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Housing Select Committee Agenda

Tuesday, 1 December 2015

7.30 pm,

Committee Room 1

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Roger Raymond (e-mail: roger.raymond@lewisham.gov.uk
tel no. 020-8314-9976)

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Part 1

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Members of the public are welcome to attend committee meetings. However, occasionally, committees may have to consider some business in private. Copies of agendas, minutes and reports are available on request in Braille, in large print, on audio tape, on computer disk or in other languages.

Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Tuesday, 1 December 2015.

Barry Quirk, Chief Executive
Thursday, 19 November 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)	
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MINUTES OF THE HOUSING SELECT COMMITTEE Tuesday, 27 October 2015 at 7.30pm

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

Apologies: Councillor Susan Wise.

Also present: Kevin Sheehan (Executive Director, Customer Services), Genevieve Macklin (Head of Strategic Housing), Mark Humphreys (Group Finance Manager, Customer Services), Michael Westbrook (Housing Policy & Partnerships Manager), Martin O'Brien (Sustainable Resources Group Manager), Petra Der Man (Principal Lawyer - Housing, Housing & Litigation), Neil McCall (Group Operations Director, Affinity Sutton), Steve Moseley (Assistant Director, Strategy & Operations, L&Q) and Roger Raymond (Scrutiny Manager).

1. Minutes of the meeting held on 16 September 2015

- 1.1 **RESOLVED:** That the minutes of the meeting held on 16 September 2015 be signed as an accurate record of the meeting.

2. Declarations of Interest

- 2.1 There were no declarations of interest.

3. Communal Heating Systems Review - Response from Mayor and Cabinet

- 3.1 Martin O'Brien (Sustainable Resources Group Manager) and Petra Der Man (Principal Lawyer - Housing, Housing & Litigation), presented the report to the meeting. The key points to note were:

- The Committee's review raised a number of important questions particularly in relation to the gap between predicted and actual performance of communal heating systems and heard evidence of problems associated with this in some systems within the borough in relation to overheating, reliability and the cost to residents.
- The Committee's review was also an opportunity to bring together a range of external industry and housing practitioners working in this area including from the Greater London Authority (GLA), the Association of Decentralised Energy (ADE), social housing providers, housing developers and architects. The themes of the review were widely acknowledged by those participating and reflected experience elsewhere, particularly in relation to the need to ensure systems are specified properly and with a clear understanding of the whole life cost of design, construction and management.
- The review aligned with work going on elsewhere, most notably the ADE's Code of Practice for heat networks, published after the conclusion of the scrutiny review in July 2015.

- The visits by Councillors to Bunhill (London Borough (LB) of Islington), Pimlico District Heating Undertaking (PDHU) (LB Westminster) and South East London Combined Heat and Power (SELCHP) in this borough as part of the review has shown a positive viewpoint in respect of Communal Heating.
- The review recognised the need for work to compare costs, heat loss, carbon savings etc. for communal heating systems. To this end, the Heat Trust is working on a Heat Cost Comparator which will provide a like-for-like comparison of the cost of heat in different systems. The comparator, which was reviewed by an independent committee of consumer groups, industry participants and government officials, will look at not just the unit price of fuel but also other variables such as boiler maintenance and replacement.
- Another initiative is that Lewisham has received funding from the Heat Networks Development Unit in the Department of Energy & Climate Change (DECC) to conduct a feasibility study in 2015/16 for a network from SELCHP to Goldsmiths College in New Cross.
- Officers will look to write to the DECC and the GLA to inform them of the work Lewisham is doing to improve the performance and planning of communal heating systems in light of the review and spread this knowledge so it can have a wider impact.
- Under the Equality Act 2010 there is no provision under the Act to cover deprivation in finances. However residents do have some mechanisms they can pursue under the law, for example, private long leaseholders (over 21 years duration) & including council/social tenants who have exercised their right to buy and their landlords have certain rights to challenge or substantiate service charges which would the cost of provision of heating via a communal heating system. Service charges must be limited to an amount that is reasonable.

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

- DECC have looked into setting up a national databases for all heat networks, but there is not one at present. As part of the SELCHP feasibility, Lewisham will look into whether it is possible to compile a local heat network database.
- The definition of a 'local development' – as in 10 or more properties - is not in the gift of the local authority – it is a national policy. However Lewisham will not agree to a communal heat network if it believes that it is not a viable option as part of a proposed development.

3.3 **RESOLVED:** That the Committee

- a) Note the Mayoral Response.
- b) Will review the progress on the recommendations to the review in a year's time.
- c) Support the proposal to write to the DECC and the GLA about the initiatives being carried out by the Council to oversee the use of communal heating systems in the borough.

4. **Affordability Review - Evidence Session 1**

4.1 Neil McCall (Group Operations Director, Affinity Sutton) gave an overview of Affinity Sutton's research and rent setting policy to the meeting. The key points to note were:

- In Lewisham, Affinity Sutton has 593 properties, which are in the Orchard Gardens and Leybridge & Newstead estates, which were both stock transfers from the Council.
- In light of the research into affordability undertaken in 2011, Affinity Sutton chose to limit the rent charged on larger units to 65% as these were judged to be unaffordable at 80% to larger households with higher outgoings.
- With the reduction in capital grant rates for new housing supply reduced and other housing policy changes since 2010 like the Affordable Rent Policy, Affinity Sutton felt that some research needed to be conducted to consider what the principles of setting a rent policy should be and what Affinity Sutton's new Affordable Rent policy might look like.
- Affinity decided that it would work alongside Cambridge Centre for Housing and Planning Research (CCHPR), as they had already worked alongside them for a research paper in 2014 called 'Housing Costs, Affordability and Rent Setting'.
- As the impact of Affordable Rents and other changes - notably those to the welfare regime – have become more obvious, Affinity Sutton felt that it was an appropriate time to assess what has happened since the policy was introduced; to review the principles and evidence on the impact of different rent structures; and set out possible future approaches to rent determination.
- The research paper looked to focus on relaying rents with income and devising a more realistic formula to affordable rents in their properties.
- The report was published in May 2015, entitled 'Affordability: A Step Forward': Establishing principles for rent setting'.
- The work in the report may need to be reviewed in light of the Government proposals since the elections, such as the 1% year-on-year reduction in social rent. Affinity Sutton has estimated that this could have the potential to cost them around £340m over the next 10 years.

