

Public Document Pack

Housing Select Committee Agenda

Wednesday, 30 October 2013
7.30 pm, Committee Room 3
Civic Suite
Lewisham Town Hall
London SE6 4RU

For more information contact: Charlotte Dale (Tel: 0208 3149534)

Part 1

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Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 30 October 2013.

Barry Quirk, Chief Executive
Tuesday, 22 October 2013

Councillor Carl Handley (Chair)	
Councillor Vincent Davis (Vice-Chair)	
Councillor Anne Affiku	
Councillor Paul Bell	
Councillor Liam Curran	
Councillor Amanda De Ryk	
Councillor Patsy Foreman	
Councillor Vicky Foxcroft	
Councillor Darren Johnson	
Councillor Sam Owolabi-Oluyole	
Councillor Alan Hall (ex-Officio)	
Councillor Kevin Bonavia (ex-Officio)	

MINUTES OF THE Housing Select Committee Wednesday, 11 September 2013 at 7.30pm

Present: Councillors Carl Handley (Chair), Vincent Davis (Vice-Chair), Anne Affiku, Paul Bell, Amanda De Ryk and Vicki Foxcroft.

Apologies: Councillors Liam Curran, Patsy Foreman, Darren Johnson and Sam Owolabi-Oluyole.

Also present: Kevin Sheehan (Executive Director, Customer Services), Jeff Endean (Housing Programmes and Strategy Team Manager, Housing Matters), Genevieve Macklin (Head of Strategic Housing, Customer Services), Mark Humphreys (Group Finance Manager, Customer Services), Madeleine Jeffery (Private Sector Housing Agency Manager), Louise Spires (Strategy, Policy & Development Manager), Clare Ryan (Housing Matters Consultation Manager), Timothy Andrew (Scrutiny Manager), Charlotte Dale (Scrutiny Manager) and Roger Raymond (Scrutiny Officer).

Minutes of the meeting held on 19 June 2013

- 1.1 The minutes of the meeting held on 19 June 2013 be signed as an accurate record of the meeting.

Declarations of Interest

- 2.1 Councillor Bell declared a non-prejudicial interest, as a member of the Lewisham Homes Board.

Mayoral response on the Housing Matters consultation

- 3.1 Jeff Endean (Housing Programmes and Strategy Team Manager, Housing Matters) introduced the report. The key points to note were:
 - At the Committee's meeting on 6 March 2013, it was noted that some residents had raised with Members their concerns that the ongoing Housing Matters consultation process was not giving equal consideration to the two remaining options.
 - The response to the Committee's concerns had been presented to Mayor and Cabinet.
 - The previous government had issued guidance in 2003 called 'Delivering Decent Homes – Options Appraisal', which provided guidance for local authorities' to enable them to determine how they would meet the Decent Homes Standard.
 - The current government had not changed this guidance nor issued any further guidance. Therefore, the Council had used the guidance issued in 2003 to shape the Council's current options appraisal about the future of its housing stock, particularly in regard to the section on involving tenants and leaseholders in the process.
 - Further guidance was issued by the last government on developing a communications and consultation strategy to underpin the options appraisal.

- Officers considered that the process that had been undertaken to date had met all of the requirements of the guidance, and furthermore that there was no evidence that the options have been presented in an unbalanced way.

3.2 In response to questions from the Committee, the following was noted

- When the Committee received reports on the Mayor and Cabinet's response, they should be more succinct and not repeat the arguments made in previous reports on the subject.

3.3 RESOLVED: That the report be noted.

Mayoral response on the democratisation of the Lewisham Homes board

4.1 Jeff Endean (Housing Programmes and Strategy Team Manager), introduced the report. The key points to note were:

- The Committee, alongside Business Panel, agreed that Lewisham Homes should, as a matter of urgency, be asked by the Mayor to consider the election of tenants and leaseholders to the board of Lewisham Homes.
- The Mayor responded that in terms of elected tenant representatives who could serve on the Lewisham Homes board, he said he was happy to pursue the suggestion in principle but had to be sure actions were pursued at the right time.

4.2 In response to questions from the Committee, the following was noted:

- Council officers would have continued discussions with Lewisham Homes to encourage them to provide the right support for more tenants to participate in an elected capacity.
- Lewisham Homes were, in principle, in favour of admitting more residents on the Board; but it was a matter of developing the right process so that elected representatives had the right skills.

4.3 RESOLVED: That the Committee write to Lewisham Homes to invite them to discuss the democratisation of the board.

Mayoral response on the low cost home ownership review

5.1 Louise Spires (Strategy, Policy & Development Manager) introduced the report. The key points to note were:

- The Mayor considered the attached report entitled 'Response to Housing Select Committee on Low Cost Home Ownership Review' at the Mayor & Cabinet meeting held on 10 July 2013.
- An action plan would be put together to deliver the recommendations in the report, and officers would report back to the Committee at its February meeting regarding progress.

5.2 In response to questions from the Committee, the following was noted:

- The plans for the Ladywell site were still being formulated, and no decision had yet been taken on the future of the site.
- The Mayor had indicated that he would like to see the Ladywell site used in a way that benefitted the community as a whole.
- The Committee would like to see the site development include housing for either social rent or self-build.

5.3 RESOLVED: That there would be a referral to Mayor and Cabinet:

‘The Committee believes that all future feasibility work on the former Ladywell leisure centre site should thoroughly explore the potential to provide low cost housing.’

Mayoral response on welfare reform

6.1 The Chair expressed to the Committee the Mayor and Cabinet’s comments that their recommendation was very gratifying and should be received with thanks. Also, that the Committee be thanked for its contribution.

6.2 RESOLVED: that the report be noted.

Housing Matters

7.1 Jeff Endean (Housing Programmes and Strategy Team Manager), introduced the report. The key points to note were:

- Lewisham had completed its Phase 1 consultation for the Housing Matters Programme.
- The key findings of the Phase 1 consultation were as follows:
 - 2,144 residents were contacted during the door-knocking exercise.
 - 90% of respondents had some understanding of each of the options.
 - The survey found that 33% thought it was a good idea to evolve Lewisham Homes into a new organisation, 31% were not sure, and 35% did not think it was a good idea.
- It is reasonable at this stage of the Housing Matters programme, that many residents who were ‘not sure’ said they did not have enough information to make an informed view on the options being considered.
- The survey produced consistent residents’ priorities across all areas of the borough, with security and safety, improvements to communal areas and the completion of the Decent Homes programme most commonly mentioned by respondents.
- The next phase of the consultation would report back to residents the findings of the door-knocking exercise that Lewisham Homes carried out.
- It was anticipated that Phase 2 would be carried out in a localised fashion by splitting Lewisham Homes management area into 10 key areas. This would enable the feedback to be targeted and tailored to those areas. The Council was working with Lewisham Homes to develop the timetable for this but it would expect this activity to be completed by mid-December.

7.2 In response to questions from the Committee, the following was noted:

- Officers recognised that there was a lot of work that still needed to be done to inform and engage with residents about the proposals, before any final decision could be made on the options available.
- It was noted that if there were more tenants on the Lewisham Homes Board, then residents would have a better understanding of what a 'resident-led' body would look like, if this was the option they chose.
- It was noted that the timetable for the consultation and implementation of Housing Matters was lengthy, and would likely run beyond the next general election.
- Officers would supply the Committee with the breakdown of the expenditure on Housing Matters.
- There were 19 further potential sites for new build housing.
- The Mercator Road garage site potentially could begin in Winter 2013-14.
- The Council would seek to ensure that local businesses were involved in any future housing development projects.

7.3 RESOLVED: that the report be noted

Housing supply and demand

8.1 Genevieve Macklin (Head of Strategic Housing, Customer Services), introduced the report. The key points to note were:

- In October 2012 the Housing Register had reduced from 18602 to 7392 due to changes to the eligibility criteria. However, in August 2013 there were 8164 applicants on the Register - a 772 increase in 10 months.
- There were a number of options to manage demand, such as:
 - Making the best use of assets using schemes such as the Cash Incentive Scheme and Mutual Exchange programmes.
 - Utilising properties available due to the Under Occupation Charge: (there was a target of 139 moves per annum; 37 moved since April)
 - Other legislative and policy options that are available.
 - Mobility Schemes such as the GLA Mobility Scheme and LAWN type schemes:
 - More use of the Private Rented Sector (PRS). Approximately 50% of current homeless acceptances are from the PRS. Also, Private Rented offer can be a quicker solution to housing need than waiting for a social rented offer
- The average waiting times for Social Housing Offers:
 - 4 bed average wait - just under 6 years
 - 3 bed - 3 years
 - 1 and 2 bed - 2 years
- Local Authorities had a new power to discharge into the private sector. Use of 'Private Sector Offers' was a new power and local authorities were expected to develop clear policies on these and consider individual circumstances.
- Some local authorities like LB Ealing intended to fully discharge any full housing duty by way of a 'private rented sector' offer but only after full consideration of household's individual circumstances and the facts that apply to that case.
- Lewisham had a number of considerations to make with this new power:
 - Not to adopt the power.
 - Consider it for suitable homelessness applications.
 - Use the power to end the duty for all accepted homelessness cases

- All options had implications for Lewisham in how it discharges its homelessness and housing applications.

