

Objectives

Make a successful street!

Be financially sustainable

Bring Ovalhouse Theatre to Brixton

Jobs:
Create good quality, long-term jobs and training and support local Businesses

Homes:
Maximize the number of new genuinely affordable homes

Long-term stewardship role for a new community body

Develop public services that are more resilient to future changes to public funding.

Benefit the wider Brixton community & economy

Help connect communities

Positive activity at Sommerleyton Passage – improve community safety

Make Sommerleyton Road green, safe and stress free

Build high quality sustainable buildings and support sustainable communities

Only work with commercial interests that complement the community's ambitions

Make sure the new development is inclusive

Retain the heritage assets

“Collaborative working with the local community”

BRIXTON PEOPLE KNOW WHAT BRIXTON NEEDS!

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What type of homes & who will live in them?

You said...

- *Maximize the number of new genuinely affordable homes*
- *Make Sommerleyton Road green, safe and stress free*

Make a successful street!

Current ideas:

1) Housing managed by the Housing Cooperative

A Housing Cooperative could be responsible for managing the homes. There will not be any homes for sale. All the homes will be for rent. The residents will be members of the Housing Cooperative.

The Housing Coop will have a Board who will decide on how management services are delivered however it is expected there would be a full time housing manager based on site.

2) Tenancies

The ambition is to provide longer tenancies such as 3 year, 5 year, or lifetime tenancies with a 5 year rent review.

(Please see tasks for today)

The Housing Cooperative will be able to convert private homes into affordable homes if they can afford to do so.

3) Good quality homes

The homes will meet, and if possible exceed the minimum space standards contained within the London Housing Design Guide.

4) **The development will be 'pepper potted'** This means all tenants regardless of their rent levels, will be mixed within the blocks.

5) Housing Mix

The latest plans allow for 283 new homes on the site.

The Council has applied for grants for the following:

- 60 extra care homes (*funding secured*)
- 170 affordable homes(*funding application submitted*):
 - 85 discount rent homes (*aimed at working households*)
 - 85 capped rent homes (*aimed at people in greatest housing need*)

Target rent levels: The Council is modelling how much additional subsidy is required to lower a proportion of the rents to target rent levels.

6) Allocations

The affordable housing will be made available to people on the Council's Housing Waiting List. There could be a Local Lettings Policy developed to benefit local people.
(*Please see tasks for today*)

7) Build to One Planet living construction standards:

- Zero carbon
- Low water usage
- Zero waste
- Sustainable materials
- Local and sustainable food
- No overheating
- Reduced fuel poverty
- Sustainable water

Tasks today:

- If you could live in this development, what length of tenancy would you want? *2 year, 3 year, 5 year, 10 year or lifetime?*
- What mix of residents do you think would help ensure this is a successful street?
- How do we set a local lettings policy that helps ensure this is a successful street?

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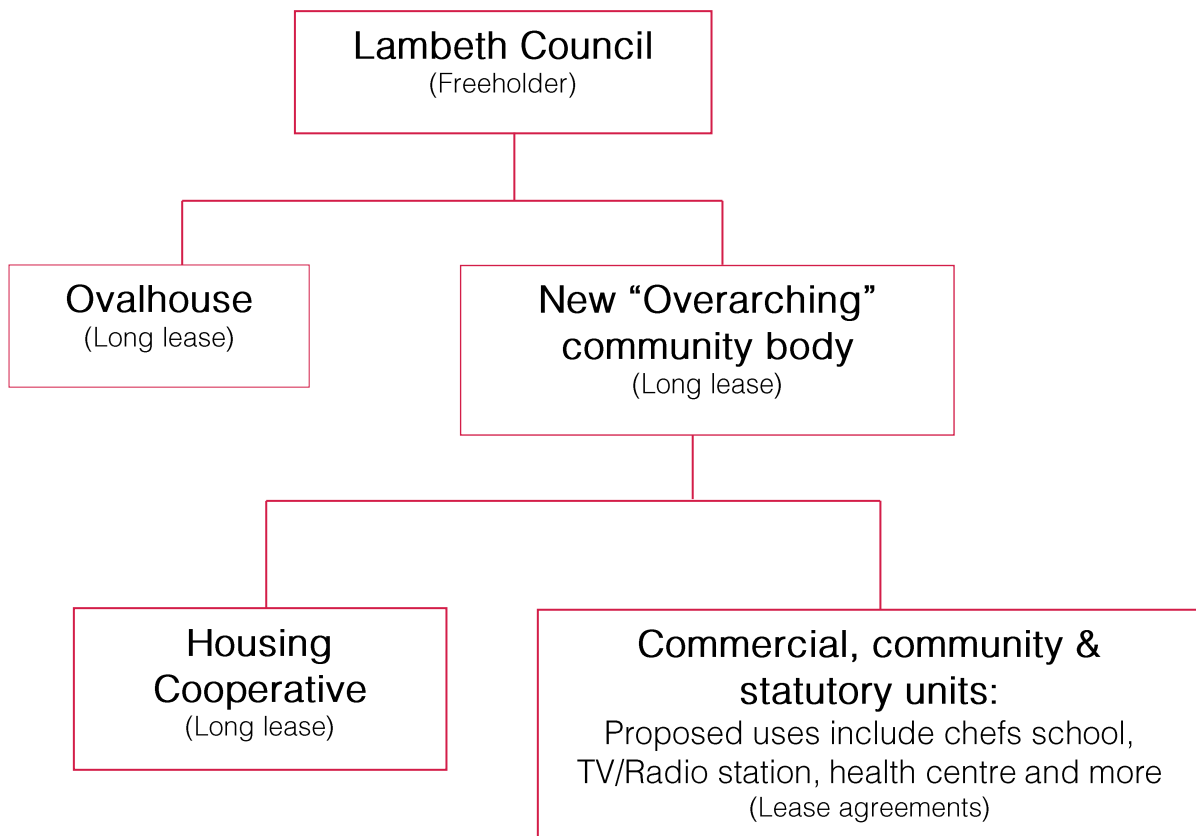