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

- Affinity Sutton refers to Social Rent as the 'Target Rent' in its report.
- Affinity Sutton would like to move more of its residents off Housing Benefit, as this benefits both the rent payer and the taxpayer in the long run.
- The rent-setting policy is deliberately linked to the London Living Wage to make the rental link to earnings more prevalent.
- Neil McCall estimated that approximately 55-60% of Affinity Sutton residents would be in receipt of Housing Benefit.
- Even though many Housing Association run at a surplus, most of the finances are already earmarked for property improvements and new builds. They also need to borrow from financial institutions to deliver on their developments. This has to be balanced with setting rent levels that are 'affordable' for their residents.
- The Committee applauded the aim of reducing the amount of Affinity Sutton residents that are in receipt of Housing Benefit.
- Housing Associations and housing providers like Affinity Sutton needed to be open to new arrangements – such as considering temporary accommodation

- to tackle the housing crisis in London. Affinity Sutton does have some hostels in the London Borough of Bromley.
- Affinity Sutton's rent policy is linked to the National Minimum Wage and London Living Wage, and will take into account the Government's new National Living Wage, which will replace the Minimum Wage (which at the present rates will be lower).
- Affinity Sutton pays its staff the London Living Wage.

4.3 Steve Moseley (Assistant Director, Strategy & Operations, L&Q) gave an overview of L&A's rent setting policy, and its review in light of the recent Government announcements on housing, to the meeting. The key points to note were:

- L&Q manages over 7,000 properties in Lewisham. Their property portfolio in the borough mainly consists of properties the Council has transferred to them in the Grove Park, Catford, Rushey Green, Forest Hill and Sydenham areas.
- 300 properties within Lewisham are of 'Affordable Rent'
- L&Q devised its Affordable Rents policy in 2011. The objectives of the policy were:
 - Affordability
 - Simple and easy to explain
 - Meet the relevant guidance and legislation
- Like Affinity Sutton, the reduction in capital grant rates for new housing supply reduced and other housing policy changes since 2010, meant that L&Q felt it needed to review the rents policy, to try to ensure that they were affordable, but still allow enough revenue to improve existing properties and create new developments.
- L&Q decided that their rents policy would not have any properties at '80% of the market value'. Most of their properties are between 55-70% of the market rent.
- L&Q's rent policy will have to be reviewed again at the end of 2015-2016 in light of the new Government's housing policy proposals that have been announced since the General Election.
- The Government's plans for a 1% year-on-year cut in social rent could lead to L&Q building 18,000 fewer homes up to 2020 due to loss of revenue. L&Q has chosen to bridge this gap through efficiencies and increasing income to maintain its development pipeline.
- The proposed new the Benefits Cap of £23,000 inside London and £20,000, is estimated to cause average shortfall of £65 per week on those affected by it in L&Q properties. Larger households on low incomes could be affected by as much as a £110 per week shortfall.
- L&Q has always taken a more conservative approach to rent setting, which is why no affordable rents are charged at 80% of the market rate – they have never seen that as 'affordable' rent.
- As housing associations housing providers do not have any control over welfare and tax policy, any efforts to make rents more affordable could be offset by Government policy. This might mean there is no reduction in the percentage residents pay on rent in relation to their household income.
- L&Q need to look further into the implications of the Governments latest welfare and housing policy changes to understand their implications on L&Q's rent setting policy.

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

- L&Q has an L&Q Foundation, which was established in 2011, that helps residents with a number of community investments and initiatives. It has funding of approximately £4.5m a year does a number of things such as run 'job-ready' work and training programmes to providing discretionary housing payments for qualifying residents. These are measures that can help alleviate the benefits cap and other welfare changes that have been enacted since 2010.
- L&Q recognise that there are some anomalies in respect of rent charges. Some of these have been caused by the move to affordable rents policy and they will be willing to look into any problems this caused to residents.
- The Government's 'pay-to-stay' policy may also cause a situation where people who live in similar properties, but pay different levels of rent.
- L&Q believe that the average rent for Lewisham is approximately 65% of market rents, which is in line with similar Housing Associations and properties across London.
- L&Q pays its staff the London Living Wage.
- Members will receive additional information on L&Q's rent levels in Lewisham.

4.5 **RESOLVED:** That the Committee noted the evidence given as part of its review, and thanked both witnesses for attending.

5. Locational Priority Policy and Temporary Accommodation Procurement Strategy

5.1 Genevieve Macklin (Head of Strategic Housing) presented the report to the meeting. The key points to note were:

- The catalyst to the change of policy was the Supreme Court judgment in the case of *Nzolameso v Westminster City Council*, which required local authorities to have 'a policy for procuring sufficient units of temporary accommodation secondly, each local authority should have and keep up to date, [and] a policy for allocating those units to individual homeless households.
- Lewisham had an increase of 40% for households that have been placed outside the borough (June 2014-June 2015).
- Lewisham has approximately 1,800 in temporary accommodation, and the cost of this is rapidly increasing.
- The Council currently spends in excess of £5m per annum on the provision of accommodation and other services for homeless families under s17 Children Act 1989 who are excluded from support under Housing Act 1996, for example because they have no recourse to public funds or have made themselves intentionally homeless.
- The Location Priority Policy requires that if the local authority has a duty to secure accommodation, an assessment will be carried out to determine the location priority of the applicant. The assessment will determine whether the applicant has:
 - Priority to be located in the London Borough of Lewisham

- Priority to be located close to the London Borough of Lewisham
- No priority as to the location of a property.
- Regardless of the location priority, the Council will have regard to the principal needs of any children in the household, and the need to safeguard and promote the children's welfare. In particular, regard will be had to any disruption to schools, medical care, social work, other key services and other support.
- In respect of the categories of location priority for 'close to borough', the Locational Priority Policy defines 'close to borough' as located within 90 minutes travelling distance of the London Borough of Lewisham by public transport. 90 minutes was considered as a 'reasonable' commuting time in-line with the 90 minutes jobseekers could be required to travel to work.
- There are a number of qualification criteria that households must satisfy to be eligible for a 'close to borough' placement, for example, children who are enrolled in GCSE, AS, or A level courses in the London Borough of Lewisham, with public exams to be taken within the current or next academic year.