8.2 In response to questions from the Committee, the following was noted:

- Officers would provide the Committee with information about the affordability of private sector rents, with specific emphasis on rents for single people.
- Initial indications were that Lewisham would not be likely to propose a solely 'private sector offer' for households in need. Some use of the new power could help to lessen the time families spend in temporary accommodation.
- It would have implications for Lewisham if other local authorities in London looked to adopt the new power to discharge into the private sector in some way, and Lewisham did not. The number of households presenting to Lewisham could increase.
- Members also discussed limiting the use of private rented sector offers based on eligibility for housing/length of residence in the borough.
- Officers noted that it might be prudent for Lewisham to wait and see how the new powers were used in other boroughs before making a firm decision not to use discharge into the private rented sector.
- No options would be presented to the Mayor and Cabinet before pre-decision scrutiny with the Committee.

8.3 RESOLVED: a) that no options would be presented to Mayor and Cabinet in respect of the power to discharge to the private sector, before pre-decision scrutiny.
b) that the report be noted

Key housing issues

9.1 Louise Spires (Strategy, Policy & Development Manager) introduced the report. The key points to note were:

- The new system for social housing complaints was reported to Housing Select Committee on the 6 March 2013. The Committee agreed that Chair of the Housing Committee would act as the main Designated Person and the remaining members of the HSC would act as designated people where there was a conflict of interest or the chair was unavailable.
- Lewisham as a borough has attracted funding to deliver 477 new housing units and the Council itself attracted £500,000 to bring 25 empty homes back into use.
- The CSR announced that £400 million from the New Homes Bonus would be pooled within Local Enterprise Partnership areas to support strategic housing and economic development priorities. A subsequent document had been launched by the DCLG to consult on this proposal, with a closing date of 19th September. The council was currently working through the detail and preparing a response which would be fed back to the Committee at a future meeting.
- Family Mosaic had obtained £1.5m for the second block of housing in Phase 3 and £3m for Phase 4 from the Mayor's Housing Covenant fund. This added to the £26m funding already in place from the GLA.

In response to questions the Committee, the following was noted:

- The proposals for the Kender housing redevelopment in New Cross were still to be finalised. There would be some Section 106 obligations to fulfil. Once negotiations were complete, officers would inform the Committee of the final figures of the Kender land sale.

9.3 RESOLVED: that the report be noted

Private rented sector update

10.1 Madeleine Jeffery (Private Sector Housing Agency Manager) introduced the report. The key points to note were:

- Lewisham's Private Sector Housing Agency had been established at the beginning of August 2013 and it had begun to recruit key staff.
- Managers were in the process of working up a bid to DCLG as part of the "Rogue Landlords" funding that was currently available to secure funding for a cross-Council and key stakeholder "hit team" (including Environmental health, planning enforcement; HB and Council Tax fraud teams; special investigations; police; fire brigade; community services) who would co-ordinate their work to target the top 10 – 15 of the rogue landlords who operated in the borough.
- The Greater London Authority (GLA) had set up a London Rental Standard (LRS) Steering Group to contribute to the delivery of the Standard. Lewisham Council and LB Westminster represented the London Boroughs on this steering group alongside Camden as the host of the London Landlord Accreditation Scheme (LLAS) scheme.
- Officers met with DCLG in August 2013 to outline some of the frustrations faced by Council officers as they sought to tackle landlords where enforcement was the only option to change behaviour.

10.2 In response to questions from the Committee, the following was noted:

- Officers were happy to talk to colleagues from the St. Denis area of Paris to see if there was any best practice they could share with each other in the area of housing and rogue landlords.
- The powers that local authorities possess are quite limited in respect of rogue landlords. It may require further legislation to help local authorities deal with rogue landlords in their jurisdiction.

10.3 RESOLVED: that officers would look into the viability of exchanging information between officers in St Denis in Paris and Lewisham's private sector housing agency.

Emergency services review

11.1 Timothy Andrew (Scrutiny Manager) introduced the report. The key points to note were:

- The Overview and Scrutiny Committee had agreed that its select committees would carry out a review of emergency services in Lewisham. The Housing Select Committee was tasked with determining impact of the changes as they related to the borough's housing.

- The Committee held two evidence sessions:
 - at its meeting on 16 May 2013, the Committee heard from Lewisham Homes and Brockley PFI about their work to ensure fire safety in their housing stock. The Committee requested further information about work being carried out to engage with residents, as well as Lewisham Homes' plans to install sprinklers in the borough's housing stock.
 - at its meeting on 19 June 2013, the Committee heard from Lewisham Homes about the results of a pilot project to install sprinklers in one of its sheltered accommodation buildings.
- The Committee were tasked with agreeing recommendations after hearing the evidence for their part of the review.

11.2 RESOLVED: the Committee agreed that the Chair be asked to draft recommendations on their behalf outside of the meeting.

Select Committee work programme

12.1 Timothy Andrew (Scrutiny Manager) introduced the report. The key points to note were:

- The items scheduled for the September meeting were as follows:
 - Housing Matters
 - Review of the housing complaints process
 - Newham landlord licensing scheme
 - Developing Lewisham's housing assets: upgrading existing stock

12.2 In response to questions the Committee were advised:

- The item on Extra Care Housing Plans for Older People would be presented to this Committee and Healthier Communities Select Committee.
- The Newham landlord licensing scheme had begun in January 2013 and Lewisham, Greenwich and Southwark, were looking at how the scheme developed before making a decision about whether it could work locally. Also, a thorough evaluation of the scheme was yet to be carried out by Newham, so October may be too early to scrutinise this item.
- There had been some developments in respect of the 'Developing Lewisham's housing assets: upgrading existing stock' item, with Lewisham Homes implementing Asset Modelling software that will look to record their assets; and allow for planning to be carried out for future investment. Also the Under-Occupation Charge, commonly known as the 'Bedroom Tax', might mean that more properties may come available for residents, so more evaluation may need to be carried out before looking at an item on Lewisham's housing stock.
- It was suggested to Members that the 'Impact of housing benefit cap on Lewisham residents' item could be brought forward from December's meeting.
- The agenda item 'Review of the Housing Complaints Process' was moved to the December meeting.

12.3 Resolved: The agenda for the October meeting is as follows:

- Housing Matters:
 - Older people's housing strategy

- Self-build update
- The new build programme
- Welfare reform update (including the impact of the housing benefit cap and the Under-occupation charge on Lewisham)
- Budget savings (if applicable)

Items to be referred to Mayor and Cabinet

13.1 There was a referral from the meeting at 5.3 under the item 'Mayoral response on the low cost home ownership review':

'The Committee believes that all future feasibility work on the former Ladywell leisure centre site should thoroughly explore the potential to provide low cost housing.'

The meeting ended at 9.50pm

Chair:

Date:

Agenda Item 2

Committee	Housing Select Committee	Item No.	2
Title	Declarations of Interest		
Wards			
Contributors	Chief Executive		
Class	Part 1	Date	30 October 2013

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct:-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2 Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member's knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

(5) Declaration and Impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their family, friend or close associate more than it would affect those in the local area

generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.

- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

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Housing Select Committee		
Report Title	Housing Matters Update	
Key Decision	No	Item No. 3
Ward	All	
Contributors	Executive Director for Customer Services, Head of Housing & Regulatory Services	
Class	Part 1	Date: 30 October 2013

1. Overview

- 1.1. This report provides Housing Select Committee with the background to a full and detailed presentation on the Housing Matters development programme which will be made to the Committee at the meeting of 30 October.

2. Background

- 2.1. On 16 January 2013 Mayor and Cabinet agreed that the Council should commence consultation regarding four potential new build schemes as part of the Housing Matters programme, for which a target of delivering at least 250 new homes in the next five years had been set.
- 2.2. On 3 April Housing Select Committee received a presentation setting out progress that had been made in developing options on the priority sites for new development. On 22 May, Mayor & Cabinet agreed to prioritise the Mercator Road site for the first new development, and on 11 September it was reported to Housing Select Committee that planning permission was shortly due to be granted for six new homes on that site.
- 2.3. The 11 September meeting of Housing Select Committee requested a further update on the development programme at the next meeting, to include all of the schemes mentioned to date, the proposed self build at Church Grove in Lewisham Central and the two new extra care developments.
- 2.4. This report provides the background to a full and detailed presentation which will be made on the night by both Council officers and the architects supporting the development of the Phoenix Community Housing extra care scheme.

3. Recommendation

- 3.1. The Select Committee is asked to note this report and consider the presentation that will be made on the night of the committee meeting.

