

Public Document Pack

Housing Select Committee Agenda

Tuesday, 19 May 2015

7.30 pm,

Committee Room 3

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Roger Raymond (Tel no: 020-8314-9976)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

Part 1

Item	Pages
1. Minutes of the meeting held on 15 April 2015	1 - 4
2. Declarations of interest	5 - 8
3. Private Rented Sector Licensing Scheme - Update	9 - 10
4. New Homes Programmes - New Homes, Better Places Update	11 - 20
5. Communal Heating Systems Review - Report and Recommendations - To Follow	
6. Select Committee work programme	21 - 40
7. 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 Tuesday, 19 May 2015.

Barry Quirk, Chief Executive
Thursday, 7 May 2015

Councillor Carl Handley (Chair)	
Councillor Peter Bernards (Vice-Chair)	
Councillor John Coughlin	
Councillor Amanda De Ryk	
Councillor Liz Johnston-Franklin	
Councillor Maja Hilton	
Councillor Simon Hooks	
Councillor Olurotimi Ogunbadewa	
Councillor Jonathan Slater	
Councillor Susan Wise	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

MINUTES OF THE Housing Select Committee Wednesday, 15 April 2015 at 7.30pm

Present: Councillors Carl Handley (Chair), Peter Bernards (Vice-Chair), Amanda De Ryk, Maja Hilton, Simon Hooks, Liz Johnston-Franklin, Olurotimi Ogunbadewa, Jonathan Slater and Susan Wise.

Apologies: Councillor John Coughlin.

Also present: Councillor Damien Egan, Genevieve Macklin (Head of Strategic Housing), Madeleine Jeffery (Private Sector Housing Agency Manager), Mark Humphreys (Group Finance Manager, Customer Services) and Raymond (Scrutiny Manager).

1. Confirmation of the Chair and Vice Chair

1.1 RESOLVED: to confirm Councillor Carl Handley as Chair and Councillor Peter Bernards as Vice Chair of the Select Committee.

2. Minutes of the meeting held on 11 March 2015

2.1 RESOLVED: That the minutes of the meeting held on 11 March 2015 be signed as an accurate record of the meeting.

3. Declarations of Interest

3.1 Councillor Wise declared a non-prejudicial interest as a member of the board of Lewisham Homes.

4. Select Committee work programme

4.1 Roger Raymond (Scrutiny Manager) introduced the report.

4.2 The Committee discussed the work programme and agreed:

- To add an item looking at the Registered Provider status for Lewisham Homes (Management Agreement) to the September meeting.
- To add an item looking at Community Centres on Estates, with input from the Community Services Directorate (date to be agreed).
- To have an in-Depth Review looking at 'Affordability Across All Housing Tenures', with the Scoping Paper scheduled for 8 July 2015. Because a study on Affordable Rents is being carried by Affinity Sutton with the help of the London School of Economics and because other Registered Housing Providers are also looking at this, Members felt it would be timely for the Committee to review this area of policy.
- That there will be a Key Housing Issues item for 8 July meeting entitled, 'Government Housing Policy & Welfare Reform Changes – Update'.

- To add an item looking at Health and Housing, which will develop some of the findings from the London Health Commission's report 'Better Health for London', for example, having a multi-agency, London wide approach in dealing with the health of the homeless and rough sleepers.
- To move the New Homes Programme item from the October to the September meeting.

The Committee also noted the following:

- The Communal Heating Systems Review Report will be presented at the next meeting on 19 May 2015.
- There will be a BBC Panorama programme on Monday 20 April 2015 which will feature Lewisham Housing and Rogue Landlord Taskforce officers, looking at their work in tackling rogue landlords. Communications would go out to all Councillors to publicise the programme.
- There will be a report on Private Rented Sector Licensing for the meeting on 19 May 2015. It should provide more detailed financial modelling on the proposals for the business case.
- The powers that Councils have to stop Housing Benefit payments to rogue landlords are limited, unless the landlord has been claiming fraudulently. Councils can take legal proceedings to recover payments from these landlords, but it can be a lengthy process for councils to re-claim this money.
- Lewisham concentrates its efforts on the top 10-15 worst landlords in the borough and closing down their operations.
- Generation Rent is developing software to track rogue landlords across London to make it easier to monitor their activities across the capital and Lewisham is talking to Generation Rent about being involved in this project.
- Newham were given £1m by the Government to set up their borough-wide licensing scheme, whereas Lewisham received £125,000. The Committee would like to see the results of Newham's scheme in tackling rogue landlords, but Newham are still evaluating the outcomes.
- The meetings will continue to start at 7.30pm.
- There needed to be space in the work programme later in the year to take into account a number of the proposals in Election Manifestos that may get introduced by the elected Government after 7 May 2015.
- The Committee will consider having one or two members to become Lead Members for particular areas of housing policy, to brief the Committee at each meeting when necessary.

