

Southwark Housing Strategy 2009 to 2016

Consultation Document

February 2009

www.southwark.gov.uk



INTRODUCTION

What is this document?

Southwark Council with the recently formed Southwark Housing Strategic Partnership¹ is developing a new housing strategy covering all housing tenures. The housing strategy is about: the use, condition and management of existing housing; how much and what type of new housing is needed; the provision of a broad range of housing options to meet different housing needs and demand; preventing homelessness and; supporting vulnerable households. It also plays a key role in contributing to other local strategic priorities which aim to make Southwark more sustainable and a place where people want to live.

This consultation document is the second stage in our development of a new housing strategy. It has been informed by a broad consultation exercise undertaken from March to September 2008. It sets out our thinking so far about our strategic priorities. We want feedback from our partners, stakeholders and residents on the direction we are proposing. We are also asking how partners can contribute to delivering our strategic priorities. At the end of this section, we tell you how you can give us feedback.

Relationship between the housing strategy and other Southwark strategies

Southwark 2016. The overarching strategy for the Council and its partners is the sustainable communities strategy, *Southwark 2016*. Our housing strategy along with a wide range of other local strategies covering specific topics (such as asset management, health, crime and drugs, economic development, employment and, climate change strategies) or communities (such as the children and older people's strategies) must be compatible with and help to deliver the vision of *Southwark 2016*. The vision is to secure the well-being of local people by improving the places where they live, work and have fun. It aims to create localities of mixed communities. The strategy covers a wide canvas. It sets out local priorities under three main headings - people, places and services. Housing is relevant to all three but the specific housing priorities are featured under the objective "more and better homes":

- Improve the quality of social housing
- Work with private home-owners and landlords to improve the quality of private sector housing
- Increase the supply of housing, in particular affordable housing and larger units
- Reduce homelessness and improve housing choices for those who are vulnerable or who have special needs
- Promote housing options that offer choices suited to the diversity of cultures and lifestyles of people in the borough.
- Ensure that housing developments and improvements are fully integrated into wider regeneration programmes so as to maximise benefits from investment

The housing strategy includes all these priorities and some additional ones, such as improving housing management services. 28% of residents are owner occupiers, and these many are leaseholders who pay service charges to the Council or another freeholder. The remaining households rent privately or from the Council or a housing association. Ensuring high quality landlord and leasehold management services is a priority for Southwark Housing Strategic Partnership but one which is not explicit in the sustainable community strategy. The Local Area Agreement (LAA) is a three year action plan to deliver the sustainable community strategy which includes a lot of detailed targets. There are housing targets in the LAA around new housing supply (including affordable housing supply), homelessness, temporary accommodation and tackling empty homes.

The local development framework (LDF). The Council's Unitary Development Plan (UDP) is the land use plan for the borough and includes a range of policies that set out what type of housing should be developed and where. The UDP will be replaced by the Local Development Framework (LDF) the spatial (land use) delivery plan for the sustainable communities strategy.

¹ The Southwark Housing Strategic Partnership is a multi-agency partnership set up in 2008. The partnership is made up of representatives from housing associations, the Council, private landlords, builders, council tenants, leaseholders and private residents.

The LDF will contain all the documents and policies adopted by the Council as a local planning authority in order to determine planning applications in the borough, and is made up of a range of documents including the Core Strategy and Area Action Plans. The Council is currently consulting on preferred options for the Core Strategy (due to be adopted in 2011) which is the plan that sets out how Southwark will change and develop up to 2026. Its scope includes: housing, business and retail premises, transport, schools, community facilities, leisure and public spaces. The Core Strategy will identify broad locations for growth and also specific strategic sites for growth coupled with an estimated capacity of those sites. The LDF, in particular the Core Strategy, is one of the key tools to deliver our housing strategy objectives and priorities for new supply. It will set out where housing is to be developed, how much and of what type and standard. Our new housing strategy therefore needs to both influence and respond to the developing Core Strategy. This consultation is running alongside the Council's consultation on the Core Strategy (details of which are available on the Southwark website at www.southwark.gov.uk/corestrategy). Housing and planning officers are sharing responses to both consultations.

Other local strategies. Our housing strategy also contributes to delivering other local strategies and several of these strategies have a part to play in delivering housing strategic objectives. There are particular links between the housing strategy and Southwark's crime and drugs, economic development, employment, climate change, health, anti-poverty, supporting people and children's strategies. This consultation document includes some examples of these links. In addition, Southwark is part of the South East London Housing Partnership along with the boroughs of Bexley, Bromley, Greenwich and Lewisham. Our housing strategy impacts on and, in turn, is influenced by the sub-regional housing strategy (see also Appendix 2).

Why we are developing a new housing strategy

We have made good progress in delivering the objectives of our current five-year (2005-2010) housing strategy and this is detailed in the *Housing strategy 2007/08 monitoring update* which is available on the Council website at www.southwark.gov.uk/housingstrategy. However, our housing strategy must continually evolve, responding to changing needs, new challenges and shifts in local, national and regional priorities. This section gives a brief overview of the key changes and challenges which have prompted us to start the process of putting together a new housing strategy to take us through to 2016. More detail can be found in the appendices and in other documents referenced in this consultation document.

Housing facts in Southwark²

Successes

- Over the five years to April 2008, 8,808 new homes (net) were completed
- In 2007/08, 767 new affordable homes were completed, of which nearly half were intermediate housing mainly for shared ownership
- In 2007/08 over £2 million of funding for affordable housing was gained from planning (S106) agreements
- In the three years to April 2008, 404 long term empty private sector homes were brought back into use
- In the three years to April 2008, homelessness prevention measures resulted in a 40% decrease in the number of households accepted as homeless
- Over 2,000 Council homes a year are brought up to the Government's decent homes standard

Challenges

- Southwark's population is projected to increase by more than 20% by 2026 to 329,300 people
- The Index of Multiple Deprivation 2007 ranked Southwark the 19th most deprived district in England.
- More than half of households who rent from the Council or a housing association do not include anyone in paid work
- Nearly half of Southwark households have gross annual incomes of less than £15,000

² There are more key facts from our evidence base in Appendix 2

- In November 2008 the average house price in Southwark was £340,100
- Only 28% of households in Southwark own their own home compared to 56% in London and 70% nationally
- Nearly 12% of Southwark households are overcrowded, with overcrowding highest amongst households who rent from the Council
- There are over 15,000 households registered with the Council as wanting a council or housing association (social rented) home, while last year only 3,691 social rented homes became available for letting
- Over 45% of the Council's homes do not meet the Government's decent homes standard and over 44% of non-Council homes do not meet the standard

Key national and regional changes

National policy. The Housing Green Paper, *Homes for the future: more affordable, more sustainable (July 2007)*, together with subsequent related government policy papers, marked a shift of emphasis in housing policy towards increasing the supply of all housing (including affordable rented and shared ownership housing), 'greening' the housing stock to meet climate change targets, preventing homelessness, ending rough sleeping, meeting the housing needs of an ageing population and tackling the high levels of worklessness among social housing tenants. It also led to two new agencies – the Homes and Communities Agency (HCA) and the Tenant Services Authority (TSA). The HCA will have a major role in housing delivery, providing funding for affordable housing and working with regional and local government to deliver national and regional policy priorities. The TSA will have a major impact on housing management services to social housing tenants.

Regional policy. May 2008 saw the election of a new Mayor for London, Boris Johnson. The Mayor has responsibility for issuing a statutory housing strategy for the capital and recently issued a draft of a new London Housing Strategy with the key themes of: raising aspirations, promoting opportunity; improving homes and transforming neighbourhoods; maximising delivery and optimising value for money. The Mayor is reviewing borough housing targets set in the London Plan and the outcome of discussion with the GLA on these targets and the Mayor's other housing priorities (which include a high profile for helping first time buyers and increasing the supply of family housing) will have a significant impact on both Southwark's housing strategy and Core Strategy.

The economy. The worsening economic situation is having, and will continue to have, a major impact on housing demand and supply. Clearly we cannot know how long the situation will last or how bad it might get, so we will be closely monitoring events and must ensure that we put in place a housing strategy which is flexible enough to respond effectively to changing needs. The main effects on the local housing market so far of the rising unemployment and lack of availability of credit (the 'credit crunch') have been:

- a fall in house prices (though price falls in Southwark and most of London have been less severe than in other parts of the country) and a very significant fall in the number of house purchases
- difficulties in selling shared ownership housing (many lenders are treating these as sub-prime lending) and as a result many housing associations are now reluctant to build new shared ownership housing and want to develop intermediate rented housing rather than shared ownership
- a fall in the number of planning applications and in the number of building starts and completions
- a reduction in the value of Council properties sold and hence in funding available for improving existing homes

Negative changes in the economy will have a particular impact on our ability to meet our new housing supply targets and in particular on delivering our major regeneration projects.

Challenges for Southwark

- Delivering our regeneration programme. Southwark has one of the most ambitious regeneration programmes in the country. Our plans, in particular those for the Elephant and Castle area, Canada Water, Bermondsey Spa and the Aylesbury Estate, will have a positive impact on the type of place Southwark will be in the future. Realising the plans for these areas will significantly improve the quality of the physical environment, creating the conditions necessary to stimulate investment, re-invigorate the local economy and promote sustainable long-term

regeneration. A lot of the new housing in the borough will also be provided in these areas and we want it to be housing of the highest standard, with a good mix of sizes, types and tenures. Driving these plans forward in the current economic climate will be challenging. We will need to work flexibly with development partners, the GLA and the new Homes and Communities Agency to resource our plans and deliver the optimum amount and type of housing for each area to enable sustainable communities.

