

Housing Select Committee Supplementary Agenda

Monday, 17 December 2018
7.30 pm, Committee Room 4
Civic Suite
Catford
SE6 4RU

For more information contact: John Bardens (02083149976)

Part 1

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Housing Select Committee		
Title	Update on Fire Safety in Lewisham	
Wards	All wards	
Contributor	Executive Director for Customer Services	Item 6
Class	Part 1 (open)	17 th December 2018

1 Reasons for Lateness and Urgency

- 1.1 This report is late as officers wanted to ensure that the most accurate, up to date information was available for the committee to consider.
- 1.2 The report is urgent and cannot wait until the next meeting of the Housing Select Committee as it provides key information about fire safety across Lewisham Council owned housing stock.
- 1.3 Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

2 Purpose

- 2.1 This report provides Housing Select Committee with an update on fire safety in Lewisham since June 2017.

3 Recommendations

- 3.1 It is recommended that Housing Select Committee note the content of this report.

4 Background

- 4.1 Following the devastating events at Grenfell Tower in June 2017, officers have provided regular updates to Mayor and Cabinet and Housing Select Committee detailing fire-safety related updates in Lewisham.
- 4.2 Since June 2017 there have been varied and significant announcements from the Ministry of Housing, Communities and Local Government (MHCLG) relating to a number of fire safety related topics including: unsafe cladding, large scale panel constructed buildings and fire doors. These items are explored in full in section 5 of this report.
- 4.3 There has been significant and continuing work by Lewisham Council's housing management organisations, Lewisham Homes and RegenterB3 to ensure Lewisham Council buildings are safe.
- 4.4 Lewisham Council officers continue to work with key partners in the borough to remain apprised of any fire safety work being undertaken by registered providers and to be assured of the approaches being taken towards maintaining fire safe buildings.

4.5 Officers also continue to work with representative bodies including London Councils and the LGA to ensure that all changes and developments in fire safety related.

5 National and London context

5.1 Immediately following the Grenfell Tower fire, Government took a number of immediate actions, which are chronologically detailed below:

- An full public enquiry was announced on the 29th June 2017;
- An independent review of building regulations and fire safety commenced, led by Dame Judith Hackett. The full Hackett report was published in May 2018
- MHCLG set up the Building Safety Programme which commenced activity by testing cladding samples and leading on the collecting of information on buildings over 18m high
- A number of advice papers have been published by MHCLG including:
 - Information for building owners on action to take where a building has ACM cladding;
 - Powers Local Authorities have under the Housing Act to take legal action against private landlords of high rise buildings with suspected ACM cladding;
 - Action for owners of buildings constructed with large panel systems;
 - Advice on front entrance doors (FED)
- Government commenced a testing regime for front entrance doors (FED's), initially focussing on Manse Masterdor FEDs and expanding the test regime to a wider variety of FEDs. As a result, there has been a temporary ongoing suspension of production of composite FEDs across all manufacturers until more robust test result can be evidenced. Fire doors are slowly returning to the market as test results are completed and full results published by manufacturers.
- A ban on combustibile cladding on all buildings over 18m was announced on 1st October

5.2 Over the last 15 months officers have been regularly attending meetings with MHCLG, the GLA and London Councils related to various aspects of the above items.

6 Fire safety in Lewisham: ACM cladding

Lewisham Council owned blocks

6.1 Following the Grenfell Tower incident Lewisham Homes identified three tower blocks fitted with ACM cladding: Hatfield Close 1-48, Hatfield Close 49-96, and Gerrard House 1-51. All three blocks failed the cladding test. This ACM cladding was fully removed from all three blocks by the end of 2017.

6.2 Removing the cladding revealed a number of works required to the external façade of the building, and additional fire compartmentalisation works were undertaken in all three blocks. Inspections also revealed that the roof was in need of renewing, and windows were coming to the end of their lifespan.

6.3 Lewisham Homes' Regeneration and Investment Committee has approved re-clad material and the appointment of United Living as Principal Contractor. Preparatory works including Wall ties drilling is complete with further preparatory works ongoing.

- 6.4 Lewisham Homes have run two evening resident drop in sessions where advice on the next phase of works, and the opportunity of deciding on the colour/pattern of the cladding design was discussed.
- 6.5 Until the new cladding can be applied, additional mitigation measures have been implemented including the installation of domestic smoke alarm systems and fire stopping works.
- 6.6 The current timeframe for the replacement of the cladding suggests re-cladding will commence around spring 2019, possibly earlier if there is a speedier planning process.