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

- The Committee raised concerns about the 90 minutes travelling distance as stipulated in the Locational Priority Policy. Members felt that it was problematic for schoolchildren, especially primary schoolchildren to get to and from school in Lewisham.
- The Committee also raised concerns about the 90 minutes travelling distance being based on the distance jobseekers can be required to travel to work.
- Officers stated that it would not look to place families outside the borough unless it had no choice but to do so.
- Officers stated that they were committed to placing homeless families with children as close to the borough as possible, and would only use the 90 minutes stipulation when there were no suitable, available properties closer to Lewisham.
- There was a shortfall of 2-bedroom and 3-bedroom properties available across London to place homeless families.
- Lewisham has issues with over-occupation of property and under-occupation of some properties, which is similar to many London boroughs.
- When a family is placed on the Housing Register, officers will liaise with the family to ensure they have been placed in the right banding and given the best opportunity to be provided with the most suitable accommodation.
- Officers will look at innovate ways to expand their accommodation portfolios, such as pop-up housing and 'decamped' housing to help alleviate the temporary accommodation shortage. Accommodation must be of suitable standard to be considered.
- The Council can signpost charities and organisations to individuals if they are interested in housing homeless families, but there are safeguarding and administrative concerns if the Council itself tried to operate such a scheme themselves.
- Officers consulted with other Council Directorates and London Boroughs before devising its own policy.
- Those families who make themselves homeless would need to find their own solution to getting accommodation, even though the Council will look at the representations sympathetically.

5.3 **RESOLVED:** That the Committee refer the following as part of the Locational Priority Policy that will be presented to Mayor and Cabinet on 11 November 2015:

‘The Housing Select Committee discussed the proposals in the Locational Priority Policy and Temporary Accommodation Procurement Strategy at its meeting on 27 October.

The Committee raised concerns about the Location Priority Policy defining ‘close to borough’ as “located within 90 minutes travelling distance of the London Borough of Lewisham by public transport.” The Committee understood that the policy had considered 90 minutes as a ‘reasonable’ commuting time, as it was in line with the 90 minutes jobseekers could be required to travel to work, but raised concerns about primary schoolchildren having to travel that far to and from school.

The Committee were reassured by officers that they were committed to placing homeless families with children as close to the borough as possible, and would only use the 90 minutes stipulation when there were no suitable, available properties closer to Lewisham. The Committee were informed that the policy had been discussed with the Council’s legal team and was drafted in light of the recent judgement in *Nzolameso v Westminster City Council*, and to ensure that it satisfied the requirements of the case and protect the Council from future legal challenge.

The Committee agreed to keep the policy under review, and would also receive from officers the modelling information that was used to help devise the Location Priority Policy. The Committee also requested the information on the ages of children of families placed outside of the borough to help monitor the policy.

The Committee also asked for an amendment to the policy that would explicitly stipulate that “officers would endeavour to place families with children as close as possible to the borough.”

6. Key Housing Issues – Housing Bill

6.1 Genevieve Macklin (Head of Strategic Housing) presented the report to the meeting. The key points to note were:

- The Coalition Government 2010-2015 had delivered a number of changes to Housing Policy over their lifetime, such as
 - Discharge into the private rented sector (PRS) to end the homeless duty
 - 5 year fixed term tenancies
 - Grant rates for new housing supply reduced by 70%
 - Affordable rents – up to 80% market rents on new supply and % of relets
 - Welfare Benefit Changes
- The effect of these changes have been numerous, such as:
 - Acute shortage of housing

- New supply reduces hugely
- Turnaround in available properties to let also dries up
- Major increase in demand / homelessness
- Affordability problems across all tenures
- Massive growth in PRS
- Housing Crisis becomes common parlance
- Move households in need to cheaper areas
- Encourage people into work (low pay)
- Councils build new housing again
- More partnership/cross borough solutions for housing
- The effect of housing policy 2010-2015 has been that housing supply has gone down, at the same time as demand has gone up; plus there have been fewer new builds for social rent and an increase in affordable home ownership products. 2013-2014 was the first year that there were less lettings than those needing temporary accommodation.
- The new Conservative Government have brought forward a number of proposals for Housing Policy, namely the Housing and Planning Bill: published 13 October and Welfare Reform and Work Bill. These include the following measures:
 - Introduction of 'Right To Buy' for Housing Associations
 - Forcing the sale of "high value" Council void properties
 - "Pay to stay"
 - Planning policy and affordable rented housing
 - PRS changes
 - 1% rent reductions
 - Reductions in UC
 - Withdrawal of benefit from under 21 year olds
- With the introduction of 'Right To Buy' for Housing Associations, after some resistance this was agreed voluntarily by Registered Providers and is not set out in legislation, though the Bill states that it will be monitored by the Homes and Communities Agency (HCA).
- The National Hairdressers' Federation (NHF) has provided an 'offer' to the Government in respect of 'Right to Buy', which includes such things as:
 - All Housing Association tenants (2.3m v 1.3m stated by Government) to be offered the 'Right to Buy' at the existing discount
 - Housing Associations will have the discretion to sell the tenant an alternative property at the same discount in certain circumstances such as in a rural area or where the property is operationally specific e.g. Sheltered/Supported or it has been built exclusively from charitable funds
 - Housing Associations are to be compensated the full value of the 'Right to Buy' discount
 - Housing Associations can replace sold homes on a 1 for 1 basis and with alternative tenures within 3 years
 - Government to enable Housing Associations to convert empty properties from social or affordable rent to other tenures
 - Government to enable Housing Associations to have greater control over who they house i.e. nominations by local authorities to Housing Associations to be appropriate to the properties

- Some of the issues that affect local authorities in the Housing Bill include forcing the sale of “high value” Council void properties. Some of the modelling that has been carried out, shows that:
 - If average prices across London are used to determine “expensive” then Lewisham could be expected to sell 27 voids (6.4%) per year.
 - 27 times our average property value of £282,094 provides an estimate of £7,616,538 to be repayable to the government each year
 - If average prices across Lewisham are used to determine “expensive” then Lewisham could be expected to sell 137 voids (32.6%) per year.
 - 137 times our average property value of £282,094 provides an estimate of £38,646,878 to be repayable to the government each year.
- The ‘pay-to-stay’ proposal - forcing Councils (and all social housing providers) to assess tenants’ incomes and charge up to a market rent to any tenants in London with a household income of more than £40,000 – will lead to approximately 1,800-2,200 people falling above the threshold, that might lead to higher income tenants to exercise their ‘Right to Buy’.
- The proposed 1% year-on-year reduction in social rents will lead to Lewisham losing approximately £25m over the next 4 years to improve existing social housing and new builds.
- The Benefits Cap will be reduced to £23,000 inside London and £20,000 outside London. It would affect the 311 current households subject to the benefit cap plus a further 777 will be affected when the reduction is introduced.
- There would be no Housing Benefit for 18–21 year olds (with exemptions).
- There was also a new proposal by the Government, which would amend planning laws so that Councils can no longer require affordable homes to be rented, enabling starter homes to count as affordable instead. Councils would be expected to promote the supply of Starter Homes. The Secretary of State will have powers to veto developments if he believes the local authority has failed to secure enough Starter Homes.
- There are other proposals, such as dealing with Rogue Landlords with a Rogue Landlords Database, with Councils will having the responsibility for maintaining the content of the database, local authorities can impose financial penalties rather than prosecute for unlicensed homes of multiple occupation and changes to Buy-to-Let tax relief.