- Improving the quality of Council homes. In consultation with our tenants and leaseholders, Southwark Council took the decision in 2005 to retain ownership and management of our housing stock, continuing to be one of the largest landlords in the country. Southwark Council's 2008 decent homes review re-affirmed the commitment not to undertake wholesale or partial stock transfer to finance the investment programme. The challenge, made more difficult in the current economic climate, is to manage the consequences of this decision. In Southwark over 33% of Southwark households rent their home from the Council and a further 11% are home owners who pay service charges to the Council, having bought their home under the right to buy. We have an ageing housing stock so most notably we need to identify the necessary resources to bring our homes up to the standard our residents expect and to maintain them at that standard. We have identified a £180 million funding gap, so we need to consider how to use our assets most effectively to resource the needed improvements. Just as importantly, we need to consider how we manage our homes, meeting rising customer expectations while housing revenue account resources are diminishing.
- Meeting housing delivery targets. The London Plan sets very challenging targets for Southwark. At 1,630 per year 2007/8 to 2016/17, 50% of which should be affordable housing, they are among the highest in London. In addition, the new Mayor has revised upwards, to 2,453, Southwark's gross affordable housing target for the three years 2008-2011. A major challenge for us is therefore how to deliver these housing targets and at the same time deliver mixed and balanced communities and other priorities such as new schools, better health facilities, and better public spaces.
- Fall in the supply of social housing lettings. Market housing in Southwark is increasingly unaffordable to those on even middle incomes so there has been a decrease in the number of households moving out of social rented housing to other tenures. As a result, there is very little 'churn' within the social rented sector and therefore less social rented lettings become available for people who need these homes - Appendix 3 gives more detail.
- Preventing homelessness. Worsening economic conditions mean that more households will face difficulties keeping up payments for their homes and may therefore be threatened with homelessness, and at the same time we are seeing a reduction in the supply of social housing lettings. It will be a major challenge to maintain (and improve on) our excellent track record in preventing homelessness and reducing the use of temporary accommodation (meeting or exceeding government targets).
- Overcrowding. 11.6% of all households in Southwark live in overcrowded conditions (by the bedroom standard), with the highest levels of overcrowding being in council rented housing (15%).³ Some BME communities have a particular need for larger homes. In recent years we have seen a significant increase in the proportion of smaller homes (one or two bedroom) being built. Overcrowding has a negative impact on quality of life, health and on children's development potential.
- Low levels of home ownership. Southwark has one of the lowest levels of home ownership of any borough in the country. High house prices together with relatively low average incomes mean that increasing the levels of home ownership in the borough in the current economic climate will be difficult.

Feedback from stage 1 consultation

In the first stage of our consultation on a new housing strategy we asked people what they thought the top housing issues were and what should be done to respond to these issues. The most frequently mentioned issues were

- Improve the quality of all homes and finish the decent homes programme
- Housing needs good local facilities
- We need more energy saving devices
- Build housing that meets people's aspirations- quality, size, type etc
- Build more family sized properties
- Increase the amount of affordable housing
- Build more council housing

³ Southwark Housing Requirements Study 2008

- There needs to be a good mix of housing tenure to help ensure the local economy is sustained
- Social housing landlords should work in partnership with organisations in Southwark to organise skills and employment awareness events for their residents on their estates
- Improve the standard of temporary accommodation
- Improve the repairs and maintenance service
- More tenancy checks to identify unauthorised occupation
- Take more action against tenants that don't respect their tenancy agreement e.g. noise, rent arrears
- Better safety and security is needed
- There are increasing numbers of elderly- some will wish to remain in their home. There is a need to have services and resources in place to deal with this

The proposed new housing strategy

The vision of Southwark's current housing strategy is "to improve residents' lives by providing high quality homes and housing services that promote successful and inclusive communities." The five key objectives are: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support; deliver community-focused services.

We think the vision of the current strategy is still the right one, but we are proposing some changes to the key objectives and priorities,

Proposed key objectives	Proposed key priorities
1. Improve the quality of existing housing and use it more efficiently (page 7)	Bring council homes up to the Southwark decent homes standard
	Use existing assets better to meet changing needs
	Bring empty homes back into use
	Improve the energy efficiency of homes in all tenures
2. Increase the supply of good quality housing (page 11)	Increase the supply, particularly of family sized homes
3. Enable choice while meeting housing needs (page 14)	Enable options for private renting in a high quality private rented sector
	Provide options to sustain home ownership
	Improve life chances by contributing to preventing and tackling worklessness
4. Prevent homelessness and reduce the use of temporary accommodation (page 19)	Maximise opportunities for homeless prevention
	Reduce the use of temporary accommodation

We are proposing that our new housing strategy will

- put greater emphasis on improving and making better use of the existing housing stock in all tenures as this will reduce the need for additional housing supply
- set out a clear strategy to meet the £180 million investment gap for Council homes, which will include increasing capital receipts by selling some empty Council homes and better use of under-utilised housing revenue account assets.
- give a high priority to increasing housing supply while recognising that we will never be able to fully meet demand
- put more emphasis on providing a mix of housing tenures as this will lead to mixed income areas which in turn can support more shops and businesses, which is good for the local economy. One of the principle ways we are trying to achieve this is through changing the mix in areas where there is a dominance of any one tenure. Major projects in areas of the borough which require more substantial regeneration including demolition and stock replacement are a key tool for delivering this priority. We have ambitious plans for the Elephant and Castle area, including new housing and a new shopping centre. Our substantial developments at Bermondsey Spa and Canada Water are also key as is redevelopment of the Aylesbury Estate. This

housing strategy will be a key influence as we debate the plans for these areas, setting clear priorities for these developments to ensure they are developed to a high quality, contain a mix of housing types and tenure in environments where people want and choose to live

- give priority to enabling tenants in social housing to access training and employment initiatives with the aim of reducing the high level of worklessness in the social rented sector.
- Our strategy will place much greater emphasis on meeting housing needs in the private rented sector as over the next few years the majority of new affordable housing will go to house council tenants whose homes will be demolished as part of our major regeneration schemes. This will impact on our ability to reduce the numbers on the housing register.
- give a higher priority to providing larger homes, particularly in the affordable housing sector, in order to reduce overcrowding
- give a higher priority through the economic downturn to supporting people to maintain home ownership while continuing to try to enable more people to take up home ownership options, as we have one of the lowest proportions of home ownership of any borough in the country
- give higher priority to improving the quality of housing and areas over increasing the supply of housing. The housing strategy aims to balance how housing resources will be used. The two biggest competing priorities are new housing supply and the quality of both existing and new housing. We have limited land supply and limited resources so we can either build a larger number of standard quality housing (for example, with smaller rooms), or fewer homes but to a higher standard (for example, with larger rooms, better sound and thermal insulation). While there is huge demand for affordable housing, the Council is reliant on capital receipts to improve the condition of housing in all tenures, but the largest call on resources is the Council's own stock which is about 45% of the borough's supply. In an ideal world, we would achieve both the additional housing numbers we need as well as the highest quality of existing and new housing. Overall, when we have to make a choice we will chose quality over quantity as we believe that is the best option for the future sustainability of the housing stock and communities.

Essential to delivering the housing strategy is:

- Partnership working – This is not just a strategy for the council. Partners are essential to achieving these objectives. So, in this consultation document we ask a number of questions about how partners can contribute
- Excellent services – The objectives present a challenge, they are not going to be met through “making do” with services. We need to ensure all services are excellent including the services provided by the Council, housing associations, private landlords, advice agencies etc.
- Value for money – There are massive levels of need in the borough and relatively little resources to tackle these. We need to achieve maximum value for money with our partners to help as many people as possible.
- Equality– We need to ensure the strategy meets a range of housing needs and does not unfairly advantage or disadvantage any group of people because of their race, faith, sexuality, age, physical/mental disability and that it promotes social cohesion. We ask in this consultation document how our proposals might impact on different communities.

What happens next

Following the close of this consultation exercise, we will draft a new housing strategy which will be a longer and more comprehensive document than this consultation document. The aim is to publish our new housing strategy in autumn 2009. We will also pull together the responses from all the consultation we have undertaken over the two stages and put these in a consultation feedback document, showing how we have taken your responses into account in our new housing strategy. We will publish this on the Council's website alongside the housing strategy and our evidence base for the strategy – our strategic housing market assessment.

Responding to this consultation

This document is organised under the four proposed key objectives which are broken down into a number of policy areas for action. For each policy area there are some examples of how these will be delivered. We have asked a number of questions to focus responses to the consultation (see Appendix 1) but you do not need to limit yourself to these questions or to respond to all questions. There are three options for responding to the consultation:

- Use the housing strategy consultation stage 2 questionnaire, available on the council's website at www.southwark.gov.uk/housingstrategy. You can complete this electronically and email it as an attachment to housingstrategy2@southwark.gov.uk

- Print a copy of the housing strategy consultation stage 2 questionnaire and complete it manually, posting it to London Borough of Southwark, Housing Regeneration Initiatives, FREEPOST, SE1919/2, London, SE17 1BR, (Housing Strategy)
- Email general comments on this consultation document to housingstrategy2@southwark.gov.uk. If you are not using the consultation questionnaire, please, where applicable, give the relevant question number you are responding to.

If you have any queries about making a response to this consultation, please ring the Strategy and Policy Team on 020 7525 1217. *All responses to this consultation should be sent to us by 30th April 2009.*

OBJECTIVE 1 –IMPROVE THE QUALITY OF EXISTING HOUSING AND USE IT MORE EFFICIENTLY

Why this objective?

Whatever we choose to do around new supply, existing housing is going to make up the biggest proportion of the housing stock for many years to come, so what we do with it is of primary importance. The quality of housing and its surroundings (neighbourhood) affects residents’ quality of life, including health and feelings of security, and can have an impact on education and employment opportunities. Housing has a major environmental impact – for example, carbon emissions from housing make a significant contribution to climate change. So we need to ensure that all the housing in Southwark is brought up to a good standard (including reducing its environmental impact) and prevent it falling into disrepair in the future. We also need to ensure that neighbourhood environments are well designed, well managed and maintained so they are places where people want to live. We can make better use of the housing that’s already here to meet the needs of current and future generations and this will reduce the need to build more homes – this is important in Southwark where land is in short supply and expensive.

