 9 - Neighbourhoods are vibrant, safe and attractive with community services that meet the needs of local residents. *Housing Our Greenwich will consider how future schemes can best deliver vibrant, safe and attractive neighbourhoods and provide the right level of appropriate services and facilities to our residents.*
- Mission 10 - Greenwich plays an active role in tackling the climate crisis and improving environmental sustainability, in line with our commitment of being carbon neutral by 2030. *Housing Our Greenwich will consider how best to improve existing stock and deliver new stock which will help to tackle issues like energy efficiency and fuel poverty and support the Council's commitment to being carbon neutral by 2030.*
- Mission 15 - Our Council is better at listening to communities, and communities feel they are heard. *Housing Our Greenwich will consider how best affected third parties can be engaged through the development and delivery of the programme to establish the future vision and priorities for each regeneration area.*
- Mission 16 - We develop networks with communities, key partners and businesses to meet need and address challenges together. *Housing Our Greenwich will consider how best to achieve the ambitions of the Council and deliver for our residents through partnerships.*

- Mission 18 - Our Council is an adaptive organisation, enabling it to navigate the increasing number of challenges it faces while remaining financially sustainable.

Housing Our Greenwich will support and reflect the objectives of the Council and provide solutions that could generate efficiencies through cross-service working and utilising the knowledge and experience of partners.

3. Purpose of Report and Executive Summary

- 3.1. This report is brought to Cabinet as there is a clear and timely opportunity to consider a new approach to the future of housing supply in the Borough. There is unprecedented pressure on Council Housing services, with more than 25,000 households on the housing register and more than 1,900 homeless households living in temporary accommodation, with both figures rising. At the same time a significant financial investment is required in existing stock to cover compliance, ongoing maintenance, and climate related upgrades. The availability of land and funding for Greenwich Builds beyond Phase 3 is, however, finite.
- 3.2. To deliver net additional social rent and high-quality homes and to prevent the Council from committing excessive funds to maintenance of properties which will soon reach their obsolescence a new programme of estate regeneration must be considered.
- 3.3. Estate regeneration is defined in this context as the process of physical renewal of social housing estates through a range of interventions – from refurbishment and intensification to demolition and rebuilding. It is a broad process which aims to transform neighbourhoods and people’s lives through the delivery of high-quality housing and improved public space.
- 3.4. Estate regeneration will therefore provide wide ranging and long-term benefits to residents, businesses and affected parties, such as, addressing health and educational attainment inequalities, fuel poverty and supporting inclusive economic growth. In terms of wider environmental improvements healthy street and urban greening projects and biodiversity net gain are attainable outcomes.
- 3.5. The approval of the recommendations included in this report will enable the Council to undertake a comprehensive and rolling review of existing assets. Officers will then return to Cabinet with a business case and

recommendations for implementation. The long-term objective being to deliver net additional affordable homes and improve the condition of existing stock in the Borough under the name “*Housing Our Greenwich*”.

- 3.6. Complementing the Housing Our Greenwich Review, the 10-Year Regeneration Plan may also include proposals for possible urban regeneration in some of the same areas.

4. Introduction and Background

The duties on the Council in relation to the provision of affordable housing.

- 4.1. The provision of affordable housing in the Borough is to be affected through the planning system in accordance with the Council’s Development Plan (which is to be prepared in accordance with the National Planning Policy Framework).
- 4.2. The Council itself has wide powers to acquire, develop and dispose of land and property for housing purposes under Part II of the Housing Act 1985 together with powers under the Local Government Act 1972 in relation to land held in the General Fund. These powers are augmented by the power of general competence set out in section 1 of the Localism Act 2011.

The demand for the provision of affordable housing in the Borough and challenges faced by the Council.

- 4.3. The Council is facing a multitude of challenges regarding the supply of high quality, genuinely affordable housing in the Borough.
- 4.4. The average buyer needs to earn £134,050 to buy a home in the Borough and the average renter needs to earn £54,532 to rent in the Borough’s private rented sector. Both housing options require well above the median annual wage of residents (£37,958).
- 4.5. Currently, there are more than 25,000 people on the Council’s Housing Register and more than 1,900 homeless households living in Temporary Accommodation (“TA”). These TA households equate to more than 5,000 individuals, nearly 3,000 of which are children.

