

Public Document Pack

Housing Select Committee Agenda

Monday, 3 February 2014

7.30 pm,

Committee Room 4

Civic Suite

Lewisham Town Hall

London SE6 4RU

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

Part 1

Item		Pages
1.	Minutes of the meeting held on 4 December 2013	1 - 6
2.	Declarations of interest	7 - 10
3.	Response to Referral on Low Cost Home Ownership	11 - 20
4.	Private Rented Sector Review	21 - 38
5.	Temporary accommodation	39 - 48
6.	Church Grove Self Build	49 - 60
7.	Select Committee work programme	61 - 76
8.	Referrals to Mayor and Cabinet	

Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Monday, 3 February 2014.

Barry Quirk, Chief Executive
Thursday, 23 January 2014

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 Alan Hall (ex-Officio)	
Councillor Kevin Bonavia (ex-Officio)	

MINUTES OF THE HOUSING SELECT COMMITTEE

Wednesday, 4 December 2013 at 7.00 pm

PRESENT: Councillors Carl Handley (Chair), Vincent Davis (Vice-Chair), Paul Bell, Liam Curran, Amanda De Ryk, Patsy Foreman, Vicky Foxcroft and Darren Johnson and ex-officio Member Councillor Alan Hall

ALSO PRESENT: Councillor Alan Hall, Andrew Potter (Chief Executive, Lewisham Homes), David Austin (Head Of Audit and Risk), Steve Bonvini (Operations Director, Regenter B3), Charlotte Dale (Scrutiny Manager), Jeff Endean (Housing Programmes and Strategy Team Manager), Peter Gadsdon (Head of Strategy & Performance, Customer Services), Mark Humphreys (Group Finance Manager, Customer Services), Genevieve Macklin (Head of Strategic Housing), Clare Ryan (Housing Matters Consultation Manager), Kevin Sheehan (Executive Director for Customer Services), Selwyn Thompson (Group Finance Manager - Budget Strategy), Councillor Susan Wise (Cabinet Member for Customer Services), Nimisha Patel (Head of Housing) (Pinnacle) and Tracey Jones (Operations Manager, Regenter B3)

1. Minutes of the meeting held on 30 October 2013

- 1.1 **RESOLVED:** That the minutes of the meeting held on 30 October 2013 be signed as an accurate record of the meeting.

2. Declarations of interest

- 2.1 Councillor Bell declared a non-prejudicial interest in relation to item 5, as a Lewisham Homes Board Director. Councillor Hall declared a non-prejudicial interest in relation to the same item, as a Phoenix Community Housing Board Member and a Member of the Lewisham Co-operative Party.

3. Response to Housing Select Committee referral on the Emergency Services Review

- 3.1 Councillor Hall commended officers and members for their engagement in the review.
- 3.2 **RESOLVED:** That the referral response be noted.

4. Brockley PFI Mid Year Review

- 4.1 Steve Bonvini introduced the report and Tracey Jones and Nimisha Patel contributed to the discussion. In response to questions from the Committee the following points were noted:
- A new resident engagement manager had been appointed who would focus on establishing more varied ways of engaging with residents.
 - The targets for emergency repairs were a response within 2 hours and the repair carried out within 24 hours.

- The complaints system was being reviewed, trends examined and lessons learnt. It had been noted that service requests had sometimes been incorrectly logged as complaints.
- One to one assistance was being provided in relation to residents affected by recent welfare benefit changes.
- Leaseholder bills had been delayed due to a delay in the audited accounts being signed off, as a result of information from the local authority arriving late.
- The PFI had been in operation since 2007 and was due to continue until 2027. There was a termination clause in the contract that would be triggered if Regenter B3 defaulted on the contract.
- The payment portal, which was managed by Lewisham Homes, had suffered from a number of technical breakdowns.
- In relation to parking on estates, parking controls would be in place before Christmas, with 'private parking' signs and priority for residents.
- The damp and mould survey had indicated that the majority of damp, mould and condensation issues were lifestyle related, although Regenter were recommending to the Council that envirovent bricks should be installed in a number of properties.
- Regular leasehold forums were held and the organisation also engaged with the Brockley Leaseholders' Association and would attend meetings if invited.
- It was likely that the number of complaints received in the past couple of months by councillors, from leaseholders in the Regenter B3 area, was due to the letters recently sent out regarding bills and major works arrears.

4.2 It was agreed that the damp and mould survey information would be circulated to the Committee; alongside a breakdown of complaints received since 2007 showing the split between leaseholders and tenants.

4.3 **RESOLVED:** That the report be noted and (a) the damp and mould survey information and (b) a breakdown of complaints since 2007 be circulated to the Committee.

5. Lewisham Homes Mid Year Review

The agenda was taken out of order and the item on social housing complaints (item 9) was considered prior to this item.

5.2 Andrew Potter introduced the item and outlined recent successes and challenges.

5.3 The Committee discussed resident involvement and the democratisation of the Board and in response to questions from Members of the Committee the following points were noted:

- How to forge a closer link between area panels and the Board would be considered in the new year.

- Resident involvement was wider than sitting on the Board and many residents wanted to be involved but did not want to have the statutory responsibilities associated with Board membership. Only a few people put themselves forward for Board vacancies despite (a) the vacancies being heavily advertised and (b) support being offered to residents to help them fill in the application form. Training was also offered to applicants who were not selected to help them get selected next time.
- The Board was open to the suggestion of having democratically elected Board members but wanted to be clear about the future direction of the organisation first, so that any new governance arrangements would be appropriate to the organisation.
- Board Members had an intensive induction and annual training programme.

5.4 Councillor Wise stated that she would welcome more robust governance arrangements but that a lot would depend on how the organisation evolved. She suggested that the Committee might want to invite the Chair of the Board and a tenant Board member to a future meeting.

5.5 Other matters were discussed and the following points noted:

- Maintenance of some external areas was split between two or three agencies such as the street sweeping team, the estate caretakers and Glendale, but Lewisham Homes was in negotiation with the Council about taking on greater responsibility for communal areas.
- A 100% case audit of anti-social behaviour (ASB) cases was being carried out by an independent person to try to address low satisfaction levels and a new ASB manager had been appointed to try to change and strengthen the ASB team.
- Leaseholders were being given lots of notice about the large bills that they would be receiving and one to one arrangements to discuss bills were being made in the case of bills over a set amount.
- The decision had been taken to move away from an options consultation and not to pursue a stock transfer at this time. However, Lewisham Homes would carry on the consultation in a more local, intensive manner to engage residents in discussions about how the organisation was and could be managed. Councillor Johnson suggested the new consultation approach and associated resident engagement activities could be the topic of an in-depth review in the next municipal year.

5.6 **RESOLVED:** That the report be noted and that the results of the ASB Audit (and a high level summary) be provided to the Committee once completed.

6. **Strategic Financial Review update and Savings Proposals for 2014/15 and 2015/16**

6.1 David Austin introduced the report and the Committee discussed the savings proposals relevant to its terms of reference.

CUS01 (restructure of the entire Housing Strategy and Programme team): it was noted that the restructure had not taken place before now as the

management team had only recently been strengthened giving senior officers the confidence to streamline the team.

CUS04 (transfer of the hostels from the HRA to the General Fund): this transfer was technically and legally possible so it was expected that the Secretary of State would agree to it.

CUS05 (absorption of an element of the management costs of the Milford Towers project within the Council): this was possible as most of the properties had been re-let and Lewisham Homes was managing the properties very efficiently.

6.2 The Committee also discussed **CUS07** and agreed to recommend that the proposal be rejected.

6.3 **RESOLVED:** That a referral be made to the Public Accounts Select Committee stating that:

(1) The Committee would like to endorse the following three savings proposals:

CUS01 - Restructure of the entire Housing Strategy and Programme team

CUS04 - Transfer of the hostels from the HRA to the General Fund.

CUS05 – Absorption of an element of the management costs of the Milford Towers project within the Council.

(2) The Committee recommends that **CUS07** (the outsourcing of the Call Point out of hours emergency telephone service) be rejected because (a) it believes that there is no evidence that outsourcing saves money as outsourced contracts often cost more in the long run; and (b) outsourcing this service may result in a poorer quality service for residents.

7. Rent Setting Consultation

7.1 Mark Humphreys introduced the report and outlined the increases proposed. Councillor Bell asked if there was flexibility to reduce the increase. It was reported that whilst there was the flexibility, any reduction in the proposed rent increase would result in fewer resources available to the HRA business plan. Kevin Sheehan reported that rent levels were critical in terms of the overall money available to support housing stock over the next few years; that the rises were reasonable; and that pressures on individual tenants caused by the rent increase would be managed by making discretionary housing payments or helping people access other hardship funds.

7.2 **RESOLVED:** That the report be noted and more detailed information on evictions be circulated to the Committee.

8. Housing Matters consultation

8.1 Jeff Endean introduced the report and provided information on the next stage of the Housing Matters consultation and it was noted that the priority for the next phase of the programme would be for Lewisham Homes to undertake a more locally based conversation with residents focussing on involving residents in the delivery of services; improving services; and

discussing how investment should be targeted locally. In response to a question from Councillor Foxcroft it was agreed that residents would be asked if they wanted more residents on the Board and if they wanted them to be directly elected rather than appointed.

- 8.2 Jeff also reported that the Mayor had agreed, earlier in the evening, to commence consultation with the residents of the Council's two extra care schemes at Kenton Court, in Sydenham, and Somerville, in New Cross, to enable them to move to new build extra care housing if they wanted to.
- 8.3 The Committee discussed how the new build extra care schemes were commissioned, including the appointment of architects and the importance of being ambitious in terms of design.
- 8.4 **RESOLVED:** That the report be noted and that the designs for the new extra care schemes be considered at a future meeting.

9. Social Housing Complaints

- 9.1 Peter Gadsdon introduced the item and outlined the new process for social housing complaints which involved an additional stage after stage three, where a "designated person" (usually the Chair of the Housing Select Committee) would try to mediate a solution before the case would be considered by the ombudsman. It was noted that there had been two cases considered thus far and these were discussed by the Committee. In both cases officers acknowledged that it was disappointing that the complaints had not been resolved at an earlier stage.
- 9.2 Councillor Johnson suggested that in future, this report should focus on the strategic problems expounded by the complaints, rather than the complaints themselves, and examine the flaws in the system and the steps being taken to resolve them. This was agreed by the Committee.
- 9.3 **RESOLVED:** That the report be noted and that future reports focus on the lessons learnt from complaints.

10. Select Committee Work Programme

- 10.1 Charlotte Dale introduced the item and Members discussed what items they wanted to consider at the next meeting.
- 10.2 **RESOLVED:** That an item on the Church Grove Self Build project be added to the work programme for consideration at the February meeting; and the draft London Housing Strategy be considered at a meeting of the Overview and Scrutiny Committee.

11. Referrals to Mayor & Cabinet

- 11.1 **RESOLVED:** That a referral be made to the Public Accounts Select Committee.

The meeting ended at 10.00pm

Chair:

Date:

Agenda Item 2

Committee	Housing Select Committee	Item No.	2
Title	Declarations of Interest		
Wards			
Contributors	Chief Executive		
Class	Part 1	Date	3 February 2014

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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Agenda Item 3

Housing Select Committee		
Report Title	Response from Mayor and Cabinet to matters referred by the Housing Select Committee – Low Cost Home Ownership Review	
Key Decision	No	Item No
Ward	All	
Contributors	Executive Director for Resources & Regeneration (Head of Business & Committee)	
Class	Part 1	Date: 3 February 2013

1. Summary

This report informs members of the response given at Mayor and Cabinet to a referral in respect of recommendations to the Mayor following the discussions held on the Low Cost Home Ownership Review which the Select Committee considered in October 2013.

2. Purpose of the Report

To report to members the response given at Mayor and Cabinet to recommendations made by the Select Committee on 2 October 2013.

3. Recommendation

The Select Committee is recommended to receive the Mayoral response to their consideration of the Low Cost Home Ownership Review.

4. Background

- 4.1 The Mayor considered the attached report entitled 'Draft Response to Housing Select Committee on Low Cost Home Ownership Review including information on Gentoo Genie' at the Mayor & Cabinet meeting held on 4 December 2013.

5. Mayoral Response

- 5.1 The Mayor received an officer report and a presentation from the Cabinet Member for Customer Services, Councillor Susan Wise and the Executive Director's representative.

- 5.2 The Mayor resolved that the response shown in the attached report be submitted to the Select Committee together with the inclusion of additional information on the Gentoo Genie scheme which the Mayor asked to be added to the response..

BACKGROUND PAPERS

Mayor & Cabinet minutes 4 December 2013

If you have any queries on this report, please contact Kevin Flaherty, Head of Business & Committee, 0208 314 9327

Mayor and Cabinet			
Title	Draft Response to Housing Select Committee on Low Cost Home Ownership Review including information on Gentoo Genie		
Wards	All Wards	Item No:	
Contributors	Executive Director for Customer Services		
Class	Part 1	Date:	4 December 2013

1. Purpose

- 1.1. This report includes the draft response from Mayor and Cabinet to Housing Select on their support for Low Cost Home Ownership in the borough and includes an overview of the Gentoo Genie home purchase scheme

2. Recommendation

The Mayor is recommended to:

- 2.1. Agree the response to Housing Select Committee in paragraph 6;
- 2.2. To note the information on the Gentoo Genie scheme, outlined in paragraph 5, and that officers will continue to liaise with Gentoo Genie to assess how the model might be implemented in Lewisham.