4.3 RESOLVED: That the Committee's suggestions be added to the provisional work programme for submission to the Overview and Scrutiny Business Panel.

5. Items to be referred to Mayor and Cabinet

5.1 None

The meeting ended at 8.30pm

Chair:

Date:

This page is intentionally left blank

Agenda Item 2

Committee	Housing Select Committee	Item No.	2
Title	Declarations of Interest		
Wards			
Contributors	Chief Executive		
Class	Part 1	Date	19 May 2015

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)

This page is intentionally left blank

Agenda Item 3

Housing Select Committee			
Title	Private Rented Sector Licensing Scheme - Update	Item No.	3
Wards	All		
Contributors	Scrutiny Manager		
Class	Part 1	19 th May 2015	

1. Recommendation

- 1.1. The Select Committee is asked to note the content of the report.

2. Background

- 2.1. At the meeting of the Housing Select Committee on 15 April 2015, the Committee resolved to look at the item 'Private Rented Sector Licensing Scheme – Update' at its 19 May 2015 meeting.
- 2.2. The Committee will receive a presentation at the meeting on this item.

3. Further implications

- 3.1. At this stage there are no specific financial, legal, environmental or equalities implications to consider. However, each will be addressed as part of the agenda item.

This page is intentionally left blank

Housing Select Committee		
Report Title	New Homes, Better Places Update	
Contributors	Head of Strategic Housing	Item No. 4
Class	Part 1 (open)	Date: 19 May 2015

1. Purpose

- 1.1. The purpose of this report is to inform Housing Select Committee about progress in delivering against the target for the Council to build 500 new homes by 2018.
- 1.2. Broadly, there are three ways in which the construction of new homes is being enabled by the Council. First, there is the direct development of new homes using Council resources and building on Council land, with Lewisham Homes acting as the Council's development agent. Second, there is a range of Council sponsored or Council enabled projects, working in partnership more broadly with a range of registered provider (and other) partners, sharing expertise and resources where appropriate. Finally there is the role of the Council in leading large scale regeneration projects which attract investment into local communities, and at the same time enable the construction of new homes.
- 1.3. This report summarises progress in all three regards, noting that options which would enable the construction of more than 1,400 homes are currently being developed. It is imperative to note that not all of these options will necessarily prove to be viable and feasible, and that others may lead to the construction of new homes beyond the 2018 deadline. Nonetheless it is clear that there is significant capacity for the development of new homes in Lewisham, led by the Council and its partners. At the next update to Committee in September all of these options will have been refined and at that point a final programme of development will be presented, showing which of these will be prioritised to ensure the Council meets the target of 500 homes by 2018.
- 1.4. The next report will be brought to Committee in September ahead of a further report to Mayor & Cabinet which will seek to confirm the full 500 home programme. As such this is an interim update and much greater detail on the opportunities listed here as "in development" will be available in September.

2. Recommendations

- 2.1. It is recommended that Housing Select Committee:
 - 2.1.1. Notes the progress made in delivering new Council homes in the borough;

- 2.1.2. Notes the progress made in delivering new homes via other Council supported affordable housing schemes in the borough;
- 2.1.3. Notes and provides comments on the proposal for the construction of up to 364 new homes on the 29 sites identified in Appendix 1.

3. Policy Context

- 3.1. Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (Decent Homes for all).