- 4.6. In the 6 months from 17 April 2023 to 17 Oct 2023, the Council have received 2,639 applications to join the Housing Register.
- 4.7. An average of 68 households per week have presented as homeless since April 2023 and an average of 22 new households have been provided with temporary accommodation each week over this same period.
- 4.8. The overarching cause of this rapid increase in demand is the lack of supply in the private rented sector, over-inflated private housing costs and subsequent low supply of affordable homes in the private sector. There are a variety of contributory factors, including (but not limited to):
- The increase in interest rates from 0.1% in November 2021 to 5.25% from August 2023 prohibiting many would be first time buyers or upsizers from moving.
 - The delay in legislation preventing no-fault evictions.
 - Wantaway landlords selling properties due to high buy-to-let mortgage rates, tax changes and increasing energy efficiency requirements.
 - Desperate renters paying more than the asking price and offering months of rent upfront as a lump sum to secure a property and pricing others out of the market.
- 4.9. There has also been a significant decrease in the supply of social rented homes to allocate to households on the Housing Register, falling from 2,000 allocation in 2016/17 to 1,000 in 2022/23. Registered Providers are scaling back their development programmes due to the significant investment required in existing stock and difficult wider market conditions. This is further exacerbated by the loss of around 150 council homes a year due to the Right to Buy.
- 4.10. The Council's Housing Target as set by the London Plan is 28,240 homes between 2019 and 2029, an average of 2,824 per year. Between 2019 and 2022, the Council, in its capacity as a Planning Authority approved applications permitting over 9000 net additional homes – above the 2,824 annual average. For a variety of reasons including the uncertainty over new building regulations and significant inflation of construction costs the build out rate of consented schemes has slowed considerably. The Council published an Authority Monitoring Report in January 2024

which provides further clarity around net additional new home starts and completions in recent years.

- 4.11. To date the Greenwich Builds Phase 1 programme has resulted in, 52 completions, 693 units under construction and planning applications are under consideration for a further 26 units: giving a total of 771 units. Work on Phase 2 of the programme has obtained planning permission for 15 sites (73 units). There are 24 sites yet to be submitted for planning in Phase 2 (due to be submitted by November 2024). Phase 3 sites are agreed but will not be progressed until 2025/26.
- 4.12. The bulk of the land supply comprises of garage sites or disused and underutilised HRA land. The number of sites of this type in the Borough is finite and they are rapidly being utilised. These sites are also expensive to develop.
- 4.13. The process of delivering the Greenwich Builds programme has at times proven to be protracted, labour intensive and costly. Where this has been the case this has generally been caused by the very nature of these tightly constrained and irregularly shaped sites. Responding to this challenge and providing confidence to adjacent residents requires bespoke design solutions which can be expensive and lengthy to produce.
- 4.14. To date, the Council has purchased 561 properties for use as TA as well as 26 General Needs (“GN”) units. A further 36 TA purchases have been agreed but not yet completed. This is financed from a variety of different sources including, Right to Buy receipts, GLA grant, General Fund borrowing and HRA funding. DLUHC has committed to £10.3m in funding for the purchase of street properties to be used as temporary accommodation. A series of Leader reports have already agreed the additional General Fund borrowing to deliver these homes.
- 4.15. In 2013, the Council entered into a Development Agreement with Lovell Partnership and PA Housing to deliver the Woolwich Estates programme. Three former Council estates (Connaught, Morris Walk, Maryon Road/Maryon Grove) have since been demolished to allow for the provision of 1,615 new energy efficient homes. 686 of these are for Social Rent (421 PA Housing and 265 Royal Borough of Greenwich, 145 will be shared ownership homes (PA Housing) and 784 will be private sale (Lovell). The 265 Council homes that were acquired for £87.5m

were originally for private sale; this acquisition was agreed by Cabinet in July 2022.

