

Collaboration to Support Housing Delivery at Scale

25th October 2017

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Homes for Lambeth



Homes for Lambeth

Homes for Lambeth – Who we are:

Homes for Lambeth is the trading name given to a new group of companies set up by Lambeth Council in 2017 to respond to local housing needs.

Homes for Lambeth is wholly council-owned.

Its overarching objective is to build more and better homes in this borough for a variety of tenures, and contribute to Lambeth's ambition of building 1,000 new homes for social rent to ease the housing challenges in this borough.



Homes for Lambeth

HFL Pipeline

Overall, Homes for Lambeth has a pipeline of up to 4,000 new homes across six estates, several small sites and S106 deals.

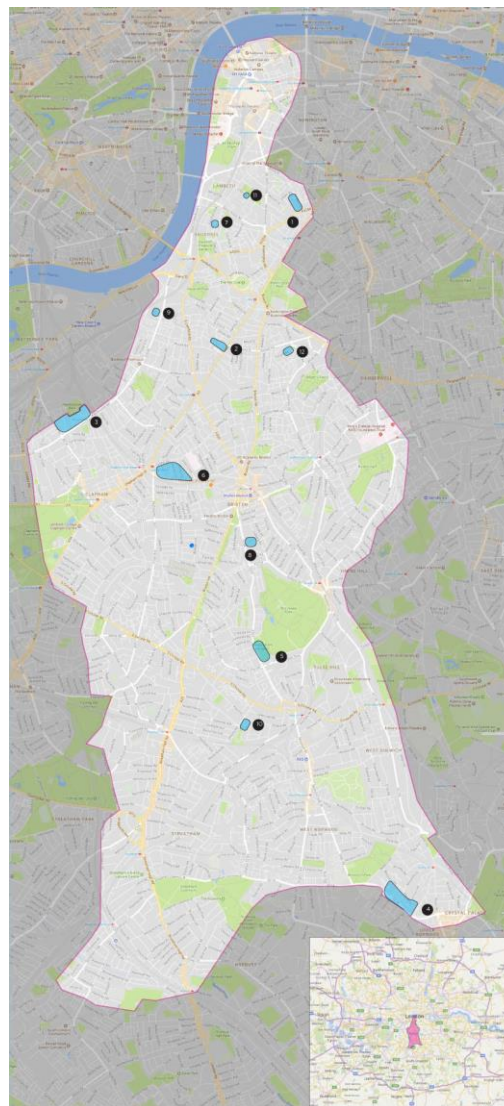
The projects will be delivered as a first wave consisting of three regeneration estates (Knight's Walk, Westbury and South Lambeth), followed by a further three regeneration estates.

This pipeline will make Homes for Lambeth one of the largest housebuilders in London over the next decade.



Homes for Lambeth

HFL Pipeline



Estate Key:

Phase 1

- 1 Knight's Walk*
- 2 South Lambeth*
- 3 Westbury*

Phase 2

- 4 Central Hill
- 5 Cressingham Gardens*
- 6 Fenwick*

Small Sites

- 7 Carmelita Centre*
- 8 Fitch Court
- 9 Heman's Estate*
- 10 Hillside Gardens*
- 11 Lollard St 106
- 12 Patmos Lodge*



* contains GLA Funding Allocation

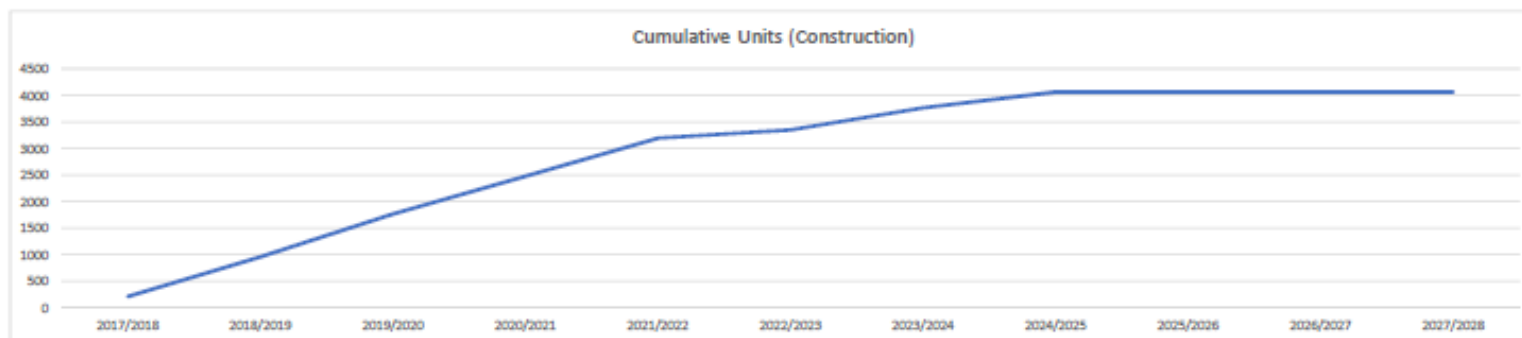
PLEASE NOTE: Arney Miller has produced this map for information only. The boundaries do not in any way represent the legal redline boundaries.