Why	How
Bring council homes up to the Southwark decent homes standard (KEY PRIORITY)	
<ul style="list-style-type: none"> • The Council is one of the largest landlords in the country, with around 33% (40,485) of the borough’s homes. • In consultation with our tenants and leaseholders, Southwark Council took the decision in 2005 to retain ownership and management of our housing stock. In 2005 the Government set a target that all social housing (housing owned by local authorities and housing associations) should be of a decent standard⁴ by 2010/11. Based on assumptions at the time about investment needs, available resources and feedback from council residents, the Council decided it could meet the target while retaining the ownership and management of the housing. • In many respects the Government standard does not meet the standards expected by council residents, including outdoor space, energy efficiency, security and insulation. Therefore the 	<ul style="list-style-type: none"> • Continue to maximise the capital available to invest in our housing stock. We will <ul style="list-style-type: none"> • Sell empty (void) council properties in poor condition to save on repair costs and provide a capital receipt. Receipts from sales will be earmarked for bringing council homes up to a Southwark decent homes standard and increasing the supply of housing through the ‘Hidden Homes’ scheme • Identify available land and under-utilised non- housing assets, potentially using part of our capital receipt to improve the external environment of the estates that generate the receipts • Maximise the cost efficiency of spending through improving the quality of information on stock condition and investment needs and by changes to specifications and the way works contracts are packaged • Deliver major housing-led regeneration schemes. Schemes such as the Heygate (part of the wider regeneration of the Elephant and Castle area) and Aylesbury Estate are demolishing council housing in poor condition, reducing the number of non-decent properties. More new housing will be built than was demolished but it will be housing of different tenures – private, intermediate and social rented. • Ensure investment programmes are intelligence led, including pooling purchasing powers • Look for opportunities to bring in additional resources to improve the environment and facilities on and near

⁴ The Government defines a decent home as one that meets the statutory minimum standard (that is, is free from Category 1 hazards) and is in a reasonable state of repair and has reasonably modern facilities and services and provides a reasonable degree of thermal comfort

Why	How
<p>Council has agreed a Southwark decent homes standard. The Council carried out a review in 2008 which included investment needs in excess of decent homes, looking at the funding required to introduce a longer term asset management approach to stock investment. The Council will develop an Investment Delivery Strategy by 2010.</p> <ul style="list-style-type: none"> In the 2008 review the Council re-affirmed its commitment not to undertake wholesale or partial stock transfer to finance the investment programme but recognised that transfers could be appropriate for specific estates, but only where there is resident support. The review found that to refurbish council homes to the higher Southwark decent homes standard would cost more than reaching the Government's decent homes standard and identified a funding gap of £180 million. It will also take longer to reach this standard. 	<p>council estates. For example, working with education and health to provide facilities such as safe and attractive playgrounds and sports pitches.</p>
Use existing assets better to meet changing needs (KEY PRIORITY)	
<ul style="list-style-type: none"> Given the limited supply of land, it can often be a more efficient use of resources to convert existing buildings to meet housing needs 	<ul style="list-style-type: none"> Develop an asset management approach which makes best use of under-utilised assets, such as garages and laundry rooms on Council estates, initiating a "Hidden Homes" programme to turn these non-residential spaces into new homes, working with residents to identify suitable sites Extend existing homes to create larger units, either through a Southwark or sub-regional scheme (dependant on available funding through the London Housing Board). Convert unsuitable estate-based council sheltered accommodation into general needs housing Convert shared supported accommodation to self-contained accommodation.
Bring empty homes back into use (KEY PRIORITY)	
<ul style="list-style-type: none"> Empty homes can put a blight on a neighbourhood, making it look uncared for which puts people off investing in or moving to an area. In the main, it is more environmentally sustainable and cost effective to re-use existing homes than to build new ones 	<ul style="list-style-type: none"> Provide council grants and loans to bring long-term empty private sector properties back into use, some of which may be made available for private or social renting As a last resort compulsorily purchase private sector properties in serious disrepair where the owner will not remedy the problems. Reduce the time taken to repair and re-let empty council homes and actively encourage housing associations to do the same. Limit council tax discounts on second homes and limit exemptions for empty and unfurnished homes
Improve the energy efficiency of homes in all tenures (KEY PRIORITY)	
<ul style="list-style-type: none"> In 2006, total CO₂ emissions in Southwark were 1.8 million tonnes. Of this, 28% was from homes. The Council has agreed a target for its Local Area Agreement to reduce per capita CO₂ emissions across the borough by 8.5% over the period 2008-2011. 	<ul style="list-style-type: none"> Bring council homes up to the decent homes standard and provide grants and other assistance to bring homes in the private sector up to decent homes standards. Continue to improve the energy efficiency of Council homes through retro-fitting insulation and upgrading individual heating systems.

Why	How
<ul style="list-style-type: none"> Private properties have to have an Energy Performance Certificate (EPC) on sale, social housing must have an EPC when sold or re-let. The Council has to report on a new indicator (NI 187) which measures the percentage of households in receipt of income based benefits living in the most and least energy efficient homes (as measured by SAP rating). Older people and vulnerable households are particularly likely to suffer from fuel poverty. Energy efficiency measures can have a big impact on reducing the cost of heating a home to a comfortable standard. Cold is a significant cause of premature death among the elderly. 	<ul style="list-style-type: none"> Continue to improve the energy efficiency of the Council's communally heated housing by investing in new replacement heat mains and upgrading central heating plant. In line with the Council's climate change strategy we are committed to retaining and upgrading district heating systems to combined heat and power (CHP) and/or alternative fuels where it is cost effective to do so. Work with partners to secure maximum funding for domestic energy efficiency investment and for low and zero carbon energy technologies, including central government grants for renewable energy technology and obligations on energy suppliers to fund carbon reduction measures in homes. Continue to promote national and regional grant schemes to improve the energy efficiency of homes, focusing on vulnerable households with the aim of eliminating fuel poverty. Work with partners to develop innovative schemes to support 'able to pay' households reduce their emissions. The Council and its partners will continue to lobby government for additional funding for energy efficiency in existing homes. In particular, the Council will strongly argue the case for district heating and CHP where there is little national funding and support available.
Improve and maintain the quality of private housing	
<ul style="list-style-type: none"> The private housing stock is an asset that needs protecting for future generations. With the right approach existing older housing could be with us for another 100 years or more. The government has a target to increase the proportion of private housing in decent condition occupied by vulnerable households to 75% nationally by 2020. In Southwark, 56.3% of vulnerable households living in the private sector are living in non-decent accommodation⁵. 	<ul style="list-style-type: none"> Provide home maintenance advice, to prevent the slide into disrepair. Give priority in our housing renewal policy to providing financial assistance (grants and loans) to vulnerable home owners and private tenants who are living in homes that do not meet the decent homes standard. Provide a home maintenance service to private tenants and home owners who are on benefits Provide financial advice and other support, through our home improvement agency. Assist private tenants in securing improvements to their homes through regulation of their landlords and implementing the Housing Health and Safety Rating System effectively. Provide non-vulnerable households with advice on getting private finance to repair and improve their homes. Work with the South East London Housing Partnership to deliver sub-regional schemes to improve private housing.
Improve housing management	
<ul style="list-style-type: none"> A good standard of housing management can make a significant contribution to achieving a number of policy aims, including, decent, healthy homes and safer, stronger communities. The Council has a general aspiration that any tenant lives in a home which is well managed by their landlord and expects other social landlords (such as housing associations) to address wider issues such as community safety. Residents having a say in how their homes are managed can lead to a greater feeling of community and well being, while landlords 	<p>Improve the management of council housing</p> <ul style="list-style-type: none"> Configuring the Council's housing management service to better deliver key priorities, including having higher staff visibility on estates. Ensure that tenants and residents have a range of opportunities to be involved in decision-making. Implement the <i>Changing for the better</i> plan to improve service and individual performance in nine key areas, including <ul style="list-style-type: none"> Repairs - A new flexible, one-call repairs line replacing three separate systems. Community safety and enforcement – Using measures available as a landlord, such as introductory tenancies⁶, demoted tenancies⁷, possession notices and crack house protocols.

⁵ Southwark Private Sector Stock Condition Survey 2008

⁶ Introductory tenancies can run for at least one year and make it easier for the council to get possession of the home if the tenant breaches the conditions of tenancy.

Why	How
<p>benefit from increased co-operation from tenants.</p> <ul style="list-style-type: none"> • Council and housing association tenants can choose to take control of a limited range of services, operations or budgets through the creation of new Local Management Agreements • The majority of private landlords own only a few properties. A long period of property price increases made investment in private renting an attractive option so many players entered the market who had little or no knowledge of their responsibilities as landlords. So we need to ensure the private rented sector is well managed and of a decent standard. 	<ul style="list-style-type: none"> • Community and resident involvement - Delivering a Joint Security Initiatives (JSI) programme which enables council tenants and residents to build partnerships with the police, statutory and voluntary sectors at estate and small area level to combat crime and anti-social behaviour <p>Increase opportunities for tenant management</p> <ul style="list-style-type: none"> • Respond proactively to the new regulation and guidance on tenant empowerment. We will <ul style="list-style-type: none"> • Provide information on the new guidance to housing management staff and all council tenants • Work in partnership with the CLG, Homes and Communities Agency and National Federation of Tenant Management Organisations to evaluate implementation of the new regulations • Give advice and support to housing association partners on the new regulations and guidance <p>Encourage good housing management by housing associations</p> <ul style="list-style-type: none"> • Work with housing associations to develop common tenant satisfaction surveys for housing associations working in the south east London sub-region. We will also continue monitoring housing associations working in the sub-region against key performance indicators. • Carefully select partner housing associations in Southwark based on a monitoring of capacity, their track record in delivering schemes, and their policies on tenancy services • Improve management of newly built housing. In some cases developers build properties and then leave and don't worry about the long term sustainability of the homes and area. Therefore we will look at possible ways of involving housing associations to oversee the over management of schemes. <p>Improve housing management in the private rented sector (see objective 3)</p>

⁷ Demoted tenancy – the Anti-Social Behaviour Act 2003 allows secure tenancies to be demoted to introductory tenancies where tenants or any member of their household has been convicted of anti-social behaviour.