3. Referral by Housing Select Committee

- 3.1. Mayor and Cabinet considered a referral from the Housing Select Committee following their review into Low Cost Home Ownership in the borough on the 2nd October 2013. The referral stated that:

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

4. Minutes of the M&C meeting on the 2nd October 2013:

Decision:

Having considered an officer report, the Mayor agreed that the Executive Director for Customer Services be asked to prepare a response and additionally advise him on the workings of the Gentoo Genie scheme in Sunderland which he believed may be pertinent to the referral.

Minutes:

The Mayor considered that the Executive Director for Customer Services would be the best person to respond to him on the points raised by the Select Committee. Additionally he indicated he had learned of the Gentoo Genie scheme in Sunderland which appeared to allow house purchasing without a deposit and he asked that this specific model also be examined as part of the response.

Having considered the officer report, the Mayor RESOLVED that the Executive Director for Customer Services be asked to prepare a response and advise him on the workings of the Gentoo Genie scheme in Sunderland.

5. Gentoo Genie

- 5.1. In addition to the response on the recommendations, more information was requested on the Gentoo Genie scheme in Sunderland.

Gentoo Group

- 5.2. The Gentoo Group are a Sunderland based housing organisation with around 30,000 properties.

Genie Genie Home Purchase Plan

- 5.3. The Gentoo Group has developed a new model of home ownership which it has branded "Gentoo Genie". The Gentoo Genie Home Purchase Plan allows applicants to acquire part or all of a home without the need for mortgage finance or a deposit.
- 5.4. Instead of the traditional deposit and mortgage arrangements for a home purchase, the Gentoo Genie model allows people to undertake a long-term structured payment plan. Through this plan monthly payments are made to Gentoo Genie every month, just as would be the case for mortgage or rent payments. However, the difference is that every payment enables them to purchase an extra "share" of their home.
- 5.5. The payment plan is flexible and is designed to enable applicants to own up to 100% of their home at the end of the agreement, without ever taking out a mortgage or being in debt.
- 5.6. The Genie Home Purchase Plan therefore offers a range of benefits:
- No mortgage required;
 - Monthly residency fee;
 - No deposit required;
 - Growing your share of ownership over time;
 - Flexibility to vary the monthly residency fee to suit your changing personal circumstances;

- Secure long-term residency;
 - Five year certainty of residency fee;
 - Rights like an owner.
- 5.7. The Plan is available on homes that Gentoo are building rather than any property on the market. Gentoo are not currently building anywhere other than their geographical area but are interested in potentially working in London.
- 5.8. A usual mortgage allows purchasers to buy 100% of their home with a loan which is paid back with interest over time. Deposits are usually required. The loan is secured against the home and if the homeowner fails to make the agreed payments, the lender can sell the home to recover their money.
- 5.9. The Genie Home Purchase Plan agrees a 30 year structured payment plan and applicants acquire a share of their home over time. There is no requirement for a deposit. The home will be registered in their name when their share reaches 100%. The purchasers rights in respect of the Genie home will be the subject of a security arrangement. They will have the same peace of mind and responsibilities as a home owner throughout the term of the agreement. If they fail to pay the monthly residency fee they could lose their accumulated share and the Genie Home Provider may sell your home.

Worked example

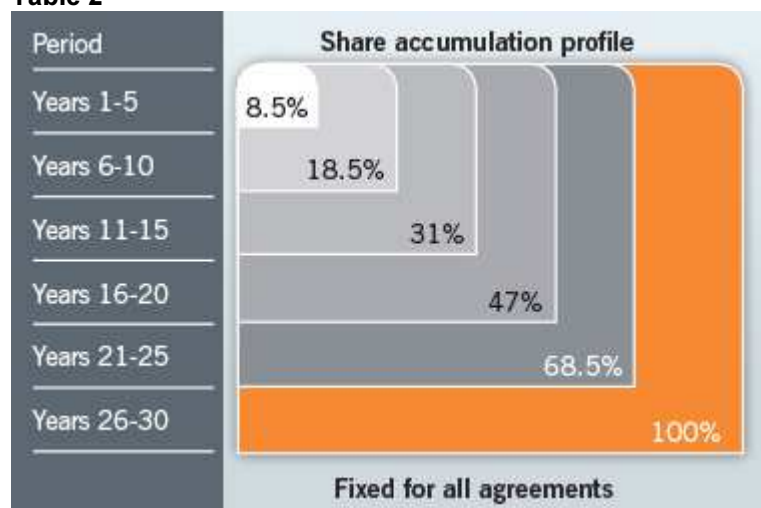
- 5.10. Mr X and Mrs Y purchased their brand new three bedroom home worth £146,500 with Genie on the 1st January 2013.
- 5.11. Every time they make a monthly payment they buy a share in the property and they know exactly what each payment and corresponding share is going to be for the first five years of the plan.
- 5.12. Years 1 – 5 would be:

Table 1		
Year	Monthly Payment	Shares acquired per year
1	700.00	1.7
2	721.00	1.7
3	742.63	1.7
4	764.91	1.7
5	787.86	1.7

- 5.13. Shortly before the end of the first 5 years of their plan, in late 2017, Genie will let them know what the fixed monthly payments will be for years 6 – 10.

- 5.14. Over the term of the agreement, there are 6 fixed periods of 5 years and at the end of the final period Mr X and Mrs Y will own 100% of their home.

Table 2



Further information for potential applicants.

- 5.15. There is a non-refundable £600 + VAT administration fee payable when a formal offer is made to the applicant for a Genie Home Purchase Plan. Applicants are responsible for their own legal fees and any independent financial advice.
- 5.16. A residency fee is payable monthly which increases annually. The amount of the residency fee is set out in a schedule which is agreed with the applicant every five years.
- 5.17. The payment of stamp duty depends on the stamp duty rules at the time. Applicants may have to, if you acquire the whole of the Genie home or extend the length of your Genie Home Purchase Plan and this is more likely to be a requirement for London purchases. The Genie Home Purchase Plan in Sunderland is designed so that applicants do not have to make a separate stamp duty payment at the outset, however this may differ for a London scheme.
- 5.18. Gentoo assesses an applicants ability to afford the monthly residency fee and recommends that independent financial advice is obtained as to the suitability of the Genie Home Purchase Plan for an individuals demands and needs.

Eligibility

- 5.19. Eligibility criteria would be agreed between any providing organisation and the local authority it is working in which would include a minimum household income. The Sunderland scheme required that applicants

be aged 18 or over and could apply solely or jointly. Any application will be subject to assessment.

Additional Requirements

- 5.20. Purchasers would take on the same responsibilities as other home owners including repairs and decoration and contents insurance.

Working in Lewisham

- 5.21. Officers have begun discussions with the Gentoo Group about the possibility of bringing the model to Lewisham. London would be a key area for the model, they think, given the level of demand in the city and the current lack of supply. Officers will continue these discussions, and more details will be available for Mayor & Cabinet consideration in due course.

6. Response to Housing Select Committee

- 6.1. Mayor and Cabinet have considered the referral by Housing Select Committee that all future feasibility work for the former Ladywell Leisure Centre site should thoroughly explore the potential to provide low cost housing. The Mayor agrees that housing of all tenures will be continue to form part of the considerations for this site and that Housing Select Committee will be kept informed by officers on the progress of discussions.

7. Finance Implications

- 7.1. This response set out above is for information only and there are no direct financial implications arising from this report. The financial implications of the individual proposals mentioned will be considered as they are taken forward for action.

8. Legal Implications

- 8.1 There are no specific legal implications, save for noting the following.
- 8.2 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.
- 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 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.

8.5 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/>

8.6 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

8.7 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/>

9. Crime and Disorder Implications

9.1. There are no specific crime and disorder implications.

10. Environmental Implications

10.1. There are no specific environmental implications.

11. Equality Implications

11.1. The Equality Act 2010 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.

11.2. The Council must, in the exercise of its functions, have due regard to the need to:

1. eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
2. advance equality of opportunity between people who share a protected characteristic and those who do not;
3. foster good relations between people who share a protected characteristic and those who do not;

11.3. There are no direct equalities implications arising from this report.

12. Background Documents and Report Author

12.1 There are two background documents to this report:

- Report presented to M&C on 1st May 2013 - <http://councilmeetings.lewisham.gov.uk/documents/s22264/Housing%20Select%20Committee-%20Low%20cost%20home%20ownership%20review.pdf>
- M&C Report 2nd October 2013 – <http://councilmeetings.lewisham.gov.uk/documents/s24770/Matters%20raised%20by%20the%20Housing%20Select%20Committee%20-%20low%20cost%20home%20ownership.pdf>

12.2 If you have any queries on this report, please contact Louise Spires, Strategy Policy and Development Manager on 0208 314 6649.

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MAYOR AND CABINET		
Report Title	Private Rented Sector Review	
Key Decision	No	Item No. 4
Ward	All Wards	
Contributors	Executive Director of Customer Services	
Class	Part 1	Date: 3 February 2014

1 Summary & purpose

- 1.1 This report updates members about developments in the Private Rented Sector (PRS) in Lewisham and about initiatives elsewhere including the all borough Newham Licensing Scheme.
- 1.2 This report also updates members on progress of the Private Rented Sector Housing Review & Action Plan, presented to committee in November 2011.

2 Recommendations

The Committee is recommended to:

- 2.1 note the contents of this report;
- 2.2 note that the Council was successful in its bid for Rogue Landlord Funding from the DCLG and were allocated £125k to be spent by April 2015; and
- 2.3 note that a further presentation will be made at the Committee meeting by officers from the London Borough of Newham about their all-borough landlord licensing scheme.

3 Policy context

- 3.1 The housing landscape is rapidly changing and demand is increasing across all tenures. The private rented sector in Lewisham is growing rapidly – having doubled in size since 2001 it now consists of more than 30,000 units and makes up more than 25% of all households. This is consistent with the trend across London where the growth in private renting over the decade to 2011 constitutes a 65.5% increase, or an additional 341,000 households.

- 3.2 Despite the increasing costs of private renting, the sector is expected to grow further in Lewisham to a level comparable with or even in excess of the social rented sector which is 31% based on 2011 census data. This is due in part to the relative unaffordability of home ownership as a result of rapidly increasing house prices, the large numbers of households on the housing waiting list (8,290 households as of December 2013) and relatively low levels of lets, all of which when combined means that Lewisham residents are more reliant on the private rented sector than ever before. The Council recognises this and continues to act creatively by developing relationships and working in close partnership with private landlords to drive up standards and offer longer term tenancies, thereby ensuring residents have more choice. This is especially pertinent given that private renting remains the only option for many low income households and those in need.

4 The national picture

- 4.1 Following decades of decline the private rented sector in England is now thriving. In the last five years, the number of households privately renting has soared to more than 3.6 million or one in six households. This is a significant increase, rising from 12% of housing tenure in 2001 to 16.8% in 2011, both based on census data. A wide range of households now rent privately and there are now more than one million families with children which is almost double the number five years ago. It is also a very diverse sector with 61% of private renters born outside the UK. Around 37% of homes in the private rented sector in England fail to meet the government's Decent Home Standard, which closely mirrors the 37.8% estimated in Lewisham.
- 4.2 The private rented sector in the UK has a wide range of landlords and lettings agents, of varying quality. The Rugg report 'The private rented sector: its contribution and potential' published in 2008 reports that a frequent criticism of the private rented sector relates to landlord quality. However, the evidence shows that very many landlords operate professionally while some landlords simply do not consider letting to be an activity that requires regulation. A very small proportion wilfully act illegally. Although it is not possible to judge how many landlords fall into these three broad categories, or even to estimate the incidence of poor management practice, the study showed that three quarters of private tenants were either very or fairly satisfied with their landlord.
- 4.3 A further report published in 2012 by the Joseph Rowntree Foundation called 'Housing options and solutions for young people' suggests that an extra 1.5 million 18 to 30-year-olds may be forced into private renting by 2020, reflecting the problems associated with accessing both home ownership and social renting. The report also suggests an extra half a

million young people will be forced to stay with their parents well into their 30s, taking this number to 3.7 million by 2020. The number of home owners under 30 is also predicted to nearly halve, with just 1.3 million expected to own their own homes. The problems faced by young people may be further compounded because under 35s who are single are only eligible for 'Single Room Rate' Housing Benefit when renting in the private rented sector.

