

19th May 2022

Briefing to District Management Committee

New Homes for Small Sites Programme – Launching on-estate engagement

The New Homes for Small Sites Programme will focus on exploring development opportunities on underused council-owned land and use this land to deliver new affordable homes for local people.

A report outlining the principles for delivery of the Small Sites Programme was endorsed at a Cabinet meeting on 2nd September. The report also sought to approve the first stage of the programme, which focuses on community consultation and engagement.

The initial stage of the proposed consultation programme focuses on launching a 'Community Call for Ideas'. This is a website, hosted through the Commonplace engagement platform. The 'Call for Ideas' asks the community to suggest areas of existing council-owned land, currently not in use as housing, which could be used to provide additional homes.

The 'Call for Ideas' website launched in January and is anticipated to remain open throughout the Summer. A detailed review of the suggested sites and a report on findings will then commence.

A further programme for on-site engagement is now in the preparation stage and we plan to engage with residents on specific sites from this June. The sites currently in consideration sit across multiple wards and DMC areas. We are aiming to engage with the communities at 6 to 8 sites this Summer before the school holiday period commences and aim to complete engagement on a further 3 to 4 sites from September.

The Small Sites team are issuing an engagement report and details of proposed sites to specific DMC chairs in May and June to inform them of the strategy and programme for engagement. These initial DMCs are Gospel Oak, Kentish Town, Hampstead, Camden Town and Holborn.

This stage of engagement is to commence initial conversations with residents around the principles of development and seek feedback on the programme objectives.

No decisions have been made yet on the future of these sites and we want to understand local resident views on our proposals as well as keeping them informed on ways that they can get involved with shaping any future plans.

The New Homes for Small Sites Programme offers new possibilities to deliver additional homes on council-owned land, without requiring decant or demolition of existing homes. It will also provide opportunities for Small and Medium-sized Enterprises (SMEs) and community or self-build developers to engage in the delivery programme offering further benefits to the wider community.