OBJECTIVE 2 – INCREASE THE SUPPLY OF GOOD QUALITY HOUSING

Why this objective

Though there are variations across regions, it is widely recognised that there is a national housing shortage and therefore Government has given a high priority to delivering 240,000 additional homes a year to 2016, an extra 3 million homes by 2020. Southwark, like London as a whole is an area of high, and rising, housing demand generated by significant projected increases in population and changes to household formation (See Appendix 3). The London Plan sets housing supply targets for each London borough; Southwark's target is to deliver 1,630 additional homes (net of demolitions) per year over the period 2007/08 to 2016/17. There are also targets for larger homes, wheelchair accessible homes and for how much of this housing must be affordable housing.

Southwark is a highly developed space. There are few spaces not occupied already by either commercial or residential buildings. There are few green areas and these are important to residents and play an important role in health and well-being. As a result most development of new housing involves demolishing or redesigning existing buildings. The Housing Strategy and Core Strategy will provide a clear plan for future housing growth in the borough and will provide the framework for the creation of successful developments over the lifetime of the strategies. The economic downturn which we are currently facing means that it will be very challenging delivering this priority. Developers are finding it hard to raise finance and potential buyers are facing problems getting mortgages, so nationally we have been experiencing a significant slow down in starts and completions of new housing. We will need to focus on ways of keeping Southwark competitive and we will almost certainly be looking to focus more in the short to medium term on delivering affordable housing. This is because the Government has brought forward significant amounts of funding for affordable housing as one among several measures to keep the house building industry going.

In the last couple of years 27% to 30% of our affordable housing programme has been delivered by section 106 agreements with developers. It is hard to predict how long this will be the case. However, we have been less reliant on S106 schemes than other London boroughs. The majority of our affordable housing programme is still from housing association grant funded schemes which tend to have more certainty of delivery and better quality and scheme mix. In the current market, where housing associations can get grant they are well placed to keep on developing.

While mindful of the pressing need to increase housing supply, we are concerned to improve the quality of new housing; otherwise we will be storing up problems for the future. We also need a mix of housing types and sizes as this is key to developing mixed and balanced communities that can thrive. Overall there is a shortage of larger homes (three or more bedrooms) in Southwark in both the public and private sectors.

Why	How
Increase opportunities for housing development	
<ul style="list-style-type: none"> Government planning policy requires all local authorities to identify a 15 year supply of land for housing in their area as part of their Local Development Framework. Southwark has high housing delivery targets in the London Plan (see above) 	<ul style="list-style-type: none"> Set out in the Core Strategy how much development is intended to happen where, when, and by what means it will be delivered. The strategy will ensure that the necessary land is available at the right time, and in the right place to deliver the new housing required. Continue to encourage development of UDP proposal sites particularly in the Opportunity Areas and Action Areas. The Core Strategy and Area Action Plans will identify the broad approach to new homes in these areas and allocate new sites for housing. Prepare Area Action Plans (AAPs) to provide a planning framework for Peckham, Canada Water and Aylesbury where significant changes are proposed, helping to deliver and facilitate new growth within these areas potentially resulting in the delivery of at least 9,200 homes Identify new sites for development through the Local Development Framework Explore opportunities for additional housing on existing housing developments and over shops and other

Why	How
	appropriate workspaces.
Increase the supply of housing, particularly family sized homes (KEY PRIORITY)	
<ul style="list-style-type: none"> • Around 12% of Southwark households live in overcrowded conditions, with the highest proportions in Council rented homes (15%) and private rented homes (12%) • 15% of households on Southwark's housing list require three-bedroom homes and 6% need homes with four or more bedrooms • Over recent years the majority of new homes built in Southwark have been one or two bedroom homes. In 2007/08 only 22% of new social rented properties, 2% of new intermediate housing and 15% of market housing had three or more bedrooms. • Given the relatively low average income in Southwark, there is a particular need for larger affordable homes 	<ul style="list-style-type: none"> • Propose through the Core Strategy the requirement that 25% of housing on all sites is family housing • Seek, through the south east London sub-regional guide for housing associations and developers, at least 50% of all new affordable homes to be homes with three or more bedrooms • Support social housing grant applications to enable affordable housing schemes to deliver a higher proportion of family homes than could be delivered without grant • Continue our programme of de-converting Council owned street properties to create larger family homes (24 delivered over the previous two years) • Add extensions, where possible, to existing Council homes occupied by overcrowded families • Give a high priority to provision of larger homes in the Hidden Homes initiative
Ensure new housing is of the right type and quality	
<ul style="list-style-type: none"> • Some of the properties in Southwark have problems such as small rooms that do not really meet the requirements of families living in them, or poor sound insulation, or areas where people do not feel safe. • We need to ensure we don't repeat the same mistakes by ensuring good quality new housing. We do have very high housing demand so it is tempting to push for the maximum supply out of limited resources. But we are likely to be storing up problems for the future. Therefore a good balance between quality and supply needs to be struck. • To achieve mixed and balanced communities we want to ensure housing for all types of household and for all stages of the life cycle. This can include avoiding an over-concentration of one type of housing in an area where this would have negative consequences. So we have to ensure we have a good understanding of housing demand and needs and that we have the right policy framework in place to ensure (as far as we can) that the right type of housing is provided to meet those needs. • Housing quality also needs to address wider issues such as environmental and community safety issues if we are to build places where people want to live and meet other targets such as 	<ul style="list-style-type: none"> • Require, through current planning policy, a mix of sizes and types of housing. Larger developments are expected to supply mostly homes with two or more bedrooms and at least 10% of homes should have three or more bedrooms. At least 10% of all major new developments should be suitable for wheelchair users, where the physical constraints of the site do not prevent this. Wheelchair units must be built in accordance with the residential design specification which uses the SELHP wheelchair standard. • Ensure the Council and its housing association partners work to enhanced standards as set out in our <i>Housing design and specification guide</i>. • Require all new homes to be built to lifetime homes standards⁸. This will make it easier to adapt homes to meet future needs, for example mobility problems (see also Southwark Residential Design Standards Supplementary Planning Document 2008). • Carry out, and periodically review, a strategic housing market assessment to clarify and quantify housing demand and needs in the borough. We will consult with residents, local businesses and other stakeholders to identify what type of housing people want and where • Work with sub-regional partners to identify housing demand and needs which may be best addressed at sub-regional rather than local level • Further develop our housing supply and demand model to understand how the housing market is delivering across the whole borough, at area level and for different types of need/demand. • Seek flexibility from the Mayor and GLA in meeting housing targets – for example, giving a higher priority to types and sizes of dwellings provided rather than simple numeric targets which can have the perverse effect of encouraging smaller units

⁸ The lifetime homes standards incorporate 16 design standards to make homes more flexible, convenient, safe and accessible so that they are more easily adapted to people's changing needs

Why	How
<p>those on tackling climate change. To help tackle climate change, new housing must meet increasingly tough CO₂ emission targets.</p>	<ul style="list-style-type: none"> Require high energy efficiency standards for new housing. Encourage new development close to existing district heating schemes to connect (subject to affordability and capacity considerations), as for most larger, high density developments adoption of district heating and CHP is the most cost effective means of meeting CO₂ targets. Continue to support development of district heating schemes and CHP through planning policies and via development of innovative delivery vehicles.
<p>Ensure a supply of new affordable housing to meet a range of needs</p>	
<ul style="list-style-type: none"> The Southwark housing requirements study 2008 shows that Southwark has a high level of need for affordable housing and in particular social rented housing. There is a particular need for larger, family sized affordable housing (see above). Southwark's Supporting People Strategy identifies the need for affordable housing for a range of vulnerable client groups. The London Plan requires 50% of all new housing to be affordable, of which 70% to be social rented and 30% intermediate housing. Southwark's target for affordable housing is 815 per year (net) for the period 2007/08 to 2016/17. Boroughs are currently discussing revised gross affordable housing targets with the Mayor, who has agreed for Southwark a gross target of 2453 over the period 2008/09 to 2010/11. Intermediate housing is for people who can't afford to access the private housing market but can afford more than social housing rents. The Mayor wants to see more intermediate housing provided. Intermediate housing has largely been shared ownership housing developed by housing associations. However, in the current economic climate, lenders are proving reluctant to lend for shared ownership and this will have an impact on the type of intermediate housing products that will be developed in the immediate future. The credit crunch is also having an impact on how the financing of housing schemes stacks up - private housing sales cross-subsidise the provision of affordable housing in the development. So this could have an impact on the amount of social housing that can be developed without additional funding through social housing grant. 	<ul style="list-style-type: none"> Take into account need in localities, maximising affordable housing supply by making the most efficient use of public subsidy to build developments of a very high percentage, or wholly, affordable housing and by secure affordable housing as part of private developments through planning agreements. Private developments of 15 or more units will be required to provide affordable housing on the development site (percentages vary according to area of the borough). Developments of 10-14 units will be required to make commuted payments to the Council's affordable housing fund. In the current economic climate, consider applications from developers for social housing grant to maximise the affordable housing element in any development, subject to a financial appraisal. The positive impact of giving grant would be more control over the quality of new supply. However as the social housing grant pot is finite this is likely to mean that overall across the sub-region and possibly in Southwark, there is less supply achieved as there would be less money available for 100% affordable schemes. Another option to supporting grant would be to accept less affordable housing as part of the scheme but focus on the quality and size of the accommodation being provided. Use the Council's affordable housing fund to provide additional affordable homes Work with the Homes and Communities Agency and with developer and RSL partners to develop a range of intermediate housing products. Work with other south east London boroughs and our partner housing associations to agree common standards for housing development, affordability criteria and joint marketing of affordable housing options. Consider the potential of options such as Local Housing Companies and Community Land Trusts for delivering affordable housing. Bid for private finance initiative funding for redeveloping the Aylesbury Estate which would enable us to build council rented properties as well as intermediate and private housing

OBJECTIVE 3 – ENABLE CHOICE WHILE MEETING HOUSING NEEDS

Why this objective?