5 The sub regional and London picture

- 5.1 The growth in the private rented sector in London over the decade to 2011 constitutes a 65.5% increase, or an additional 341,000 households. Likewise, the increase in the South East sub region is shown in the table below:

	2001 Census	2011 Census	% increase from 2001 to 2011
Bexley	5,748	11,319	96%
Bromley	10,758	18,616	73%
Greenwich	9,317	21,084	126%
Lewisham	14,050	29,375	109%
Southwark	14,321	29,995	109%
Lambeth	23,660	37,705	59%

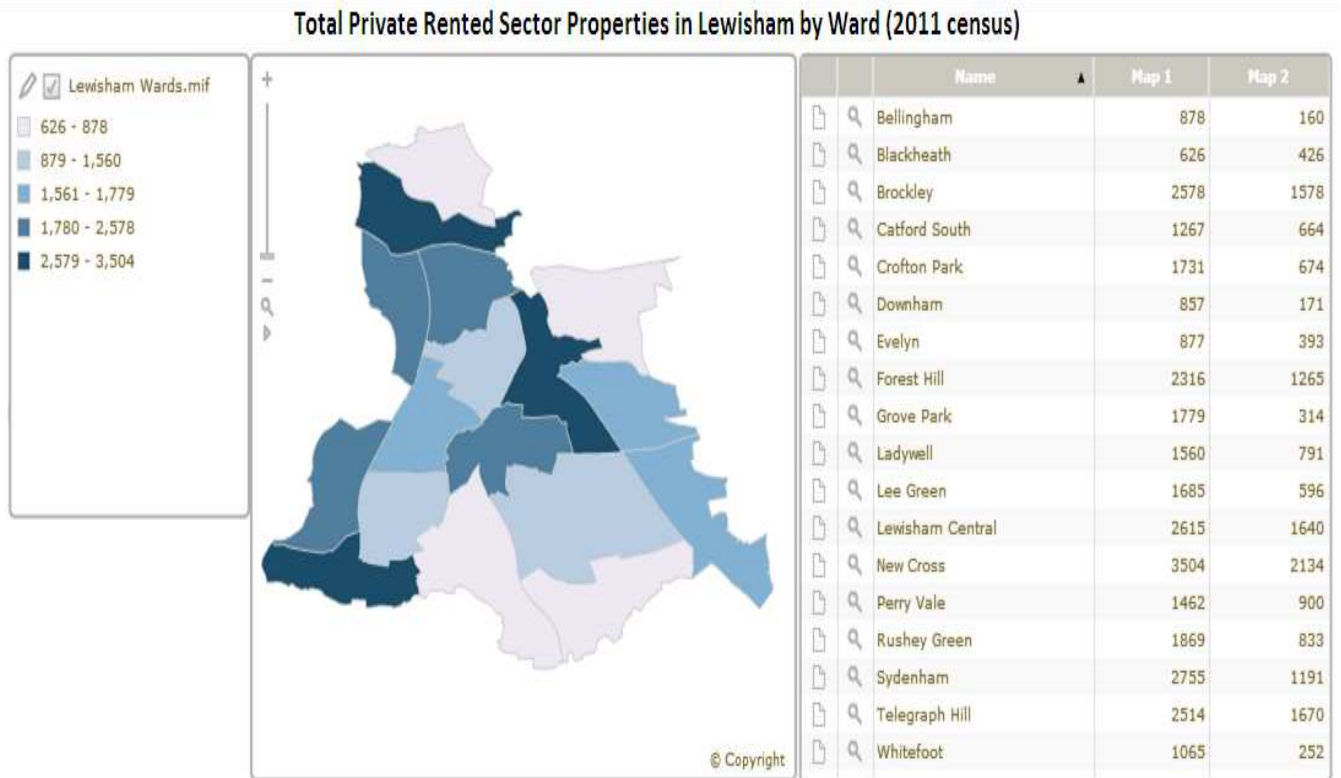
- 5.2 While all household compositions have grown in the private rented sector in London, the households which have been most instrumental in driving growth are 'single households' (where the individual is under 65) which saw the largest increase of 212,800 and accounted for a 24.7% increase. The second highest growth was among 'other households' which includes groups of non related adults living together in a property such as a house in multiple occupation (HMO).
- 5.3 The GLA's Housing and Regeneration Committee is currently conducting a detailed review of reforms needed to raise the quality of London's private rented sector which now comprises 850,000 homes and houses one in four Londoners. The purpose of the GLA's review is to identify ways to make the private rented sector in London more affordable, secure and with better standards, especially for families and vulnerable persons.

6 The private rented sector in Lewisham

- 6.1 The private rented sector in Lewisham is large and growing and the market is tough with competition for private rented sector vacancies being high. The sector has more than doubled in size between the 2001 and 2011 census and now consists of over 30,000 privately rented properties, representing more than 25% of the borough's housing stock. It should be

- noted that the annual rate of growth of the private rented sector suggested by the English Housing Survey is 5.5% per annum meaning the increase in Lewisham since the 2011 census may equate to considerably more than 30,000.
- 6.2 The sector serves a large proportion of Lewisham's residents because for many households, the private rented sector is their first and only option for housing, as home ownership is financially out of reach and the demand for social housing continues to far outstrip supply. As a London Borough, Lewisham sees a relatively high turnover with residents staying in a property for an average of five years compared to the national average of eight years. The private rented sector is particularly susceptible to churn, with approximately 50% of the market turning over every two years. Approximately 10,500 households in the private rented sector are in receipt of housing benefit and many landlords are increasingly reluctant to take them.
- 6.3 The Council operates a private sector leasing (PSL) scheme for households who are accepted as homeless and currently has a portfolio of 570 units, with a target of 650 by April 2015. PSL properties are somewhat easier to procure because the Council can guarantee rental income for three years (which is especially popular with landlords due to the benefit cap as the risk falls on the Council), although even here, competition is now increasing.
- 6.4 Welfare reform and the resultant 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, a consequence of this is that some larger properties are already exceeding the benefit cap and are now unaffordable for larger households. There are currently 68 PSL properties affected by the benefit cap in Lewisham. Intensive work is being undertaken with these households to help them into work and to find more affordable properties. Procurement of properties for homeless prevention is more challenging. In these cases, landlords wish to manage their properties directly and charge higher rents than can be offered under the PSL scheme. In these cases, the Council offers a one off financial incentive and a bond for rents but this area remains extremely competitive and Lewisham is often in competition with other boroughs for the same properties.
- 6.5 There are an estimated 3,700 landlords operating in the borough, the majority of which are small with a handful of properties.

6.6 The table below shows private rented sector data for Lewisham, gathered from the 2011 census, mapped by volume for each ward:



Breakdown of PRS by no. beds in property by ward

WARD	PRS 1 bed	PRS 2 bed	PRS 3 bed	PRS 4 bed	PRS 5 bed	PRS 6 bed number of PRS	
	03-11	03-11	03-11	03-11	03-11	03-11	03-11
Bellingham	160	321	397	0	0	0	878
Blackheath	426	103	97	0	0	0	626
Brockley	1578	676	113	105	106	0	2578
Catford South	664	271	253	79	0	0	1267
Crofton Park	674	582	475	0	0	0	1731
Downham	171	433	253	0	0	0	857
Evelyn	393	393	91	0	0	0	877
Forest Hill	1265	733	318	0	0	0	2316
Grove Park	314	1086	379	0	0	0	1779
Ladywell	791	265	170	164	88	82	1560
Lee Green	596	595	414	0	80	0	1685
Lewisham Centi	1640	618	241	116	0	0	2615
New Cross	2134	950	315	105	0	0	3504
Perry Vale	900	381	90	91	0	0	1462
Rushey Green	833	766	270	0	0	0	1869
Sydenham	1191	1292	272	0	0	0	2755
Telegraph Hill	1670	678	86	0	80	0	2514
Whitefoot	252	83	730	0	0	0	1065
TOTAL	15652	10226	4964	660	354	82	31938

7 Range of interventions

Lewisham's Private Sector Housing Agency

7.1 The Council launched a new private sector housing agency in September 2013. Several teams working on private sector housing issues were joined together to create a new, focussed, specialist service to work with landlords in the private rented sector and drive change. The agency provides a centre of excellence and a single point of contact for residents, landlords, tenants, partner organisations/stakeholders and council officers. It engages in dialogue with the private rented sector and takes a more proactive lead to effect the changes required.

7.2 The priorities of the agency are to:

- increase the supply of good quality, well managed private rented sector accommodation accessible to Lewisham residents who are homeless, at risk of homelessness or are in housing need;
- improve the private rented sector accommodation by setting and implementing clear property and service standards, as well as guiding and supporting landlords to implement change;
- take enforcement action against landlords who consistently fail our community;
- continue to develop services for vulnerable households living in the private rented sector to support them to live healthy and independent lives;
- be proactive in opening all available channels of communication to improve dialogue with the private rented sector and other key stakeholders, build local intelligence and understanding to inform local policy development;

7.3 In its first year, some key aims of the agency are as follows:

- increase HMO licensing particularly for larger HMOs (five occupants and three storeys or more) that are not yet licensed, using the combined resources of the Council and other external partners (see section 7.8 below);
- increase the number of London Landlord Accreditation Scheme (LLAS) accredited landlords and investigate options for wider accreditation or extended private rented sector licensing schemes which set ambitious standards for landlords;
- take a more strategic approach in tackling rogue landlords, building on the Council's enforcement profile and utilising the funding from the DCLG to increase the number of prosecutions in a year and make operating in Lewisham difficult for this group;

- hold regular forums for landlords, to train, communicate and disseminate good practice to ensure they are aware of their legal rights and responsibilities;
 - develop a communications framework, maximising the use of new technologies to promote advice, and develop a dedicated website to provide guidance and an additional channel for reporting poor housing conditions or other similar issues.
- 7.4 The PSHA team are currently finalising their landlord programme for 2014/15. An annual landlord event for networking and information sharing was held in July 2013 which attracted 100 landlords. The team also held three successful workshop events about Universal Credit, building blocks for first time landlords and PSHA renting services. A second, smaller workshop style event held in September 2013 which attracted 40 landlords was about mistakes which can cost landlords money. This was well received and landlords would like to see more of this type of event. The most recent event held in November 2013 provided accredited training for 35 landlords and was aimed at increasing the number of accredited landlords in the borough.
- 7.5 The team have also revised and updated their landlord pack which now contains the latest PSL contractual lease. They have also introduced 'Reward Cards' for existing landlords to get discounts at some local businesses and preloaded USB sticks for landlords which contain model tenancy agreements and all the legal procedures to operate as good landlords.
- 7.6 Furthermore, the team are planning quarterly landlord forums and seeking other interactive ways to share information, as well as considering how to further market landlord accreditation training to increase the existing total of 280 who are currently accredited in the borough.

Lewisham's Environmental Health Team

- 7.7 The team plays an important part in the work of the private rented sector housing agency and works closely with private landlords, the fire service, building contractors and universities. It has a responsibility to ensure that private rented sector tenants live in accommodation with good housing repair and management standards which is free from hazards that may affect health, safety and wellbeing. The team also has a legal duty to ensure that private rented sector accommodation is safe and regulated and will intervene when made aware of serious hazards or potential dangers. This is normally achieved through help, advice, and both informal and formal action.

- 7.8 A further responsibility of the team is HMO (Homes in Multiple Occupation) licensing. In Lewisham, there are an estimated 13,410 HMOs and of these, 7,880 are houses that are poorly converted to flats, while 4,830 are shared by more than one family or contain multiple households. A key objective of the team is to launch a campaign to identify and locate the 70% of larger HMOs (consisting of five occupants and of three storeys or more) that are required to be licensed but which are currently not, using the combined resources of the Council and other external partners. The campaign will utilise information from a previous registration scheme, as well as data held by housing benefit, council tax and involve online publicity, newsletters, targeted mailouts, street surveys and shop window advertising. There are 700 larger licensable HMOs in Lewisham and to date, 164 are licensed. The target is to deliver an additional 50 licensed HMOs by the end of 2014. Since April 2013, the team have granted ten new HMO licenses while 33 existing licenses have been renewed.
- 7.9 Current HMO licensing fees in Lewisham are £180 per unit of accommodation with a maximum fee of £1,800 per property. For second properties under the same ownership, the cost reduces to £120 and £1,200 respectively. Accredited landlord are entitled to a 20% discount and the fee for a change of ownership/use/layout is £275.
- 7.10 The team has also enjoyed many recent successes which include:
- The refurbishment and conversion of two run down properties in New Cross by a council accredited landlord into licensed HMOs for six and eight persons respectively
 - Two further refurbishments and conversions in Forest Hill and Deptford by individuals who are part of a property franchise into licensed HMOs for up to six and nine persons respectively. The completed project resulted in very high standard accommodation.
 - The same property franchise also refurbished and converted a dilapidated licensed HMO in Catford for up to eight persons.
 - Accommodation above a dilapidated public house in Deptford is currently being upgraded into a licensable HMO for up to ten persons,
 - Similarly, a closed public house in Lewisham is currently being converted into part self contained flats and part licensable HMO for up to twelve persons.
- 7.11 The recently obtained rogue landlord funding (see section 7.12 below) will help the environmental health team to deliver their objectives. The team currently consists of three officers which limits the range and scale of activities that can be undertaken. The funding will therefore support the work of this team to ensure the Council is leading in effectively challenging poor standards in the private rented sector.