- 4.16. In January 2021 Cabinet approved the principle of disposal of the freehold interest in the two Council owned sites to a Community Land Trust (CLT). Following a procurement exercise the Council has exchanged contracts with the London Community Land Trust to develop sites in Abbey Wood and Charlton, for discount market sale homes. The London CLT has been working with local groups including Greenwich Citizens Housing, on the how these sites will be developed and managed.
- 4.17. A long-standing agreement between the Council and Meridian Home Start (a Community Benefit Society) has led to the development of 300+ homes (at various stages of design and development) for discount market rent (a blended rent of 65% of market rent).

The Council's existing housing and stock and condition.

- 4.18. The Council is in the early stages of delivering a significant borough-wide 5-year capital works programme. A comprehensive cyclical repair and maintenance and improvement works programme has not been undertaken for many years. Contracts are currently being awarded to three contractors for a total value of £180m across several external works packages, and there are additional contracts for separate works packages. The most recent stock condition survey data was collected in 2017. As part of this works programme, consultants have been engaged to re-validate this stock condition data and ensure that work is prioritised according to key factors, such as, repair urgency, damp and mould, energy efficiency and fuel poverty.
- 4.19. The Council has committed to the Carbon Neutral Plan which defines a target of Net Zero Carbon by 2030. Council housing has a crucial role to play in meeting these commitments. London Councils and Retrofit London have set a target of reaching average Energy Performance Certificate (EPC) B across all housing by 2030. The Council strategy for retrofit and decarbonisation of its social housing follows a 'fabric-first' principle, prioritising improvements to building fabric and airtightness, followed by decarbonisation of heating systems. This strategy is being embedded within the capital works programmes as well as through

specific targeted retrofit projects such as the Social Housing Decarbonisation Fund.

The need for a comprehensive review to inform the Council's strategy for regeneration and redevelopment.

- 4.20. To date the Council has implemented estate regeneration projects at the Ferrier Estate/Kidbrooke Village and the Woolwich Estates (Connaught, Morris Walk, Maryon Road and Maryon Grove). Future estate regeneration projects will follow a new model and the Council will champion regeneration of place.

The proposed structure for the review outcomes of the review and future implementation

Establishment of a corporate structure to oversee the review

- 4.21. An Estate Regeneration Board (with advisory functions only) will be established to monitor the progress of the Review and be chaired by the Deputy Director of Regeneration and Property.

Internal resourcing

- 4.22. Estate regeneration requires a wide range of expertise, and benefits from professionals with experience of similar projects. To ensure that the programme is sufficiently resourced the creation of an Estate Regeneration Team within the Council will be required. Funding for this team has been assumed within the budget proposal set out in the HRA MTFS Rent Setting report. In future years it is also likely that a dedicated Estate Regeneration Rehousing Team will be necessary to facilitate the efficient and considerate rehousing of affected residents. Budget proposals will be brought forward for this as part of a future Cabinet paper considering the outcome of the Review.

Development of a Housing Our Greenwich Social Value Policy

- 4.23. Social value is defined in the Public Services (Social Value) Act 2012 which requires local authorities and their suppliers to look beyond the financial cost of a public services contract to consider how the services that they commission and procure can improve the economic, social and environmental wellbeing of an area. The Council's Contract Standing

Orders require the Council to consider social value outcomes which may improve the social, economic or environment well-being of a relevant area, relevant to what is proposed to be procured (CSO 11.2).

4.24. It is therefore proposed that, in conducting the Review, that the Council considers how social value for the Borough can be obtained through the long-term strategy for Housing our Greenwich.

4.25. Formalising the Council's approach as part of the Housing Our Greenwich Strategy will:

- Support the embedding of a consistent approach to Social Value.
- Maximise the opportunities to secure additional benefit for the borough through commissioning and procurement activity.
- Require procurers to be more innovative in their procurement methods.
- Encourage more responsive service delivery with the potential of achieving cost savings.
- Sustainable route to fund and deliver projects promoted by and for local communities.
- Identify opportunities for local neighbourhoods to the benefit of residents and businesses.

4.26. This paper signposts the potential for development opportunities and partnerships in relation to estate regeneration. As the development sector is arguably leading the way in delivering and translating social value into real outcomes it is important that the Borough is equipped to maximise what can be achieved through a Housing Our Greenwich Social Value Policy.

