



# Homes, Regeneration & Planning

Presentation to Scrutiny & Overview Committee

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Deputy Leader, London Borough of Croydon

23rd January 2018

Delivering for Croydon

**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

# HIGHLIGHTS & SUCCESSES

- ❑ Brick by brick 30 starts on site
- ❑ Westfield Planning Consent Granted
- ❑ Growth Zone Phase 1 completed
- ❑ Borough of Culture Bid submitted and first Congress on Culture held
- ❑ Local Plan Found 'Sound'
- ❑ Changing outcomes to Universal Credit
- ❑ Sprinkler Programme

# PRIORITIES

- Delivery of Affordable Housing
- Adoption of the Croydon Local Plan
- Delivery of Westfield Development
- Delivery of Brick by Brick schemes and creation of a continuous pipeline
- Landlord Licencing and delivery of Decent Homes
- Ensuring Planning and Place teams remain innovative

# PRESSURES & CHALLENGES

- ❑ Retention and recruitment of high quality staff at all levels
- ❑ Continued pressure on Department and Service budgets
  - ❑ Doubling of Housing Target in draft London Plan
  - ❑ Public concern at implications of growth
  - ❑ Implications of Grenfell Tower Fire



# Fire Safety

- ❑ Surveys and testing of cladding to 16 high rise blocks in Croydon
- ❑ Programme of visits to all blocks of six or more storeys all other cladded blocks and houses
- ❑ All fire risk assessments to our blocks are up to date
- ❑ Sprinkler installation programme to 26 high rise blocks.
- ❑ Programme in 2017/18 and 2018/19 of further fire safety measures including upgrading of fire alarm systems, emergency lighting and fire doors is planned.

# Sprinkler Programme

- ❑ First pilot block to be completed by end of Jan 2018
- ❑ Forward programme of remaining 25 tower blocks are batched into three lots for commencement in February and completion by October 2018.
- ❑ Sprinkler show flat and resident engagement with Q&A sessions

# Draft London Plan

- ❑ Housing Target increase
- ❑ Concept of 'Good Growth'
- ❑ Croydon recognised as a 'Strategic Office Location'
- ❑ Emphasis on delivery of affordable housing
- ❑ Strong support for Suburban Intensification
- ❑ Strong protection for Industrial and Office space
- ❑ Recognition of importance of arts and culture to economic activity
- ❑ Focus of town centres for mixed use development
- ❑ Strong correlation with draft MTS

# The Local Plan

- ❑ 6 November - 18 December 2015 Consultation on Croydon Local Plan: (Preferred and Alternative Options)
- ❑ 5 September - 17 October 2016 Proposed Submission publication of Croydon Local Plan
- ❑ February 2017 Submission of Croydon Local Plan to the Secretary of State
- ❑ May / June 2017 Independent examination by a planning inspector
- ❑ February 2018 Adoption of Croydon Local Plan

Delivering for Croydon



# Croydon Opportunity Area

- ❑ Westfield Revised Consent Granted
- ❑ Unibail Rodamoc takeover identifies Croydon as key deliverable
- ❑ No 1 Lansdown Rd 68 storey tower granted
- ❑ 101 George Street 44 storey Modular tower consent granted
- ❑ Taberner House start on site spring 2018
- ❑ Fairfield Halls November opening

# Assets and Involvement

- ❑ £30m programme of planned maintenance for delivery in 2017/18 and a £36,441m programme for delivery in 18/19.
- ❑ Major projects at Longheath Gardens estate, College Green, 56A-76D Chertsey Crescent, Davidson Lodge and Dartmouth House.
- ❑ 99.4% of properties meet the Decent Homes standard.
- ❑ We continue to improve energy efficiency in all of our homes
- ❑ Completed 851 dwelling and 231 block stock condition surveys.

# Regeneration

- ❑ Ashburton Hall: Re-establishing Ashburton Park as an inclusive and accessible place, which celebrates its local heritage and culture, to provide a more vibrant and diverse environment.
- ❑ Delivering new Leisure Centre in New Addington with community facilities
- ❑ £2.6 million programme of public realm improvements in Thornton Heath
- ❑ £1.6 million programme of public realm improvements South Norwood