4. Background and progress to date

- 4.1. In July 2012 the results of a technical and financial appraisal of the options available to the Council to meet the growing pressure on housing in the borough and London were presented to Mayor and Cabinet. As a result, the "Housing Matters" programme was launched, and had as one of its three objectives the target to build 250 new homes by 2017.
- 4.2. It was agreed that Lewisham Homes would act as the Council's delivery and development agent, project managing the design and construction process. The Council remains as the freeholder, so that the resources to support the programme are decided by the Council, the Council retains decision making authority and enters into contracts.
- 4.3. The first six homes in this programme have now been constructed on a garage site on Mercator Road estate in Lewisham Central. Although small, the development was a pilot site to develop the best approaches for bringing forward new homes, and also an exemplar site to demonstrate to residents on future sites the high-quality and resident-centred approach that was to be taken with the new build programme generally. These family homes were occupied by residents in March 2015.
- 4.4. In addition, the conversions programme is taking redundant non-residential properties and converting them into social housing, has been progressing well. One scheme, Slaithwaite Community Room, has been completed and has provided an additional 2-bedroom flat, which was completed in April 2015.
- 4.5. In December 2014, the most recent update relating to the programme was provided to Housing Select Committee and to Mayor and Cabinet. This set out the progress to deliver up to 204 new homes.
- 4.6. For all newly built homes, the previously agreed tenure split of 80 per cent social rented and 20 per cent private sale will continue to apply in order for sales proceeds to cross-subsidise the construction of new social housing. Further schemes will continue to be brought forward in

order to reach the target of 500 new social rented Council homes by 2018.

5. Summary of the Lewisham Homes build programme

- 5.1. 29 schemes have been identified for developing new homes, all of which are different stages. A full breakdown of these is provided in Appendix 1.
- 5.2. Ongoing site reviews and capacity studies will continue to identify potential locations for the construction of new homes and develop options for these. The results of this process will then be used to create schemes for development, and further schemes will come forward until the target of 500 new Council homes under construction is met.
- 5.3. The current programme represents the sites with the greatest potential for the delivery of new homes. These sites also include plans for the conversion of existing non-residential assets into social housing.
- 5.4. These conversions are now possible largely because the move of Lewisham Homes from a variety of premises into the Old Town Hall in Catford. This has provided an opportunity to convert these old premises into residential accommodation, and also means that there is now sufficient scale in the programme to commence the conversion of other similar assets which until now had been less feasible to convert.
- 5.5. The conversions programme, which will offer up to 25 new homes across six sites, offers the opportunity to create new residential accommodation more quickly and more cheaply than constructing new homes, which is very important given the scale of the on-going housing pressures the Council faces.
- 5.6. All schemes that have been proposed for new homes have been selected on the basis of the following criteria:
 - Where possible sites should have the capacity for at least ten homes;
 - Preference is for underused and or redundant land where new construction can help improve the area;
 - Locations which are popular for both rented and homes for sale
 - Developments which may benefit existing as well as new residents
- 5.7. In the following section, the report outlines the proposals and current status of each of the schemes proposed for new build homes in the Lewisham Homes programme including conversion of existing assets into residential accommodation, other Council sponsored affordable housing programmes and upcoming development schemes. For clarity, it should be noted that at this stage the number of new homes considered possible is an estimate, and that it might change as a result of future detailed design exercises and resident consultation

Completed developments (7 homes)

- 5.8. Since the last update to committee, the first new homes as part of this programme have successfully completed and been let to tenants.
- 5.9. At Mercator Road the construction of four 3-bed and two 2-bed houses completed in February, with those properties let to households on the housing register in March. Priority in letting these was afforded to under-occupying households to enable downsizing and the release of larger homes for letting to other households. Of the four 3-beds, two were let to under-occupying households who both gave up four bed properties, one was let to a decanting household from the Heathside and Lethbridge regeneration estate, and one was let to an over-crowded family who released a two-bed property. The two 2-beds were both let to under-occupiers, releasing both a 3-bed and a 7-bed house for letting to other families in housing need.
- 5.10. Furthermore the conversion of the former Slaithwaite community flat has completed and is currently being prepared to be let, again to a household on the housing register.

Projects with planning consent (74 homes)

- 5.11. In September 2014 committee (and subsequently Mayor & Cabinet) noted the outcomes of consultation with tenants on four sites and approved plans to take those sites forward to achieve planning consent.
- 5.12. All four of those schemes now have planning consent and the process to procure a contractor to construct all four has commenced. These schemes in question are as follows, and these are expected to start on site across the coming summer:
 - Dacre Park South (social rent), 25 homes, starts on site July 2015
 - Dacre Park North (outright sale), 5 homes, starts on site Sept 2015
 - Longfield Crescent (social rent), 27 homes, starts on site Aug 2015
 - Wood Vale (mixed tenure, social rent and outright sale), 17 homes, starts on site Aug 2015
- 5.13. Forthcoming sites for the Lewisham Homes conversions programme are:
 - Forman House, 2 homes, starts on site Sept 2015
 - Honor Oak Housing Office, 6 homes, starts on site Sept 2015

- Pepy's Housing Office, 13 homes, starts on site Sept 2015
- 5.14. A further four sites have been approved by Committee and Mayor and Cabinet, and are in the detailed design stage. These are set out below alongside target start on site dates for each:
- Lawn Terrace, 12 homes, starts on site Jan 2016
 - Eliot Bank, 21 homes, starts on site Jan 2016
 - Somerville, 25 homes, starts on site July 2016
 - Kenton Court, 29 homes, starts on site July 2016.