Standing Orders were suspended at 9.55pm.

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

- The Mayoral candidates for London Mayor might have their own proposals in relation to Housing that might impact local authorities and housing association plans.
- Lewisham is looking at a model to help provide homes for the private rented sector like Newham’s Red Door Ventures.
- Local authorities and Housing Associations will be looking at the actual proposals that will come out in regulations before deciding how they will be implemented, or if any bodies will look to pursue a judicial review.

- Officers will get back to Members about the sanctions regime in respect of Housing Benefit.
- There are some stipulations in the Housing Bill in relation to self-builds, but officers are awaiting the implications of these in the upcoming regulations.
- The Council will continue to pursue its house-building programme in light of the difficulties with shortfall of materials and labour, and an increase in developments.

6.3 **RESOLVED:** That the Committee note the report.

7. Community Centres on Estates (Information Item)

7.1 The Chair noted that the report was an information item, and that any questions were to be referred to the report author, as mentioned in the Scrutiny Manager's e-mail. He also noted that this report was also discussed extensively at the Safer Stronger Communities Select Committee meeting on 21 October 2015.

8. Select Committee work programme

8.1 Roger Raymond (Scrutiny Manager) introduced the report. The key points to note were:

- The items scheduled for the December 2015 meeting are as follows:
 - Affordability Review –Evidence Session 2
Monitoring Homeless Discharge - Update
 - Housing-led Regeneration Opportunities/Housing and Development Companies
 - Lewisham Homes - Management Agreement: Update
 - Proposed rent and service charge increases
 - Private rented sector update/licensing scheme – Update
 - Key Housing Issues

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

- That an item be added on the work programme to discuss the work of charities and other organisations on the rehousing of refugees and/or homeless people.
- The Health and Housing item will be added to the agenda of the January 2016 meeting.

8.3 **RESOLVED:** That the Committee agree the work programme for 2015-16.

9. Items to be referred to Mayor and Cabinet

9.1 The Committee made a referral to Mayor and Cabinet; at 6.3.

The meeting ended at 10.10pm

Chair: _____

Date: _____

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Agenda Item 2

Committee	Housing Select Committee	Item No.	2
Title	Declarations of Interest		
Wards			
Contributors	Chief Executive		
Class	Part 1	Date	1 December 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)

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Agenda Item 3

Housing Select Committee			
Title	Affordability Review – Evidence session 1	Item No.	3
Wards	All		
Contributors	Scrutiny Manager		
Class	Part 1	1 December 2015	

1. Purpose of paper

- 1.1. The Housing Select Committee has agreed to undertake a review looking at the topic of Affordability of Social Housing and the Private Rented Sector as part of its work programme for 2015/16. This report, coupled with evidence provided at the meeting, will provide information for the Committee to discuss as part of its review.

2. Recommendations

- 2.1. The Select Committee is asked to:
 - note the content of the report and consider the information presented at Committee.

3. Background

- 3.1. At the meeting of the Housing Select Committee on 15 April 2015, the Committee decided as part of its work programme to undertake an in-depth review entitled Affordability.
- 3.2. The Committee considered and agreed a scoping report at its meeting on 16 September 2015 that set out the keys lines of enquiry for the review as well as the timetable. The Committee also agreed that the focus would be around the affordability of Social Housing and the Private Rented Sector. The key lines of enquiry for the Review are as follows:
 - How can we define what ‘affordability’ means at a local level?
 - What are the factors that are causing affordability issues across all housing tenures in the borough?
 - What are the Council and its key housing partners doing to alleviate the issue of affordability of housing in the borough?
 - What is the Council doing in terms of working with developers to ensure affordability issues in developments are appropriately addressed in the borough?

- Are the Council's affordable housing objectives (as in the Sustainable Communities Strategy, the Core Strategy, the new Housing Strategy etc.) being met?
- What are the policy options that could help deliver more affordable housing across all tenures in Lewisham?
- Are there any current initiatives or research being conducted that could make housing more affordable in Lewisham?

3.3 This meeting will be the second evidence session of the Review.

4. Witnesses for the Second Evidence Session

4.1. Witnesses for the second evidence session for the Affordability Review have been invited from the following organisations:

- Savills plc
- London School of Economics and Political Science (LSE)

5. Savills

5.1. Savills plc are an international real estate services provider, with an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

5.2. Savills plc offers a wide range of specialist property services from investment advice, consultancy services and valuations to sourcing sites for development and estate management

5.3. Savills plc will be represented at the meeting by Dr Jacqui Daly, a Research & Consultancy Director, with her area of expertise being the Private Rented Sector.

6. LSE

6.1. LSE is a specialist university with an international intake and a global reach. Its research and teaching span the full breadth of the social sciences, from economics, politics and law to sociology, anthropology, accounting and finance. Founded in 1895, the School has an outstanding reputation for academic excellence. 16 Nobel prize winners have been LSE staff or alumni.

6.2. LSE will be represented at the meeting by Kath Scanlon, Deputy Director of the LSE. She has carried out a series of research projects looking at the Private Rented Sector in London, elsewhere in the UK and abroad.

7. Further implications

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

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Housing Select Committee		
Report Title	Newham Private Rented Sector Vehicle – Red Door Ventures	
Contributors	Head of Strategic Finance, London Borough of Newham	Item: 4
Class		Date: 1 December 2015

Purpose of Report

Newham Council established a wholly owned Company (Red Door Ventures) the purpose of which is to commercially develop and deliver homes which will be let on affordable rent and market rent terms. The Company will manage the properties and grow a portfolio over time, providing a return to the Council.