How will it be run?

You said...

- Ensure long-term resident control
- Make sure the new development is inclusive
- Create good quality, long-term jobs and training and support local Businesses
- Only work with commercial interests that complement the community's ambitions

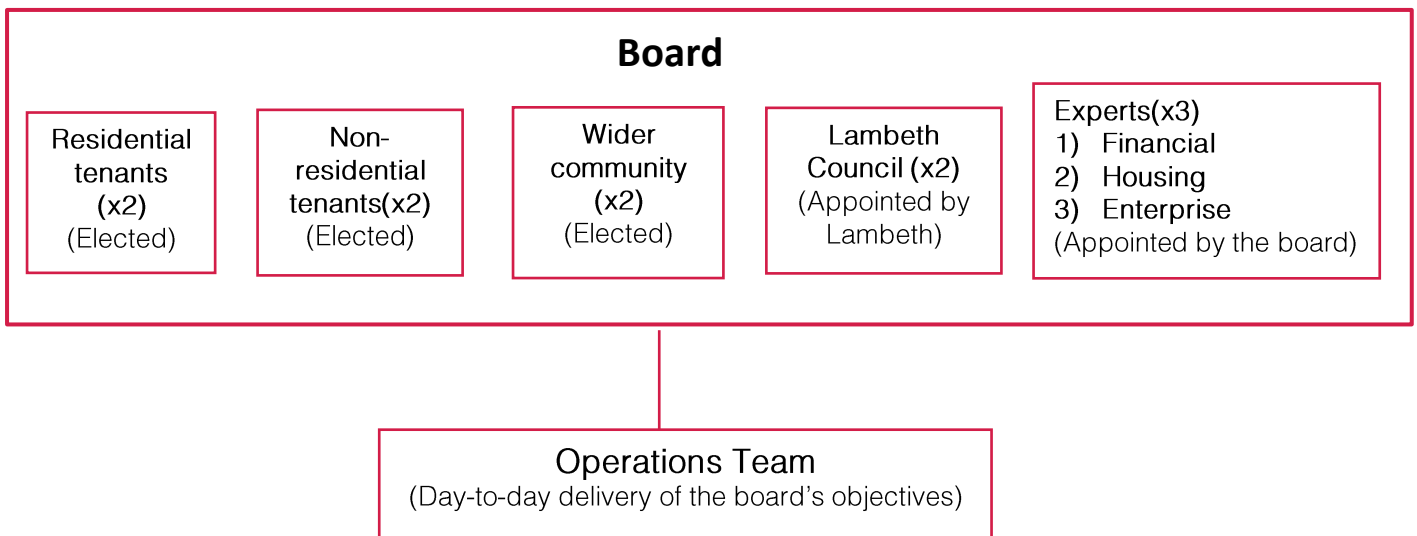
Current ideas:



There will be agreements between Lambeth and the new community body:

- To ensure the community aspirations are delivered by the new community body and they remain accountable to the local community.
- To ensure the new community body services the loan. The Council will have 'step in' rights to protect the Council's financial investment in the development.
- To provide a percentage of the housing for Lambeth's housing waiting list.
- Terms by which the community body will manage the public realm.

Who could be on the board of the new community body?



Who could be able to vote?

- 1) **Residential trustees:** Elected by the membership of the Housing Cooperative
- 2) **Non-residential trustees:** Elected by the organisations occupying the commercial, community and statutory units on the site.
- 3) **Wider community trustees:** Elected by anyone over 16 years old who lives or works within a specified geographic area (*Who should this be? please see tasks below*)

Role of the board:

- 1) Ensure the body honours its legal and financial responsibilities.
- 2) Ensure the body adheres to its objectives
- 3) Oversee the operations team & appoint the operations director.
- 4) Strategic decisions such as rebuilds, major expenditure & lease decisions or change of tenant mix.

Tasks for today:

- Who should elect the wider community trustees?
 - Should this be anyone over 16 years old who lives or works in Brixton?
 - Which specific area should the voters live or work in? *Within the 5 wards of Brixton, within a specific distance such as 1 or 2 miles from the site, or within specific roads?*
 - Should people who use the services, such as registered at the health centre, also be allowed to vote?

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