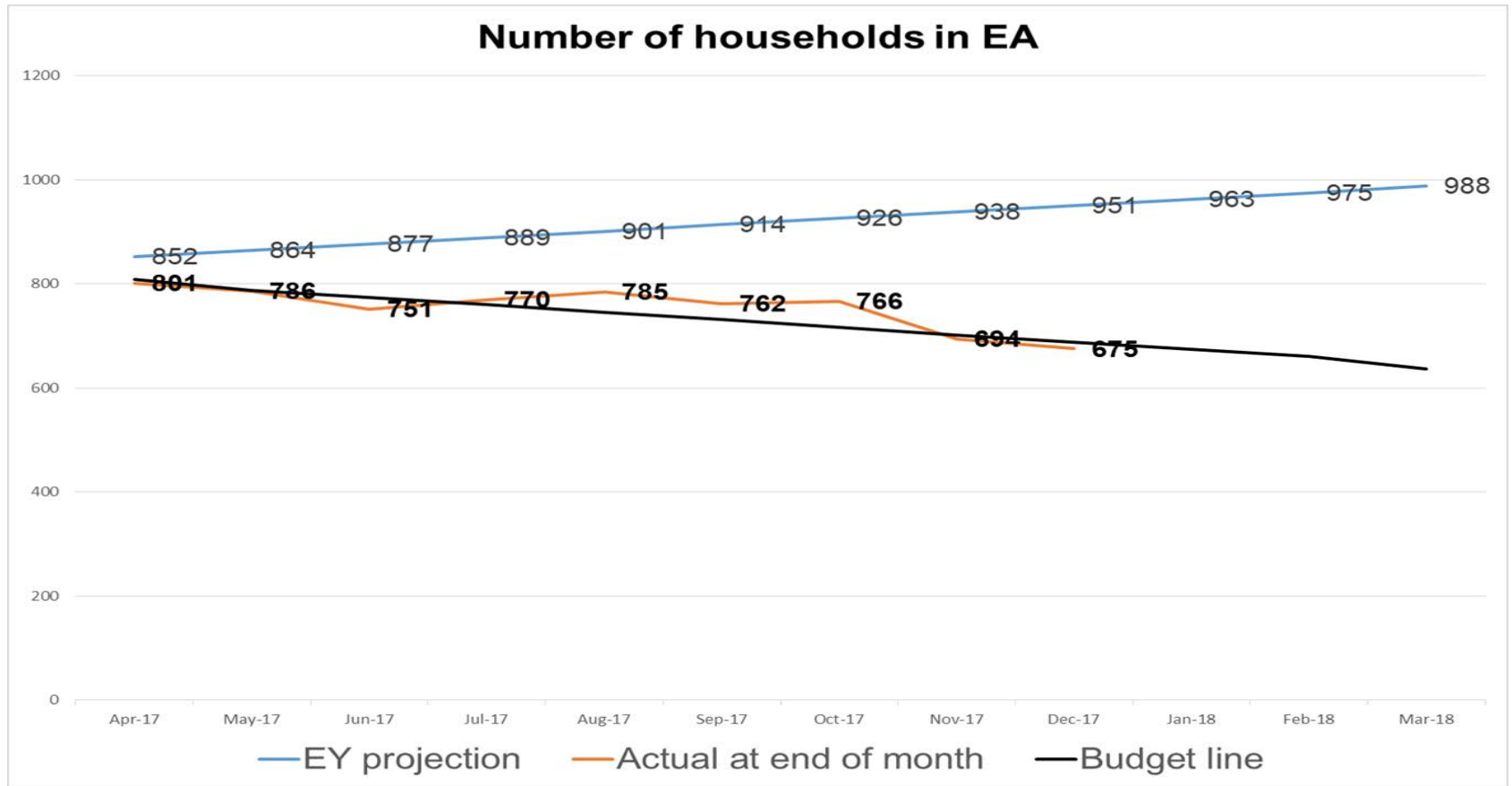
# Landlord Licencing

- ❑ Estimate that there are 32,500 privately rented properties in the borough
- ❑ To date we have received over 30,000 licence applications, which is over 92%.
- ❑ Aim to inspect all privately rented properties at least once during the 5 year life of the scheme
- ❑ 250 properties reported as unlicensed using online system year to date