Housing is a key ingredient in the recipe for sustainable communities. Research tells us that people tend to be happier with their home if they feel they had a choice about living there. We want Southwark to be a place that has good quality housing for our diverse population at all stages of their life cycle. Residents' housing needs and aspirations change over time and their ability to meet their needs is constrained by income and the availability of the right housing product and/or housing services. Providing good quality housing advice which is appropriate to the individual customer is key to delivering this objective. The Council's housing options service is at the heart of this, providing a single point of contact telephone advice line and face to face service. We have moved away from distinguishing between housing options for priority and non-priority homeless and towards providing a broad range of options to people who have different housing needs.

Many people require some form of support to enable them to live as independently as possible. Local authorities and strategic partners in health and probation are responsible (through a commissioning body) for planning, funding and monitoring housing support services⁹ to vulnerable client groups. These plans are set out in full in Southwark supporting people strategy. The aim is to meet current needs but also to work to reduce these needs through support, training, counselling etc. Support services are key to delivering a number of priorities of our housing strategy. Sub-regional working has a significant role to play in providing services for vulnerable people. It can make sense to provide shared services across boroughs as there may not be a critical mass of demand in Southwark to support a service for a numerically small client group.

Access (or lack of it) to the right type of housing can impact on other areas of wellbeing – for example poor housing can lead to poor health; high housing costs can limit choices in other areas of life, for example the ability to take up employment. The availability of the right housing also impacts on the local economy. Our strategy therefore aims to provide as much housing choice as possible and in doing so improve life chances and quality of life for residents.

Why	How
Enable options for private renting in a high quality private rented sector (KEY PRIORITY)	
<ul style="list-style-type: none"> • Despite having the highest proportion of social rented housing of any borough in London, we still do not have enough social rented housing to meet needs. • The Government has set councils a target to reduce the numbers of households living in temporary accommodation (see objective 4). • About 70-100 people per year need to move on from supported housing as they no longer require the support and the place is needed for those who do, but finding appropriate accommodation is difficult. • So we are giving a high priority to working with the private rented 	<p>Increase the supply of private rented accommodation.</p> <ul style="list-style-type: none"> • Bring private sector empty properties back into use (see objective1) • Encourage landlords providing temporary accommodation to revert to providing mainstream private rented housing • Have a dedicated housing benefits officer to provide fast-tracked HB applications and to provide an advice service to landlords participating in our private rented initiatives. Our local housing allowance safeguards policy sets out the circumstances in which housing benefit will be paid direct to landlords, thereby reducing their concerns about letting to housing benefit claimants. <p>Enable and support good housing management</p> <ul style="list-style-type: none"> • Improve communications between the Council and landlords.

⁹ Supporting people services are focussed on enabling people to live independently and often include an advocacy role, whereas social care services deliver personal care (for example washing, shopping, and cooking) to an individual. There are many interfaces between supporting people and social care services, particularly where clients have high support needs.

¹⁰ A house in multiple occupation (HMO) is one where the occupants of the dwelling do not form a single household.

Why	How
<p>sector to meet a range of housing needs which, traditionally, have been met by providing social rented or temporary housing. This includes providing an option for households who are potentially homeless.</p> <ul style="list-style-type: none"> The private rented sector offers considerable flexibility at a range of prices and for some it is the tenure of choice. However, many households do not traditionally consider private renting as an option, so we need to work with partners to improve perceptions of this tenure. Over the past few years the number of HMOs¹⁰ has boomed. The arrival of many Eastern European migrant workers has been one of the main causes of this. Many landlords have converted larger family housing into individually rented rooms. Many of the HMOs are occupied by large numbers of people, in some cases sleeping in shifts. Overcrowding can have serious health effects, is a fire risk and is often associated with problems such as noise nuisance. 	<ul style="list-style-type: none"> Provide training for landlords on their rights and obligations Provide incentives to become an accredited landlord Where other measures have failed, use our statutory enforcement powers to tackle bad landlords Ensure all larger HMOs are licensed and considering selective licensing of other HMOs Explore having a separate HMO planning policy for converting properties to HMOs as some of our neighbouring boroughs do. <p>Support people to rent privately</p> <ul style="list-style-type: none"> Promote housing advice services Improve information on the Council website Provide private renting information packs to any renters coming through the housing options service Work with further and higher education institutions to help students understand their rights. Increase access to the private rented sector for those on low incomes through a number of policies and schemes such as our finders fee and rent deposit schemes. Support disabled people to live independently in the private rented sector through adaptations, disabled facilities grants and floating support.
Provide options to sustain home ownership (KEY PRIORITY)	
<ul style="list-style-type: none"> Southwark has one of the lowest proportions of home ownership in the country. The economic downturn is creating conditions in which many home owners are finding it very hard to afford their mortgage payments and are at risk of becoming homeless. Some Council leaseholders that bought under the right to buy are having problems paying major works bills. 	<ul style="list-style-type: none"> Carry out detailed financial appraisals with council tenants looking to take up right to buy or social homebuy options, to ensure they can afford the mortgage repayments and other ongoing costs associated with these forms of home ownership. Offer a range of options to council leaseholders in financial difficulty over payment of major works bills, including a low interest loan from the Council Work with partner housing associations to implement, where appropriate, mortgage rescue packages recently introduced by Government. Ensure, through the Southwark Advice Agencies Forum, a mortgage repossession advice and advocacy service at the county court.
Provide options to access home ownership	
<ul style="list-style-type: none"> If we want to achieve mixed and balanced communities we need to increase the proportion of home ownership closer to the London average. However, relatively low average income in the borough means that we need to pay particular attention to enabling affordable and sustainable home ownership options 	<ul style="list-style-type: none"> Enable the supply of new homes for sale (see objective 2) Work with partners to deliver appropriate shared equity and shared ownership products. Research shared ownership take up and targeting in Southwark and working with the HomeBuy agent¹¹ to ensure that shared ownership options are targeted strategically to release council and housing association homes. Run a social homebuy scheme which allows council tenants to buy a share of the home they live in – a more affordable option than the full ownership option of right to buy. This has an added advantage for the Council in

¹¹ The HomeBuy agent for the south east London housing sub-region is currently Tower Homes who are responsible for marketing affordable homes and operating a one stop shop service (Housing Options) for South London's key worker housing

Why	How
	<p>that, unlike sales under right to buy, the whole capital receipt from the sale can be invested back into the provision of social housing.</p> <ul style="list-style-type: none"> • Where additional resources can be identified, offer cash incentives to help council tenants buy a home on the open market, releasing their council home to re-let to someone in housing need.
Enhance social rented housing options	
<ul style="list-style-type: none"> • There is a continuing high demand for affordable housing, primarily for social rented housing. We need to increase options for people in social housing who do wish to remain in social housing but whose needs could be met better by a move to a different social rented home either inside or outside the borough. 	<ul style="list-style-type: none"> • Continue and expand (including disability and adapted dwellings) our choice based lettings scheme which invites bids for advertised vacant properties and then offers them to the highest priority household who bid. • Provide additional support to help vulnerable people exercise choice through the choice based lettings scheme. • Market opportunities for council and housing association tenants to move to other London boroughs and other areas of the country through mobility schemes, looking especially at areas with a surplus of housing and opportunities for employment and training. • Work with a number of housing associations in the Southwark Housing Needs Partnership to develop a common housing register (a single point of access to social housing in the borough), making the most effective use of the social housing supply and increasing housing options for council and housing association tenants. • Continue to provide a range of financial incentives and support for under occupiers to move to smaller properties thus freeing up larger properties to let to households who need them. • Support residents to be involved in decisions about their homes and wider policies and strategies, including promoting Tenant Management Organisations (TMOs).

Why	How
Ensure the right type of housing for an ageing population, supporting independent living	
<ul style="list-style-type: none"> The Government's national strategy for housing in an ageing society puts local authorities at the heart of measures to plan and provide for our ageing population. In Southwark by 2031 the proportion of the population over 65 is expected to increase to 10.1%, with an estimated additional 9,300 people over 65. The proportion over 85 is expected to increase to 1.4%, an increase of 1,600 people.¹² Many older people do not need a different kind of home but do need some degree of practical support, or adaptations to their home. Others need special kinds of housing and/or support services. There are older people living in supported accommodation that exceeds their needs. People are choosing these options not just to meet their housing needs but for the social interaction this provides. Other products may meet their needs better and more efficiently. 	<ul style="list-style-type: none"> Build new homes to lifetime homes standards so they are more easily adaptable to changing needs. We need to remodel the Council owned sheltered housing service from scheme based warden services to hub based floating/visiting service. This is required because of the high cost of provision of housing related support. Southwark costs are exceedingly high compared to national, regional and local average. If we do not remodel the service we risk having to close existing schemes with a resulting decrease in provision. It would also mean that support is not specifically targeted at the most vulnerable sheltered housing tenants. For sheltered schemes with lower support needs, move to a more hub based approach to provide floating support in place of wardens on each scheme. Support would also be provided to people living outside the scheme who register interest or who are referred. - This support will be provision of information and advice i.e. people will be signposted to relevant agencies, benefit entitlements Implement Cross agency Single Assessment Point for all Older People services in the borough to ensure access to services, including housing, is based on individual need. Provide adaptations to properties to enable people to remain in their own homes, for example using disabled facilities grants. Continue the sub-regional Healthy Homes Handyperson cross-tenure falls prevention, hospital discharge and general handyperson service. Continue a home maintenance service for private sector residents Provide loans to older people to repair and improve their homes Have sheltered housing schemes designated for people with high support needs, such as mental health, drug or alcohol problems and extra care sheltered housing. Help people in social rented homes to downsize through the under-occupation scheme Develop new social and private properties suited to the needs of an older population.
Provide support for young people to live independently	
<ul style="list-style-type: none"> All council services must contribute to achieving 5 key outcomes for children and young people; to stay safe; be healthy, enjoy and achieve, make a positive contribution; achieve economic well being. 	<ul style="list-style-type: none"> Develop closer links and joint working between housing, training, education, and employment services. Increase joint planning of provision between supporting people and care leavers services. Develop, with the youth service, reciprocal youth and housing awareness training for front line staff. Develop housing options information targeted at young people, involving them in designing and circulating the information. Provide supported accommodation for young lone parents. Provide suitable supported accommodation for homeless 16 and 17 year olds and for young people with complex and challenging needs who are usually excluded from traditional young people's supported accommodation
Provide for special housing needs, supporting independent living	
<ul style="list-style-type: none"> Many people who are considered to be vulnerable in some way 	<ul style="list-style-type: none"> Require all new homes to be built to lifetime homes standard so they are more easily adaptable to changing