This report sets out the rationale, process and business case for the creation of the Newham Private Rented Vehicle - Red Door Ventures (RDV) as a wholly owned Local Authority Trading Company.

1 Introduction and Background

- 1.1 In December 2012 Newham's Mayor and Cabinet received a report on a proposal for the establishment of a Private Rented Company and resolved to move to a full business case and plan on the company (subsequently known as RDV).
- 1.2 The aim was to create a wholly owned company with the objective of operating a business to let homes for market rent which would purchase land and develop/purchase housing for rent from which the Council would receive a return on its investment as well as re-payment on any loans over a set period.
- 1.3 The company would operate in the same manner as any other private sector company, driven by the requirement to produce profits and to operate in a commercial manner. The Council's rights as a shareholder in RDV would be set out in RDV's Articles of Association and the proposed Shareholder's Agreement.
- 1.4 The Council had identified an opportunity in the residential market rental sector caused by the lack of sufficient activity by developers & other providers.
- 1.5 The establishment of RDV was proposed to deliver returns to the Council, through the commercial nature of the loan agreements.
- 1.6 The business case was developed following a review of market conditions within the private rented market in Newham, market and property considerations and rationale for the vehicle.
- 1.7 The business case was supported by a strategic financial forecast model [SFFM], developed by the project team's external advisers to demonstrate a viable scheme and the scale of development that could be supported by an approximate level of investment. The Council's external financial advisers also carried out due diligence on the business case.
- 1.8 The concept for the pilot scheme at Leather Gardens commenced in early 2013 and was approved at Strategic Planning Committee on 11th February 2014. The initial scheme was prepared on the basis of 36 x 2 bed affordable flats.
- 1.9 The design development, market feedback and assessment of rents achievable for this project, led to an increased specification including the creation of duplex flats at ground/first floor, additional private amenity space, all flats with 2 bathrooms, a lift in each core and enhanced external design to accommodate feedback through the planning process. However, irrespective of the increased costs, market advice strongly indicated that removing these key elements would have a significant reduction in the rents. These modifications uplifted the estimated rents by 26%.

2 Rationale

2.1 The business case recommended that the Council establish a company, the purpose of which would be to operate a business commercially developing and delivering homes on market rent terms. The company like any other would be subject to planning law and policies. The business case therefore included an estimate of affordable homes which would be required to be developed by RDV to comply with planning requirements. The Company would manage the properties and grow a portfolio over time.

2.2 The following summarises the rationale for establishing the vehicle and other operational information:-

- (1) The Council will establish RDV as a company. The RDV's business plan is to build 3000 properties and acquire 518 street properties. As RDV is subject to planning policy its business plan anticipates that these new homes will be a mixed portfolio of market rent and affordable homes. It is projected that 39% of these properties will be family units of three bedrooms.
- (2) The majority of homes will be let at full market rent. These will form the core of RDV's business.
- (3) RDV will act commercially as a developer and may sell units from developments as part of its business operations if it believes that is in its best interests, which is likely to arise with variations in market demand, avoid over concentration of a particular type or tenure on a specific site, achieve scheme viability and enable churn of units so that income is maximised and expenditure controlled.
- (4) Value will be returned to LBN through dividends, the margin it may make on any loan to RDV and the increase in the value of its interest in RDV if the values of RDV's property assets increase.
- (5) RDV's business case envisages that it will at least initially sub-contract its housing management & maintenance services as this is likely to be the most efficient option at the commencement of its business.
- (6) Affordable Rent homes will be let in compliance with state aid requirements and in accordance with planning policy. It is therefore anticipated (based on current requirements) that the affordable homes will be let at up to 80% of market rent.
- (7) The Council may provide state aid compliant loan finance to the company. RDV could also access private loan finance from third parties, subject to the Shareholder's Agreement.

- (8) The affordable homes will be delivered as a planning obligation and it is not thought likely that RDV will obtain social housing grant, but the Council will have the option of providing state aid compliant support
 - (9) This will not be Council housing and the homes are not intended for households towards whom the Council owes a housing duty. RDV will adopt an affordable lettings strategy that complies with UK and state aid requirements. The Council's funding agreements with RDV will require it to comply with these legal obligations.
 - (10) The Council's funding will be repaid within the period, evidencing a viable project based on the assumptions utilised
- 2.3 In the longer term, the Council may seek a partner to invest in RDV once the company's business includes an attractive number of homes in its portfolio and that it has demonstrated itself as a sustainable business. It is more likely to be successful in attracting private sector investment then, and to secure a better return for the public sector.

3 The Business Case

- 3.1 The overarching business case is based on delivering a market rent product. To do this, the business case assumes that the Council or third parties provides funding in both the development and subsequent phases that is market comparable (in respect of the market rent homes) while it adopts a different funding regime for the affordable homes, which will be delivered to comply with planning policy requirements.
- 3.2 A base case has now been set on the basis of a 69% market, and 31% affordable split as this delivers an outcome which realistically reflects planning requirements. The exact split will depend on the financial viability of the various schemes and will be subject to agreement with the Planning Authority.
- 3.3 The Business Case projects a level of affordable housing on the basis that this is all at Affordable Rent – set at 80% of market rent.
- 3.4 The model and business plan has been developed to comply with state aid requirements, achieved by separating the Market and Affordable rent activities within the same company, with funding provided from the Council (and any other public sector lender) to the company on a commercial basis for the market rent properties and at subsidy rates (compared to market) for the affordable rent properties.
- 3.5 Value is returned to the Council through dividends, the margin it may make on any loan to RDV and the increase in the value of its shareholding in RDV if the value of RDV's property assets increases. Sensitivities and scenarios have been modelled evidencing the impact of various accommodation types and new build/property acquisition mixes. Profit generated from the company will be a revenue income to the Council.

4 Land Disposal by the Council to the Company

- 4.1 The Council will dispose of its land to the company on the basis of open market valuation and in line with Council obligations in respect of land disposals to secure best value.
- 4.2 The Company will only complete the transaction to purchase the land once it is satisfied that scheme is viable as evidenced by the Scheme Viability Appraisal (SVA).
- 4.3 The SVA calculates the residual land value based on a purchase for investment model rather than a development for sale basis.

5 Governance

- 5.1 The Council and RDV entered into a Shareholder's Agreement. This is, amongst other things, designed to ensure that the Company complies with good private sector governance practice.
- 5.2 Once the company became operational a Board oversaw the company's formation to the early development stages.
- 5.3 The Articles of Association were agreed by the Council as the sole shareholder.
- 5.4 The Board approves the Company's Annual Plan.