7.12 The Empty Homes Officer works alongside the Environmental Health Team and aims to bring empty properties back into use by supporting landlords with advice and empty property grants. Considerable success has been achieved by the following interventions:

- The private owner of a property in Lewisham responded to an EDMO (Empty Dwelling Management Order) and sold his long term empty property which was squatted and the source of much ASB and fly tipping. Work has recently started to refurbish the property and trainees are learning building skills as part of the process.
- A landlord was awarded an empty homes grant on their property in Hither Green which was subsequently brought back into use to house a family of five who were previously living in one room in a HMO.
- A small housing scheme by PHASES housing charity recently developed two large flats which have been used to house a family who were struggling to pay their rent in the private rented sector and an over crowded Lewisham Homes tenant. Again trainees gained building skills. The refurbishment of seven flats in New Cross are nearing completion on a derelict empty space after a section 215 Planning Act notice was served. The flats will be leased to the PSL team for homeless households.
- Similarly the refurbishment of two derelict flats above shops in Rushey Green, Catford is nearly complete. They will also be leased to the PSL team for homeless households.

Rogue landlord funding

7.13 The Council was recently awarded £125,000 by the DCLG to tackle rogue landlords in the borough over this and next year to April 2015. Lewisham is one of five London boroughs and one of only 23 nationwide who bid successfully for this funding which totalled over £4 million. In addition, £30,000 from Health has been obtained and there may be the possibility of further funding from partner agencies.

7.14 Officers currently estimate there may be in the region of up to 50 rogue landlords and letting agents in the borough, some of whom own large portfolios of properties and therefore have a disproportionate effect on the lives of our residents and communities. Typical problems created by these individuals and companies include a combination of some of the following although there are many more issues in addition to the below:

- Dangerous and seriously overcrowded properties;
- No HMO licences where statutory criteria applies;
- Harassment and illegal eviction;
- Intimidation, threats and assaults of tenants;
- Agents charging illegal fees;

- No gas safety certificates;
 - Severe disrepair problems;
 - Housing benefit fraud.
- 7.15 Over the next two years, the funding will enable the Council to establish a programme and employ a dedicated enforcement co-ordinator supported by a paralegal post to bring council services and external partners together and drive forward prosecutions where appropriate. A register of rogue landlords will be developed across all partners and made available to prospective tenants so they can avoid living in these properties.
- 7.16 The project is required to submit the outputs for the next three months by the end of January and these will be available for Members at the meeting. Work is also ongoing to develop and agree with DCLG the outputs for 2014/15 by March 2014. The aim is to increase prosecutions across a range of services but more than that to make life difficult for Rogue landlords across all of the Council's services as well as external partners so they make the choice to "go elsewhere. The project will also develop a good practice document and training event to enable other councils to benefit from our achievements and successes.

The London Rental Standard

- 7.17 The Mayor of London's London Rental Standard (LRS) is a voluntary set of minimum standards that London's private landlords and lettings agents are expected to operate, and that renters should expect from any landlord or letting agent. The aim is to raise professional standards across the private rented sector through consistency and accreditation, to provide a vehicle for increasing the number of accredited landlords and to get 100,000 landlords and letting agents signed up to the scheme by 2016.
- 7.18 Following consultation, the final version of the LRS was published by the GLA in July 2013 and is now being implemented in partnership with boroughs, the industry and tenant bodies. London tenants will benefit from increased transparency, accountability and redress, while landlords and agents will benefit from incentives, training and a commercial advantage in a highly competitive market.
- 7.19 The GLA have set up a LRS steering group (SG) to contribute to the delivery of the standard. Lewisham and LB Westminster represent the London boroughs on this SG alongside LB of Camden, who host the LLAS scheme. Other SG members include landlord and lettings agents and other professional bodies, including the Southern Landlords Association, the National Landlords Associations, the Association of Residential Landlords, London Councils and Shelter. The first SG meeting was held in late Summer 2013 and future meetings will consider the development of a

scheme marketing campaign and a single badge of accreditation, landlord incentives, scheme governance (although the SG will not be responsible for governance when the scheme is up and running), and how the administration of the 'passporting' mechanism which will involve passporting members between different accreditation schemes so that all landlords and agents can benefit. The Council's membership of the SG gives us a real opportunity to influence how the LRS is implemented.

- 7.20 As the Council is committed to raising standards locally through its own private rented sector housing agency, it very much welcomes this initiative by the GLA to raise private rented sector standards and raise the profile of this issue across London. Our intention is to 'piggy back' the GLA's marketing campaign when it is launched later this year to gain real momentum so local take up can be maximised.

The London Landlord Accreditation Scheme

- 7.21 Lewisham is part of the London Landlord Accreditation Scheme (LLAS). The LLAS scheme was set up in 2004 to improve landlord knowledge and awareness around key property management issues. The scheme aims to make it more likely that properties are maintained to a higher standard, tenants' safety and health is improved thereby landlords and their businesses are better protected against falling foul of the complex laws surrounding the letting of residential properties. In London the LLAS has 95% of the accredited landlords.
- 7.22 The scheme is funded through member contributions and administered by the London Borough of Camden. Currently all London boroughs are members. Participating landlords attend a one day course and are given training on issues such as current legislation, basic structural requirements, tenancy agreements, inventory control, gas/electrical safety, harassment and illegal eviction, housing benefit procedures and other relevant matters. As the scheme develops it is envisaged that further training modules may be offered to provide interested landlords with more training in particular areas. The cost to landlords is £110 (reduced to £79.90 for online payment) and there are many benefits including a comprehensive reference manual about legal rights and responsibilities, access to the latest LLAS information and future development courses, and reduced HMO licensing fees (20% discount in Lewisham). Accreditation lasts for five years and landlords must maintain their knowledge and keep up to date with changes in the law to be re-accredited.
- 7.23 The Council have tried hard over the last few years to actively promote the LLAS scheme through various mechanisms including regular landlord days, where the LLAS or the National Landlord Association (NLA) were

invited as guest speakers and to have a promotion stall. In addition, the officers have required landlords who are part of our Lewisham Leasing Scheme (LLS) or the Fresh Start Scheme designed to prevent homelessness, to be accredited landlords. However, despite considerable effort, take up remains low – we currently have 280 landlords accredited through LLAS in Lewisham out of an estimated 3,700. This picture is reflected across London.

Institutional Investment in the private rented sector

- 7.24 Institutional investment in the private rented sector could make an important contribution to increasing the supply of new homes. This is particularly relevant as London faces a severe housing shortage. A series of developments has contributed to the increased demand for accommodation in London which include:
- A growing population, with London projected to grow by an additional 786,000 people by 2021;
 - Rising expectations and changing lifestyles (e.g. preference for larger homes, and a shift to single person households);
 - Increased international investment in London's residential market, which has become a 'safe investment' in turbulent economic times.
 - At the same time, numerous pressures are severely restricting the supply of private rented sector housing. These include a constrained credit market, limiting the ability of both developers and homebuyers to borrow; planning restrictions; and reduction of public subsidy for social or affordable rents.
- 7.25 Another positive aspect of institutional investment in London's private rented sector is that it could help drive London's economic growth. There is evidence that housing construction supports more jobs than financial investment in many other sectors of the economy, due to related activity. Every £1m of new housing output supports 12 additional jobs – seven directly and five indirectly, per year. Increasing the number of households renting rather than owning may also help create a more flexible labour market, with workers able to move home and follow job opportunities.
- 7.26 There are many more benefits too – the quality of accommodation is normally good and it provides greater stability because investors tend to invest for the long term, typically 25 to 30 years, as opposed to seeking a quick return. Longer tenancies are also favoured by institutional investors, thereby providing a greater level of assurance for tenants. This would be a very welcome development as assured shorthold tenancies are a key issue for many households who are renting as they only give six months of stability before the landlord can terminate the tenancy which leads to high levels of tenancy churn.

- 7.27 In Lewisham, the Council is in early stage discussions with a range of investors who are keen to capitalise on the growing private rented market, an example of which is Fizzy Living (see section 7.6.1 below) who are currently bidding for funding for properties on the Lewisham Gateway scheme in Lewisham Town Centre.

Fizzy Living

- 7.28 Thames Valley Housing (TVH), which owns or manages 14,000 homes in London and south east England, has launched a £200 million commercial subsidiary called Fizzy Living. The scheme will rent homes to young professionals at market rents to fill a gap in the private rented sector market and create cross-subsidy for affordable homes. The business has been set up with £30 million of equity from TVH and will initially buy 63 one and two-bedroom apartments near Epsom railway station in Surrey. It plans to attract a further £50 million of equity from institutions such as pension funds and from smaller private investors, as part of a drive to buy 1,000 new build properties over three years. It will buy blocks of between 60 and 150 units, which will all be let at market rents under the Fizzy Living brand.
- 7.29 The plan is to grow Fizzy Living into a £15 million per year turnover business and after seven years, TVH hopes to sell it into a real estate investment trust, an investment vehicle to reduce corporation tax, with proceeds ploughed back into TVH's core activity of providing affordable homes. On top of institutional investment, Fizzy Living will also borrow £120 million from banks. If the model is successful, it could be replicated by other housing providers keen to tap into institutional investment.

8 Other initiatives and interventions elsewhere

- 8.1 Newham Council was the first local authority in the country to introduce borough wide mandatory licensing scheme for private rented property. The aim of the scheme is to stamp out the crime and anti-social behaviour associated with the poor management of rental properties. Newham's officers work with the police and other agencies across Newham to identify unlicensed properties and pursue legal action as and when required.
- 8.2 The scheme was agreed in June 2012 and came into effect in January 2013, making it illegal for any landlord to let a property in Newham after this date without having made a licence application. The initial set up costs of the scheme were considerable. It will run for five years and the overall cost is expected to be roughly equivalent to the income projected over the

- five year period. The scheme employs in the region of 68 staff - 40 on licensing processing and 28 on enforcement.
- 8.3 Newham has the largest private rented sector in London with around 43,000 properties which comprises 39% of the housing stock in the borough. The private rented sector is a huge business in Newham with an estimated £550 million turnover per annum, with over 25% of this funded via the welfare benefit system. There are also high levels of tenancy turnover, amounting to between 25% and 30 % of all tenancies changing in any one year.
- 8.4 To date, Newham has received 32,000 applications from landlords and has issued more than 29,500 licences. A total of 19,700 landlords have been registered and it is seeking to prosecute 246 landlords for breaches and has visited 936 unlicensed properties. It has also sent out 5,078 warning letters, issued 82 cautions for first time offences and turned down licenses for over 100 properties. A total of 18 portfolio landlords (over 120 properties) have been refused licenses and a further 331 have been judged of concern and been given reduced term licenses of 12 months.
- 8.5 There were a number of catalysts to the licensing scheme including;
- Significant levels of poor tenancy and property management;
 - Demonstrable high levels of nuisance, ASB and dangerous housing conditions in the private rented sector;
 - Properties converted unlawfully – HMOs, flats and Beds in Sheds to increase income;
 - An increase in criminal and fraudulent activity of landlords.
- 8.6 Furthermore, the Council was not making satisfactory progress with its old approach and a shift was desired from just tackling physical standards to sustainable behaviour change. Prior to full roll out, an initial pilot scheme showed that 75% of landlords who failed to license also required wider enforcement interventions.
- 8.7 The scheme aims to provide a bespoke ‘smart’ solution and an improved landlord experience, while keeping license fees as low as possible and includes the following attributes:
1. Online application and payments;
 2. Direct data upload and address links;
 3. Licence type, conditions and fees calculated automatically;
 4. Data cross checking and mapping to support enforcement.
- 8.8 Landlords can be fined up to £20,000, have control of their properties taken away from them and be liable to repay up to 12 months rent to the

Council or their tenants if they are found to be operating without a license. The highest fine so far has been £12,000.

- 8.9 Under the scheme, there are three types of private rented property licences available;
- Mandatory (HMO) licence – for landlords of houses in multiple occupation (HMOs) consisting of three or more storeys, shared by five or more people living in two or more households;
 - Selective licence – for landlords of a property rented by a single family households or shared by two unrelated tenants;
 - Additional licence - for landlords who operate HMOs shared by three or more tenants living in two or more households. This excludes houses in multiple occupation that are require a mandatory licence.
- 8.10 The application fee for a selective or additional licence is £500. There is a discount rate of £150 available for newly built rental properties but to qualify, the property must not have been previously occupied by residents. The renewal fee is also £500 but is currently under review. The application fee for a mandatory licence ranges from £950 for 5 lettings to £1550 for 20 lettings or more. The renewal fee ranges from £550 to £750. All licences last for five years.

London Borough of Southwark - proposed licensing scheme

- 8.11 In December 2013, Southwark Council adopted a set of minimum standards for private rented sector landlords and will first apply it to homes used for its own temporary accommodation. Officers are currently working up the details but the final shape of the scheme will be determined by the results of a data gathering exercise which is now underway.
- 8.12 When complete, it will gradually roll out the scheme before introducing a compulsory licensing scheme for all the borough's private rented sector landlords.
- 8.13 The standard will include services provided to tenants, repairs and maintenance and the condition of the property and will draw together existing duties and good practice. The purpose of the scheme will be to drive standards up across the borough by encouraging landlords to meet a certain standard, and over time will become a legal; requirement of operating as a landlord in the borough.
- 8.14 The new standard will be an important tool for the Council to use to improve conditions for some of Southwark's most vulnerable tenants who need temporary accommodation, and is intended to make the borough a better place to live for all private sector tenants.