4. Programme Update

First new build site

- 4.1. On 22 May Mayor & Cabinet agreed to prioritise the Mercator Road site for the first new development. Planning permission for four 3-bed homes and two 2-bed homes was granted on 17 September. A tender competition for the build contractor, using a design and build approach, was launched on 23 September and is currently live. Six contractors are bidding for the work, including three which are based in Lewisham. The tender process will close after a six week bidding timetable and it is hoped that a contract will be awarded by Mayor & Cabinet (Contracts) on 13 November. This will enable a site handover before the end of 2013 and a start on site in January 2014.

Future development programme

- 4.2. With the contracting process underway on the first build, officers and Lewisham Homes staff are working in partnership to identify a pipeline of additional sites for the next phase of development. At present officers are preparing to bring forward a second phase of new build across five sites with an estimated 90-100 homes within it. Further details of the expected nature of this phase will be presented on the night.
- 4.3. In addition, officers and Lewisham Homes staff are also starting the process of reviewing further sites for their capacity for new homes. These sites will form the third phase of development and contribute further to the target of 250 new homes. In addition, they may provide opportunities – alongside currently planned development in phase two – to enable bids to the GLA capital grant funding round that is expected to run from January to March 2014 for schemes that start on site after March 2015. Committee will be provided with further updates on any bids to this programme over the coming period.
- 4.4. Finally, in addition to the 90-100 homes expected to form phase two and the process to identify sites for phase three, officers are also continuing to progress options for larger scale regeneration on Home Park and Shifford Path (with L&Q) and for other opportunities that might be available from using Council land to enable development by Registered Providers. At present the options within this group of sites amount to approximately 550 homes, although Committee will note that the nature of both regeneration schemes and negotiations with partners to achieve best value mean that these may take longer than phase two to bring forward.

Extra care housing

- 4.5. Successful bids have been made to the GLA's Care and Supported Housing Fund for £4.9 for 111 new units of specialised extra care housing across two schemes.

- 4.6. In the first of these schemes the Council has supported a bid from Phoenix Community Housing (PCH) for a 60 unit scheme at Hazelhurst Court in Bellingham, including by providing S106 funds for affordable homes to enable the scheme to be financially viable. Levitt Bernstein, the architects supporting PCH in the development of this scheme, have significant expertise in the field of specialised housing for older people and will provide a presentation to Committee on the night of the meeting to set out the overall principles for what makes a successful scheme and the way that these are being applied at Hazelhurst Court.
- 4.7. The second of these schemes is at Chiddingstone in Lewisham Central. This will follow the same principles as the Hazelhurst Court scheme, but the delivery method is different: in this case the Council will run a competition to select a Registered Provider partner to own, develop and manage the scheme. The Council will retain full nominations. At present full vacant possession of the site is being secured and in November the competition process will be launched. At present the expected start on site date is December 2014 and the expected completion date is September 2016.

Self-build

- 4.8. Committee will be aware that Mayor & Cabinet has agreed that the site of the former Watergate School off Church Grove in Lewisham Central should be prioritised for a community self build scheme, and that since this decision officers have been working to increase interest among potential self builders to bring the scheme forward.
- 4.9. On October 5th a highly successful launch event was held at the St Mary's Centre in Ladywell. This was attended by more than 90 prospective self builders who were presented with self build examples from across the world by the social enterprise Our London which is facilitating the process on behalf of the Council and expert speakers who have led community self build schemes elsewhere. The materials that were provided to this meeting are appended here for Committee's information.
- 4.10. Attendees were able to begin to think about how they would like to develop the scheme, drawing on ideas that had been developed by architects in advance. The day was capped by a visit to the site itself.
- 4.11. Our London are currently meeting all of the prospective self builders on a one to one basis to get a better understanding of their ambitions for the scheme and the ways in which they can contribute to the scheme. Our London will then report back on the range of ways in which the scheme could be developed to enable decisions to be made about the next steps.

5. Conclusion

- 5.1. Significant progress is being made in identifying sites with the capacity to meet the target of 250 new homes in the next five years by a variety of means.

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CHURCH GROVE

GROUP SELF BUILD

Lewisham Council is offering residents a rare opportunity to work together to build their own homes on a site in Ladywell.



The community-led self-build scheme should:

- address housing needs,
- provide training opportunities, and
- meet high sustainability standards.

The Council is considering a number of different approaches as to what form this project should take.

The Council is working with Our London to provide inspiration and information on various options, and to get feedback from interested people.



www.churchgrove.info

SUPPORTED BUILDING GROUP



VAUBAN, FREIBERG

- Councils support building groups (Baugruppen).
- Councils sell land through a fixed price tender.
- The Baugruppen can get help from intermediaries, who can help groups to form, and embed the expertise for a successful bid.

MUTUAL HOMES



LILAC, LEEDS

- 20 homes built on a redundant school site.
- The homes use a straw bale panel construction.
- Operated as a Mutual Home Ownership Scheme, which allows the advantages of co-operative housing to cover the full range of tenures.

COMMUNITY COMPANY



ASHLEY VALE, BRISTOL

- Group of self builders set up a non-profit company, where they were directors.
- The company bought a former scaffolding yard.
- The company can be disbanded at the end of the process, as each household owns individually.

COHOUSING



SPRINGHILL, STROUD

- Steep site that developers were unable to build on.
- Built with a £4.2m loan. Some homes were purchased outright; some are for rent.
- 'Common house' for shared community activities

TRAINING AND RENT



BEECHMONT CLOSE, DOWNHAM

- L&Q hired architects and contractor
- 12 young people worked on site with the contractor and trained at Lewisham College.
- The selfbuilders get better employment prospects.

for further information email us at:

churchgrove@ourlondon.org.uk

CHURCH GROVE

PROJECT OPTIONS

Over the next month, we are going to hold detailed sessions, and ask for your feedback on how the project should work.

The example projects are all set up differently. **This page gives an overview of the key decisions for the Church Grove project.**

Please spend some time thinking about these options a little more, and request a detailed session with us by email: churchgrove@ourlondon.org.uk

WHAT CAN YOU GET WITH GROUP SELF BUILD?

design your own home?

learn new skills?

know your neighbours?

shared community spaces?

live sustainably?

a home that meets your needs?

lower bills?

sense of achievement and pride?

a more flexible home?

a place to put down roots?



WHO SHOULD BUILD HERE? >

MIX SOCIAL AND OTHER HOUSING

address intermediate need, bring funding into scheme

SOCIAL HOUSING ONLY

address more housing need, more council involvement

NATURE OF THE GROUP >

A SERIES OF INDIVIDUALS

self builders work together without a legal structure

COMMUNITY COMPANY

easy and flexible

CO-OPERATIVE *

LAND TRUST **

LAND OWNERSHIP >

LAND SOLD TO SELF BUILDERS

possible discount if social benefits can be ensured

LAND PUT INTO A TRUST

COUNCIL HOLDS LAND

probably means a council-led project

FINANCE may be a mixture >

MORTGAGES

only available to private households with deposit

DEVELOPMENT LOANS

incorporated group borrows money with restrictions

COUNCIL GIVES LOAN / GRANT

may be on better terms, if legally possible

COUNCIL FUNDS

council can't build as much social housing elsewhere

BUILDING may be a mixture >

SELF FINISH

professionals build a shell, self builders sort the rest

TRAINING FOR SELF BUILDERS

formal training self builders alongside professionals

TRAINING FOR OTHERS

professional builders train people who won't live there

*WHAT IS A HOUSING CO-OPERATIVE

- Residents act as single entity and control costs.
- The co-op is owned and democratically managed by members, who are responsible for maintenance and setting rents.
- Usually only tenants can be members.
- Individual members can't gain or lose from property value changes. Memberships can be transferred, but the co-op as a whole is stable.

**WHAT IS A COMMUNITY LAND TRUST (CLT)

- Not for profit organisation owning land in 'trust'
- Democratic 3-way board: 1. residents of CLT housing, 2. the wider community, 3. council / experts
- The CLT can offer rented and shared ownership homes, with payments related to household incomes.
- Wider community has permanent affordable housing.
- Financial subsidy is locked in to the trust and recycled.
- Increases in land value enable the CLT to invest in more.

Agenda Item 4

HOUSING SELECT COMMITTEE		
Title	Welfare Reform Update	
Key Decision	No	Item No. 4
Ward	All wards	
Contributors	Executive Director of Customer Services	
Class	Part 1	Date: 30 October 2013

1 Summary

- 1.1 The Welfare Reform Act represents the biggest change to the welfare system for over 60 years, although much of its detail and resultant impact presents an ever changing picture, both nationally and in Lewisham. However, everyone claiming benefits will be affected in some way by the reforms.
- The national phased roll out of universal credit has been delayed until October 2013 and will not go live in Lewisham until after April 2014.
 - Latest figures provided by the Department of Work and Pensions (DWP) show that 378 households in Lewisham have been affected by the benefit cap since August 2012.
 - Latest data indicates the number of social tenants in Lewisham affected by the bedroom tax is decreasing – 2,198 as of September 2013 which equates to a decrease of 235 since June 2013.
 - Analysis by the Centre for Economic and Social Inclusion on behalf of the Local Government Association (LGA) has estimated that in 2015/16, income loss for households claiming benefits in Lewisham may be £1,835 per year or £35 per week.