4.27. Through a robust and innovative approach to Social Value it is possible to significantly benefit residents, local businesses, and whole neighbourhoods. Social Value outcomes can take many forms, including but not limited to, the creation of jobs, support for community health and wellbeing, improvements to the local environment and involvement with community groups.

Feasibility studies

4.28. To progress the development of a new programme the Council will pursue a twin-track approach. All existing stock will be considered for

regeneration, but an initial shortlist of sites will be subject to an in-depth feasibility review and further neighbourhood analysis as soon as possible.

- 4.29. The shortlisted sites will be selected based on appropriate criteria developed through the Review, such as:
- Existing stock condition, energy efficiency and predicted cost of required repair/maintenance/improvement works;
 - Carbon emission impact of regeneration versus repair/maintenance/retrofit work;
 - leaseholders within the site boundary
 - Site size (in hectares); and
 - Broader opportunities e.g., potential for reprovision of improved community facilities.
- 4.30. The whole-life carbon impact of each regeneration site should be considered alongside cost and other metrics to consider alignment with the Council's Carbon Neutral Plan and commitment to addressing the Climate Emergency. For example, the calculated carbon impact of a potential regeneration scheme should consider the embodied carbon impact of demolition and construction as well as forecast emissions during the life of the new scheme. This should then be compared to options for retrofit and the alternative provision of new homes. Through this approach it is possible to explore locations where regeneration offers carbon savings when compared to deep retrofit of existing buildings at the end of their life.
- 4.31. London Councils and Retrofit London have set a target of reaching average Energy Performance Certificate (EPC) B across all housing by 2030. The Housing Our Greenwich Review will explore whether an estate regeneration programme could help the Council achieve this target in a more economically advantageous way.

Partnerships

- 4.32. To deliver an extensive estate regeneration programme the Council will have to partner with the private sector and external agencies and public bodies.
- 4.33. Selecting the right partnership option is a key step to success. The structure can take many forms and needs to be designed around the

project objectives, risk appetite and level of active participation between the parties. The characteristics will need to both maximise the council's strengths and draw on external partners for their resources and input as required, be that financing or delivery and operational capacity or technical expertise.

The proposed outcomes of the review and future implementation

- 4.34. The first action to follow this paper will be to commence the deep dive information gathering process with a view to confirm the shortlist of estate regeneration sites to be progressed.
- 4.35. Once a shortlist is confirmed the next steps will be as follows:
- Review the planned capital works programme and predicted cost of required repair/maintenance/improvement works at these sites.
 - Engage with affected parties to inform them that their areas are being considered for regeneration and what this means in this context. Ensure that they are aware of the steps that will be taken in the next 12-18 months and the extent to which there will be further engagement with them.
 - Submit the shortlisted sites to the "Call for Sites" stage of the new Local Plan.
 - Procure a consultant to advise on the viability of each site individually and the programme overall. Subsequently to this they will be able to advise on the most appropriate procurement route for partner(s). Any specialist legal advice should also be commissioned at this stage.
 - Depending on the procurement route chosen and the market appetite for sites with designs in place it may be necessary to procure a design team/master planner.
 - Undertake early-stage community and stakeholder engagement. Initially it will be necessary to understand what residents like and dislike about their areas, what they would like to see in the future e.g. community and health facilities, any thoughts they have on decant/rehousing and work with them to agree the vision for each area.

Preparation of Business Case

- 4.36. Subject to the outcomes of the Review a Business Case(s) will be produced and brought to Cabinet with a view to setting out a proposed

programme for Housing Our Greenwich and the regeneration of estates and making recommendations to Cabinet.

5. Available Options

5.1. Option 1: Do nothing.

5.1.1 The disadvantages of this option are that the Council would not continue to deliver net additional affordable or deliver additional support for those with specific housing needs. The Council would, however, spend significantly on housing stock which is likely to become obsolete in the future. There are no advantages to this option.

5.2. Option 2: Approve the recommendations.

5.2.1. The Council will develop a new estate regeneration programme, learning lessons from previous projects within the Borough and external case studies. The principles set out in The Mayor's Good Practice Guide to Estate Regeneration will be used to steer the Council's approach to the new programme.