¹² NS 2006-based subnational population projections

Why	How
<p>do not need a different kind of home but do need some degree of practical support, or adaptations to their home, to help them achieve this. Others need special kinds of housing and/or support services.</p> <ul style="list-style-type: none"> Vulnerable people are also entitled to housing choices. We aim to facilitate better movement into, out of, and within the supported housing sector and develop more housing choices for vulnerable adults. In recent years there has been a reduction in accommodation-based provision and an increase in floating support and a trend to move away from shared accommodation to self-contained units. These trends are likely to continue. (For full details by client group please see the Supporting Strategy). 	<p>mobility/disability needs and 10% of all new homes to be built to wheelchair standard.</p> <ul style="list-style-type: none"> Provide high, medium, and low floating support services¹³ for people in all tenures. Improve referral procedures from health and social services to housing providers, to ensure appropriate housing support packages are in place. Assist vulnerable people in bidding on the Homesearch system Link clients of working age to work opportunities and training and promote peer support initiatives to address social isolation when people move from supported housing to independent living. Phase out supported shared housing and replace it with self-contained housing and floating support services. Have a mix of supported housing schemes which are pepper potted about the borough. Provide disabled facilities grants (to private residents) and an adaptations service (to council tenants). Match clients with disabilities to already adapted social rented properties Complete a temporary accommodation scheme to provide short-term supported housing for people with disabilities moving out of registered care or rehabilitation schemes, prior to a move on to adapted housing. Expand the role of our resettlement service and ensure that 'move on' quotas are strategically targeted. Move on is a key issue and we will working to increase accessibility of the private rented sector (see above) Prioritise in-borough a mix of supported housing schemes and designated flats for people with learning difficulties who are currently housed outside Southwark Refurbish the borough's gypsy and traveller sites to a high standard
<p>Improve life chances by contributing to preventing and tackling worklessness (KEY PRIORITY)</p>	
<ul style="list-style-type: none"> Housing and housing services can make a significant contribution to improving residents' life chances, particularly in a borough like Southwark that has areas of high levels of deprivation. Over 50% of households living in social rented housing in Southwark do not contain anyone in employment. This means many children are growing up in an environment where they have no direct experience of people in paid employment, making it more likely that the cycle of deprivation will continue. 	<ul style="list-style-type: none"> Incorporate advice on employment and training options as part of an integrated assessment of clients' housing needs. In 2008 Southwark was awarded trail blazer funding for tackling worklessness through the housing options approach Have a youth homelessness team, which includes a Connexions worker, in the Housing Assessment and Support Service. Emphasise education, training and employment in commissioning Supporting People services for homeless young people. Enable local labour and training schemes through partnering contracts and encouraging our partners to offer schemes that help our residents back into work Seek a site in Southwark for Thamesreach to locate their employment academy
<p>Improve life chances by contributing to improving the education and skills of residents</p>	
<ul style="list-style-type: none"> Housing and housing services can make a significant contribution to improving residents' life chances, particularly in a borough like Southwark that has areas of high levels of deprivation. There are big differences between educational qualifications in 	<ul style="list-style-type: none"> Tackle overcrowding. Raise awareness of training options Ensure education is aware of families with children living in temporary accommodation Ensure housing regeneration schemes are engaged with planning for school provision

¹³ Floating support services are delivered to people in their own home. The terms high, medium and low refer to the amount (hours) and type of support given

Why	How
each tenure. 35% of people in social rented housing have no qualifications compared to 12% in owner occupation and 18% in private renting (18%).	
Improve life chances by contributing to tackling poverty	
<ul style="list-style-type: none"> Housing and housing services can make a significant contribution to improving residents' life chances, particularly in a borough like Southwark that has areas of high levels of deprivation. Average annual income in the borough is below £15,000 	<ul style="list-style-type: none"> Include outreach money advice sessions in the Housing Options Centre and target debt advice at potentially homeless people Ensure we maximise take-up and maintain a high standard of housing benefit service Implement a range of schemes for council leaseholders in financial difficulties Implement measures to reduce levels of fuel poverty across all housing tenures Set affordability criteria for shared ownership schemes. Negotiate on rental guarantees with housing association partners in regeneration schemes in order to make new housing as affordable as possible
Improve life chances by contributing to improving the health of residents	
<ul style="list-style-type: none"> Housing and housing services can make a significant contribution to improving residents' life chances, particularly in a borough like Southwark that has areas of high levels of deprivation. Housing in poor condition has an adverse effect on health 	<ul style="list-style-type: none"> Share information on housing and health through Joint Strategic Needs Assessment, linking our Strategic Housing Market Assessment data with the research conducted by our health partners. Tackle overcrowding. Improve the quality of housing in all tenures and bring homes up to the decent standard Raise residents' awareness of how to keep their homes healthy – for example, how to avoid condensation.

OBJECTIVE 4 – PREVENT HOMELESSNESS AND REDUCE THE USE OF TEMPORARY ACCOMMODATION

Why this objective?

The housing strategy seeks to identify and address housing needs; homelessness is at the extreme of housing need. Therefore, we give a high priority to preventing homelessness wherever possible. In reducing the incidence of homelessness we will reduce the requirement for the temporary accommodation which is used to house homeless people awaiting an assessment and those for whom we have a statutory responsibility to find settled accommodation.

Southwark's homelessness strategy was integrated into our housing strategy, although we have retained a separate homelessness action plan that is reviewed annually and signed off by the multi-agency Homelessness Forum. In accordance with legislation, we carried out a second review of homelessness and published the outcome in July 2008. The review and homelessness action plan are published on Southwark's website - <http://www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/>

Why	How
Maximise opportunities for homeless prevention (KEY PRIORITY)	
<ul style="list-style-type: none"> There are high social and financial costs associated with homelessness, both for the homeless household and the Council. Social costs are particularly high for families with children. 	<ul style="list-style-type: none"> Provide a range of housing options and homeless prevention initiatives, including financial assistance to access the private rented sector Engage RSLs in strategic working to prevent homelessness; for example, agreeing eviction protocols Give priority for lettings to overcrowded households, a key cause of homelessness applications.

Why	How
<ul style="list-style-type: none"> Many people were seeing applying as homeless as the way to access social rented housing. However, as there is such a shortage of affordable housing this was leading many people to be placed in temporary accommodation for long periods of time. This was not in the best interest of the Council or the homeless household. Our new housing options approach therefore focuses advice on other housing solutions before homelessness occurs. We no longer distinguish between housing options for priority and non-priority homeless but offer a broad range of options to people with different housing needs. 	<ul style="list-style-type: none"> Continue the housing domestic violence policy of: support and information on housing options; action to tackle perpetrators living in social housing; a sanctuary scheme helping those wishing to stay in their own home safely Through advice and assistance (including tenancy sustainment services), prevent homelessness due to eviction for rent or mortgage arrears, and harassment and illegal evictions by private landlords. Prevent homelessness among young people (especially 16/17 year olds). We will <ul style="list-style-type: none"> Mainstream homelessness prevention advice in schools. Target our mediation services on those in danger of eviction by family/friends. Have a specialist housing options 16-17 year old home visiting officer who can refer people directly to supported housing schemes without going through the homelessness route. Help young people to increase their independence and to access the housing market Commission targeted floating support for 16-21 year olds.
Reduce the use of temporary accommodation (KEY PRIORITY)	
<ul style="list-style-type: none"> The Council must provide temporary accommodation for households waiting for a homelessness assessment and for homeless households assessed as in priority need¹⁴ while they are waiting for settled accommodation. In 2005 the Government set a target to halve by 2010 the number of households in temporary accommodation. Our homelessness review highlighted concerns about the borough's ability to meet this target, given the fall in supply of social rented lettings and the re-housing needs generated by Southwark's ambitious regeneration programme. Temporary accommodation numbers increased to 1,367 at the end of December 2007. 	<ul style="list-style-type: none"> Implement measures to increase the supply of social rented lettings Provide information to help people in temporary accommodation access services such as health, training, employment and other support to help them access other housing options. Provide advice and support to households in temporary accommodation who are not bidding to Homesearch, the Council's choice based lettings system, and make some direct offers to households who are not actively bidding for specific reasons. Explore mechanisms to bring forward qualifying offers for households in private sector temporary accommodation managed by Hyde and Avenue Lettings on long leases, including offering financial incentives. Subject to funding, implement a sub-regional temporary to settled initiative to provide long term settled accommodation that will be used to discharge the borough's homelessness duty.

¹⁴ The Housing Act 1996 s189 states that the following have a priority need for accommodation; (a) A pregnant woman or a person with whom she resides or might reasonably be expected to reside; (b) A person with whom dependant children reside or might reasonably be expected to reside; (c) A person who is vulnerable as a result of old age, mental illness, handicap or physical disability or other special reason or with whom such a person resides or might reasonably be expected to reside; (d) A person who is homeless or threatened with homelessness as a result of an emergency, such as flood, fire or other disaster.