6. Council supported other affordable housing programmes

6.1. Pocket Living, Mercator Road, 26 homes

A land transaction was completed to enable the development of 26 affordable 'pocket' homes (flats) for sale. This development is expected to start on site in July 2015.

6.2. Church Grove Community Self Build, 28 homes

Procurement of a community based development partner is currently underway, with construction expected to start on site in Jan 2017.

6.3. Ladywell pop up village, 24 homes

Planning consent has been obtained and the procurement of a construction partner to develop this temporary accommodation scheme is underway. This re-locatable housing development is expected to be on site for up to four years, before being relocated to another part of the borough.

6.4. Notting Hill, Campshill Road Extra Care Scheme, 51 homes

This flagship extra care scheme will be built by Notting Hill Housing, the Council's approved RP development partner. Construction is expected to start on site in July 2015.

6.5. Phoenix Community Housing, Hazelhurst Court Extra Care Scheme, 60 homes

This Council supported and funded extra care scheme will be the first development by Phoenix Community Housing since its inception. Construction started in March 2015, to fit with GLA requirements for funding.

7. Larger mixed-use schemes for development

- 7.1. There are six larger mixed use regeneration sites which potentially offer up to a total of more than 800 homes. The sites are at an early stage in the development process and as these progressed, they will be presented to Committee for comment and approval at the time of the next update in September, prior to being considered by Mayor and Cabinet later that month.

8. Summary Programme and Timetable

- 8.1. The table in Appendix 1 sets out the whole new homes delivery programme as it stands at present, across all three of the strands set out earlier in this report, alongside target dates for delivery timescales.
- 8.2. As set out previously, officers are reviewing a number of other sites for their capacity for new housing. It is intended that the next update to Committee in September will provide detailed proposals for all of the schemes within these options which prove to be feasible and viable, and thereby set out a final programme which will achieve the target of 500 new homes by 2018.

9. Financial implications

- 9.1. The HRA budget approved by Mayor and Cabinet on 11 February 2015 included provision to build 500 new Council homes by 2018.
- 9.2. The financial implications of other schemes mentioned within this report are set out to members as each scheme is approved.
- 9.3. This report is updating members on progress in delivering new homes and as such has no specific financial implications.

10. Legal Implications

- 10.1. The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out housing development, to act in an “enabling” manner with other housing partners and to provide financial assistance to housing partners for the provision of new affordable housing.
- 10.2. 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.
- 10.3. 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.
- 10.4 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.
- 10.5 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/>
- 10.6 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
- 10.7 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/>

11. Equalities Implications

11.1. There are no equalities implications arising directly from the recommendations set out in this report. The provision of new homes will help the Council to address the general shortfall of affordable housing in the borough. There are more than 8,000 households currently on the Council's waiting list for housing, and less than 1,500 properties become available each year. The New Homes Better Places programme helps to address this issue by directly adding to the Council's housing stock.

12. Environmental Implications

12.1. There are no environmental implications arising directly from the recommendations set out in this report. The design stages of all sites under consideration under the New Homes, Better Places programme will address environmental issues through the procurement of design partners and the planning process. The programme has a stated objective of improving places for existing residents as well as the residents who will benefit from the new homes.