6 Risk Management

- 6.1 A risk register is maintained in relation to the business case and strategic financial forecast model (SFFM). The company is responsible for ensuring that a risk register is maintained for the individual and global development appraisals.
- 6.2 The key risks identified relate specifically to the sensitivity scenarios that may affect the SFFM and business case:
 - Increased cost of funding which is not offset by an increase in income
 - Longer turn-around of voids or re-let times than that assumed in the SFFM
 - Land costs significantly higher than modelled
 - Lack of available and/or suitable land
 - Significant increase in development costs
 - Reduction in market rents
 - Significant reduction in property values
 - LBN's funding for affordable housing is less than modelled
 - Portfolio size fails to meet required economies of scale
 - Inability to compete equally in the private market: land purchase
 - LBN unable to meet loan agreements

7 Finance Issues

- 7.1 During the life of the project, it is imperative that the Council's fiduciary duty is upheld. Whilst the project is predicated on a base case financial model using various assumptions, there needs to be recognition that the actual delivery of the project will differ from the base case because assumptions change and the returns will vary.
- 7.2 The Council put in place a control framework to ensure that the scheme remains viable in the long term, that loans can be repaid and that fiduciary duty is protected. This framework was developed as part of the agreements between the RDV and the Council and agreed prior to any drawdown of loan funding. Each project is assessed on an individual basis and also against the scheme as a whole to ensure that the Council's interests are protected. Any subsequent drawdown of funds will require compliance with that control framework.
- 7.3 The project is designed to secure long run returns for the Council in light of very significant reductions in Government grant funding but Members were asked to note the opportunity cost of investing land receipts in the RDV and be satisfied that these receipts would not be better used on alternative priorities that directly benefit the wider tax payers.
- 7.4 Members were asked to note the risks and mitigations outlined in the business case and the impact on the council tax payer if the RDV became insolvent or was unable to repay its loans. It was highlighted the company required a dedicated finance resource to ensure robust financial management.
- 7.5 The provision of a long term facility for funding was included in the Council's budget strategy and framework presented to Council on 24th February 2014. The expected capital expenditure in relation to potential expenditure in the first three years of the vehicle was included in the capital programme as required by the Council's constitution and financial regulations. Revenue expenditure through a working capital loan was also included in the budget framework.

8 Legal Issues

General

- 8.1 External solicitors provided advice on aspects of the Council's proposals. A QC of Counsel provided an opinion on a number of discrete matters
- 8.2 The Mayor in consultation with Cabinet agreed to establish a wholly owned local authority company limited by shares (RDV). Agreement was also sought to provide funding to the RDV in the form of loans and grants, and other support and to dispose of council land to it. Delegations to officers were sought to finalise the various agreements required to facilitate the above.

Finance

- 8.3 Section 24 LGA 88 provides the Council with the power to provide a wide range of financial assistance to RDV, including making a grant or loan to it and as RDV is a body corporate, the Council may under Section 24 (2)(d) acquire share or loan capital in it.

Land disposal and financial assistance

- 8.4 Section 32 of the Housing Act 1985 requires the Council to obtain the Secretary of State's consent for the disposal of land held under the Council's HRA. The Secretary of State has issued the General Housing Consents 2013 (the General Housing Consents) which set out circumstances in which he pre-approves/pre-consents to a local authority disposing of HRA land and property. Consent A 3.2 of the General Housing Consents permits the Council to dispose of vacant land. The Cabinet should note that vacant land means land where there are no dwellings and/or where any dwellings are no longer capable of human habitation and are due to be demolished.
- 8.5 The Council is entitled to dispose of land held by its General Fund (including buildings) to a third party provided it complies with Section 123 of the Local Government Act 1972. This requires it to obtain a consideration which is not less than the best it could reasonably obtain. If it disposes of a property at an "under-value" it does require the consent of the Secretary of State (except for limited circumstances such as short term leases).
- 8.6 When exercising its powers, the council must, as with any other power, have regard to its own procedural rules, the Wednesbury principles of reasonableness and its fiduciary duties. It must also ensure that its powers are used for the proper purpose.

Fiduciary Duties

- 8.7 The Council's fiduciary duties could be briefly summarised as it acting as a trustee of tax and public sector income on behalf of its rate and tax payers. The Council in effect holds money but does not own it; it spends money on behalf of its business rate and council tax payers.

- 8.8 The Mayor and Cabinet in making the decisions concerning the formation of RDV, investment and loans to that body (and similar activities) were asked to give proper consideration to the risks and rewards of approving the recommendations. In practice the Mayor and Cabinet will want to consider whether the Council will achieve an appropriate return for its risk and that the Council has minimised the risk and potential cost to it if RDV became insolvent and/or defaulted on its loan(s).

RDV as a company

- 8.9 The report proposed that RDV be created as a company (one limited by shares). There are other company structures but this was considered to be the most suitable vehicle for the Council under the current legislative framework. The Council is the only shareholder and the company's memorandum and articles reflect this. If Members and/or Officers are appointed to RDV's board of Directors they will in that role owe their principal duty to RDV.

State Aid

- 8.10 The Council is required to provide funding and ensure it and RDV operates in accordance with the state aid rules.
- 8.11 It is important that any loans/credit or other support provided to the RDV are state aid compliant. Loans/credit which the Council generally makes available to RDV must be made on commercial terms and at a commercial interest rate. If the Council subsequently chooses to make an equity investment into RDV it must ensure this is done on commercial terms. It will be necessary for the Council to obtain independent confirmation that such arrangements have been made on commercial terms prior to them being entered into.

Procurement

- 8.12 It is intended that RDV operates as a business and as such it is not intended for it to be a contracting authority nor subject to public contract procurement requirements.
- 8.13 Other things that needed to be considered when establishing the RDV were how Corporation and Value Added Tax affect trading and how any financial commitments to the company in terms of funding affect the Council's borrowing limits.