Privately owned buildings

- 6.7 Following an extensive exercise to contact all private sector tall building owners officers established that there are no privately-owned tall buildings with ACM cladding in Lewisham.

Housing Association owned buildings

- 6.8 There are a small number of partially clad blocks owned and managed by L&Q Housing Association, at Clyde Terrace. These blocks are currently scaffolded with works to complete replacement of the cladding due by the end of December 2018. Officers are in regular contact with L&Q to monitor progress of this work.

7 Fire safety in Lewisham: Fire doors

- 7.1 Lewisham Homes embarked on a major front entrance [fire] door (FED) renewal programme following a fire that occurred in Deptford in 2011 that sadly saw the loss of two lives. This programme was delivered by MITIE Property Services Ltd in the north of the borough, Breyer Group PLC in the South of the Borough and a small number by Lewisham Homes' In-house Repairs Service.
- 7.2 Following the Grenfell Tower fire in June 2017, Lewisham Homes instructed contractors to intrusively inspect a sample of FED installations. As a result, installation deficiencies were discovered for the FED's that were inspected across all contractors.
- 7.3 In March 2018 MHCLG announced that doors manufactured by Manse Masterdor had failed a test commissioned specific to the Grenfell Fire disaster as they did not consistently meet the stated 30 minute fire resistance requirement. Manse Masterdor was a large manufacturer of fire resistant front entrance doors and so this is a national issue affecting property owners throughout the public and private sectors. As part of the door replacement programme, Lewisham had fitted around 3510 of these doors. A further 5,494 doors installed across Lewisham owned stock were supplied by other manufacturers using similar base components and it is unlikely that those consistently meet the required standards.
- 7.4 MHCLG advised that the risk remained low as fire protection in a building is developed using a range of measures so a failure of one protection measure – such as fire doors – should not significantly change the overall safety of residents. MHCLG advised that all building owners should consider how quickly these doors should be replaced.

- 7.5 Since the announcement, there have been further issues with fire doors across the industry resulting in a halt in the production of composite FEDs as outlined in 5.1 of this report. MHCLG have been in continuous dialogue with the industry and local authorities since the testing regime began.
- 7.6 Lewisham Homes sought advice from their Fire Risk Assessors, Frankham RSM, in June 2018 regarding their view on installed FEDs known not to offer the full 30-minute resistance. The advice confirmed that if Lewisham Homes delivered advice and education to residents on fire safety, initiated a programme of type 4 fire risk assessments, and embarked upon a programme to ultimately replace the doors that did not fully meet the standard, then the risk to residents was mitigated. All such measures have been put in place.
- 7.7 Officers continue to liaise with MHCLG on the matter and understand that test results are now coming through for certain manufacturers. Whilst some composite doors have been known to pass the time lag between the test and the published results are further delaying production. As such, there is an ongoing issue with the supply chain of composite FED that have passed the new test regime.
- 7.8 Lewisham Homes are currently in contractual discussions with the contractors who installed the Manse Masterdor and other similar doors to replace them subject to market availability of an appropriately tested product. All doors across Lewisham owned stock found to have failed testing will be replaced. The timeframe on this is currently unknown due to the ongoing challenges with the supply of FEDs that have passed testing. In the meantime MITIE have started to replace the Manse Masterdor FED that they installed using timber fire doors.
- 7.9 There are an additional 1923 doors that pre-date current building regulation standards. Lewisham Homes will also be replacing these doors.
- 7.10 Going forward, Lewisham Homes will be installing a “Lewisham Homes standard door specification”, to ensure that consistency is achieved across all future door installations. The specification has been established and a procurement route to market that allows purchase of FEDs under this specification is currently being sought.

Fire Risk Assessment surveys

- 7.11 Lewisham Homes are required to undertake Fire Risk Assessments (FRAs) on just short of 1400 residential/public buildings. They hold suitable and sufficient FRAs as follows:
- 1 Supported Living Scheme
 - 18 Sheltered Schemes
 - 33 Hostels
 - 621 Properties Converted into Flats
 - 714 Purpose Built Blocks of Flats
 - 11 Community Facilities
- 7.12 Reviews of FRAs occur every 1, 2 or 3 years as follows:
- Every year: all Supported Living, Sheltered and Hostel schemes plus high-rise/risk Flats.
 - Every 2 years: lower rise/risk Flats.
 - Every 3 years: Community Facilities.
- 7.13 FRAs are also reviewed when there is a trigger event such as a fire, an audit by LFB, significant change in use or layout, or following serious concerns raised by occupiers.