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HFL Pipeline

Overview of HFL Delivery Programme		2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Units under Construction	Total units											
Wave 1												
Total units under construction	716	0	55	203	163	135	160	0	0	0	0	0
Wave 2												
Total units under construction	2892	0	583	544	473	582	0	410	300	0	0	0
S106 Sites												
Total units under construction	189	189	0	0	0	0	0	0	0	0	0	0
Small sites												
Total units under construction	266	26	109	58	73	0	0	0	0	0	0	0
Cumulative Units (Construction)		215	962	1767	2476	3193	3353	3763	4063	4063	4063	4063

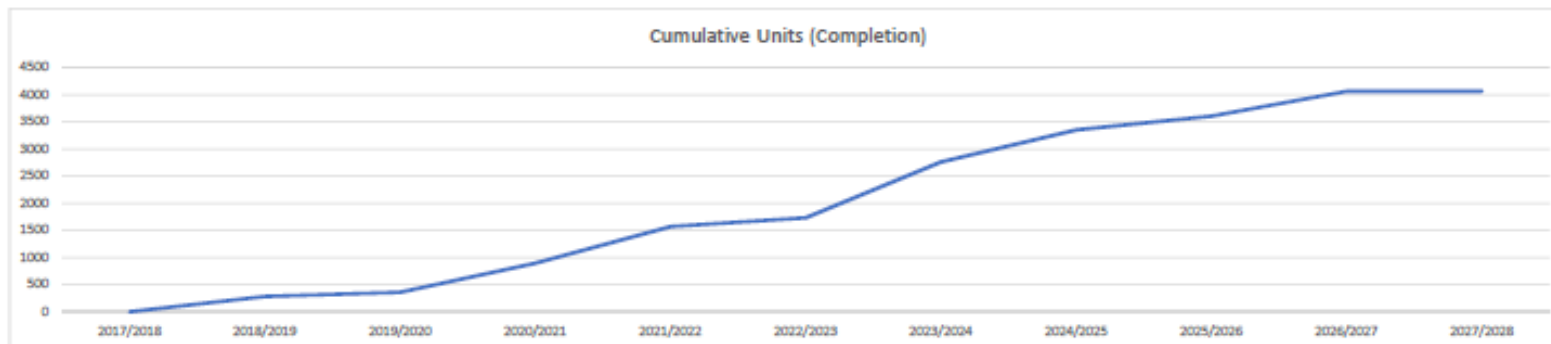




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HFL Pipeline

Units at Completion	Total units	2017/2017	2018/2018	2019/2019	2020/2020	2021/2021	2022/2022	2023/2023	2024/2024	2025/2025	2026/2026	2027/2027
Wave 1												
Total units at completion	716	0	0	16	39	203	163	0	295	0	0	0
Wave 2												
Total units at completion	2892	0	0	0	383	474	0	1025	300	250	460	0
5106 Sites												
Total units at completion	189	0	189	0	0	0	0	0	0	0	0	0
Small sites												
Total units at completion	266	4	91	58	113	0	0	0	0	0	0	0
Cumulative Units (Completion)		4	284	358	893	1570	1733	2758	3353	3603	4063	4063





Homes for Lambeth

Knight's Walk

- 84 new dwellings
- 50% affordable housing and 50% private housing (based on habitable rooms)
- Build in two phases to allow for decant of existing tenants





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Westbury

- 270 new dwellings
- 50% affordable housing and 50% private housing (based on habitable rooms)
- Build in three phases





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South Lambeth

- 363 new dwellings
- 50% affordable housing and 50% private housing (based on habitable rooms)
- Build in three phases





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Further Regeneration Sites:

- Cressingham: 800 dwellings
- Fenwick: 1,000 dwellings
- Central Hill: 1,200 dwellings

Small Sites:

- Ranging from four dwellings to approx. 50 dwellings



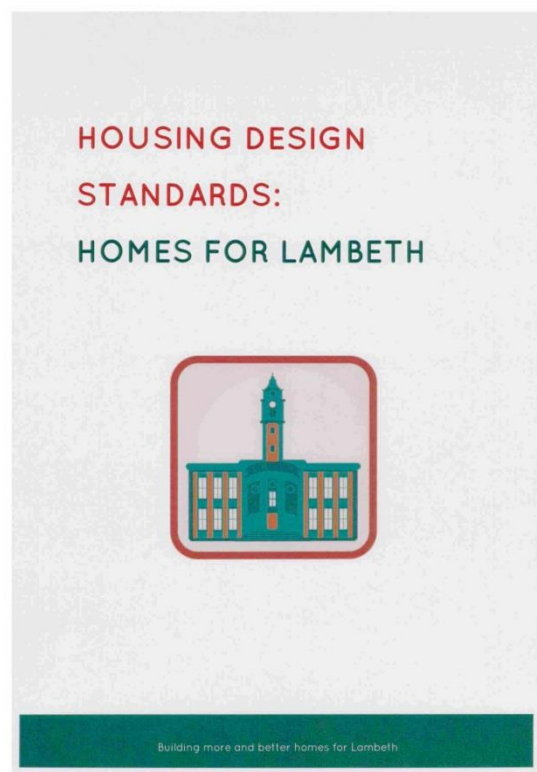
Hillside Gardens, Lambeth



Homes for Lambeth

How are we going to deliver this? Our Objectives:

- to be at the forefront of precision-manufactured homes
- to establish a standardised Design Code to agree typologies early on
- to work with the off-site construction industry/manufacturers to deliver our ambitious programme





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What problems are we facing?

- the products are all very new and innovative - but the public sector is not keen on new things;
- required down payments present a problem for the public sector, in particular off-shore manufacturing;
- Individual licence/ patent restrictions make it more difficult to transfer responsibilities;
- there is only one pre-manufactured framework (LHC Framework);



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What problems are we facing?

- our non-linear development pipeline appears less attractive to manufacturers – could several London Boroughs form a framework to guarantee a smoother production output?
- the industry needs to stop operating in silos, come together and work with other public sector organisations to make it easier for organisations like ours to access the industry;
- the industry needs to work with the government on standardisation across the sector; there is a need for a more mainstream industry, and



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What problems are we facing?

- the industry has to figure out how the public sector can access and procure precision-manufactured homes within the confines of public sector procurement routes - a different way off procuring projects is needed.



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Thank you for your time.

Any questions?