13. Crime and Disorder Implications

13.1. The design of the new homes will incorporate recommendations from the police via the Secured by Design principles.

If you have any queries relating to this report please contact Jeff Endean on ext 46213

Lewisham Homes Build Programme										
Scheme Name	Postcode	Ward	Affordable Units	Sale units	Total units	Status	Notes	Start on Site	Completion	
Mercator Road	SE13	Ladywell	6	0	6	Completed	Right To Buy Receipt funded	Feb-14	Mar-15	
Dacre Park South	SE13	Blackheath	25	0	25	Planning approved Mar 2015	GLA funded 2015-2018 programme	Jul-15	Jan-17	
Dacre Park North	SE13	Blackheath	0	5	5	Planning decision May 2015	Outright sale	Sep-15	Sep-16	
Longfield Crescent	SE26	Forest Hill	27	0	27	Planning approved Apr 2015	GLA funded 2015-2018 programme	Aug-15	Feb-17	
Wood Vale	SE23	Forest Hill	9	8	17	Planning approved Apr 2015	GLA funded 2015-2018 programme	Aug-15	Feb-17	
Lawn Terrace	SE23	Blackheath	12	0	12	Early development stage	GLA funded 2015-2018 programme	Jan-16	Apr-17	
Eliot Bank	SE23	Forest Hill	21	0	21	Early development stage	GLA funded 2015-2018 programme	Jan-16	Jun-17	
Somerville	SE14	Telegraph Hill	25	0	25	Detailed architect designs	GLA funded 2015-2018 programme	Jul-16	Sep-17	
Kenton Court	SE26	Bellingham	29	0	29	Detailed architect designs	GLA funded 2015-2018 programme	Jul-16	Sep-17	
Slaithwaite Community Room	SE13	Lewisham Central	1	0	1	Completed	Conversion programme	Mar-15	Apr-15	
Forman House	SE4	Telegraph Hill	2	0	2	Planning submission Jul 2015	Conversion programme	Sep-15	Mar-16	
Honor Oak Housing Office	SE4	Telegraph Hill	6	0	6	Planning submission Jul 2015	Conversion programme	Sep-15	Dec-16	
Pepy's Housing Office	SE8	Evelyn	13	0	13	Planning submission Jul 2015	Conversion programme	Sep-15	Dec-16	
16 other sites at early feasibility stage	All	All	TBA	TBA	175	Early development stages	Estimated capacity of these sites	TBA	TBA	
					TOTAL	364				

Council sponsored affordable housing programmes										
Scheme Name	Postcode	Ward	Affordable Units	Sale units	Total units	Status	Notes	Start on Site	Completion	
Pocket Living - Mercator Road	SE13	Ladywell	0	26	26	Start on site summer 2015	Land transaction completed	Jul-15	Sep-16	
LBL - Church Grove Community Self Build	SE13	Lewisham Central	28	0	28	Developer being procured	LBL supported community self build	Jan-17	Dec-18	
LBL - Ladywell Village	SE13	Lewisham Central	24	0	24	Start on site summer 2015	Developer being procured	Jun-15	Feb-16	
Notting Hill - Campshill Road Extra Care	SE13	Lewisham Central	46	5	51	Start on site 2015	RP appointed	Jul-15	Jan-17	
Phoenix - Hazelhurst Court Extra Care	SE6	Bellingham	60	0	60	Start on site 2015	LBL and GLA grant funded	Mar-15	Jan-17	
					TOTAL	189				

Upcoming schemes										
Scheme Name	Postcode	Ward	Tenure	Development potential	Status	Notes	Start on Site	Completion		
6 mixed tenure housing sites identified	Multiple	All	Mixed	875	Early development stages	Progress to be reported at Sep 2015 HSC	TBA	TBA		
					TOTAL	875				

Housing Programme Total 1,428

Last updated: 05/05/2015

This page is intentionally left blank

Agenda Item 6

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	6
Class	Part 1 (open)	19 May 2015	

1. Purpose

- 1.1 To advise Members of the proposed work programme for the municipal year 2015/16, and to decide on the agenda items for the next meeting.

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 28 April 2015 and agreed a co-ordinated overview and scrutiny work programme. However, the work programme 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 Committee is asked to:

- note the work 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;
- review all forthcoming key decisions, attached at **Appendix C**, and consider any items for further scrutiny.

4. The work programme

- 4.1 The work programme for 2015/16 was agreed at the Committee's meeting on 15 April 2015.
- 4.2 The Committee is asked to consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority and can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help Members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider

which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

5.1 The following reports are scheduled for the meeting on 08 July 2015:

Agenda item	Review type	Link to Corporate Priority	Priority
Lewisham Homes - annual report & business plan	Performance monitoring	Decent homes for all	High
Brockley PFI - annual report & business plan	Performance monitoring	Decent homes for all	High
Affordability Across All Housing Tenures - Review	In-depth review	Decent homes for all	High
Single Homeless Intervention and Prevention (SHIP)	Standard Item	Decent homes for all	Medium
Key housing issues - Government Housing Policy & Welfare Reform Changes - Update	Standard Item	Decent homes for all	Medium

5.2 The Committee is asked to specify the information and analysis it would like to see in the reports for these 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.