5.2.2. As per the guidance, the overarching objectives for estate regeneration schemes in the Borough will be to:

- deliver safe and better-quality homes for local people
- increase the overall supply of new and affordable homes; and
- improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g., schools, parks, or community centres).

5.2.3. To ensure that the programme will improve whole neighbourhoods inclusively, communities will be effectively and meaningfully involved in the assessment, options, design and master planning process from inception to completion.

5.2.4. Estate regeneration is a long-term undertaking therefore it is important to ensure that residents live in a safe and comfortable environment while awaiting rehousing. This will be especially true for those residents living in partially occupied blocks but also for those in blocks which are to be developed in the programme's later phases.

- 5.2.5. Enough money for the improvement and upkeep of old blocks, in terms of both external and internal repairs, should be budgeted in advance during the Review. Security measures, such as security doors, concierge service, or patrolling, should also be budgeted.
- 5.2.6. Legitimate repair requests should not be left unaddressed on the grounds that the estate is likely to undergo regeneration, especially when it relates to health hazards such as mould and damp in the properties.
- 5.2.7. Stock condition data is currently being validated as part of the capital external works programme. This data, as well as repairs data, fuel poverty and energy efficiency data will be crucial in determining the extent of works to be undertaken on sites earmarked for regeneration, where the focus should be on providing shorter term solutions, with more extensive deep retrofit work to be prioritised for areas where regeneration is not proposed.

6. **Preferred Option**

- 6.1. Option 2 is recommended as this enables the Council to strategically tackle the competing housing pressures in the Borough and improve housing for residents.
- 6.2. Agreement to the recommendations proposed in this report will support the successful delivery of the Council's Housing and Homelessness Strategy 2021 – 2026.
- 6.3. The key priorities set out in the adopted Housing and Homelessness Strategy 2021 – 2026 that these options will deliver, are as follows:

Strand 1: Ensuring the supply of high-quality homes.

Strand 2: Tackling homelessness and ending rough sleeping.

Strand 3: Support for specific housing needs.

Strand 4: Safe and sustainable homes for all.

Strand 5: Building resilient and vibrant communities and neighbourhoods.

- 6.4. Agreement to the recommendations proposed in this report will support the successful delivery of the Council's Carbon Neutral Plan as approved by Full Council in 2021 and the Carbon Neutral Plan; New Action Plan as agreed by Cabinet in January 2024.

- 6.5. The key themes set out in the Carbon Neutral Plan that these options will deliver, are as follows:

Buildings

Existing buildings, homes, and businesses are the single biggest source of emissions in Royal Greenwich. We need to constantly improve the energy efficiency and resilience of buildings. Building the skills and jobs required to do this will also strengthen our local economy.

New development

New development and the infrastructure that supports it must minimise or eliminate emissions and support achievement of carbon neutrality.

Transport

We need to reduce the need to travel and make public transport, walking, and cycling the first choice.

Energy Supply

We need to source more from clean, renewable sources and help build businesses that create local renewable energy capacity and support our local economy.

Natural Environment

Our green spaces need to be protected and enhanced to make Royal Greenwich more resilient to climate change and support carbon neutral living.

Empowering Wider Change

Inspiring and enabling others to achieve more.

7. Reasons for Recommendations

- 7.1. The depth and breadth of the existing and worsening housing crisis is such that, to sufficiently continue to deliver net additional affordable homes and to prevent the Council from committing excessive funds to maintenance of properties which will otherwise reach their obsolescence in the near future Option 2 must be pursued.

8. Consultation Results

- 8.1. Residents have not yet been consulted on estate regeneration proposals.

- 8.2. The Regeneration Team will collaborate with the RBG Communications and Engagement Team on a press release to provide information on the decisions that result from this paper and a timeline for future consultation.
- 8.3. This paper has been produced in consultation with the Directorate of Housing and Safer Communities. The Director of Housing and Safer Communities supports the recommendations made in this paper.