London Borough of Hackney - private rented sector lettings agency

- 8.15 Hackney Council is planning to launch their own letting agency in a bid to lower the cost of private rented sector housing. The not-for-profit agency will invite landlords to hand responsibility of their properties to the Council, which will then rent them out. In return they will guarantee rent even if the property is empty and a regular supply of longer-term tenants. Initially the scheme will target people who do not qualify for housing benefit but struggle to pay private sector rents.
- 8.16 The Council intends for the agency to only accept properties for letting from landlords approved by the LLAS as well as encouraging longer-term lets of at least a year. It is also aiming to stabilise the rental market while encouraging landlords to improve the quality of their homes. The scheme will not charge agency fees to tenants which can increase the cost of moving by hundreds of pounds. Like many areas of London, rents in Hackney have soared due to a surge in the popularity of the area, making prices unaffordable for many.
- 8.17 The Council approved the scheme in December 2013 and has started the search for landlords to become part of their property portfolio. A pilot scheme is due to launch in early 2014 and be rolled out in full in the Summer. Although the scheme is at a very early stage of development, the principle sounds similar to the Council's private sector leasing scheme.

Elsewhere in London

- 8.18 The London Borough of Brent has recently launched a consultation on extending its existing landlord licensing scheme which currently only focuses on HMOs, to target poor housing conditions, over crowding and anti-social behaviour. Brent wants to be the first local authority in north London to launch a full-scale scheme licensing scheme and projects that up to 10,000 private rented sector landlords would have to apply to it. It is also understood that the Royal London Borough of Greenwich may also be considering a landlord licensing scheme.

9 Final summary

- 9.1 Although there is much work still to do, the Council's recently established PSHA is already making considerable progress in improving the quality of the private rented sector in Lewisham by developing relationships and working closely with private landlords, letting agents and other partner organisations like the GLA. Currently, there is not sufficient evidence in Lewisham of the type identified by London Borough of Newham to justify a wholesale landlord licensing scheme. However, officers will continue to

consider all possibilities including monitoring similar initiatives elsewhere in other London boroughs. Officers will also explore the feasibility of a data gathering exercise to provide a more robust evidence base which will better inform future landlord licensing options in Lewisham and report back progress to the committee in due course.

10 Financial implications

- 10.1 This report is for information only and, as such, there are no financial implications arising from the recommendations set out in section 2 of the report
- 10.2 The Council's budget for the Private Sector Housing Agency, which includes the Environmental Health Team, is £549k for 2013/14. The activities of those services are contained within that allocation.
- 10.3 The Rogue Landlord Programme is funded from external sources until April 2015. It is intended for the scheme to be self financing beyond that at no additional cost to the Council.

11 Legal implications

- 11.1 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.
- 11.2 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.
- 11.3 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 relation
- 11.4 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 Crime and disorder implications

12.1 There are no specific crime and disorder implications.

13 Equalities implications

13.1 There are no specific equalities implications arising from this report

14 Environmental implications

14.1 There are no specific environmental implications arising from this report

HOUSING SELECT COMMITTEE			
Report Title	Temporary Accommodation		
Key Decision	No	Item No.	5
Ward	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	Date: 3 February 2014	

1 Summary

- 1.1 This report updates Housing Select Committee on the current position with the use of temporary accommodation for homeless households and on recent developments to increase supply.

2 Recommendations

- 2.1 Members are asked to note the contents of the report. Further updates will be made available in due course.

3 Background

- 3.1 The number of households in temporary and bed & breakfast (B&B) accommodation is increasing across London, and Lewisham is no exception. From December 2012 to December 2013, there has been a 17% increase in Lewisham and an 8% rise nationally across a similar period. This is due to a combination of a reducing supply of lets and an increase in homeless approaches and acceptances of homeless applications made to the authority.
- 3.2 Lewisham, and London more generally, faces severe housing pressures across all tenures. In Lewisham, new supply for all tenures totalled 670 units in 2012/13 but is projected to fall to 230 in this year. In 12/13 a total of 1,774 lets were made, falling to a projected 1,480 in this year demonstrating a drop in projected annual lettings of almost 17%.
- 3.3 A combination of the effects of welfare reform, rising property prices/rents and rapidly increasing demand across all housing tenures is leading to a significant increase in demand for all accommodation types in Lewisham and London.

Demand & Supply

- 3.4 The rise in demand and growing pressures on supply are illustrated in the data contained in the table below:

Demand & Supply:			
Year	2011/12	2012/13	2013/14
Homeless applications taken	1028	1248	1028
Applications accepted	567	588	710
Total lettings made (relets and new build)	1822	1774	1480 (projected)

3.5 The reason for the decline in the number of lettings projected for the current year is that there will be a fall in the number of voids becoming available within existing stock and there will also be a fall in the supply of new build units being delivered in 2013/2014.

3.6 The reasons for the fall in the number of voids in existing stock are not entirely clear, but anecdotal evidence suggests that it may be due to a combination of factors. These include the general effects of the recession on many households, such as the rising cost of living combined with stagnant wage levels. Furthermore, the relative inaccessibility of home ownership and the high costs associated with moving home are also likely to be factors, as well as the increasing costs of private renting in Lewisham and London as a whole and the impact of the Welfare Reform changes.

3.7 Projected new build supply in Lewisham for 2013/14 is 230 units (170 rented), compared to 424 rented in 2012/2013 and 603 rented in 2011/2012 respectively. The total delivered for 2013/14 up to December 2013 is 115, however, it should be noted that traditionally many new build completions occur in the last quarter of the year. The low numbers of new supply are in part because the GLA were late in announcing funding for this period, and did not impose a funding deadline for March 2014. The next GLA funding deadline is March 2015 which is reflected in a higher projected new build supply in Lewisham for 2014/15 which currently totals 769 (532 rented).

3.8 The increase in demand detailed above and reduction in supply of rented accommodation is resulting in an increase in households placed in bed and breakfast accommodation which is also having a detrimental financial impact on the Council's budgetary position. The current forecast shows an overspend of approximately £1m against the temporary accommodation budget. Officers are therefore looking at every possible option to increase supply generally and hostel provision in particular to reduce this overspend.

4 Sub Regional context

4.1 The number of households in temporary accommodation in the South East housing sub region is also generally rising. Historical DCLG data for the period April 2010 to March 2013 shows a similar upward trajectory to Lewisham with a slight decrease in the Royal London Borough of Greenwich by the end of March 2013 set out in table below.

	2010/11	2011/12	2012/13
Bexley	217	304	430
Bromley	429	612	764
Greenwich	174	235	211
Lewisham	924	1,089	1,165
Southwark	752	669	705

5 Types of temporary accommodation available

- 5.1 Temporary accommodation covers a variety of accommodation types – B&B, hostels, Private Sector Leasing (PSL), Housing Association Leasing (HALs) and the utilisation of social housing stock. Officers seek to match the best accommodation to the individual or household.
- 5.2 B&B accommodation is generally the most expensive and least suitable but may be utilised in the short term and in cases where we need to respond to a particular set of circumstances which require further investigation such as:
- i) the applicant is in priority need;
 - ii) they are homeless but may be intentionally so;
 - iii) may not have a local connection with the area.
- 5.3 It is preferable and more cost effective to use hostel stock for temporary accommodation rather than Bed and Breakfast. Lewisham is fortunate to have a relatively large hostel portfolio as one of the options for temporary housing of homeless households. The 25 hostels range from small street properties, housing four households, to large hostel accommodation of around 50 units. There are 349 individual units, ranging in size from one bed space (not room) to seven bed spaces which provide accommodation to a range of homeless households. However sometimes there is a mismatch between the size of the accommodation available and the demand from the presenting households which means that the Council needs to use B&B accommodation in some circumstances.
- 5.4 There are also some clients who would not suit hostel living due to the nature of their vulnerability or the nature of their background, including criminal behaviour. When this occurs, there is no option but to offer B&B accommodation to households who are eligible, homeless, in priority need and entitled to a service from the Council. If the individual or household have been working with the Housing Options Service prior to an eviction and a full duty to re-house has been accepted by the Council they may be placed directly into PSL.
- 5.5 When a room becomes available in a hostel it is allocated to an individual or household who are currently in B&B awaiting more suitable accommodation, or to an individual or household who have been working with the housing options service prior to an eviction and a full duty to re-house has been accepted by the Council.

- 5.6 Residents in hostels are moved on into either permanent social housing, a PSL or a private rented sector tenancy option, when appropriate accommodation is available.
- 5.7 The Council's Private Sector Leasing scheme currently has a portfolio of 576 properties with a target of 750 by April 2015. These properties are procured from private landlords through a lease arrangement between the Council and the landlords. They are used to provide temporary accommodation to homeless households to whom the Council owes a statutory duty. The properties are mainly flats, houses and some self-contained studios. Since the scheme's inception seven years ago, it has provided and continues to provide a more desirable and secure type of temporary accommodation for homeless households in comparison to B&B.
- 5.8 Appendix 1 of this report specifies who temporary accommodation can be used for in more detail and the statutory position on homelessness, for information.

6 Initiatives to increase TA supply

6.1 Private Sector Housing Options

6.2 The Lewisham Landlord Letting Scheme is a comprehensive tenant finding service where Lewisham Council acquires properties from private landlords who are interested in letting their properties on an Assured Shorthold Tenancy and directly managing the properties themselves. The Council refers households to these properties to prevent them from becoming homeless. The households referred to this scheme tend to be living in the private rented sector already and their tenancy is due to come to an end in the near future. Moving into another rented property before the tenancy comes to an end is a more sustainable and less disruptive solution rather than going through the homeless process and temporary accommodation for years.

6.3 This scheme offers attractive incentives including a bond and one off cash incentive and the tenancies are for 12 months. Each property that is procured will have an individual lease. There are no over arching contracts. The PSL negotiating team have a rental framework which they must work within, but within this there is flexibility for them to negotiate the best possible deal.

6.4 Hostel Improvements

6.5 The Council's capital programme has recently delivered significant improvements to a considerable number of hostel units, both self contained and where kitchen and bathroom facilities are shared. The overall standard of the units is now much higher and the layout more customer friendly. The programme has ensured that the Council makes savings on day to day repair costs, achieving value for money through this 'spend to save' initiative.

6.6 Also as a result of the programme, the Council now has a number of large family sized units in its hostels which did not exist before. This will enable

large families to be housed in the reconfigured units. Prior to the programme, large families would be placed in emergency B&B or in self-contained nightly paid annexe accommodation at a significant cost to the Council.

6.7 B&B Audit

6.8 Officers have recently undertaken an audit of bed & breakfast accommodation used for homeless households. The purpose of the exercise was to check that occupants were still using the accommodation given the huge financial cost to the Council. A similar exercise was last undertaken in 2012 which identified a number of discrepancies, however, in this instance, all cases except one, were occupying the accommodation.

6.9 Housing Options Centre

6.10 A small team of three Housing Options Officers have been dedicated to full time homeless prevention work in order to identify and proactively work with households threatened with loss of their accommodation prior to them presenting to the authority as homeless to reduce the number of placements being made in to temporary accommodation and in particular into B & B establishments.

6.11 To assist this team additional homeless prevention tools have been developed with partner departments within the Council, most notably a fund of £50,000 from the Discretionary Housing Payment (DHP) budget to utilise in preventing the termination of private sector tenancies which is currently the single largest reason for homelessness in the borough.

6.12 The Procurement Team in the recently established Private Sector Housing Agency is working very closely with the Prevention Team in delivering this project and in its first week of operation secured four privately rented properties that were offered as a housing option to households in the private rented sector who had been served with repossession notices. Four households chose to move into these properties and so homelessness and the long journey through B&B, hostel and PSL accommodation was successfully prevented for these households.

6.13 Property Acquisition and Conversion

6.14 A number of other initiatives are ongoing to acquire additional temporary accommodation. These include the possible conversion and reconfiguration of existing council assets including some properties decanted for estate regeneration, the purchase of property on the open market, registered provider disposals, first refusal on some RTB leaseholder buy backs and a number of speculative opportunities. When combined, these ongoing initiatives could deliver in the region of 170 additional units of temporary accommodation and will reduce the use of B&B further. Members will be kept updated about progress in due course.

6.15 New Build

- 6.16 The Housing Matters programme, launched in July 2012 is responding to housing challenges both in Lewisham and across London generally. The first six council new build homes will start on site at Mercator Road in February 2014. A further 94 homes located across the borough have been agreed by Mayor & Cabinet in principle and it is aimed to secure planning consent for these in the summer of 2014. This is in addition to the ongoing work with Housing Association partners to maximise the delivery of new housing.

7 FINANCIAL IMPLICATIONS

- 7.1 This is an information report so there are no financial implications arising other than those stated elsewhere in the report.

8 LEGAL & HUMAN RIGHTS IMPLICATIONS

- 8.1 There are no specific legal implications arising from this report save to note the following statutory Equality Act obligations.