2 Purpose

- 2.1 This report updates members on the latest information about Welfare Reform and specifically, where available, the impact on Lewisham residents.

3 Recommendation

- 3.1 The Committee is requested to note the contents of this report. Further updates will be made available in due course.

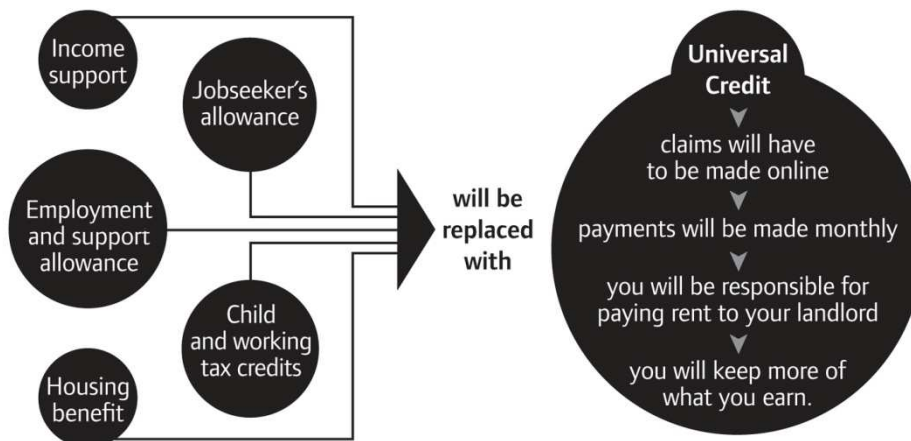
4 Policy context

- 4.1 On the 8 March 2012, the Welfare Reform Act received Royal Assent. The Act legislates for the biggest change to the welfare system for over 60 years. The elements of the Welfare Reform Act discussed in this report are as follows:
- universal credit
 - the benefit cap

- bedroom tax & underoccupation
- discretionary housing payment (introduced in 2001 and not strictly part of welfare reform)
- council tax reduction scheme

5 Universal credit

- 5.1 Universal credit is a new benefit for people of working age who are either looking for work or on a low income. Its introduction aims to simplify the benefits system by bringing together a range of benefits into a single, streamlined payment. It is not applicable to pensioners although those claiming housing benefit will be affected because housing benefit is being abolished. Pensioners will instead receive a housing credit to help towards rent as part of the new pension credit system which will be phased in between 2014 and 2017.
- 5.2 The benefits that will be replaced by universal credit are shown in the diagram below:



- 5.3 Universal credit was first introduced in April 2013 in four pathfinder pilot areas in Tameside, Wigan, Oldham and Warrington, where newly unemployed people now receive universal credit instead of job seekers allowance. Six 'hub job centres' in Hammersmith, Rugby, Inverness, Harrogate, Bath and Shotton will begin taking universal credit claims from October - in addition to the four other centres already trialling the new system. Transfer onto universal credit for those affected will be done by either natural or managed migration. Natural migration will apply if the applicant experiences a significant change in their circumstances while managed migration will apply if there is not. The detailed roll out plan for universal credit is expected to be published this autumn. However, the following indicative dates are expected to be retained with the plan:
- April 2013 - the universal credit pathfinder went live for 'simple' universal credit claims in Tameside.
 - October 2013 - new claimants will begin to make claims for universal credit in the six 'hub job centres' locations. A role out plan detailing when universal credit will be rolled out across the rest of the country is also expected in the autumn.

- By 2017 - all benefit claimants will have transitioned on to universal credit.

Impact update in Lewisham

- 5.4 It is unlikely that universal credit will go live in Lewisham before April 2014 and further details are expected to be provided in the DWP's roll out plan due to be published this autumn. Our estimates suggest that approximately 40,000 claimants in Lewisham may be affected by universal credit, meaning they are currently claiming at least one benefit which will be replaced by the new system. Clearly, numbers will fluctuate as circumstances change. Roll out is scheduled to be complete by 2017.
- 5.5 As part of Lewisham's position as a Local Authority led universal credit pilot we have been testing a model of support that identifies customer needs and provides holistic face to face support. The learning from the pilot is being fed back to the DWP and is feeding into the development of the Government's Local Support Services Framework (LSSF).
- 5.6 The LSSF outlines the role local authorities, alongside their partners, may play in supporting residents to make the transition to universal credit. The LSSF was initially published in February 2013 and an updated version is due to be published by the DWP this autumn. Lewisham is in discussion with Southwark and Lambeth Council exploring the possibility of undertaking joint framework negotiations with the DWP and the point of universal credit roll out. In advance of this, the three boroughs are also in discussion with the DWP about potentially testing and trialing elements of the LSSF over the next six months. A discussion with Lord Freud is scheduled for the 24 October 2013, following which further details will be available.

6 Benefit cap

- 6.1 The benefit cap places a limit on the total amount of benefits out of work households can receive. This limit is currently £500 per week for families and £350 per week for single persons without children, and includes housing benefit, jobseekers allowance, employment support allowance, income support and child tax credit. The benefit cap will be integrated into the administration of universal credit when it eventually gets rolled out. However, in the interim period, DWP are making deductions from housing benefit. Persons who qualify for working tax credit are exempt from the cap. To qualify for working tax credit, lone parents need to work 16 hours per week and couples 24 hours per week. Persons are also exempt if they are living in supported accommodation or if they are claiming one of the following benefits:
- Disability Living Allowance
 - Personal Independent Payment
 - Attendance Allowance
 - Industrial Injuries Benefit
 - Employment Support Allowance (if paid with the support component)
 - Armed Forces Compensation Scheme payments
 - War Pension Scheme payments (including War Widow's/Widower's Pension and War Disablement Pension).

Impact update in Lewisham

6.2 The benefit cap came into effect in Lewisham on 12 August 2013 and is expected to affect over 400 households throughout the borough. A number of local strategies continue to be promoted in Lewisham to help affected persons manage the financial impact. In summary, these include finding work to become eligible for working tax credit and thereby becoming exempt from the cap, moving to cheaper accommodation either in the social or private rented sector or in some cases, moving out of London where rents are less expensive, and budgeting for those persons whose loss is relatively minor and who may be able to manage the shortfall in housing benefit through other means. The latest information from housing benefit about households affected and financial impact in Lewisham is as follows:

Month	Households affected
August	112
September	254
October	12
Total	378

Level of loss	Households affected
Below £50pw	158
£50-£100pw	107
£100-£200pw	71
Over £200pw	42

6.3 The majority of cases were capped between August and September. Any new cases are likely to be as a result of change in circumstances/persons moving into the borough.

7 Bedroom tax & underoccupation

7.1 Welfare reform has cut the amount of benefit that persons can receive if they are deemed to have a spare bedroom in their council or housing association home. This measure was introduced for housing benefit claimants of working age from 1 April 2013.

7.2 The power to reduce housing benefit in this way is commonly referred to as the bedroom tax or underoccupation penalty. Unlike tenants in the private rented sector, rent levels for tenants in the social rented sector were not previously determined by the size of the household. This has now changed meaning housing benefit is reduced for persons of working age living in social housing who live in a property which is too large for their needs.

7.3 The reduction in housing benefit is 14% or up to £14 per week for tenants with one extra bedroom and 25% or up to £32 per week for tenants with two extra bedrooms or more. One bedroom only is allowed for each person/couple living as part of a household but the size of the bedroom is not considered as part of the calculation.

Impact update in Lewisham

- 7.4 As of 18 September 2013, there were 2,788 tenants affected by the bedroom tax in social housing across Lewisham. In June 2013, this equivalent figure was 3,023 meaning there has been a decrease of 235 households in an approximate three month period, with the biggest reduction in the single persons and lone parent groups. Likewise, there were 2,908 tenants who were classed as underoccupying according to housing benefit calculations although they were not affected by the bedroom tax. In June 2013, this equivalent figure was 3,069, meaning similarly to the numbers affected, there has also been a decrease of 160 households.
- 7.5 Four registered provider partners (housing associations) report that they no longer have any Lewisham tenants affected by the bedroom tax. These providers are Habinteg, St Mungo's, Aurora Options and Affinity Sutton.
- 7.6 The table below shows the five largest housing providers in Lewisham who also report a decrease in the overall number of tenants affected by the bedroom tax since June 2013. Furthermore, at the time of writing, Lewisham Homes report that approximately 61% of households affected by the bedroom tax are in rent arrears. Of these, the majority are not currently registered for a move, indeed, only 101 households have requested to move for this reason thus far. Similarly, Phoenix Community Housing report that 66% of household affected by the bedroom tax are in rent arrears.

Housing provider	Total in June 2013	Total in September 2013	Total decrease
Lewisham Homes (inc Regeneter B3)	1153	1130	23
Phoenix Community Housing	568	502	66
L&Q	559	496	63
Hyde	212	198	14
Hexagon	82	80	2

- 7.7 As of the end of September 2013, there were 703 households registered as underoccupying on the housing register. The equivalent figure in March 2013 was 616 representing an increase of 87 in the past six months. Underoccupiers currently represent over 74% of band 1 applicants and over 8.5% of all applicants on the housing register which totals 8,260.