7.4 Lewisham Homes FRAs are subject to scrutiny by London Fire Brigade and have been found to be suitable and sufficient. In the past 12 months Lewisham Homes has had no enforcement action by LFB and only two Notices of Deficiencies (NoDs) making recommendations all of which were implemented within the target timeframe.

Sprinkler retro-fitting

7.14 Lewisham Homes have retrofitted sprinkler installations to all sheltered schemes which resulted in a 'Commendation' for Lewisham Homes from the National Fire Sprinkler Network for 'promoting the wider use of sprinklers'.

7.15 Following the success of retro-fitting sprinklers in sheltered schemes, Lewisham Homes has begun installing sprinkler systems in Hostel accommodation with work underway in:

- John Baird Court
- Fleming House
- 3 Inchmerry
- 35 Sydenham Hill
- Sydenham Park Mansions

7.16 All 33 Hostels are covered with an up to date fire risk assessment resulting in fire precaution works underway to include:

- Sprinklers (as above)
- Automatic fire detection
- Fire doors
- Fire stopping

8 Fire safety in Lewisham: Brockley PFI area

8.1 At the time of the Grenfell fire in June 2017, Rydon's, the Repairs and Maintenance contractor for the Brockley PFI contract were concluding a full suite of FRA's on all the PFI managed properties. The FRA's were commissioned as part of the lifecycle works programme which commence in 2016.

8.2 The FRA's identified a number of remedial works that are required to ensure the properties in the PFI area meet current legislative standards. The identified works included the renewal of 908 tenant's FEDs, updating signage and fire notices to blocks, electrical upgrade works and compartmentation works to loft spaces.

8.3 To date all work in connection with the renewal of fire notices and signage has been completed.

8.4 Most of the electrical works identified have been completed. 62 communal spaces of which most are house conversions were identified as not having a communal electrical supply and meter. It is now a requirement to install electrical communal supplies to facilitate the hardwiring of smoke and heat detection equipment. LBL are currently working with UK Network Supplies to have the new supplies installed.

8.5 More intrusive surveys of identified loft spaces are currently underway to ascertain if compartmentation works will be required.

8.6 Following a successful tendering process Rydon's let the FED installation contract to Anglian Building Products.

- 8.7 Works were due to commence in the Summer with the first 80 doors having already been delivered to site ready for installation. As a result of the additional testing requirements for composite doors, as identified in section 5 of this report, Anglian Building Products have suspended all work on site until the results of the tests are known.
- 8.8 No further works will commence until assurances have been given that the composite doors to be installed meet the additional testing requirements. Once started it is envisaged the door installation programme will take approx. 26 weeks to complete.

9 Funding of fire-safety related works

Costs of cladding removal

- 9.1 In May 2018 MHCLG announced a cladding remediation fund to cover the removal and replacement of ACM cladding in the social housing sector.
- 9.2 LBL have submitted a request for £3 million per block, totalling £9 million. This request was approved. A report is planned to be taken to Mayor and Cabinet in December 2018 to approve this application to the fund.

Costs of additional fire safety works, Lewisham Homes and Brockley PFI

- 9.3 Currently the 2018-2019 Lewisham Homes Capital Programme has 10 schemes relating to Fire Safety Works with a revised budget of £11.322m and a forecasted outturn of £10.711m. A further £14.010m spend is anticipated for 2019-2020.
- 9.4 Under the terms of the PFI contract RegenterB3 are not responsible for funding either the FRA's or any recommended works identified to ensure compliance. The total cost of these works are currently £1.1 million.

10 Legal Implications

- 10.1 The purpose of this report is to update members on the Fire Safety Arrangements and as such, there are no direct legal implications arising from this update.

11 Financial implications

- 11.1 The purpose of this report is to update members on the Fire Safety Arrangements and as such, there are no direct financial implications arising from this update.
- 11.2 However, it should be noted that MHCLG funding of £9 million has been sought for the removal of ACM cladding and re-cladding of three council owned tower blocks that failed cladding tests.
- 11.3 The work currently being undertaken to ensure all fire safety arrangements are up to date, including fire patrols relating to LBL owned social housing stock. This work is being covered by existing HRA management, repairs & maintenance and capital allocations.
- 11.4 As the situation develops, further detailed financial implications will be provided on each individual issue as they are reported on.