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.

- 8.2 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.
- 8.3 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.
- 8.4 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/>

8.5 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

8.6 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/>

9 EQUALITIES IMPLICATIONS

9.1 As this is a general information report, there are no specific practical equalities implications to insert.

10 CRIME AND DISORDER IMPLICATIONS

10.1 There are no specific crime and disorder implications.

11 ENVIRONMENTAL IMPLICATIONS

11.1 If they proceed, the proposed works will improve the performance of various buildings and therefore have a positive impact on the environment.

Appendix 1

Acceptance into Temporary Accommodation

- 1.1 Temporary accommodation is used to accommodate households who apply as homeless and are in need, pending further investigations. It is also used for households when we have completed our investigations and accepted a duty but for whom suitable permanent or stable accommodation is not currently available.
- 1.2 Acceptance into Temporary Accommodation is determined by statute. Applicants who approach the Council for assistance under the terms of the Housing Act 1996 (Part VII) as homeless households, who can demonstrate that they are eligible to apply, and are homeless and in priority need, must be accommodated within the meaning of Section 188 of the same Act. This is a statutory function of the Authority. The test for who is in priority need is very low, so low that the applicant does not have to demonstrate a clear priority need only to show that they may be in priority need. Priority need is specified in the Housing Act 1996 pt. VII as follows:
 - (1) The following have a priority need for accommodation:
 - (a) pregnant woman or a person with whom she resides or might reasonably be expected to reside;
 - (b) a person with whom dependent children reside or might reasonably be expected to reside;
 - (c) a person who is vulnerable as a result of old age, mental illness or handicap or physical disability or other special reason, or with whom such a person resides or might reasonably be expected to reside;
 - (d) a person who is homeless or threatened with homelessness as a result of an emergency such as flood, fire or other disaster.
- 1.3 Housing authorities must ensure that suitable accommodation is available for people who have priority need, if they are eligible for assistance and unintentionally homeless (certain categories of persons from abroad are ineligible). This is known as the main homelessness duty. The housing authority can provide accommodation in their own stock or arrange for it to be provided by another landlord, for example, a housing association or a landlord in the private rented sector. If settled accommodation is not immediately available, accommodation must be made available in the short term (temporary accommodation) until the applicant can find a settled home, or until some other circumstance brings the duty to an end.
- 1.4 In each case, the authority will need to decide whether the applicant is eligible for assistance, actually homeless, has a priority need, and whether the homelessness was intentional. Housing authorities can also consider whether applicants have a local connection with the local district, or with another district. These are the five key legal tests in the law on homelessness:
- 1.5 **Eligibility** - Certain applicants who are persons from abroad are not eligible for any assistance under Part 7 except free advice and information about

homelessness and the prevention of homelessness. Their immigration status will tell us whether we can assist them. If they are not eligible we cannot provide any accommodation, even temporarily.

- 1.6 **Homelessness** - Broadly speaking, somebody is statutorily homeless if they do not have accommodation that they have a legal right to occupy, which is accessible and physically available to them (and their household) and which it would be reasonable for them to continue to live in. It would not be reasonable for someone to continue to live in their home, for example, if that was likely to lead to violence against them (or a member of their family).
- 1.7 **Priority need** – An applicant may have a priority need if they are assessed as meeting the thresholds in the following categories:-
- Dependent children
 - Pregnant
 - Vulnerable as a result of old age, physical or mental ill health or a period in prison, armed forces or domestic violence, harassment or other disaster
 - Emergency (fire flood or other disaster)
 - Other special reasons
 - 16/17 year old
 - Some former care leavers depending on age and vulnerability.
- 1.8 **Intentionality** - A person would be homeless intentionally where homelessness was the consequence of a deliberate action or omission by that person (unless this was made in good faith in ignorance of a relevant fact). A deliberate act might be a decision to leave the previous accommodation even though it would have been reasonable for the person (and everyone in the person's household) to continue to live there. A deliberate omission might be non-payment of rent that led to rent arrears and eviction.
- 1.9 **Local connection** - Broadly speaking, for the purpose of the homelessness legislation, people may have a local connection with a district because of residence, employment or family associations in the district, or because of special circumstances. The housing authority dealing with the application can ask the housing authority in that other district to take responsibility for the case. However, applicants cannot be referred to another housing authority if they, or any member of their household, would be at risk of violence in the district of the other authority.

2 What happens to individuals and households who are not accepted?

- 2.1 Not everyone who makes an application for assistance is accepted. The most common reason for refusal is that the applicant is not in priority need. Although this is defined for the Council in the Housing Act 1996 pt. VII. The Council is also bound by case law as developed in the High Court, the Court of Appeal and the Supreme Court. The Council is also bound by decisions from the European Court of Human Rights.

2.2 The accepted test for vulnerability has been developed in the Court of appeal in the case known as *R v Camden LBC ex p Pereira* [1998] 30 HLR 317. It is stated that:

- The Council must ask itself whether Mr. Pereira is, when homeless, less able to fend for himself than an ordinary homeless person so that injury or detriment to him will result when a less vulnerable individual would be able to cope without harmful effects.” That test was included in the current Homelessness Code of Guidance for Local Authorities.

2.3 For those who are street homeless and not considered to be in priority need, the options are difficult (details of the work undertaken by Lewisham’s Single Homelessness Intervention and Prevention Service (SHIP) in this area is contained within section 5 below). The Mayor of London’s office has set up some projects through Thames Reach and other third sector organisations to try and secure places in hostels and the “no second night out” scheme aims to help people before they become entrenched rough sleepers. Some clients may be able to secure loans through the Credit Union or from the Social Fund to pay for rent in advance or a deposit but many are left to the generosity of friends and family.

2.4 If following an application it is found that the individual or household is intentionally homeless, no duty to assist will exist. However, officers will ensure that the household receives information on obtaining accommodation in the private rented sector. Households with children will also be directed to Social Services where they may be eligible for assistance.

HOUSING SELECT COMMITTEE		
Report Title	Church Grove self-build scheme update	
Key Decision	No	Item No. 6
Ward	Lewisham Central	
Contributors	Executive Director of Customer Services	
Class	Part 1	Date: 3 February 2014

1 Overview

- 1.1 On 24 October 2012, Mayor and Cabinet agreed that officers should explore the potential for a resident-led self-build housing scheme on the site of the former Watergate School, off Church Grove in Lewisham Central, and that officers should work with Lewisham Homes on the selection of a local organisation or community group to help shape the proposal.
- 1.2 This paper updates the Housing Select Committee on progress in that regard, and the findings from the programme of engagement with residents and local community groups. In addition it sets out the key issues for consideration with the delivery of a self build scheme in order to explain the two emerging and differing approaches to how the scheme might move forward. Finally it sets out the further work that needs to be undertaken before a recommendation can be made about how the scheme should be developed, and before any formal commitment can be made to potential self builders.

2 Recommendations

- 2.1 The Housing Select Committee is recommended to:
- 2.2 note the views and preferences expressed by residents as part of the consultation on the development of the site; and
- 2.3 note the two potential models through which the potential self build homes could be delivered, the further work required in order to make a recommendation regarding which would be most appropriate, and the timetable for doing so.

3 Background

- 3.1 On 24 October 2012, Mayor and Cabinet agreed that officers explore the proposal for a resident-led custom build type scheme on the site of the former Watergate School, off Church Grove in Lewisham Central. This process was to be carried out jointly by the Council and Lewisham Homes, in its role as new homes delivery agent for the Council, and should include working with the community to identify both potential self builders and also local community groups or organisations that might support the development.
- 3.2 Since then the development of the project has featured two principal activities. First a programme of awareness raising and resident and community engagement to review the potential options and raise interest in the scheme has been delivered. Second, officers have reviewed the various ways in which a self build scheme could be delivered, and compared these against the physical constraints of the site, the financial and delivery context in which the homes will be delivered, and the views and preferences of the residents that were received from the consultation.
- 3.3 The sections that follow set out a summary of the results of both of these activities, the two main methods through which the scheme could be delivered, and the further work that is required in order to make a recommendation about which of those is most appropriate.

4 Types of self build schemes and associated issues

- 4.1 There is a very wide range of options and models for the delivery of resident-led self build schemes, and as such the following paragraphs set out a brief summary of the main types to place the options for delivering the Church Grove site into context.

Self build and custom build

- 4.2 The simple self build model is that an individual or group obtains land and then manages and finances the entire development project themselves. This could include either completing the actual design and build activities themselves, or directly organising and procuring professional support which could include architects, project managers and build contractors.
- 4.3 This approach is best suited to individuals or groups who have both an interest in the land on which the homes are to be built – to enable them to attract development finance to fund the project – and who already have the skills, confidence and time to take forward the development themselves.

- 4.4 Taking forward this approach on the Church Grove site would mean identifying a group of residents that have the necessary skills and experience, and making the land available to them to build a scheme to their own design and preference. The Council might be able to maintain some control in this situation, for instance by withholding land transfer until the self builders had developed satisfactory plans, or potentially by entering into a Development Agreement with them.
- 4.5 This approach, whilst undoubtedly simplest, offers the least opportunity to meet the policy objectives for the site of meeting housing need and providing skills and training opportunities to the self builders and other residents. Furthermore a group of self builders with the required skills and confidence to build a scheme such as this need not acquire the land to do so from the Council, as it is likely that they would be able to identify and acquire private sites to build on.
- 4.6 Custom build differs from self build in that it allows for a wider range of people to be involved - that is people with a wider range of existing skills, confidence and capacity to contribute financially are able to be incorporated into a custom build scheme than a self build scheme.
- 4.7 This is possible because of the standard delivery model for custom build schemes in which an expert contractor will assist in the design phase and then manage the construction activity. This removes a lot of the risk from the self builders, and enables people with a wider range of skills to take part, and to develop skills through the construction process supported by the contractor.

Land ownership, development model and financing

- 4.8 There are broadly three ways the Council's land at Church Grove could be treated by the development.
- 4.9 First, it could be sold, either as a freehold or a long lease to a group of self builders able to raise sufficient capital to purchase it and build homes on the site. This option offers simplicity, and the potential to receive a capital receipt for the land which might then be recycled into the new home building programme, or any other Council priority.
- 4.10 As above however, this would favour more able self builders with access to finance, and as such would be less likely to benefit, for instance, residents currently on the Council's housing register. There would be less control over the development than in the other models below.
- 4.11 Second the land could be retained wholly or in large part by the Council. This would be made possible if the development was led in some part,

and financed at least initially, by the Council. Under this approach Lewisham Homes might project manage a development with selected self builders, assist them in appointing contractors and professional support, assist in the design development process and enable them to develop skills throughout the process.

- 4.12 A wide range of residents might be involved in this process, as the minimum contribution would be to help shape the design of the scheme. This approach would require the build costs to be met by the Council. However, with the on-going New Homes Better Places programme already developing homes on one site and options for further development on other sites, this approach could be incorporated into that programme, effectively as a highly customised version of a standard new build project.
- 4.13 The final option is that the land is transferred (or sold) into a trust of some form, which would likely be made up of the self builders, the Council, and potentially a community group or other stakeholder who might contribute to the development. One model of this would be the Community Land Trust (CLT) model, within which the land and the new homes are “locked in” and any subsidy, increases in land value and future revenue recycled to enable the trust to potentially develop further schemes in the future. The governance of a CLT is typically a democratic three way board formed of the residents of CLT housing, the wider community and the Council or other landholder. The CLT would then manage the completed homes
- 4.14 As sales are not possible under the CLT model it is likely that this approach would only be possible for the custom build model, and therefore could enable a wide range of residents to be involved. There are however complexities to this approach compared to a simple custom build led by Lewisham Homes; there will be start up and transaction costs in creating the CLT, and further due diligence on the relative financial and other benefits of this model would need to be undertaken before such an approach could be recommended.

5 Resident engagement programme and key messages

- 5.1 The programme of resident engagement focussed first on raising awareness, and subsequently on bringing together people who had expressed an interest in increasingly detailed conversations about how the scheme might be developed.
- 5.2 Following a range of press coverage advertising the proposed scheme and asking for potential self builders, or community groups which might support a self build scheme, to express an interest in taking part, a register of interested parties was constituted and grew by the end of the engagement period to over 200. This included residents in a range

- housing tenures with a range of housing needs, from those on the Council's housing register seeking an opportunity to design and develop a new home to rent which better meets their need, to residents in private rented or owner occupation seeking the opportunity to obtain land to develop new homes which they would subsequently own.
- 5.3 In September 2013 the social enterprise "Our London" was appointed to act as a facilitator to this group of residents and to assist in assessing the various ways in which the scheme might be developed. Subsequently a 'Discussion Day' was held on the 5th October 2013 near the Church Grove site. Around 65 interested households attended this event, were presented with a number of example projects and a simple overview of the options for group self build, and had the opportunity to start to think about how the Church Grove site might develop as a community led scheme, and if and how they might individually be able to contribute to that.
 - 5.4 Following the discussion day everyone who had expressed an interest was given the opportunity to attend further detailed discussions with Our London, in small groups of around five households, throughout October. Around 40 households attended these sessions. These discussions gave residents the opportunity to ask more detailed questions about the project, and self build in general. Our London outlined various options under consideration by the council and asked interested residents how they felt the project should work. The following section summarises resident preferences.
 - 5.5 There was overwhelming support for a self build group made up of a mixture of backgrounds and financial circumstances, potentially including market rent and shared ownership. However residents felt that people the scheme should not be targeted at who could otherwise afford to buy a home at full market value.
 - 5.6 While residents were not in a position to show a clear preference for any of the various models for delivering self build schemes, there was a commonly held desire for long term stability and some form of ownership. This was based on giving people "a greater stake in the community" and the feeling that "if you have helped to build something suited to yourself, then you should have a stake in it over the long term". A sense of ownership is closely connected with the knowledge that one can stay in the same home over the long term and "put down roots" despite small changes in family circumstances. Some residents were interested in the possibility of transitioning from social rent to part-ownership in the same home, while others thought some form of mutual or co-operative ownership would provide similar benefits.