8 Discretionary housing payment

- 8.1 Discretionary housing payments (DHP) were first introduced in 2001 and replaced the exceptional hardship and exceptional circumstances payments. DHP is not extra housing benefit or local housing allowance as such, but a separate payment made at the Council's discretion in cases where an individual or household needs extra help to meet their housing costs. Awards are generally made to help persons get over short term difficulties. The funding for DHP is provided by central government and is strictly

limited. Each application is considered on merit and must demonstrate good reasons for requesting additional financial support. Applicants must be in receipt of housing benefit or local housing allowance to qualify for DHP.

- 8.2 Following the introduction of the benefit cap, the government has provided additional funding towards DHPs. This is specifically intended to support those persons affected by the benefit cap who may, as a result of a number of complex challenges, be unable to immediately move into work or more affordable accommodation.

Impact update in Lewisham

- 8.3 To date, Lewisham has spent £508k (including commitments to the end of this financial year) on assisting a total of 376 households throughout the borough. Anticipated DHP funding for 2014/15 is £1.2 million, although this may be subject to change.
- 8.4 The number of residents in Lewisham in receipt of either housing benefit or local housing allowance from April to September 2013 has only fluctuated minimally and is as follows:

Month	Total
April	39,212
May	39,346
June	39,452
July	39,494
August	39,211
September	39,326

9 Council tax reduction scheme

- 9.1 In April 2013, the government replaced council tax benefit (CTB) for those on low incomes with a localised council tax reduction scheme (CTRS). Eligible pensioners are not affected by the change and receive the same amount of help with their council tax as they did previously with CTB.
- 9.2 The funding for CTRS is 10% less than was previously awarded to Lewisham to cover the cost of CTB, equating to a reduction of £3.28 million in 2013/14. Because of this, the Council had to find ways of passing on this cut, whilst still providing help to residents in need through CTRS. Residents were consulted from August to October 2012 to find out how best to provide assistance to those who need it to pay their council tax. The consultation showed that the majority of residents thought that everyone should have to pay some council tax but that we should protect the most vulnerable in Lewisham by increasing council tax for second homes and some empty homes.

Impact update in Lewisham

- 9.3 Since April 2013, 24,648 working age households in Lewisham have been affected by the introduction of CTRS meaning that either new or revised council tax bills were issued to them. The maximum award for working age households is limited to 85.16% of their council tax liability meaning all are required to pay at least 14.84%. The average impact per household is £3.50 per week.
- 9.4 In either April, May or June 2013, 17,000 households missed a payment and 5,100

second reminders were sent (on average these customers owe £174). Although 3,600 households will be issued with a summons, payment collection is better than expected. However, it should be noted that customer's ability to pay may be affected by other welfare reforms like the benefit cap and universal credit.

- 9.5 The Council has agreed to set up a £100k hardship scheme to provide some short-term financial assistance for families affected by this change who meet certain criteria. It is expected that this funding will help between 600 and 1000 families. The financial assistance offered will be short term to cover 50% of their liability for the remainder of the financial year.

10 Registered provider update

- 10.1 In March 2012, Lewisham Affordable Housing Group (LewAHG) which consists of representatives from the council and all housing and registered providers in the borough, established a welfare reform sub group which has been meeting every 6-8 weeks ever since. The purpose of the group is to share information and good practice regarding ongoing welfare reform. The group is also attended by officers from housing strategy, housing benefit, Job Centre Plus and the South East London Housing Partnership.
- 10.2 The overall objectives of the group are to understand the potential and actual impact of welfare reform on our residents and where possible, to produce a consistent and co-ordinated approach.
- 10.3 The main focus of the group is currently on:
- Bedroom tax
 - Discretionary housing payments
 - Single Room Rate
 - Universal credit introduction
 - Digital inclusion
 - Financial inclusion (e.g. establishing bank accounts for tenants who do not have)
 - Pre-payment cards
 - Segmentation (i.e. profiling about who is going to need support)
 - Changes to housing management systems in preparation for universal credit.
- 10.4 The group is also considering holding a pan organisational mutual exchange event, specifically for residents who are underoccupying and impacted by the bedroom tax, as well as trying to up skill tenants into work place training.
- 10.5 A number of registered providers have employed new benefit support officers or welfare advice officers to assist tenants with making full use of available services. At the same time, many registered providers are building reserves in anticipation of bad debt.

11 Financial implications

11.1 There are no direct financial implications arising from this report at this time.

12 Legal implications

12.1 There are no direct legal implications arising from this report at this time; however, within the context of the practical implications for the Local Authority as to the delivery of relevant services, (as a direct consequence of the Welfare Reform Act 2012,) the Equality Act 2010 obligations need to be considered.

12.2 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

12.3 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.

12.4 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

12.5 The Equality and Human Rights Commission has recently 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: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

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

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

12.7 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: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

13 Crime and disorder implications

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

14 Equalities implications

14.1 There are no direct equalities implications arising from the contents of this report, however any new policies arising from it will require an EAA or equivalent to be undertaken.

15 Environmental implications

15.1 There are no direct environmental implications arising from this report.

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HOUSING SELECT COMMITTEE			
Report Title	Housing Key Issues Report		
Key Decision	No	Item No.	5
Ward	All		
Contributors	Executive Director for Customer Services		
Class	Part 1 (Open)	Date: 30 October 2013	

1 Summary

- 1.1 Housing Key Issues is a general report that aims to update the Housing Select Committee on current and new issues important to housing that are not covered in a separate more detailed report.

2 Help to Buy

- 2.1 The Help to Buy scheme was announced by the Government in the March 2013 budget. Its intention was to encourage banks and building societies to offer mortgages to homebuyers with small deposits for properties of up to £600,000.
- 2.2 The first part of the scheme began in April 2013. It allowed first-time buyers, and movers who want to purchase a new-build house or flat, to borrow 20% of the property's value from the government. Those loans were interest free for the first three years; all borrowers needed was a 5% deposit and a 75% mortgage.
- 2.3 The second phase of the scheme, originally planned for January 2014, has been brought forward so mortgage products are available from now. It will underwrite up to 15% of a mortgage for loans where a buyer has only a small deposit, of 5% (or more) of the property's value.
- 2.4 Lenders who want to offer mortgages of up to 95% loan to value (LTV) but do not want to take on all of the risk will be able to buy a guarantee from the government for up to 15% of the loan. This allows the lender to claim on the guarantee if the property is ever repossessed and sold at a loss.
- 2.5 The scheme is expected to continue for three years.
- 2.6 A few lenders have started to reveal the pricing of 95% mortgages. RBS and NatWest are offering a two-year, fixed-rate mortgage starting at 4.99% for those with a 5% deposit, with no fee. Halifax will be taking applications at a rate of 5.19% with a £995 fee for those with the same deposit.
- 2.7 That is relatively competitive compared with prices outside of Help to Buy, although borrowers are likely to get a better deal if they save up longer for a deposit.
- 2.8 Only repayment mortgages will be offered under the scheme. There are checks to make sure buyers can afford their mortgage payments and the borrower's income will be verified. The scheme will not include interest-only or self-certified mortgages. The new mortgages will not be available to people with a history of difficulties making debt repayments.

- 2.9 Every September the government and the Bank of England Financial Policy Committee will review the impact of the scheme and examine whether the fees or the price cap should be adjusted. If any future government proposed to extend the scheme beyond its three year life the FPC would need to agree it.
- 2.10 The government will compensate the lender if the property is repossessed and it is unable to recover all its loan from its sale. The deposit would be lost first, and then the government would cover the next 15% of loss. But the lender will also have to take a 5% hit on the government's compensation, to deter it from making reckless loans. It will be valid for up to seven years after the mortgage is taken out. The guarantee will not help the buyer or lender if the property falls in value. It is only applicable if the borrower falls into difficulty with the mortgage and their home is repossessed.
- 2.11 The government has said it will put £12bn into the scheme, which is expected to run for three years. It would lose money in cases where a mortgage holder defaults, and a repossessed property is sold for less than the outstanding mortgage value, even after the mortgage holder's deposit is lost. But it should make a profit on loans where the guarantee is not triggered.
- 2.12 Both first-time buyers and movers can apply for the scheme, but they will need to be able to afford the mortgage repayments and will need a reasonably clean credit history: anyone who has a county court judgment against them for more than £500 in the three years before they apply for a loan will be ineligible. It is not available to people buying second homes.
- 2.13 The scheme is available for both new and existing homes costing up to a maximum of £600,000. Lenders have their own rules about what type of properties they will lend on – for instance, some will not offer loans on homes above shops – and these criteria are likely to still be applied. As the scheme is not available on second homes, borrowers will be asked to sign a declaration that they do not own another property anywhere in the world. It also is not available on buy-to-let properties, and cannot be used in conjunction with the government's NewBuy scheme.