6. Financial Implications

6.1 There are no financial implications arising from this report.

7. Legal Implications

7.1 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.

8. Equalities Implications

8.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. 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 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 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.

9. Date of next meeting

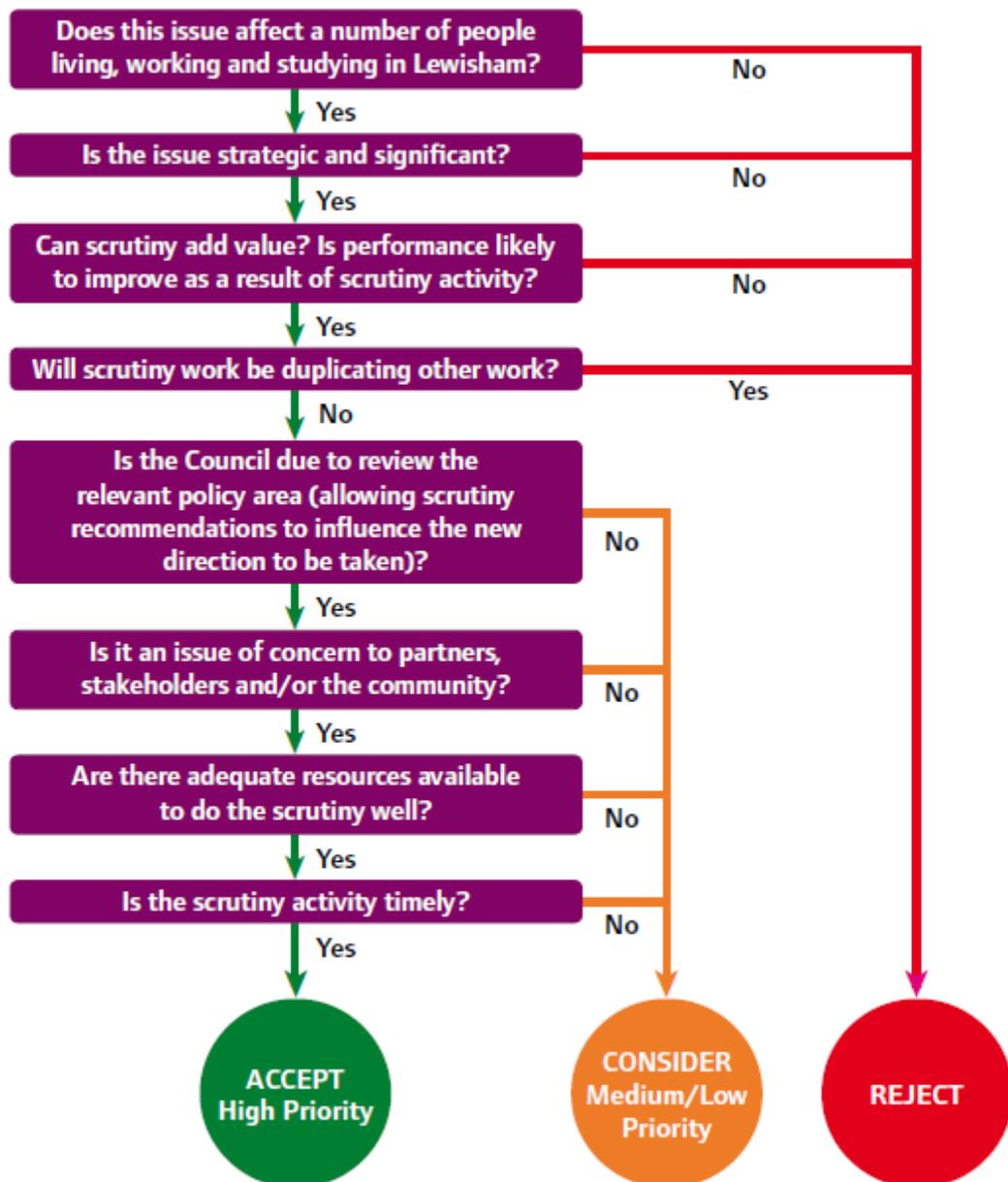
9.1 The date of the next meeting is Wednesday 08 July 2015.

Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

Scrutiny work programme – prioritisation process



Work item	Type of item	Priority	Strategic priority	Delivery deadline	15-Apr	19-May	08-Jul	16-Sep	27-Oct	01-Dec	26-Jan	09-Mar
Lewisham Future Programme	Standard item	High	CP6	Ongoing				Savings				
Election of the Chair and Vice-Chair	Constitutional req	High	CP6	Apr								
Select Committee work programme	Constitutional req	High	CP6	Ongoing	Setting the work programme							
Lewisham Homes	Performance monitoring	High	CP6	Dec			annual report & business plan			mid year review		
Lewisham Homes - Management Agreement Changes including RP status	Standard item	High	CP6	Sept								
New Homes Programmes (New Build, Self Build, Empty Homes, Acquisitions programmes, Innovative methods for deliver housing etc.)	Standard item	High	CP6	Mar-16								
Brockley PFI	Performance monitoring	High	CP6	Dec			annual report & business plan			mid year review		
Communal Heating Systems Review - Report and Recommendations	In-depth review	High	CP6	Mar-16		Report						Update
Single Homeless Intervention and Prevention (SHIP)	Standard item	Medium	CP6	July								
Affordability Across All Housing Tenures - Review	In-depth review	High	CP6	Dec			Scoping Paper	Evidence Session 1	Evidence Session 2	Report		
Lewisham's Housing Strategy (2015-2020) - Update	Policy development	High	CP6	Jan-16								
Private rented sector update/licensing scheme - Update	Standard item	High	CP6	Mar-16								
Proposed rent and service charge increases	Standard item	High	CP6	Dec								
Annual lettings plan	Standard item	High	CP6	Mar-16								
Monitoring Homeless Discharge - Update	Policy development	High	CP6	Mar-16								
Key housing issues	Standard item	Medium	CP6	Ongoing			Government Housing Policy & Welfare Reform Changes - Update					
Community Centres on Estate	Standard item	Medium	CP6, CP9	TBC								
Allocations Policy (inc. access to affordable housing)	Policy development	High	CP6	TBC								
Older peoples housing and supported housing	Standard item	Medium	CP6	TBC								
Health and Housing - multi-agency approach to tackle health-related issues in relation to housing ("HCSC members to be invited")	Standard item	Medium	CP6, CP9	TBC								

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Item added

Meetings		
1)	Wed	15 April
2)	Tue	19-May
3)	Wed	8-July
4)	Wed	16-Sept
5)	Tues	27-Oct
6)	Tues	1-Dec
7)	Tues	26-Jan
8)	Wed	9-March

Shaping Our Future: Lewisham's Sustainable Community Strategy 2008-2020		
	Priority	
1	Ambitious and achieving	SCS 1
2	Safer	SCS 2
3	Empowered and responsible	SCS 3
4	Clean, green and liveable	SCS 4
5	Healthy, active and enjoyable	SCS 5
6	Dynamic and prosperous	SCS 6

Strategic Priorities Key

1
2
3
4
5
6
7
8
9
10

Corporate Priorities

Priority

Community Leadership

Young people's achievement and involvement

Clean, green and liveable

Safety, security and a visible presence

Strengthening the local economy

Decent homes for all

Protection of children

Caring for adults and older people

Active, healthy citizens

Inspiring efficiency, effectiveness and equity

	CP 1
	CP 2
	CP 3
	CP 4
	CP 5
	CP 6
	CP 7
	CP 8
	CP 9
	CP 10

This page is intentionally left blank

FORWARD PLAN OF KEY DECISIONS

Forward Plan May 2015 - August 2015

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin Flaherty, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

A "key decision"* means an executive decision which is likely to:

- (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates;
- (b) be significant in terms of its effects on communities living or working in an area comprising two or more wards.