APPENDIX 1 - CONSULTATION QUESTIONS

- 1) Are these the right objectives and priorities?
- 2) What can partner organisations do to help the council deliver these objectives and priorities?
- 3) Are any of the proposals likely to have a particular impact on any community related to ethnicity, race, disability, sexuality, faith and belief, age or gender?
- 4) Many Government guidance documents talk about increasing affordable housing supply through gifting council land for affordable housing developments. However, we need the capital receipts from the sale of land to bridge the funding gap for bringing Council homes up to a decent homes standard. Should decent homes be the priority here?
- 5) Should we focus new development in growth areas such as Elephant and Castle, London Bridge, Bankside, Peckham, Canada Water and Camberwell (areas with good transport links) or should we allow housing development everywhere in the borough?
- 6) Should we have standard borough-wide housing targets for new developments or different targets depending on the area?
- 7) Do we need to intervene in the new build private market to try to create mixed and balanced communities? If so, how should we intervene?
- 8) Should the Council support developers' applications for social housing grant support for s106 schemes? If so, under what conditions?
- 9) Would increasing the proportion of private housing in areas like the Heygate and Aylesbury improve community cohesion in these areas?
- 10) If we are redeveloping an area which already has a lot of social rented housing should we have lower targets for social rented housing in the new developments, or should we seek the maximum supply of affordable housing given the high need?
- 11) How can residents be involved in identifying sites for new housing development?
- 12) Should Community Land Trusts play a role in delivering new social housing in Southwark? How might that work?
- 13) Are there areas in the borough which particularly need more family sized housing?
- 14) If necessary, should we seek a lower percentage of affordable housing in a development in favour of getting more family sized homes?
- 15) Given limited council resources, how can partner organisations help private sector residents improve their homes, including making them more energy efficient and 'greener'?
- 16) What other additional measures can be used to persuade landlords to improve their properties?
- 17) Are there ways we can make renting to vulnerable households and households on housing benefit more attractive to private landlords?
- 18) How can we encourage European models of private renting such as large institutional landlords? Is this desirable for Southwark?
- 19) How should the Council and our partners promote the private rented sector to homeless and potentially homeless households?
- 20) How should we and our partners work with private landlords to house those in need, including people with vulnerabilities?
- 21) How far should the Council be resourcing enabling social renting households to move across London or to other parts of the country?
- 22) How should the Council and housing associations work together to support tenant management?
- 23) What incentives can we provide to get under-occupiers in social rented properties to move to a smaller property, thereby freeing up a larger property for a family?
- 24) How could sheltered housing schemes contribute to supporting independent living for older people in the wider community?
- 25) What should the housing options for older people look like in the future?
- 26) Across all supporting people client groups in recent years there has been a reduction in accommodation-based provision and an increase in floating support. There has also been a trend to move away from shared accommodation to self-contained units. Are there any problems with this approach?
- 27) Should the management of temporary accommodation housing be better integrated with the Council's housing management services?
- 28) Are there other ways (related to housing) that the Council and/or its partners can help tackle poverty?
- 29) Are there other ways (related to housing) that the Council and/or its partners can contribute to improving the education and skills of residents?
- 30) Are there other ways (related to housing) that the Council and/or its partners can contribute to helping more people into employment?

APPENDIX 2: KEY INFLUENCES ON THE HOUSING STRATEGY

Southwark housing strategy responds to local need and priorities while taking account of national and regional policy, key themes of which are summarised below.

The national policy context

The Housing Green Paper July 2007 'Homes for the future: more affordable, more sustainable' and the 'Housing and Regeneration Act 2008'

- A target of 240,000 additional homes a year to 2016, an extra 3 million homes by 2020
- 70,000 more affordable homes a year by 2010/11
- Over 25,000 shared ownership and shared equity homes a year
- Developing the private sector shared equity market
- A wider range of organisations and new options for local authorities to bring in more resources to build affordable housing
- Higher design standards, including energy efficiency, water efficiency and other sustainability measures for new homes
- A new Homes and Communities Agency
- Improving the private sector
- Meeting needs of Gypsies and travellers

Other Government housing priorities include

- bringing all social housing and the homes of vulnerable people living in the private sector up to a decent homes standard
- preventing homelessness and reducing rough sleeping to zero
- very significant reductions in the numbers of households in temporary accommodation
- reducing the increasingly high levels of overcrowding, particularly in social housing
- building sustainable communities, promoting regeneration
- better matching between housing supply and demand, including more effective use of existing housing
- reducing high levels of worklessness in social housing (Hills Report)
- meeting the needs of an ageing population ('Lifetime Homes, Lifetime Neighbourhoods')
- empowering local communities

The London policy context

In November 2008, the Mayor, published a draft London Housing Strategy for consultation within the GLA; a revised draft will then be drawn up for wider consultation. Borough housing strategies will need to be in general conformity with the final statutory London Housing Strategy. The Mayor will also publish a Strategic Housing Investment Plan. Therefore the Mayor will decide in broad terms how public money for new affordable housing will be spent. The Mayor will chair the Homes and Communities Agency (HCA) London Board. The HCA London Board oversees and directs the investment programme of the HCA in London. The Mayor also sets the statutory planning framework for London – the London Plan - directing changes to boroughs' programmes for the local development plans they produce, having a strong say on whether draft local development plans are in general conformity with the London Plan. The Mayor also has the discretion to determine planning applications of strategic importance.

- The London Plan sets the following monitoring targets for new housing supply for Southwark: 1,630 new homes per year 2007/08 to 2016/17 of which 50% should be affordable; affordable housing provision should be 70% social rented and 30% intermediate housing

- The new Mayor has made a commitment to delivering 50,000 new homes across London in the period 2008-2011, but has signalled an intention to move away from rigid targets (such as the 50% affordable housing target on all new developments) and to enable a higher proportion of shared ownership and other intermediate housing products. The Mayor will give strong policy support for more affordable, family sized homes.

The draft London Housing Strategy

1. Raising aspirations, promoting opportunity

- Providing more homes and better mix of homes, and creating mixed communities
- Delivering more and better low cost home ownership, widening eligibility, and improving access and information
- Producing more social rented homes, providing for all and promoting opportunities
- Providing more private rented homes and improving access to, and support, conditions and management in the private rented sector

2. Improving homes, transforming neighbourhoods

- Improving design quality, design standards and the design process
- Greening new and existing homes and greening the city
- Targeting and delivering regeneration
- Targeting and reducing empty homes

3. Maximising delivery, optimising value for money

- Creating a new architecture for delivery, developing new investment models and promoting new delivery mechanisms
- Tackling homelessness, improving housing options, support and opportunities, improving management and empowering tenants

The sub regional policy context

Southwark is part of the South East London Housing Partnership along with the boroughs of Bexley, Bromley, Greenwich, and Lewisham. The objectives of the 2006 to 2010 South East London Housing Strategy are

- Provide sufficient new good homes in all tenures that are affordable
- Tackle overcrowding
- Provide choice in housing to meet the needs of the sub-region
- Prevent homelessness and reduce the use of temporary accommodation
- Improve housing in the private sector
- Tackle empty properties
- Support Independence for vulnerable households

APPENDIX 3: EVIDENCE BASE – KEY FACTS

Included here is a brief summary of data which informs our understanding of housing needs, demand and supply in Southwark. This is extracted from our draft Strategic Housing Market Assessment that will be published shortly. An earlier evidence base document (*Housing needs in Southwark*) is on the Council's website at www.southwark.gov.uk/housingstrategy

Population

- *Population projections* - Southwark's population increased by 9% to 269,200 between 2001 and 2006 and is projected to increase to 305,600 by 2016 and 329,300 by 2026¹⁵.
- *Population density* - Population density across the borough as a whole averages around 84 persons per hectare, nearly double the Greater London average of 46¹⁶.
- *Age* - Proportionally, there are far more adults aged 25-44 years in the borough than for England and Wales, but fewer older persons, while the population share for children is around the national average¹⁷. Older people comprise 10% of Southwark's population compared to 18% of the population of England and Wales¹⁸ and it is expected that to 2026 the age group which will increase most to 2026 will be the 90+ group and above average growth is also expected in the 40-79 age groups.
- *Ethnicity and nationality* - In 2007 62% of Southwark's population was white. Black African was the second largest group at 16%; the third largest group is Black Caribbean at 7%. In 2006/07 a total of 9,690 new national insurance numbers to non-UK nationals were issued in Southwark. This group represents about 4% of all people residing in Southwark. This only refers to employees who have received national insurance numbers, not their dependants. 11% of new registrations (approximately 1,200) were from Poland, the next top 3 countries were Nigeria, France, and Australia with between 500 to 750 registrations. However there would also be external international migration to all these countries.

Deprivation

- *IMD2007* - Southwark is the 19th most deprived local authority district based on the rank of average rank, and 26th on the rank of average score. Only one super output area (SOA) does not fall in the bottom 20% of SOAs nationally on the "Barriers to housing and services" category. Levels of deprivation in the borough vary significantly between areas, with Peckham, Walworth and Camberwell being among the most deprived areas.
- *Economic activity and worklessness*. Southwark Housing Requirements Study 2008 looked at the employment status of the household respondent and their partner, by tenure. 65% of people renting from the Council and 51% of people renting from a housing association were not at the time of the study in paid work. This compares to 24% of owner occupiers and 29% in the private renting category. This group includes full-time students, those who are retired from work and those who don't work due to looking after their home or family.
- *Income* – 46.6% of households in Southwark have gross annual incomes of £15,000 or less.¹⁹ There are a few people in Southwark who have very high incomes, this pushes up the mean income figure considerably higher than the median figure.

Average income in Southwark by tenure 2008

Category	Mean	Median
Owned outright	£33,100	£19,200
Owned with a mortgage	£64,200	£46,000
Rent from Council	£14,800	£9,100
Rent from RSL	£18,500	£14,300

¹⁵ 2006 based Sub-national Population Projections (SNPP) for England, ONS, June 2008

¹⁶ ONS, 2004: Neighbourhood Statistics - Population Density

¹⁷ 2006 based Sub-national Population Projections (SNPP) for England, ONS, June 2008

¹⁸ Southwark Annual Monitoring Report (AMR) 2007 and data sourced from Census 2001

¹⁹ Southwark Housing Requirements Study 2008

Category	Mean	Median
Private rent	£31,700	£22,200
Total	£29,800	£16,800

Source: Southwark Housing Requirements Study 2008

Housing supply and tenure

- *Stock figures* - In 2008 the total housing stock of 122,467 was made up of 41,287 (34%) local authority rented stock (including stock owned by other local authorities); 14,569 (12%) housing association and 66,611(54%) private sector (including shared ownership). Of the private sector an estimated 33,972 properties are owner occupied and 32,639 are private rented.
- *Tenure* - Around 46% of households in Southwark live in social rented housing, 27% rent privately and 28% own their property²⁰. While the private sector accounts for 54% of the stock in the borough, there is a far lower proportion of owner occupation in Southwark compared to London (56%), and especially to England (70%).²¹ The private rented sector has grown significantly since 2001 when it was 14.8%.²² The south of the borough has a low proportion of social rented housing while the middle has a high proportion of social rented housing.