Worked example

- 2.14 A customer takes out a 95% mortgage on a property costing £100,000, providing a £5,000 deposit. The lender takes out a guarantee with the government for 15% of the property's value.
- 2.15 Subsequently, the lender repossesses the property, and only raises £65,000 by selling it. The deposit of £5,000 is lost, and the guarantee then pays out £14,250 – the 15% of the loan covered by the guarantee, less a 5% cut (£750). The remaining £15,000 loss falls on the lender – which would have lost £30,000 without the guarantee.
- 2.16 See Appendix 1 for the Help to Buy advert.

3 GLA 2015-2018 Funding

- 3.1 The GLA has announced that a prospectus will be issued before Christmas for the 2015-2018 funding period. Detailed information is not yet available however there have been indications that bids at social rent levels may be accepted, for potentially a third of new homes delivered.

4 Rogue Landlords

- 4.1 The Department for Communities and Local Government invited Local authorities to bid for funding to tackle rogue landlords active in their borough. The total funding made available was £3million.
- 4.2 Lewisham has identified approximately 50 rogue landlords operating in the borough who repeatedly blight the lives of their tenants. It is therefore a priority that officers put in place clear and effective measures to tackle these landlords.
- 4.3 We have recently restructured our private sector housing resources to re-focus on improving housing and housing practice in the private sector and we see tackling rogue landlords as a key feature of the teams work. We have set up informal arrangements that are working well so far but we want to build on this. We have secured £30,000 funding to start to set up the more formal framework, putting in place the processes in anticipation of receiving further funding for the next two years from DCLG to roll this out across the Council and our partner agencies.
- 4.4 The bid was for £200k over this and the two future financial years. This funding will enable Lewisham to employ a dedicated enforcement co-ordinator to bring Council services and external partners together, supported by a para-legal to take forward prosecutions where appropriate and to ensure all legal avenues are explored and utilised. In pooling the combined resources of enforcement and investigation teams both within the council and key external partner agencies we can tackle these rogue operators from a number of angles, making it difficult if not impossible, for them to operate in the borough.
- 4.5 To date the inter-team arrangements have been largely ad-hoc in nature but this project will draw these agencies into a more formalised framework that will clarify lines of communication and joint working in the fight to eradicate rogue landlords from the borough. All relevant departments and partners will be called in to work as part of a specific “task-force” established purely to focus on the activity of one landlord or lettings agent that is a prolific “rogue landlord”. Enforcement teams both within and external to the council have a range of powers already in place they just need to be joined up and efficiently targeted on individual landlords.
- 4.6 At the time of writing, we are still awaiting notification from the DCLG.

5 FINANCIAL IMPLICATIONS

- 5.1 This report is intended to inform members of current issues and, therefore, has no direct financial implications.
- 5.2 The financial implications of each issue will be considered in specific reports as matters progress.

6 LEGAL & HUMAN RIGHTS IMPLICATIONS

- 6.1 There are no additional legal implications at this time, save to note the following:
- 6.2 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.3 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.

6.4 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

6.5 The Equality and Human Rights Commission has recently 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: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

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6.7 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:

<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

7 EQUALITIES IMPLICATIONS

7.1 There are no specific equality implications for this report (other than those in the legal implications) as its an information report and refers to other reports that, where necessary, will have an Equalities Analysis Assessment.

8 CRIME AND DISORDER IMPLICATIONS

8.1 There are no specific crime and disorder implications.

9 ENVIRONMENTAL IMPLICATIONS

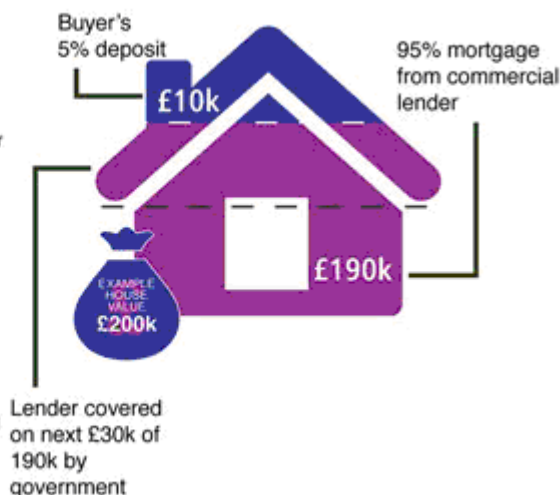
9.1 There are no specific environmental implications.

10 BACKGROUND DOCUMENTATION AND REPORT ORIGINATOR

If you have any queries relating to this report please contact Louise Spires, Strategy, Policy and Development Manager on x46649

Appendix 1 – Help to Buy publicity

- 🏠 You'll need a deposit of as little as 5% for this scheme
- 🏠 Available for new build and existing homes across the UK
- 🏠 You'll need to secure a mortgage for your purchase. The government guarantee encourages lenders to offer better access to low-deposit (80-95%) mortgages
- 🏠 The scheme is not available for second homes, or buy-to-let
- 🏠 This scheme will run for 3 years
- 🏠 Maximum home purchase of £600,000
- 🏠 To qualify for the scheme you must pass lender affordability checks and have no history of difficulties in meeting debt payments



The government provides a guarantee to your mortgage provider, who is then able to offer you a mortgage of 80-95% of the price of the property you are buying. The lender pays the government a commercial fee for each mortgage it guarantees. Borrowers remain fully responsible for their mortgage repayments in the normal way.



Agenda Item 6

Committee	Housing Select Committee	Item No	6
Report Title	Select Committee Work Programme		
Contributors	Scrutiny Manager		
Class	Part 1	Date	11 September 2012

1 Purpose

- 1.1 To advise Members of the select committee of the work programme for the municipal year 2012/13.

2 Summary

- 2.1 At the beginning of the municipal year, each select committee drew up a draft work programme for submission to the Business Panel for consideration.
- 2.2 The Business Panel considered the proposed work programmes of each of the select committees on 24 May 2012 and agreed a co-ordinated overview and scrutiny work programme, avoiding duplication of effort and facilitating the effective conduct of business.
- 2.3 However, the work programme is a “living document” and as such can be reviewed at each select committee meeting so that members are able to include urgent, high priority items and remove items that are no longer a priority.

3 Recommendations

- 3.1 The select committee is asked to:
- note the work programme and project plan attached at **Appendix B** and discuss any issues arising from the programme;
 - specify the information and analysis required in the report for each item on the agenda for the next meeting, based on desired outcomes, so that officers are clear on what they need to provide;
 - note the Council’s Forward Plan and Key Decisions programmed for the next four months, attached at **Appendix C**, and consider any key decisions for further scrutiny.

4. The work programme

- 4.1 The work programme for 2012/13 was agreed at the meeting of the Committee held on 4 April 2012 and considered by the Business Panel on 24 May 2012.
- 4.2 At the last meeting several changes to the work programme were agreed. The following items scheduled for the October meeting were moved to later meetings:
- Review of the housing complaints process – moved to December
 - Newham Landlord Licensing Scheme – moved to February
 - Developing Lewisham’s housing assets: upgrading existing stock – moved to March.

It was also agreed that the item on the impact of the housing benefit cap on Lewisham residents would be brought forward from the December to the October meeting as part of a larger welfare reform item, to also include information on the ‘bedroom tax’. It was previously anticipated that a budget report would be considered at the October round of Select Committee meetings. This was not available at the time of despatch and will come to a future meeting.

- 4.3 The Committee is asked to consider the work programme and consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority and can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

- 5.1 The following substantive items are scheduled for the next meeting:

Agenda Item	Review Type	Priority
1. Review of housing complaints process	Standard Review	High
2. Lewisham Homes Mid-Year Review	Performance monitoring	High
3. Brockley PFI Mid-Year Review	Performance monitoring	High
4. Proposed rent and service charges increase	Standard Review	High
5. Response to referral on low cost home ownership (re: Ladywell Leisure Centre)	Referral Response	Medium

- 5.2 The Committee is asked to consider if any specific information and analysis is required for each item, based on the outcomes the Committee would like to achieve, so that officers are clear on what they need to provide for the next meeting.

5. Financial Implications

- 5.1 There is a small budget for supporting scrutiny activities where either costs cannot be contained within existing staff resources or where additional expertise is required.

6. Legal Implications

- 6.1 In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

7. Equalities Implications

- 7.1 There may be equalities implications arising from items on the work programme and all activities undertaken by the select committee will need to give due consideration to this.