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
December 2014	Asset Management Strategy (Highways)	Wednesday, 22/04/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2015	Building Control Review of Fees and Charges	Wednesday, 22/04/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2015	Determination of Applications to Establish Neighbourhood Forum and Designate Neighbourhood Area for Corbett Estate	Wednesday, 22/04/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2015	Section 75 Agreement between CCG and Council - Public Health	Wednesday, 22/04/15 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2015	Voluntary Sector Accomodation	Wednesday, 22/04/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
February 2015	Award of Contract for the enlargement of St George's Primary School	Wednesday, 22/04/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		(Contracts)	Councillor Paul Maslin, Cabinet Member for Children and Young People		
September 2014	Award of Street Advertising and Bus Shelter Contract	Wednesday, 22/04/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
November 2014	Procurement of the School Kitchen Maintenance Contract	Wednesday, 22/04/15 Mayor and Cabinet (Contracts)	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2015	Appointment of Operator Lewisham Enterprise Hub	Tuesday, 28/04/15 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2015	Determination of the School Term and Holiday Dates 2016/17 Academic Year	Tuesday, 28/04/15 Overview and Scrutiny Education Business Panel	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2015	Variation of Contract with Bailey Partners Provision of Services to Primary Places	Tuesday, 28/04/15 Overview and Scrutiny Education	Frankie Sulke, Executive Director for Children and Young People and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Programme	Business Panel	Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2015	Variation of contract for works at Forster Park Primary School	Tuesday, 28/04/15 Overview and Scrutiny Education Business Panel	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Main Grants Programme Appeals	Monday, 11/05/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
December 2014	Catford Town Centre CRPL Business Plan 2015/16	Wednesday, 13/05/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2015	Consultation on change of Prendergast School, Prendergast Vale School and Prendergast Ladywell School to Academy Status	Wednesday, 13/05/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Issue raised by Scrutiny No Recourse to Public Funds	Wednesday, 13/05/15	Kevin Sheehan, Executive Director for		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		Mayor and Cabinet	Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
March 2015	Leathersellers Federation of Schools Academy consultation	Wednesday, 13/05/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2015	Licensed Deficit Application Sedgehill School	Wednesday, 13/05/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Section 75 Agreements between CCG and Council	Wednesday, 13/05/15 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
April 2015	Governing Bodies Reconstitution	Wednesday, 13/05/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
April 2015	Making of Instrument of Government - The Fairlawn and Haseltine Primary Schools Federation	Wednesday, 13/05/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2015	Allocation of Main Grants Programme	Wednesday, 13/05/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
February 2015	Award of Design and Build Contract Phase 1 Grove Park Public Realm Project	Wednesday, 13/05/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Rachel Onikosi, Cabinet Member Public Realm		
April 2015	Carers Lewisham Contract Extension	Wednesday, 13/05/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
March 2015	Procurement of Occupational Health and Employee Assistance Programme Provider	Wednesday, 13/05/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
April 2015	Prendergast Ladywell Primary: Authority Notice of Change 3	Tuesday, 26/05/15 Overview and Scrutiny Education Business Panel	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Edmund Waller: Replacement of modular building	Tuesday, 26/05/15 Overview and Scrutiny Education Business Panel	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2015	Adoption Statement of Purpose 2015-16	Wednesday, 03/06/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2015	Fostering Statement of Purpose 2015-16	Wednesday, 03/06/15 Mayor and Cabinet	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Discretionary Licensing of the Private Rented Sector	Wednesday, 03/06/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2015	ICT Service Review	Wednesday, 03/06/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
April 2015	Children’s Centres Contract Extension	Wednesday, 03/06/15 Mayor and Cabinet (Contracts)	Frankie Sulke, Executive Director for Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2015	Housing Grounds Maintenance Contract	Wednesday, 03/06/15 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
September 2014	Prevention and Inclusion Framework Contract Award	Wednesday, 03/06/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
April 2015	Broadway Theatre Working Group	Wednesday, 24/06/15 Council	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Older People		
December 2014	Catford Town Centre CRPL Business Plan 2015/16	Wednesday, 24/06/15 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2015	Constitutional Matters	Wednesday, 24/06/15 Council	Kath Nicholson, Head of Law and Councillor Alan Hall, Chair of Overview & Scrutiny Committee		
March 2015	Housing Strategy	Wednesday, 24/06/15 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2015	Local Development Framework: Revised Local Development Scheme (version 7)	Wednesday, 24/06/15 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2015	Award of New Block Contractual Arrangements for Nursing Homes	Wednesday, 01/07/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
June 2014	Surrey Canal Triangle (New Bermondsey) - Compulsory Purchase Order Resolution	Wednesday, 15/07/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Alan Smith, Deputy Mayor		
January 2015	Waste Strategy Consultation	Wednesday, 15/07/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
November 2014	Award of Highways Public Realm Contract Coulgate Street	Wednesday, 15/07/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2015	Review of Licensing Policy	Wednesday, 21/10/15 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
February 2015	Review of Licensing Policy	Wednesday, 25/11/15 Council	Aileen Buckton, Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		