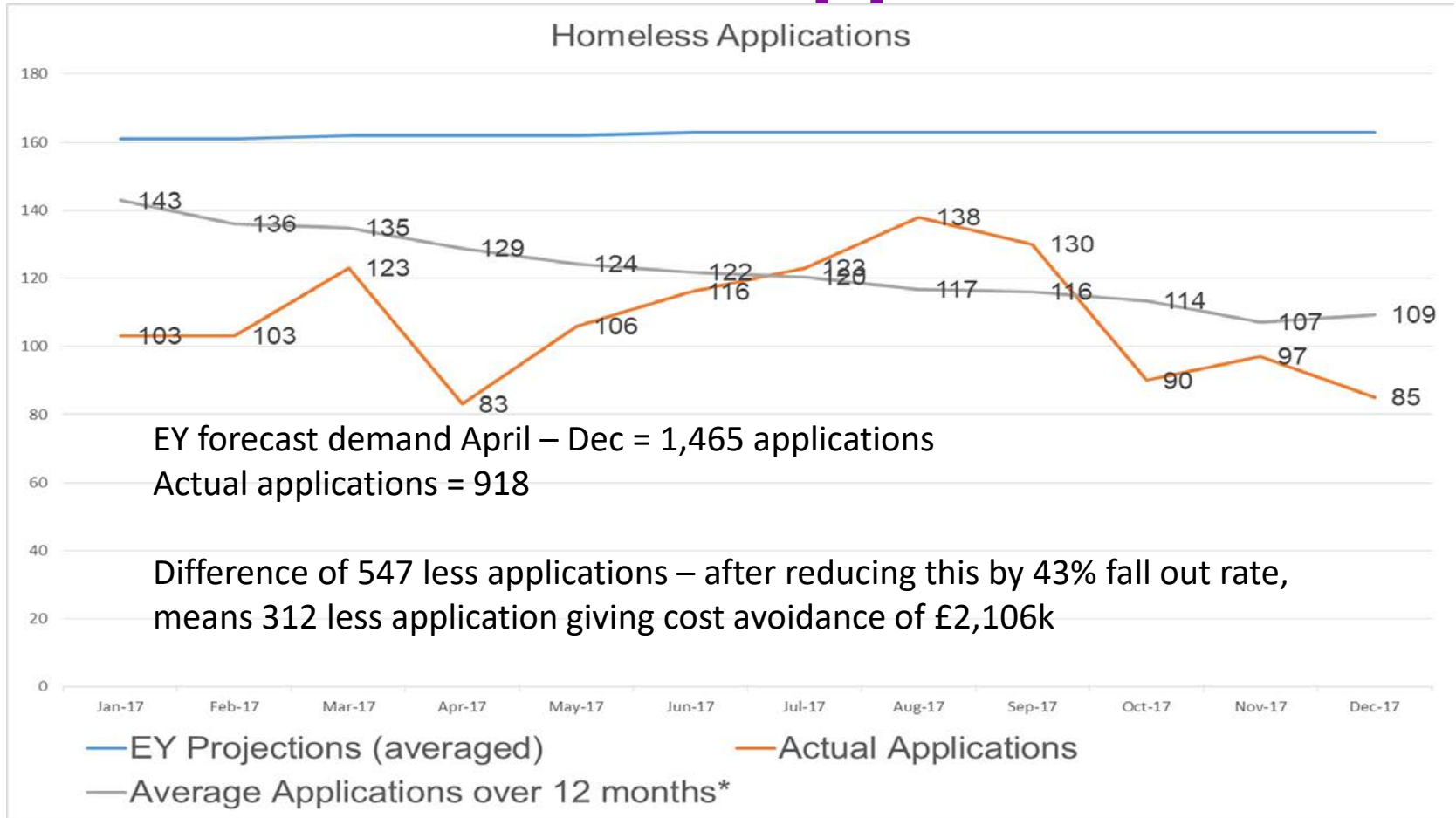
# Landlord Licencing

- ❑ **24,915** Licences issued ( November 2017)
- ❑ **110** revoked
- ❑ Over 500 Improvement Notices issued
- ❑ Share information with HMRC .
- ❑ On the whole positive feedback from landlords
- ❑ improved housing conditions and Protection for tenants
- ❑ Prevents rogue and absentee landlords operating in Croydon

# Emergency Accommodation Stats



# Homelessness Applications



# Concord, Sycamore and Windsor

- ❑ Conversion on Concord and Sycamore Houses to a 40 year lease, and extend the lease on Windsor House to 21 years. This:
  - ❑ allows the Council to secure a guaranteed supply of good quality TA for the long-term;
  - ❑ increases the size of the saving made by reducing reliance on EA; and
  - ❑ transfer ownership of two of the buildings to the Council at the end of the lease means the scheme is an asset with residual value for LB Croydon.
- ❑ Expected to save the Council in excess of £5m (in terms of cost avoidance) over the full 10 year lease term.
- ❑ Blocks will continue to provide the best value TA supply available to the Council.
- ❑ If demand falls over the next 40 years, the 338 units secured can address other housing needs.
- ❑ In house management has seen improved customer experience and engagement, improved performance management e,g void turnaround