8. Date of next meeting

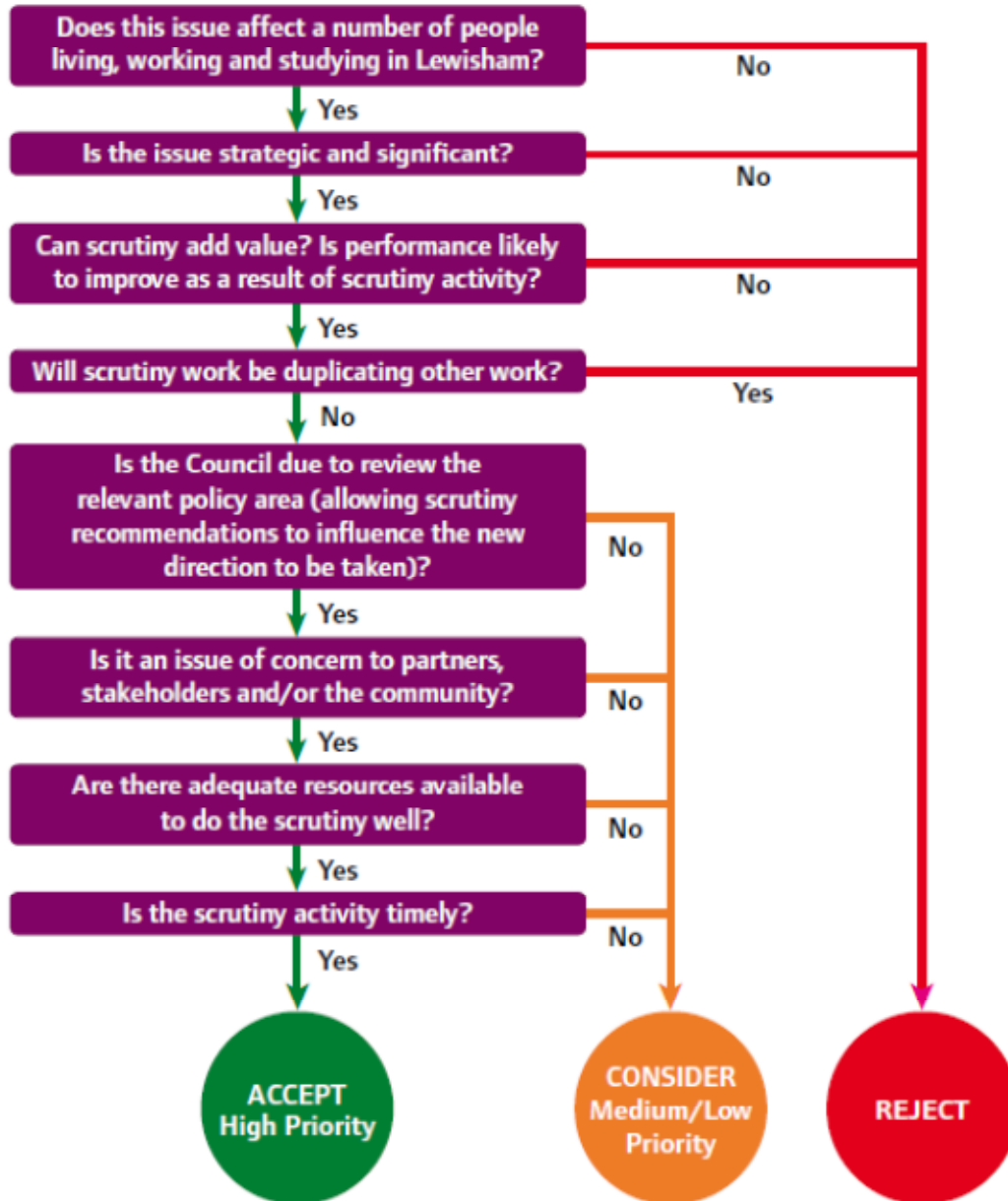
- 8.1 The date of the next meeting is 4 December 2013.

9. Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny the Good Scrutiny Guide – a pocket guide for public scrutineers

Scrutiny work programme – prioritisation process



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Work Item	Type of review	Priority	Strategic priority	Delivery deadline	03-Apr	16-May	19-Jun	11-Sep	30-Oct	04-Dec	03-Feb	05-Mar
In depth review into low cost home ownership report and follow up	In depth review	High	CP6	April				Response				
Housing Matters update	In depth scrutiny	High	CP6	Ongoing								
Emergency services review	In depth scrutiny	High	CP6	September								
Housing supply and demand	Standard Review	High	CP6, CP10	June								
Brockley PFI end of year review	Performance monitoring	High	CP6, CP10	May								
Lewisham Homes end of year review	Performance monitoring	High	CP6	May								
Housing Matters: update on consultation	In depth scrutiny	High	CP6	Ongoing								
Preparation for the housing benefit cap in Lewisham	Standard review	High	CP6	June								
Update on implementation of PRS review recommendations: Love Lewisham Lets	In depth review and follow up	Medium	CP6	September								
Family Mosaic: Heathside and Leathbridge	Standard review	High	CP6	March								
Housing Matters: results of further consultation and way forward	In depth scrutiny	High	CP6	October								
Review of the housing complaints process	Standard review	High	CP6, CP10	October								
Impact of housing benefit cap on Lewisham residents	Standard review	High	CP6	December								
Lewisham Homes mid year review	Performance monitoring	High	CP6	December								
Brockley PFI mid year review	Performance monitoring	High	CP6, CP10	December								
Proposed rent and service charge increases	Standard review	High	CP6	December								
Use of temporary accommodation for homeless households: Update	Standard review	High	CP6	February								
Local authority borrowing cap	Standard review	Medium	CP6	March								
Newham landlord licensing scheme	Standard review	Medium	CP6	October								
Developing Lewisham's housing assets: upgrading existing stock	Standard review	High	CP6	October								
Revenue budget savings proposals 2013/14	Standard review	High	CP10	October								
Key housing issues	Standard review	High	CP6	Ongoing								

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Carried over from last year
	Item added

Meetings		
1)	Weds	3rd April (dsp. 21st March)
2)	Thurs	16th May (dsp. 7th May)
3)	Weds	19th June (dsp. 11th June)
4)	Weds	11th September (dsp. 3rd September)
5)	Weds	30th October (dsp. 22nd October)
6)	Weds	4th December (dsp. 26th November)
7)	Mon	3rd February (dsp. 23rd January)
8)	Weds	5th March (dsp. 25th February)

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**MAYOR & CABINET AND SCRUTINY
PROGRAMME OF BUSINESS**

Programme of Business for October 2013 - February 2014

Meeting date	Committee	Item	Directorate	Lead Officer
October				
Tuesday, 22 Oct 2013	Safer Stronger Communities Select Committee	Integration of refugees	Community Services Directorate	Timothy Andrew
Tuesday, 22 Oct 2013	Safer Stronger Communities Select Committee	Lewisham race equality organisation update	Community Services Directorate	Liz Dart
Wednesday, 23 Oct 2013	Mayor and Cabinet	Appointment of LA Governors		Frankie Sulke
Wednesday, 23 Oct 2013	Mayor and Cabinet	Appropriation of land adjacent to Deptford Station for planning purposes		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet	Complaints Annual Report 2012/13		Kevin Sheehan
Wednesday, 23 Oct 2013	Mayor and Cabinet	Discretionary rate relief - new policy		Aileen Buckton
Wednesday, 23 Oct 2013	Mayor and Cabinet	Consultation on the enlargement of Coopers Lane Primary School from 2 to 3FE and Forster Park Primary School from 2 to 3FE		Frankie Sulke
Wednesday, 23 Oct 2013	Mayor and Cabinet	Management Report		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet	Military Covenant		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet	Parking Annual Report		Kevin Sheehan
Wednesday, 23 Oct 2013	Mayor and Cabinet	Re-constitution and New Instrument of Government John Stainer		Frankie Sulke
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Healthier Communities Select Committee on Outcomes Based Commissioning and Outcomes Based Practice for Adult Social Care		Aileen Buckton
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Housing Select Committee on the emergency services Review		Kevin Sheehan
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Overview & Scrutiny Business Panel - Central Lewisham Opportunity Site		Janet Senior

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Public Accounts Select Committee on Cross Borough Working		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Sustainable Development Select Committee on Air Quality.		Kevin Sheehan
Wednesday, 23 Oct 2013	Mayor and Cabinet	Response to Sustainable Development Select Committee: business development review		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet (Contracts)	Adult Social Care - Block Contract Extension		Aileen Buckton
Wednesday, 23 Oct 2013	Mayor and Cabinet (Contracts)	Corporate energy contracts - review 2013		Janet Senior
Wednesday, 23 Oct 2013	Mayor and Cabinet (Contracts)	Contract Extension: Lewisham Park Housing Association		Aileen Buckton
Wednesday, 23 Oct 2013	Healthier Communities Select Committee	Community Mental Health Review	Community Services Directorate	
Wednesday, 23 Oct 2013	Healthier Communities Select Committee	Lewisham Hospital - update	Community Services Directorate	
Wednesday, 23 Oct 2013	Healthier Communities Select Committee	Update on Outcomes of Premature Mortality Review	Children and Young People Directorate	
Wednesday, 23 Oct 2013	Healthier Communities Select Committee	'Extra Care' Housing Plans	Customer Services Directorate	
Wednesday, 30 Oct 2013	Housing Select Committee	Housing Matters update	Customer Services Directorate	
Wednesday, 30 Oct 2013	Housing Select Committee	Key housing issues	Customer Services Directorate	
Wednesday, 30 Oct 2013	Housing Select Committee	Impact of housing benefit cap on Lewisham residents	Customer Services Directorate	
Thursday, 31 Oct 2013	Sustainable Development Select Committee	Build the Lenox	Resources and Regeneration Directorate	Timothy Andrew
Thursday, 31 Oct 2013	Sustainable Development Select Committee	Parking policy monitoring and update	Customer Services Directorate	Ralph Wilkinson