- 5.7 There was a strongly held desire for control by residents of the design process, and in some cases, control over other parts of the development process. However, although residents would like a high degree of control in the scheme, their financial circumstances meant most of them didn't want to be exposed to too much risk. For example, the group would like to lead the briefing and selection of architects and consultants, and may be able to access grant funding for consultancy costs, whereas borrowing money and hiring contractors carries greater risk, and most felt this would be better handled by people with experience and expertise.
- 5.8 There was a broad desire for control over the long term management of the completed scheme, which is in line with the long term commitment people wish to make to the project and the area, and the control over the design and development of the scheme.
- 5.9 Discussions also covered topics such as decision making, skills and time input, training and qualifications, sustainability, site layout and access, common areas, and design of homes. Feedback from residents on these topics is referred to in the project approaches outlined below, although they will ultimately depend on input from the selected self-builders.

6 Rural Urban Synthesis Society (RUSS)

- 6.1 As part of the resident engagement programme the offer of being involved was also made to community groups who had the interest and/or the experience to support the development.
- 6.2 Of the groups that were involved, one such group – the Rural Urban Synthesis Society (RUSS) – was involved in detail in the discussion with residents. RUSS is formed of a number of local Lewisham residents with a range of backgrounds and experience. It has been incorporated as a Community Land Trust and has undertaken extensive research to support the development of options for the Church Grove site.
- 6.3 Some of the membership of RUSS are residents who expressed an interest through the consultation process in becoming self-builders themselves. Other members of the group are people with experience of facilitating, shaping and carrying out self-build projects in Lewisham. The aim of the group is to support others, through their own skills and experience, to carry out self build project which improve skills, achieve high environmental standards and create self sustaining communities.
- 6.4 RUSS has formed some initial ideas about how the Church Grove site might be delivered, has attracted some finance and external grant funding to support that work, and has now expressed a wish to work with the Council to develop the Church Grove site. As set out below, in order to

assess whether this is a viable option, and before any final recommendation can be made – or any offer made to residents, there remains further work to do to test how this approach might work.

7 Options for taking the scheme forward

7.1 Bringing together the different options for delivering a self build scheme, the feedback from the residents who have been involved to date, and the possibility of creating a Community Land Trust in the medium term, there are broadly two different options for taking the scheme forward from here, which are as follows:

1. A mutual or community owned scheme, where the project would be delivered by an independent entity such as a Community Land Trust or co-operative, and supported to a greater or lesser extent by the Council.
2. An 'assisted custom-build' approach which would be delivered by Lewisham Homes working in partnership with residents at an early stage, on design and construction, with the completed scheme retained as council housing.

7.2 These options are outlined in more detail in the following sections.

8 A mutual or community owned model, such as a Community Land Trust

8.1 Community owned or mutual organisations can take many forms. A Housing Co-operative (co-op) would be independent of the Council and democratically controlled by its residents. A Community Land Trust (CLT) would be an independent legal trust with equal tripartite representation from the Council, from residents, and from other independent interests on the board. Other variants are also possible and can be fine tuned to the circumstances of a particular group or project. In essence these models all have residents as part of the governance of the organisation which owns and manages the site and sets rents to provide a range of affordable tenures. As such they have the potential to offer the greatest degree of community control over the development process.

8.2 An independent CLT or a co-op may undertake housing development by borrowing money from the market, or from social impact lenders, or from the GLA custom build loan fund, which is not available to boroughs. This would allow the Council to use its borrowing capacity on other schemes, and the Council would also be in a position to secure a land receipt for the site. However this could leave a small independent organisation exposed

to construction risks and financial risks, which is something most residents did not feel comfortable with.

- 8.3 As a small independent organisation providing affordable housing, a CLT or co-op could become a Registered Provider. In this case the Council could transfer the land at a discount, and could lend at a low rate, or act as security for loans. In offering such subsidy and support it is likely the Council would expect an agreement with the co-op or CLT on the future use of any revenue surpluses for meeting other housing needs. This support would help reduce risks for the mutual organisation, and subsidy would go towards the development of affordable housing. However the full package of support and much of the development process would be similar to a development delivered by the Council / Lewisham Homes, except with more complicated legal and governance arrangements that would take a longer time to set up and limit the Council's influence.
- 8.4 Considerable further due diligence is required to ascertain whether this approach could be viable, and if so whether any community group might be capable of working with the Council in doing so. This work would include working with potential groups to test their financing models, their approach to governance, the approach that they would take to housing management and the implications and interplay of that with the Council's established allocations policy for social housing. The outcome of this work would then inform a cost/benefit analysis comparing a potentially simpler custom build approach, as below, with a potentially more innovative community owned model such as this.

9 An assisted custom build approach delivered by Lewisham Homes

- 9.1 Under this model, an 'assisted self-build' approach could be delivered by Lewisham Homes working in partnership with residents at an early stage. A group of self builders would be selected and would need to establish a decision making and governance process within the group, which would be facilitated by Lewisham Homes. Residents would sign a 'code of conduct' agreement, encapsulating how the scheme would be developed, and what residents would expect of each other.
- 9.2 The self-build group and Lewisham Homes would work together to write a brief and competitively select architects and other consultants, acting as joint client to the design process (although consultants would be likely to be hired by Lewisham Homes). Lewisham Homes would set a typical construction budget, and would work with self-builders to decide how that budget would be prioritised, giving the self builders influence over the design. The self-build group may be able to help research additional capital grants for the installation of particular environmental technologies, which would be accessed by the Council or Lewisham Homes.

- 9.3 Once planning permission is secured, Lewisham Homes would procure a main contractor. Compared to a CLT model, this would protect the self builders from construction risk. The construction contract would require the contractor to take on self-builders as apprentices or trainees. Whilst some self-builders may already have existing construction skills, this approach would enable others to gain qualifications and learn different skills, while the main contractor carries out the heavier work of foundations and structure to complete the 'shell and core'.
- 9.4 Typically in assisted self build projects, self builders have been offered small discounts on rents or 'sweat equity', an amount payable when they move out, to account for their labour in building the scheme. This is unlikely to be possible if this approach, as the homes would be owned by the Council and therefore rents would be set in line with the Council's rent policy. However the approach could offer other benefits such as the opportunity to influence design and gain qualifications, which go beyond financial remuneration.
- 9.5 Once construction is complete, the self builders could be offered standard Council secure tenancies at target rent levels. It may also be possible to offer shared ownership and other low cost ownership products through Lewisham Homes, if and when these options are developed in line with the agreed programme of new housing development as part of New Homes Better Places. The balance of expressions of interest received so far suggests this may be around 30% of households units, with the other 70% at social rent. Market rents and 'affordable rents' would be unlikely to be available, and the properties would be available for 'right to buy' after a certain period of time, as usual.
- 9.6 For the Council this approach would offer greater control over the use of the site, through Lewisham Homes' role as project manager, and would enable a range of people to be involved. It would however require investment in the new homes from the Council and not the self builders themselves, but it would not require a land sale, instead the Council would benefit from maintaining ownership of the site and any rented properties built on it.

10 Next steps and timetable

- 10.1 Further work now needs to be undertaken in order to make a final recommendation about which of these two models offers residents the most appropriate means for developing their own homes, and which offers the Council the most appropriate balance between financial and delivery risk, and the opportunity to provide a genuinely engaging and innovative model of self build for residents to take part in and learn new skills from.

10.2 In particular, this will involve working in detail on the proposed CLT model for the site, to test options and risks relating to financing, legal, governance, housing management and the implications and interplay of that with the Council's established allocations policy for social housing.

10.3 The next update to Committee will set out a full cost, benefit and risk analysis comparing the two models ahead of a formal recommendation and the selection of a group of residents to take part in the scheme. This process is expected to be complete by late summer of this year.

11 Financial implications

11.2 This report is intended to update members on progress to date in respect of exploring the potential for a resident led self build scheme in the borough. As such there are no financial implications to the recommendations set out in section 2.

11.3 A full cost, benefit and risk analysis comparing the two models outlined in section 7.1 will be presented to members ahead of a formal recommendation in the next update to committee.

12 Legal implications

12.2 General legal issues which arise in relation to the models being considered are flagged up in the body of this report. In particular, these relate to issues around land transfer and the terms upon which any land transfer takes place in order to ensure that the Council retains sufficient control and complies with its statutory duties. These issues will be explored in more detail as part of the next steps and detailed legal implications will be provided at the time a final recommendation is made.

13 Crime and disorder implications

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

14 Equalities implications

14.2 There are no specific equalities implications arising from this report.

15 Environmental implications

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

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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Agenda Item 7

Committee	Housing Select Committee	Item No	7
Report Title	Select Committee Work Programme		
Contributors	Scrutiny Manager		
Class	Part 1	Date	3 February 2014

1 Purpose

- 1.1 To advise Members of the select committee of the work programme for the municipal year 2013/14.

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 14 May 2013 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 2013/14 was agreed at the meeting of the Committee held on 16 April 2013 and considered by the Business Panel on 14 May 2013.
- 4.2 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).
- 4.3 Following the last meeting the Chair has agreed to add the following two items to the March agenda:

- The Annual Lettings Plan
- Modular Management Agreements for Fiveways and Ewart Rd TMOs (information item)

5. The next meeting

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

Agenda Item	Review Type	Priority
1. Family Mosaic: Heathside and Lethbridge	Standard Review	High
2. Local Authority Borrowing Cap	Standard Review	Medium
3. Developing Lewisham's housing assets: upgrading existing stock	Standard Review	High
4. Key housing Issues	Information item	Medium
5. Annual lettings Plan	Standard Review	Medium
6. Modular Management Agreements for Fiveways and Ewart Rd TMOs	Information item	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

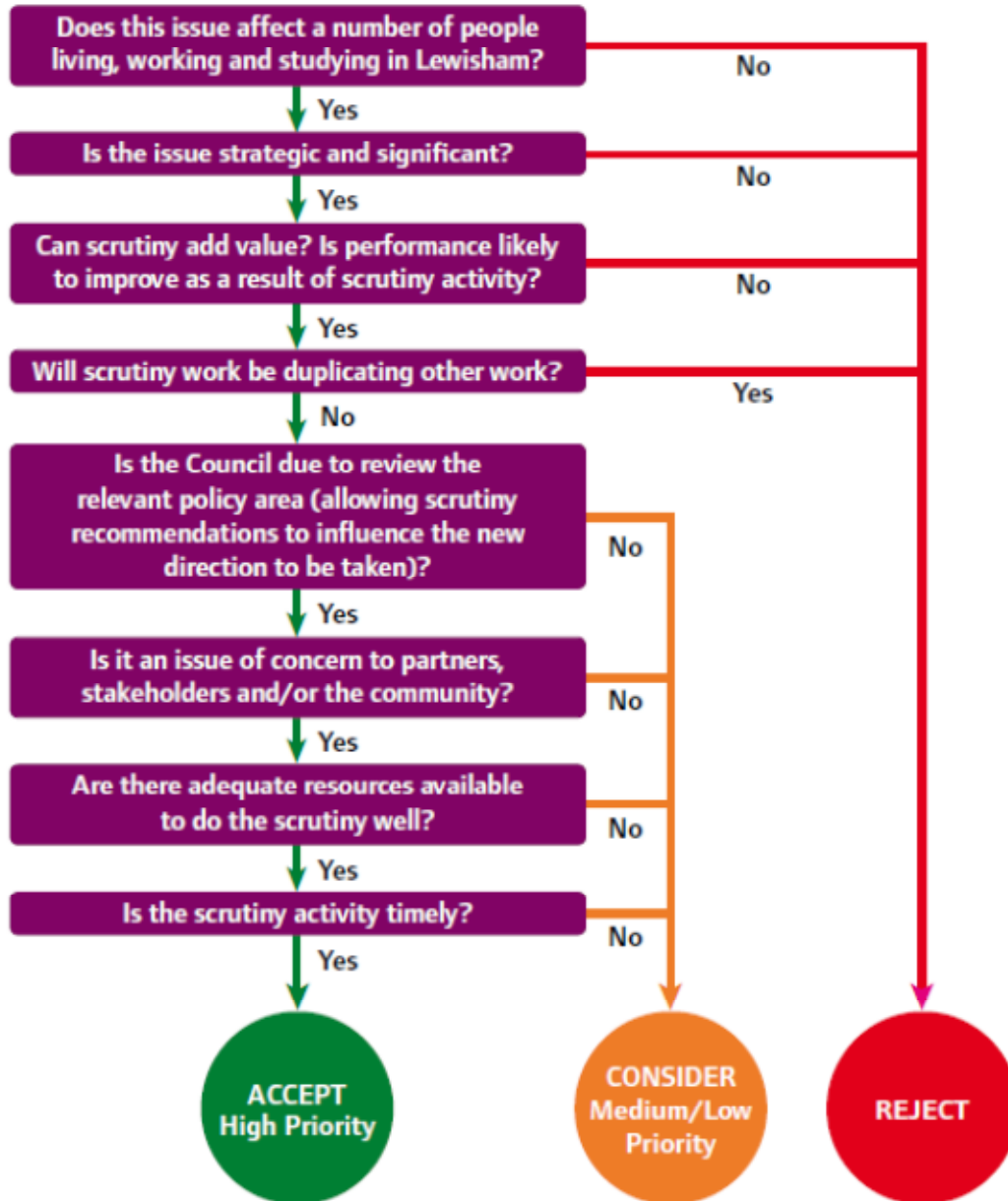
8.1 The date of the next meeting is 5 March 2014.

