

Housing Scrutiny Committee Major Scrutiny Review 2023/24: New Build Homes

Partnership working

**Presented by Stephen Nash
Interim Director, Strategic Development & Delivery**

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Partnership working

- Cross Public Sector Working
- Funding
- Procurement
- Best Practice & Knowledge Sharing
- Lobbying

Cross Public Sector Working

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Islington Local Estates Forum – Housing and Health

- Engagement forum across all partners, identifying local schemes to prioritise opportunities
- Meets four-monthly, co-chaired by NHS Director of Integration and LBI's Director of New Build & Corporate Landlord Services. Advisory/ non-decision-making body
- Membership
 - All NHS providers and borough estates leads
 - Council leads (new build, corporate landlord, planning, strategy)
 - Primary care leads
 - ICB strategic estate leads

Current Projects

- Vorley Road (37 council homes, new medical centre, new library).
- Finsbury Leisure Centre (100 council homes, new leisure centre, new medical centre, new energy centre).
- Daylight New Park (new council homes, new medical centre, new adult day centre)
- Newington Barrow Way (new medical centre, relocated office based health teams)



Cross Public Sector Working

Successful site acquisitions from public sector partners:

- Stacey Street (NHS) - 30 bedrooms plus communal facilities for former rough sleepers
- Mary Seacole House (NHS) – 8 new social rent homes

‘Other’...

- Goodinge Health Centre (Whittington NHS Trust)
- Holloway Police Station (MET)
- Wellington Mews (MoJ)
- Parkhurst Road TA HQ (MoD)
- Clerkenwell Fire Station (LFB)

Cross Public Sector Working

Site disposals to public sector partners to provide added value:

- Richard Cloudsley School (Corporation of London) – disposal of portion of land with LBI receiving 50% nominations of the new homes for social rent and a new school serving

Funding new affordable homes

Funding for New Build Homes

GLA: Building Council Homes for Londoners 2018-22

- Charles Simmons House (Clerkenwell) £1.1m
- Dixon Clark Court (Laycock) £2.974m
- Andover Estate (Finsbury Park) £6.595m
- Beaumont Rise (Hillrise) £2.136m
- Elthorne Estate (Hillrise) £1.087m
- Parkview Estate (Mildmay) £6.081m
- Telfer House (Bunhill) £2.282m
- Wedmore Estate (Junction) £2.773m
- Harvist Estate (Arsenal) £3.831m

GLA: Homes for Londoners: Affordable Homes Programme 2021-26

- Continuous Market Engagement process.

Completed schemes with GLA BCHfL grant attached



Telfer House, Bunhill ward



Wedmore Estate, Junction ward

A visit from the GLA to BCHfL scheme, Dixon Clark Court (November 2022)



Funding for New Build Homes – Enabling

GLA: Home Build Capacity Fund

- c£80k grant
- Assessing suitability of blocks for roof top development

GLA: Land for Council Homes Revenue Fund

- £122,338 grant
- 6 borough sub-regional bid led by LB Islington – North London Rooftops Initiative
- Sharing borough-wide expertise to unlock the potential of rooftop developments and production of toolkit

One Public Estate – Brownfield Land Remediation Fund

- £187,200 grant
- Enabling works (groundworks, demolition, highway works, statutory diversions, etc. on the Parkview Estate scheme)

Best Practice and Knowledge Sharing

Design & Quality

- **LA DWG**: Local Authority Design Working Group
 - Bi-weekly knowledge- and experience-sharing with other Local Authority new homes developers on design and specification
 - Chatham House rules
 - GLA participation: introducing new thinking and emerging guidance and gathering feedback from group of LA homes developers
- Good Homes Alliance **GHA** / Building Performance Network **BPN** - promoting and encouraging the building of quality sustainable homes and communities
 - resources, guidance, events and CPD



Knowledge Sharing and Training

- Urban Design London **UDL** – supporting built environment professionals to create well-designed spaces and places
 - Knowledge sharing and CPD
 - Training workshops, debates and site visits covering a broad spectrum of design matters
- Future of London **FoL** - building better cities through knowledge, networks and leadership
 - Reports, events, leaders programme
 - Mentoring / training specific to development
 - Research

UDL

The logo for Future of London features a stylized, wavy line in shades of green and yellow above the text "Future of London". The word "Future" is in a smaller font, "of" is in a smaller font, and "London" is in a larger, bold font.

Future of
London

Networking

Housing Forum

- Supporting council's at different stages in delivering more quality homes for their communities nationwide

London Councils (LC)

- Collective of London local government, 32 boroughs and the City of London

LC London Housing Developers Group

- Senior directors of developing London local authorities

Neighbouring developing councils

- Building relationships with our neighbours

Contractors & consultants

- Using private sector expertise to support review of processes, discussion of sector wide issues (cost inflation, supply chains, opportunities, challenges)

Construction cost benchmarking

- LBI are one of the founding members of the Benchmarking Construction for London group, managed by Beacon Partnership and Calford Seaden.
- The signed-up participants include various house-building Local Authorities and Housing Associations.
- Meetings are held quarterly and provide an opportunity for the attendees to discuss construction related issues and to anticipate trends going forward.
- Members upload tender award data and supporting information that helps to produce construction cost benchmarks.

Lobbying

Lobbying

- GLA – regular formal and informal meetings
- London Councils – supporting collective lobbying to support development
- DLUHC – visit to LB Islington development sites

Successes

- RTB grant - 100% grant claim at Start on Site
- RTB grant – increase in grant rate from 30% to 40% of construction cost
- GLA/HE – funding for replacement homes MOPAC - Holloway Police Station – successfully lobbied to be considered a ‘Special Interest Purchaser’

Questions and Comments?



Thank you