Dave Baldock
Head of Strategic Finance
London Borough of Newham

Agenda Item 5

Housing Select Committee		
Report Title	Exclusion of the Press and Public	
Key Decision	No	Item No. 5
Ward		
Contributors	Chief Executive (Head of Business & Committee)	
Class	Part 1	Date: 1 December 2015

Recommendation

It is recommended that under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting during discussion of this item because it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of Schedule 12A of the Act as set out below and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Item

6. Housing-Led Regeneration Opportunities

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Agenda Item 9

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	9
Class	Part 1 (open)	1 December 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 26 January 2016:

Agenda item	Review type	Link to Corporate Priority	Priority
Lewisham Homes - mid-year review	Performance monitoring	Decent homes for all	High
Brockley PFI – mid-year review	Performance monitoring	Decent homes for all	High
Lewisham Homes - Management Agreement: Update	Standard Item	Decent homes for all	High
Lewisham's Housing Strategy (2015-2020) - Update	Policy development	Decent homes for all	High
Allocations Policy	Policy development	Decent homes for all	High
Rehousing the homeless - Charity Groups	Standard Item	Decent homes for all	Medium
Health and Housing	Standard Item	Decent homes for all, Caring for adults and older people	Medium
Key Housing Issues	Standard Item	Decent homes for all	High

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

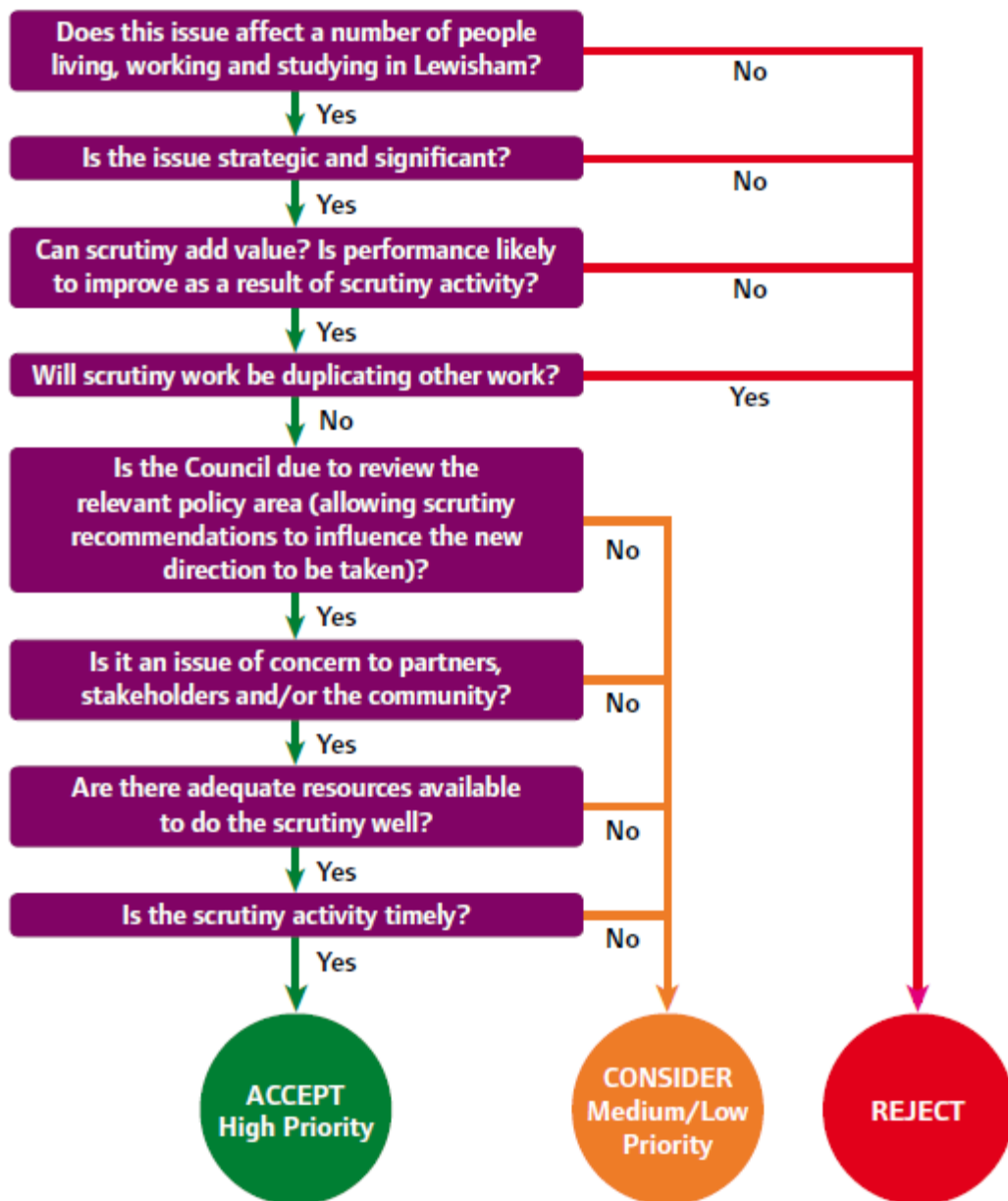
- 9.1 The date of the next meeting is Tuesday 26 January 2016.

Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

Scrutiny work programme – prioritisation process



Housing Select Committee work programme 2015/16

Work Item	Type of item	Priority	Strategic priority	Delivery deadline	Programme of work							
					15-Apr	19-May	08-Jul	16-Sep	27-Oct	01-Dec	26-Jan	09-Mar
Lewisham Future Programme	Standard item	High	CP6	Ongoing				Scrapping				
Election of the Chair and Vice-Chair	Constitutional req	High	CP6	Apr								
Select Committee work programme	Constitutional req	High	CP6	Ongoing								
Lewisham Homes	Performance monitoring	High	CP6	Jan			annual report & business plan				mid-year review	
Lewisham Homes - Management Agreement Changes including RP status	Standard item	High	CP6	Sept							Update	
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	Jan			annual report & business plan				mid-year review	
Communal Heating Systems Review - Report and Recommendations	In-depth review	High	CP6	Mar-16		Review			Response from Council and Cabinet			Report
Single Homeless Intervention and Prevention (SHIP)	Standard item	Medium	CP6	July								
Affordability Review	In-depth review	High	CP6	Dec			Scrapping Paper	Scrapping Paper - Review	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 Strategy	Standard item	High	CP6	Ongoing			Government Housing Policy & Welfare Reform Changes - Update	Key Housing Issues (Post July 2014 Government Budget proposals)	Housing Bill			
Community Centres on Estates (*)	Standard item	Medium	CP6, CP9	Oct								
Miford Towers	Standard item	High	CP6	July								
LB Newham - Red Door Ventures	Standard item	Medium	CP6	Dec								
Housing Led Regeneration Opportunities	Standard item	High	CP6	Dec								
Locational Priority Policy - temporary accommodation	Policy development	High	CP6	Oct								
Allocations Policy (inc. access to affordable housing)	Policy development	High	CP6	TBC								
Rehousing the homeless - Charity Groups	Standard item	Medium	CP6	Jan								
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 ("HCSG members to be invited")	Standard item	Medium	CP6, CP9	Jan								