9. Cross-Cutting Issues and Implications

Issue	Implications	Sign-off
<p>Legal including Human Rights Act</p>	<p>The Council has wide powers to acquire, develop and dispose of land and property for housing purposes under Part II of the Housing Act 1985 together powers under the Local Government Act 1972 in relation to land held in the general fund. These powers are augmented by the power of general competence set out in section 1 of the Localism Act 2011.</p> <p>Section 111 of the Local Government Act 1972 permits the Council to do anything (whether or not involving the expenditure, borrowing or lending of money) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions (including the Council's functions in relation to the provision of housing).</p>	<p>Jennifer Muller Assistant Head of Legal Services – Property and Regeneration 8th February 2024</p>

	<p>There is extensive legislation relating to the Council's provision of rental housing including a general obligation to keep its property in repair and comply with applicable fire regulations.</p> <p>The Council has a duty under the Equality Act 2010 not to discriminate against people with protected characteristics including those with disabilities and must have regard to their needs in the provision or repair of property.</p> <p>Under Part 3 (Responsibility for Functions) of the Council's Constitution, the Cabinet are authorised to agree the recommendations above.</p> <p>The right to housing is not included in the European Convention of Human Rights and although the right to adequate and safe housing is recognised in other international instruments these do not form part of domestic law and are not binding on the Council.</p>	
<p>Finance and other resources</p>	<p>Cabinet are requested to agree that the Council progresses the Housing Our Greenwich programme, with associated decisions, as set out at section 1.</p> <p>The review work required to identify the shortlisted estates and develop feasibility/viability</p>	<p>Jason Coniam Accountancy Business Change Manager 17th January 2024</p>

	<p>outcomes requires revenue funding. As these estates are predominately Housing Revenue Account (HRA) assets, this revenue funding must be sought from the HRA.</p> <p>The HRA MTFs Rent Setting report, on this Cabinet agenda, includes a budget provision of £500k in 2024/25 and £800k in 2025/26 to undertake the work described above and in the body of this report. Therefore, progressing this programme is predicated on Cabinet agreeing that report and budget proposal.</p> <p>The outcome of the Review, in the form of a business case(s), will be presented back to a future Cabinet with associated financial implications.</p>	
<p>Housing</p>	<p>The recommendations in this report support the achievement of the First Strand of the Housing & Homeless Strategy: to ensure the supply of high-quality homes.</p> <p>All three of the commitments in the First Strand are delivered through this comprehensive approach to estate renewal: 1) to secure the delivery of council housing and affordable rented housing for those in most need,</p>	<p>Jamie Carswell Director of Housing and Safer Communities 30th January 2024</p>

	<p>2) to ensure intermediate housing is accessible to those who want it, and</p> <p>3) to use our partnerships to maximise affordable housing development in the Borough.</p> <p>In addition, it supports the Thirds Strand: Safe and Sustainable Homes for All.</p> <p>At the time of the production of the Strategy in 2021, estate renewal was limited to the existing Woolwich Estates programme. This report widens that approach and is entirely welcomed.</p>	
<p>Equalities</p>	<p>Recognising the Council’s public sector equality duty under section 149 of the Equality Act 2010 and that the culture strategy must respond to the needs of our communities, a full equalities impact assessment will be undertaken.</p> <p>The Council’s Equality and Equity Charter and the Council’s Equality Objectives 2020-2024 set out the Council’s intention to provide improved access to culture for all our residents and ensure every section of our community has the chance to be involved, participate, and be represented.</p> <p>Estate Regeneration partners will share the Council’s intent</p>	<p>Emma Sweeney Head of Regeneration 18th October 2023</p>

	and commitment to achieving strong EDI outcomes.	
Climate change	<p>Council housing stock has a crucial role to play in meeting the commitments of the Council's Carbon Neutral Plan as approved by Full Council in 2021 and the subsequent Carbon Neutral Plan - New Action Plan as agreed by Cabinet on 24 January 2024.</p> <p>Developer contributions help to mitigate the impact of development, including carbon offsetting, which contributes to the Council's Carbon Neutral Plan as approved by Full Council in 2021 and the subsequent Carbon Neutral Plan - New Action Plan as agreed by Cabinet on 24 January 2024.</p>	<p>Emma Sweeney Head of Regeneration 18th October 2023</p>

10. Report Appendices

10.1. There are no report appendices.

11. Background Papers

11.1. There are no relevant background papers.

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