12 Crime and disorder implications

12.1 There are no crime and disorder implications arising from this report.

13 Equalities implications

13.1 There are no equalities implications arising from this report.

14 Environmental implications

14.1 There are no environmental implications arising from this report.

15 Background Documents and Report Originator

15.1 If you have any queries relating to this report please contact Rachel Dunn on 020 8314 6213.

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Housing Select Committee			
Title	Progress Update on Implementing the Recommendations of Models of Delivering New Housing Review		
Key decision	No	Item no	7
Wards	All Wards		
Contributors	Executive Director for Customer Services, Executive Director for Resources and Regeneration, Head of Law		
Class	Part 1	17 December 2018	

1 Reasons for Lateness and Urgency

- 1.1 This report is late as officers wanted to ensure that the most accurate, up to date information was available for the committee to consider.
- 1.2 The report is urgent and cannot wait until the next meeting of the Housing Select Committee as it is a scheduled update to respond to a Housing Select Committee Review.
- 1.3 Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

2 Summary

- 2.1 This report provides a progress update on the recommendations set out in the Models of Delivering New Housing Review undertaken by Housing Select Committee on the 31st January 2018.
- 2.2 This updates builds on the responses to the Housing Select Committee review given by Mayor and Cabinet on 27th June 2018.

3 Recommendations

- 3.1 Housing Select Committee is recommended to note the updates on implementing the recommendations of the Models of Delivering New Housing Review as set out in section 6.

4 Policy Context

4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

4.2 The proposed recommendations are also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

4.3 Lewisham's Housing Strategy was approved at Full Council in May 2015. This strategy sets out the Council's ambition to address the challenges in the borough through the following objectives:

- Helping residents at times of severe and urgent housing need
- Building the homes our residents need
- Greater security and quality for private renters
- Promoting greater quality in the social and private rented sectors

4.4 Lewisham's Core Strategy has the objective to make provision for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26, to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. The Core Strategy also has the objective to make provision to meet the housing needs of Lewisham's new and existing population, which will include:

- provision of affordable housing
- a mix of dwelling sizes and types, including family housing
- lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs
- bringing vacant dwellings back into use

5 Background

5.1 At its meeting on 31st January 2018 Housing Select Committee held discussions on the Housing Delivery Review draft report. The committee

agreed recommendations therein and agreed that the draft report was to be considered the final report of its review

- 5.2 Housing Select Committee then presented this final report and recommendations to Mayor and Cabinet on 27th June 2018. Mayor and Cabinet agreed responses to each recommendation that covered how these recommendations would be delivered by the current administration.
- 5.3 The committee's recommendations together with the response agreed by Mayor and Cabinet are set out below.

Recommendation 1: Land

- 5.4 The committee notes the wide range of benefits of community-led housing, particularly in terms of affordability, quality and density, community engagement, and training opportunities, and recommends that officers create a register of sites in the Borough that would be appropriate for community-led development. As well as all pockets of land, this could also include empty properties which may be appropriate for self-help housing schemes

Response to recommendation 1

- 5.5 As part of planning for the delivery of the new administrations priorities - including the delivery of 1,000 new social homes and a new generation of Council homes for private rent - officers are currently compiling a pipeline of all potential development opportunities. As part of this, it will be possible to highlight places that may potentially support community-led development. To complete this exercise, it will be necessary to balance the competing priorities of meeting the objective to build new council homes and that of creating a number of community-led housing sites, as there is only a limited supply of land and development sites.

Recommendation 2: Working in Partnership

- 5.6 The committee notes the examples of community-led housing organisations successfully working in partnership with larger organisations, private developers and housing associations, to provide further community-led housing and recommends that officers explore the possibility of including community-led housing as part of future large-scale developments in the Borough. The committee appreciates that any development would have to align with the council's key strategic priority of housing those most in need

Response to recommendation 2

- 5.7 Officers will consider the benefits and opportunities that this approach might bring, along with the challenges of combining community and private sector led development. There is one example site in London, at St Clements in Tower Hamlets, and officers will use this example to test the potential of replicating it in Lewisham.