Household Type	Detached	Semi-detached	Terraced	Flat	Owned	Private Rent	Social Rent
Single person	0%	2.9%	9.2%	87.8%	21.9%	37.6%	40.5%
Lone parent	0%	1.1%	12.8%	86.1%	6.0%	7.1%	86.9%
Adult couple	0.7%	6.3%	23.7%	69.3%	47.5%	31.6%	20.9%
Adult couple with children	2.2%	12.6%	24.5%	60.7%	41.4%	18.8%	39.7%
Group of adults	1.9%	6.2%	26.7%	65.1%	20.6%	37.9%	41.6%
Group of adults with children	0%	2.7%	32.0%	65.3%	16.7%	20.4%	62.9%
All pensioners	3.3%	3.8%	28.2%	64.7%	25.8%	5.1%	69.1%
All household groups	1.2%	5.2%	20.0%	73.7%	26.4%	24.9%	48.7%

- *Changes in tenure* - Over the last 14 years there has been a big reduction in Council housing stock mainly through right to buy sales, though the rate of sales has decreased significantly over the past few years. However, Southwark still has more council housing than any other London borough and is one of the biggest landlords in the country. We have seen an increase in housing association stock but this has not been enough to replace all the Council stock loss, therefore overall the amount of social housing in Southwark has decreased. Right to buy purchases have made a significant impact on the increase in private sector stock.
- *Vacant stock* - At the 1st April 2008 there were 2,500 empty private sector dwellings, 1,054 Council and 393 housing association empty homes.²³
- *HMOs (Houses in Multiple Occupation)* - It is estimated that there are around 4500 licensable HMOs in the borough.
- *New Supply (all tenures)* - Over the period 1997-2006, the borough achieved an average annual net dwelling completion rate of 1,220 dwellings. Since 2003, completion rates have increased substantially and have averaged 1,438 per annum between 2003 and 2006/07²⁴. In the year 2006/2007 a total net gain of 2,602 dwellings was achieved. This comprised 2,137 self-contained dwellings, 318 non-self-contained dwellings and 147 long-term vacant dwellings brought back into occupation²⁵. In 2006/07, 743 net affordable homes were completed

²⁰ HSSA data 2007/08 with proportion of the private sector broken down using estimates from the Southwark Housing Requirements Study 2008

²¹ Survey of English Housing 2006

²² Census 2001

²³ Housing Strategy Statistical Appendix (HSSA) 2008

²⁴Southwark Annual Monitoring Return 2007

²⁵ Southwark Annual Monitoring Return 2007

(affordable homes are defined as either social rented or intermediate housing), which accounts for 40% of all homes built in the year. There has been an increase in the proportion of one and two bedroom dwellings, from 30% in 2005/06 to 40% in 2006/07²⁶.

Condition of housing

- *Decent homes (private sector)* – Southwark Private Sector House Condition Survey 2008 (which included housing association stock) found 44.3% of the stock does not meet the decent homes standard. If housing association stock is excluded the rate of non-decency is 46.9%. The primary cause of non-decency is due to the presence of a category 1 hazard, followed by failure to be in reasonable repair. Most of the category 1 hazards were due to potential exposure to excess cold. Higher rates of non-decency (54.7%) are found in the SW quadrant (Camberwell and Dulwich) and in the Renewal Areas of East Peckham (55%) and Nunhead (55.5%).
- *Decent homes (private sector) and vulnerable households*. Excluding housing association homes, there are approximately 8,000 dwellings occupied by a vulnerable household in the private sector in Southwark, representing nearly 10% of owner occupied dwellings and nearly 20% of the private rented sector. 56.3% of vulnerable households living in the private sector live in non-decent homes.
- *Decent homes (Council)* - At the 1st April 2008 over 45% of Local Authority homes were deemed to be non-decent, the key reason being that homes needed investment in key building components such as roofs, windows, heating, etc. Approximately 2,000 homes per year are made decent. At the same time however other properties become non-decent due to components in the homes reaching a certain age which makes the property non decent.
- *Energy efficiency (SAP)*- The overall energy efficiency of Southwark's private sector stock (including housing association homes) is better than the national average with a SAP rating of 59 - this is higher at 64 in the housing association sector, and lower at 58 and 57 in the owner occupier and private rented sectors respectively. (The national average SAP overall was 48.7 in 2006, and 48 for private sector only, according to the latest English House Condition Survey update report). The reason the local findings are better than the national position is due to the high number of flats in Southwark. The Southwark Council stock SAP figure is 66.²⁷
- *Housing health and safety rating system (HHSRS)* – Across the private sector (including housing associations), it is estimated that there are approximately 28,700 dwellings with a category 1 hazard, (one which would require statutory intervention).

House prices and rents

- *House prices* - The average house price in Southwark in November 2008 was £340,100 and the lower quartile price £210,000. There had been a massive increase in average house prices since the year 2000. The number of sales has now plummeted and price rises levelled off and have begun to fall since around May/June 2008.
- *Affordability* – Using the Southwark Housing Requirements Study data for median income in Southwark in 2008 and the average house price in November 2008, the average property price is 20 times the median income in Southwark and 11 times the mean income.
- *Private rents* - In November 2008 the lower quartile monthly rent for a two bed property in Southwark was £1,213. The median rent was £1,517.

Housing needs

- *Housing register* - At the 1st April 2008 there were 14,548 households on the housing register, of which 8,604 were new applicants and 5,944 were tenants requiring transfers. 49% of all households on the register require a one bedroom property, 29% a two bedroom, 15% a three bedroom and 6% a four bedroom or larger property.
- *Overcrowding* - 11.6% of all households in Southwark live in overcrowded conditions (by the bedroom standard). Only around 6.1% of households in owner occupied accommodation are overcrowded compared to 15% in Council rented, 9.4% in housing association rented and 12.4% in the private rented sector.²⁸
- *Unsuitable housing* - An estimated 38,412 households are living in accommodation which is unsuitable for their needs in some way. 13,986 are overcrowded, 11,878 live in homes needing major repairs and 7,057 households are living in accommodation which is too expensive.²⁹

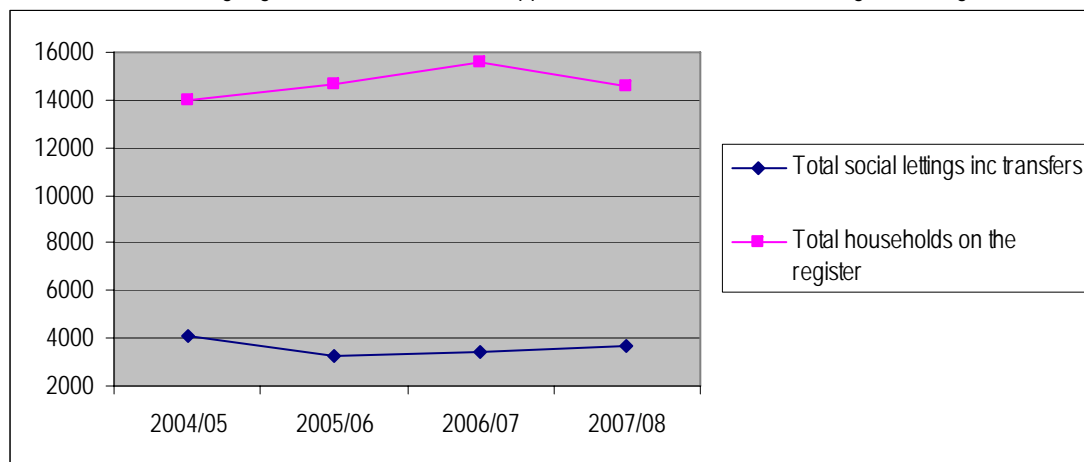
²⁶ Southwark Annual Monitoring Return 2007

²⁷ Business Plan Annual Monitoring 2008

²⁸ Southwark Housing Requirements Study 2008

- *Homelessness* - In 2008, 641 households were accepted as statutory homeless. Homeless acceptances have been reducing year on year due to increasingly effective homelessness prevention work. However over the same time frame there has been an increase in the number of households in temporary accommodation due to a reduction in the supply of social housing lettings as less tenants move out to other tenures due to issues of affordability. In March 2008 there were 1,450 households in priority need in temporary accommodation.
- *Social rented lettings* - The number of social rented lettings excluding transfers has fallen dramatically from 5,868 in 1995 to 2,759 in 2007/08. In 2007/08 there were 3,691 social lettings including transfers made up of 1,443 housing association (including supported lettings) and 2,248 local authority lettings. The low number of lettings has remained fairly consistent over the past few years due to a low level of churn in the social rented stock.

Southwark total housing register (transfers and new applicants) and the total social lettings including transfers and supported lettings 2004/05 to 2007/08



Source: Southwark Council internal housing data

- *Gypsies and Traveller Sites* - The recent London Gypsy and Traveller Accommodation Needs Assessment found that within Southwark there are 38 pitches and need for between 12 to 17 new pitches by 2017. Additionally, a need for 1 plot for travelling show people has been estimated over the period 2007-2017.
- *Students* - The number of students in London has been growing in recent years. The borough's higher educational institutions are likely to experience further expansion. Southwark is reasonably well catered for as regards institutional beds per student (i.e. purpose built, private or institutional), with 3 - 4 students per bed space. There are several thousand student only households living in ordinary accommodation in Southwark. This includes both private rented and council accommodation.