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							Church Grove	
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								
Strategic Financial Review update and Savings Proposals for 2014/15 and 2015/16	Standard review	High	CP10	December								
Key housing issues	Standard review	High	CP6	Ongoing								
Annual Lettings Plan	Standard review	Medium	CP6, CP10	March								
Modular Management Agreements for Fiveways and Ewart Rd TMOs	Information item	Medium	CP6, CP10	March								

	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 January 2014 - April 2014

Meeting date	Committee	Item	Directorate	Lead Officer
Tuesday, 21 Jan 2014	Safer Stronger Communities Select Committee	Local assemblies review	Community Services Directorate	Liz Dart
Tuesday, 21 Jan 2014	Safer Stronger Communities Select Committee	Promoting a sense of belonging: update	Community Services Directorate	Liz Dart
Tuesday, 28 Jan 2014	Overview and Scrutiny Business Panel	Decisions taken by Executive Directors		Janet Senior
Wednesday, 29 Jan 2014	Children and Young People Select Committee	Early intervention and targeted support	Children and Young People Directorate	
Wednesday, 29 Jan 2014	Children and Young People Select Committee	Generation Play Clubs update	Children and Young People Directorate	
Wednesday, 29 Jan 2014	Children and Young People Select Committee	Secondary school placements planning	Children and Young People Directorate	
February				
Monday, 3 Feb 2014	Housing Select Committee	Church Grove Self Build	Customer Services Directorate	
Monday, 3 Feb 2014	Housing Select Committee	Key housing Issues		
Monday, 3 Feb 2014	Housing Select Committee	Newham Landlord Licensing Scheme		
Monday, 3 Feb 2014	Housing Select Committee	Use of temporary accommodation for homeless households: update		
Monday, 3 Feb 2014	Joint Meeting of Children and Young People Select Committee and Safer Stronger Communities Select Committee	Youth Service Reforms	Children and Young People Directorate	
Tuesday, 4 Feb 2014	Sustainable Development Select	Road safety and cycling	Resources and Regeneration Directorate	Simon Moss

Meeting date	Committee	Item	Directorate	Lead Officer
	Committee			
Tuesday, 4 Feb 2014	Sustainable Development Select Committee	Update on plans for the extension of the Bakerloo line, DLR and Overground	Resources and Regeneration Directorate	Simon Moss
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	Adult Safeguarding Report	Community Services Directorate	
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	CCG Plan for 2014/15		
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	Community Education Lewisham		
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	Learning Disabilities and Healthcare Services		
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	Lewisham Hospital – Update		
Wednesday, 5 Feb 2014	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, 5 Feb 2014	Healthier Communities Select Committee	Public Health 2012/13 Annual Report	Community Services Directorate	
Wednesday, 5 Feb 2014	Healthier Communities Select Committee	The Healthier Catering Commitment scheme		
Thursday, 6 Feb 2014	Public Accounts Select Committee	Annual Budget 2014/15	Resources and Regeneration Directorate	
Thursday, 6 Feb 2014	Public Accounts Select Committee	Annual complaints report	Customer Services Directorate	Angelique Golding
Thursday, 6 Feb 2014	Public Accounts Select Committee	Management report	Resources and Regeneration Directorate	
Thursday, 6 Feb 2014	Public Accounts Select Committee	Revenue and capital Budget monitoring	Resources and Regeneration Directorate	
Monday, 10 Feb 2014 Wednesday, 12 Feb 2014	Overview and Scrutiny Committee Mayor and Cabinet	Draft London Housing Strategy consultation	Customer Services Directorate	

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 12 Feb 2014	Mayor and Cabinet	Budget 2014-15		Janet Senior
Wednesday, 12 Feb 2014	Mayor and Cabinet, Council	Catford Town Centre - CRPL Business Plan 2014/15		Kevin Sheehan
Wednesday, 12 Feb 2014	Mayor and Cabinet	Consultation response to the London Housing Strategy		Kevin Sheehan
Wednesday, 12 Feb 2014	Mayor and Cabinet	Development of Post 19 provision at House on the Hill		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet	144 Evelyn Street (Parker House) Surplus Declaration and Demolition		Janet Senior
Wednesday, 12 Feb 2014	Mayor and Cabinet	Heathside and Lethbridge: Update and Phase 4 A and B Disposal		Kevin Sheehan
Wednesday, 12 Feb 2014	Mayor and Cabinet	Adoption of Lewisham Town Centre Local Plan.		Janet Senior
Wednesday, 12 Feb 2014	Mayor and Cabinet	Proposals for re commissioning differently the existing BME specific older adult day service at Calabash & St Mauritius as a non BME specific day service		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet	Surrey Canal Sports Foundation - Funding Allocation		Janet Senior
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Award of contract for the enlargement of John Stainer Primary from 1 to 2 FE		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Commissioned Youth Provision Contract Award		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Community Services Investment Fund		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Contract Award for works to construct a Primary Phase at Prendergast Ladywell Fields College		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Contract variations to deliver the 2013 primary places programme		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Delivery of advisory and financial services contract award		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet	Deptford Southern Housing sites Development		Kevin Sheehan

Meeting date	Committee	Item	Directorate	Lead Officer
Feb 2014	(Contracts)	Agreement		
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Family Intervention Project (FIP) Contract		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Funding for Carers		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Rushey Green Primary School Contract Award		Frankie Sulke
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Public Health Contracts 2014		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Section 75 Mental Health Services		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Section 75 Overarching		Aileen Buckton
Wednesday, 12 Feb 2014	Mayor and Cabinet (Contracts)	Section 75 Public Health Services		Aileen Buckton
Tuesday, 18 Feb 2014	Overview and Scrutiny Business Panel, Overview and Scrutiny Education Business Panel	Decisions taken by Executive Directors		Janet Senior
Wednesday, 19 Feb 2014	Mayor and Cabinet	Budget Update Report		Janet Senior
Wednesday, 19 Feb 2014	Mayor and Cabinet	Response to Overview & Scrutiny Business Panel - Redevelopment of Lewisham Central Opportunity Site		Janet Senior
Wednesday, 19 Feb 2014	Mayor and Cabinet	Response to Overview & Scrutiny Business Panel - the Asset Rationalisation Programme		Janet Senior
Wednesday, 19 Feb 2014	Mayor and Cabinet	Response to Overview & Scrutiny Committee - Emergency Services Review		Aileen Buckton
Wednesday, 19 Feb 2014	Mayor and Cabinet	Response to Sustainable Development Select Committee and Housing Select Committee - regeneration and housing in Deptford and New Cross.		Janet Senior
Tuesday, 25 Feb 2014	Safer Stronger Communities Select	Comprehensive equalities scheme - monitoring and update	Resources and Regeneration Directorate	Paul Aladenika

Meeting date	Committee	Item	Directorate	Lead Officer
	Committee			
Tuesday, 25 Feb 2014	Safer Stronger Communities Select Committee	Reshaping youth services - joint scrutiny with CYP select committee - update	Children and Young People Directorate	Warwick Tomsett
Tuesday, 25 Feb 2014	Safer Stronger Communities Select Committee	Safer Lewisham strategy monitoring and update	Community Services Directorate	Geeta Subramaniam-Mooney
March				
Tuesday, 4 Mar 2014	Children and Young People Select Committee	Corporate parenting update	Children and Young People Directorate	
Tuesday, 4 Mar 2014	Children and Young People Select Committee	Falling Through the Gaps Review - Update	Children and Young People Directorate	
Tuesday, 4 Mar 2014	Children and Young People Select Committee	Safeguarding status and update (including LSCB)	Children and Young People 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	Family Mosaic: Heathside and Lethbridge		
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	Local Authority Borrowing Cap		
Wednesday, 5 Mar 2014	Housing Select Committee	Newham landlord licensing scheme	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	Asset Rationalisation Programme 2013/14		Janet Senior
Wednesday, 5 Mar 2014	Mayor and Cabinet	Church Grove Self Build Consultation		Kevin Sheehan

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 5 Mar 2014	Mayor and Cabinet	Heathside and Lethbridge Estate, Lewisham - Phase 4B) Compulsory Purchase Order 2013		Kevin Sheehan
Wednesday, 5 Mar 2014	Mayor and Cabinet	Re-development of Heathside and Lethbridge Demolition Notice		Kevin Sheehan
Wednesday, 5 Mar 2014	Mayor and Cabinet	Management Report	Resources and Regeneration Directorate	Barrie Neal
Wednesday, 5 Mar 2014	Mayor and Cabinet	Strategic Asset Management Plan 2014/15		Janet Senior
Wednesday, 5 Mar 2014	Mayor and Cabinet (Contracts)	Award of contracts to cover consultancy services to the Primary Places Programme for Employers Agent and other professional services		Frankie Sulke
Wednesday, 5 Mar 2014	Mayor and Cabinet (Contracts)	Supporting People Contract Award (Pagnell Street and Edward Street/Adult Placement Scheme)		Aileen Buckton
Tuesday, 11 Mar 2014	Overview and Scrutiny Business Panel, Overview and Scrutiny Education Business Panel	Decisions taken by Executive Directors		Janet Senior
Wednesday, 12 Mar 2014	Sustainable Development Select Committee	Sustainable Resources update	Resources and Regeneration Directorate	Martin O'Brien
Wednesday, 12 Mar 2014	Sustainable Development Select Committee	Implementation of the street lighting contract	Customer Services Directorate	Ian Ransom
Wednesday, 12 Mar 2014	Sustainable Development Select Committee	Parking policy monitoring and update	Customer Services Directorate	Ralph Wilkinson
Wednesday, 12 Mar 2014	Sustainable Development Select Committee	Parks and street trees	Customer Services Directorate	John Thompson
Tuesday, 18 Mar 2014	Healthier Communities Select Committee	Lewisham Hospital – Update		
Tuesday, 18 Mar 2014	Healthier Communities Select Committee	Update on outcomes of Premature Mortality Review		

Meeting date	Committee	Item	Directorate	Lead Officer
Wednesday, 19 Mar 2014	Children and Young People Select Committee	ECH Pathfinder Project	Children and Young People Directorate	
Wednesday, 19 Mar 2014	Children and Young People Select Committee	Trading services to schools	Children and Young People Directorate	
Wednesday, 19 Mar 2014	Mayor and Cabinet (Contracts)	Procurement of the School Catering Contract Service		Frankie Sulke
Tuesday, 25 Mar 2014	Public Accounts Select Committee	Asset Management update	Resources and Regeneration Directorate	
Tuesday, 25 Mar 2014	Public Accounts Select Committee	Audit Panel Update	Resources and Regeneration Directorate	
Tuesday, 25 Mar 2014	Public Accounts Select Committee	Fairness Review update	Resources and Regeneration Directorate	
Tuesday, 25 Mar 2014	Public Accounts Select Committee	Managing Contract review - update on response	Resources and Regeneration Directorate	
Tuesday, 25 Mar 2014	Public Accounts Select Committee	Oracle cross-borough project - update	Resources and Regeneration Directorate	
April				
Wednesday, 9 Apr 2014	Mayor and Cabinet (Contracts)	Discretionary rate relief – awards over £10,000	Community Services Directorate	Kevin Sheehan
Tuesday, 1 Apr 2014	Overview and Scrutiny Business Panel, Overview and Scrutiny Education Business Panel	Decisions taken by Executive Directors		Janet Senior
Wednesday, 9 Apr 2014	Mayor and Cabinet (Contracts)	Award of Contract for the Provision and Support of Multi-Functional Devices		Janet Senior
Wednesday, 23 Apr 2014	Overview and Scrutiny Business Panel, Overview and Scrutiny Education Business Panel	Decisions taken by Executive Directors		Janet Senior

Meeting date	Committee	Item	Directorate	Lead Officer
May				

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