Recommendation 3: Advice and support

- 5.8 The committee notes the difficulty community groups often face accessing start-up advice and support and recommends that the council works with local partners to identify and reach out to other groups interested in community-led development in order to raise awareness of the help and support that is available. The committee recommends that the council and local partners work together to hold an event for interested groups in order to raise awareness of the community led housing process generally as well as help and support available. The committee recommends that this information is also made available on the council's website.

Response to recommendation 3

- 5.9 The Council is the only local authority in the UK working with two separate community land trusts. It is also working closely with the GLA which has recently created a Community Housing Hub to support community-led development. One of the CLTs, RUSS, will be establishing a "school of community housing" as part of its development. Officers will work in partnership with both CLTs and partners at the GLA to consider how this form of advice is currently provided and how it can be amplified. It may be, for instance, that the CLTs themselves are better placed to hold events and raise awareness, in partnership with and supported by the Council.

Recommendation 4: Joint ventures

- 5.10 The committee recognises the benefits of the joint venture approach to housing development, as demonstrated at the Besson Street development in New Cross, in terms of providing high-quality, affordable rented housing for Lewisham residents and in terms of providing a revenue stream for the Council. Given this, the committee requests more information about the potential for further similar developments in the Borough and an analysis of the expected "living rent" levels at the Besson Street development in the long term

Response to recommendation 4

- 5.11 In line with the response to recommendation one, officers are considering potential sites for all forms of new affordable housing delivery, and this includes future potential locations for joint venture developments in the same manner as at Besson Street. This can be reported back to Select Committee as part of a wider response to the first recommendation.
- 5.12 The current London Living Rent levels in the Telegraph Hill ward, where Besson Street is located, are outlined in table 1.

Table 1 – current London Living Rent levels relevant for Besson Street

One bed	Two bed	Three bed	Four bed	Five bed	Six bed
£1,005.13	£1,116.81	£1,228.49	£1,340.17	£1,451.85	£1,563.53

6 Update on Delivery

Update on recommendation 1: Land

- 6.1 Work on compiling a pipeline of sites for the 1000 social home programme is now well underway, and it is expected that officers will be able to present the pipeline to Housing Select Committee and Mayor and Cabinet in spring 2019. Once the programme has been established the potential to look at community-led developments on additional sites can be assessed.

Update on recommendation 2: Working in Partnership

- 6.2 Work is underway to explore how partnership can be encouraged between community-led housing organisations and the Council's other housing deliver partners. Officers have had preliminary discussions with the CLTs based in Lewisham, as well as other CTLs operating around London, about this approach and will continue to explore ways to facilitate greater community involvement in large scale developments.

Update on recommendation 3: Advice and support

- 6.3 The "school of community housing" created by RUSS is now up and running, and a space for it to be based as part of the Church Grove development has now received planning permission and will be completed in 2019. Officers continue to work closely with the two CLTs operating in Lewisham to help them provide advice across London to facilitate community led development.

Update on recommendation 4: Joint ventures

- 6.4 The Besson Street partnership has now been formally created and is working to deliver a new build-to-rent development in New Cross. As with recommendation 1, all sites with the potential to deliver new homes are being considered as part of the process to establish the 1000 social home programme. Once this programme has been assembled the potential to deliver a broader variety of homes can be considered.

7 Financial implications

- 7.1 The purpose of this report is to update Housing Select Committee on the actions that officers have taken to deliver the recommendations of the Housing Delivery Review.
- 7.2 Whilst there are no specific financial implications arising from the report itself, future financial planning in relation to the issues noted in the report such as the delivery of 1,000 new social homes and a new generation of Council homes for private rent will need to be undertaken and reported on individually as the schemes progress.
- 7.3 The Council's current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model. The delivery of Council owned social units, outlined above, will be met from this provision.
- 7.4 This model is currently undergoing a refresh to establish the available resources going forward after the delivery of the 500 home commitment.

8 Legal Implications

- 8.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).
- 8.2 In addition, the Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above.
- 8.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 8.6 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without

compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

8.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

8.8 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

9 Crime and Disorder Implications

9.1 There are no specific crime and disorder implications arising from this report

10 Equalities Implications

10.1 There are no specific equalities implications arising from this report

11 Environmental Implications

11.1 There are no specific environmental implications arising from this report.

12 Background documents and originator

12.1 If you would like any further information on this report please contact Jeff Endean, Housing Strategy and Programmes Manager on 020 8314 6213.

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