Meeting date	Committee	Item	Directorate	Lead Officer
Thursday, 31 Oct 2013	Sustainable Development Select Committee	Revenue budget savings proposals	Resources and Regeneration Directorate	Conrad Hall
November				
Wednesday, 6 Nov 2013	Children and Young People Select Committee	Savings 2013/14	Children and Young People Directorate	
Wednesday, 6 Nov 2013	Joint Meeting of Children and Young People Select Committee and Safer Stronger Communities Select Committee	Youth Service Reforms	Children and Young People Directorate	
Monday, 11 Nov 2013	Public Accounts Select Committee	Council tax reduction scheme	Resources and Regeneration Directorate	
Monday, 11 Nov 2013	Public Accounts Select Committee	Management report	Resources and Regeneration Directorate	
Monday, 11 Nov 2013	Public Accounts Select Committee	Revenue and Capital Budget Monitoring	Resources and Regeneration Directorate	
Wednesday, 13 Nov 2013	Mayor and Cabinet	Appointment of LA Governors		Frankie Sulke
Wednesday, 13 Nov 2013	Mayor and Cabinet	Asset Rationalisation Update		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet	Backr- an employment support network		Kevin Sheehan
Wednesday, 13 Nov 2013	Mayor and Cabinet	Budget Strategy 2014-15		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet	Changes to the Fixed Penalty Notice Charges		Kevin Sheehan
Wednesday, 13 Nov 2013	Mayor and Cabinet	Excalibur - Phase 3 CPO		Kevin Sheehan
Wednesday, 13 Nov 2013	Mayor and Cabinet	Mercator Road - New Build Scheme		Kevin Sheehan

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 13 Nov 2013	Mayor and Cabinet	New Homes Better Places		Kevin Sheehan
Wednesday, 13 Nov 2013	Mayor and Cabinet	Older People's Housing Strategy		Kevin Sheehan
Wednesday, 13 Nov 2013	Mayor and Cabinet	Re-constitution and New Instrument of Government for Edmund Waller Primary School		Frankie Sulke
Wednesday, 13 Nov 2013	Mayor and Cabinet	Response to OSBP - Work and Skills Strategy		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet	Response to Safer Stronger Communities SC - Transforming Rehabilitation		Aileen Buckton
Wednesday, 13 Nov 2013	Mayor and Cabinet	Rewiring Public Services		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet	Young Mayors Budget		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet (Contracts)	Award of Highways Maintenance and Planned Works Contract		Janet Senior
Wednesday, 13 Nov 2013	Mayor and Cabinet (Contracts)	Contract Award for works to provide decant accommodation for Adamsrill Primary School		Frankie Sulke
Tuesday, 19 Nov 2013	Safer Stronger Communities Select Committee	Promoting a sense of belonging	Community Services Directorate	Liz Dart
Tuesday, 19 Nov 2013	Safer Stronger Communities Select Committee	Update on main grants programme funding	Community Services Directorate	Liz Dart
December				
Monday, 2 Dec 2013	Joint Meeting of Housing Select Committee and Sustainable Development Select Committee	Regeneration and Housing in Deptford	Resources and Regeneration Directorate	
Tuesday, 3 Dec 2013	Children and Young People Select	Generation Play Clubs update	Children and Young People Directorate	

Meeting date	Committee	Item	Directorate	Lead Officer
	Committee			
Tuesday, 3 Dec 2013	Children and Young People Select Committee	Nursery Education and Childcare Review	Children and Young People Directorate	
Tuesday, 3 Dec 2013	Children and Young People Select Committee	Secondary school placements planning	Children and Young People Directorate	
Wednesday, 4 Dec 2013	Mayor and Cabinet	Consultations on the proposals to enlarge Holbeach Primary school from 2 to 3 fe and John Ball Primary school from 2 to 3 FE		Frankie Sulke
Wednesday, 4 Dec 2013	Mayor and Cabinet	Council Tax Reduction Scheme for 2014-15		Kevin Sheehan
Wednesday, 4 Dec 2013	Mayor and Cabinet	Management Report		Janet Senior
Wednesday, 4 Dec 2013	Mayor and Cabinet	Planning Service Annual Monitoring 2012-13		Janet Senior
Wednesday, 4 Dec 2013	Mayor and Cabinet	Response to Housing SC - low cost home ownership		Kevin Sheehan
Wednesday, 4 Dec 2013	Mayor and Cabinet	Response to OSBP - Council Tax Reduction Scheme		Kevin Sheehan
Wednesday, 4 Dec 2013	Mayor and Cabinet	Social Value Policy		Aileen Buckton
Wednesday, 4 Dec 2013	Mayor and Cabinet	To approve a licensed deficit for Trinity Secondary School		Frankie Sulke
Wednesday, 4 Dec 2013	Mayor and Cabinet (Contracts)	Award of contracts to cover consultancy services to the Primary Places Programme		Frankie Sulke
Wednesday, 4 Dec 2013	Mayor and Cabinet (Contracts)	Contract Award for works to enable the expansion of Adamsrill Primary School.		Frankie Sulke
Wednesday, 4 Dec 2013	Mayor and Cabinet (Contracts)	Contract Award for works to construct a Primary Phase at Prendergast Ladywell Fields College		Frankie Sulke
Wednesday, 4 Dec 2013	Mayor and Cabinet (Contracts)	Main grants extension		Aileen Buckton

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 4 Dec 2013	Mayor and Cabinet (Contracts)	Request for authority to Award a contract for the enlargement of John Stainer Primary from 1 to 2 FE		Frankie Sulke
Wednesday, 4 Dec 2013	Housing Select Committee	Brockley PFI mid year review	Customer Services Directorate	
Wednesday, 4 Dec 2013	Housing Select Committee	Key housing issues	Customer Services Directorate	
Wednesday, 4 Dec 2013	Housing Select Committee	Lewisham Homes mid year review	Customer Services Directorate	
Wednesday, 4 Dec 2013	Housing Select Committee	Proposed rent and service charge increases	Customer Services Directorate	
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Highways	Customer Services Directorate	Ian Ransom
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Air quality action plan	Customer Services Directorate	Dave Trew
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Build the Lenox	Resources and Regeneration Directorate	John Miller
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Plans for extension of the DLR	Resources and Regeneration Directorate	Simon Moss
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Road safety and cycling	Resources and Regeneration Directorate	Simon Moss
Tuesday, 10 Dec 2013	Sustainable Development Select Committee	Update on Bakerloo line discussions	Resources and Regeneration Directorate	Simon Moss
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	Interim Evaluation of the North Lewisham Plan	Community Services Directorate	
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	Lewisham Hospital - update	Community Services Directorate	
Wednesday, 11 Dec 2013	Healthier Communities	Library and Information Service	Community Services	

Meeting date	Committee	Item	Directorate	Lead Officer
Dec 2013	Select Committee		Directorate	
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	Prioritisation process for Public Health expenditure in 2014/15 (incl. Sustainability of Community Health Projects and Initiatives)	Community Services Directorate	
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	Public Health 2012/13 Annual Report	Community Services Directorate	
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	Savings Proposals 2014/15	Community Services Directorate	
Wednesday, 11 Dec 2013	Healthier Communities Select Committee	The Francis Report - progress on recommendations	Community Services Directorate	
January				
Thursday, 9 Jan 2014	Public Accounts Select Committee	Annual complaints report	Resources and Regeneration Directorate	
Wednesday, 15 Jan 2014	Mayor and Cabinet	Business Growth Strategy		Janet Senior
Wednesday, 15 Jan 2014	Mayor and Cabinet (Contracts)	Discretionary Rate Relief Awards over £10,000		Aileen Buckton
Tuesday, 21 Jan 2014	Safer Stronger Communities Select Committee	Local assemblies review	Community Services Directorate	Liz Dart
February				
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	CQC Local Compliance Manager Update & Lewisham Healthcare NHS Trust inspection report update and Mental Health Adult Placement inspection report update/Adult Safeguarding Report	Community Services Directorate	
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Commissioned Youth Provision Contract award		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Family Intervention Project		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Supporting People Contract Pagnell Street and Edward Street		Aileen Buckton
March				

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 5 Mar 2014	Housing Select Committee	Newham landlord licensing scheme	Customer Services Directorate	
Wednesday, 5 Mar 2014	Housing Select Committee	In depth review into low cost home ownership report and follow up	Customer Services Directorate	
Wednesday, 5 Mar 2014	Housing Select Committee	Developing Lewisham's housing assets: upgrading existing stock	Customer Services Directorate	
Wednesday, 5 Mar 2014	Housing Select Committee	Review of the housing complaints process	Customer Services Directorate	
Wednesday, 5 Mar 2014	Mayor and Cabinet	Management Report		Janet Senior

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