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Item added

Meeting Dates:						
1)	Wed	15 April	5)	Tues	27 Oct	
2)	Tue	19 May	6)	Tues	1 Dec	
3)	Wed	8 July	7)	Tues	26 Jan	
4)	Wed	16 Sept	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

Corporate Priorities

	Priority	
1	Community Leadership	CP 1
2	Young people's achievement and involvement	CP 2
3	Clean, green and liveable	CP 3
4	Safety, security and a visible presence	CP 4
5	Strengthening the local economy	CP 5
6	Decent homes for all	CP 6
7	Protection of children	CP 7
8	Caring for adults and older people	CP 8
9	Active, healthy citizens	CP 9
10	Inspiring efficiency, effectiveness and equity	CP 10

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FORWARD PLAN OF KEY DECISIONS

Forward Plan December 2015 - March 2016

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.

August 2015	Annual Complaints Report 2014/15	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Joe Dromey, Cabinet Member Policy & Performance		
August 2015	Annual Parking Report	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for 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
			Regeneration and Councillor Rachel Onikosi, Cabinet Member Public Realm		
June 2015	Capital and Revenue Budget Monitorig	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2015	Children and Young People Plan	11/11/15 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
August 2015	Discharge into the Private Rented Sector	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
August 2015	Heathside & Lethbridge Housing Regeneration Scheme update Parts 1 & 2	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
August 2015	Homelessness out of Borough Locational Priority Policy	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan,		

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
			Cabinet Member Housing		
October 2015	Horniman Museum Heritage Lottery Fund Proposal	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2015	Housing-Led Regeneration Opportunities Parts 1 and 2	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
September 2015	National Non Domestic Rates - Discretionary Discount Scheme for Businesses Accredited to Living Wage	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
October 2015	The 2020 Programme	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
October 2015	School Minor Capital Works Programme 2016	11/11/15 Mayor and Cabinet	Sara Williams, Executive Director, 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
September 2015	Sheltered Housing Investment and Improvement Update	11/11/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
September 2015	Voluntary Sector Accomodation Implementation Plan Consultation Parts 1 and 2	11/11/15 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
October 2015	Working Skills strategy	11/11/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
October 2015	Annual Report on Energy Prices	11/11/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2015	ICT Shared Service Update	11/11/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
October 2015	Homecare Contracts Extension	11/11/15 Mayor and Cabinet	Aileen Buckton, 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
		(Contracts)	Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
November 2015	Contract Extension for Targeted Family Support Service	24/11/15 Overview and Scrutiny Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
October 2015	Public Health Contracts for Health Checks and Sexual Health Promotion	24/11/15 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
August 2015	Children and Young People Plan	25/11/15 Council	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
August 2015	Lewisham River Corridor Improvement Plan Supplementary Planning Document	25/11/15 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		

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February 2015	Review of Licensing Policy	25/11/15 Council	Aileen Buckton, Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
November 2015	King Alfred Federation - Instrument of Government	09/12/15 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2015	Beckenham Place Park Consultation	09/12/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
November 2015	Besson Street Regeneration and New Homes Project	09/12/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
June 2015	Council Tax Reduction Scheme 2016-17	09/12/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2015	Establishment of an Education	09/12/15	Sara Williams, Executive		

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	Commission	Mayor and Cabinet	Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2015	Housing Led - Regeneration	09/12/15 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
October 2015	Planning Service Annual Monitoring Report 2014-15	09/12/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
June 2015	Revenue Budget Savings	09/12/15 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2015	Section 75 arrangements for Children and Young People	09/12/15 Mayor and Cabinet	Kath Nicholson, Head of Law and Councillor Paul Maslin, Cabinet Member for Children and Young People		
October 2015	Youth Service Mutual	09/12/15 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin,		

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			Cabinet Member for Children and Young People		
November 2015	Award of Homecare Contracts	09/12/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
September 2015	Facilities Management and Compliance Contract Extensions and Procurement Approach	09/12/15 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
October 2015	Prevention and Inclusion Contract	09/12/15 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
November 2015	Preferred Provider Framework Contract Extension	09/12/15 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2015	Appointment of Contractor for the Catford Enterprise Hub	15/12/15 Overview and	Janet Senior, Executive Director for Resources &		

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		Scrutiny Business Panel	Regeneration and Councillor Alan Smith, Deputy Mayor		
October 2015	Resouce Link Contract Extension	15/12/15 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2015	Pathways to Employment Phase 2 Procurement Decision	15/12/15 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
November 2015	Contract Extension for Community Support Service - Bromley and Lewisham Mind	15/12/15 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
November 2015	Processing of Dry Recyclables - Interim Arrangements - Extension of Contract	15/12/15 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
October 2015	Setting the Council Tax Base, the NNDR Base and Discounts for Second Homes and Empty Homes	13/01/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia,		

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			Cabinet Member Resources		
August 2015	Determination of the applications to establish a neighbourhood forum and to designate a neighbourhood area for Lee Green	13/01/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
August 2015	Determination of the applications to establish a neighbourhood forum and to designate a neighbourhood area for Deptford	13/01/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2015	Formal Designation of Crystal Palace & Upper Norwood Neighbourhood Forum and Area	13/01/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
September 2015	Determined School Admissions Arrangements for 2017/18	13/01/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
August 2015	Parks Events Policy 2016- 2020	13/01/16 Mayor and Cabinet	Councillor Alan Smith, Deputy Mayor and Councillor Rachel Onikosi, Cabinet Member Public Realm		
June 2014	Surrey Canal Triangle (New	13/01/16	Janet Senior, Executive		

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	Bermondsey) - Compulsory Purchase Order Resolution	Mayor and Cabinet	Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
November 2015	Update on Proposal to Enlarge Sir Francis Drake Primary School	13/01/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
October 2015	Award of Contracts Tier 4 Services and Day Programmes People with Substance Misuse Services	13/01/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
October 2015	Setting the Council Tax Base, the NNDR Base and Discounts for Second Homes and Empty Homes	20/01/16 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
June 2015	Council Tax Reduction Scheme 2016-17	20/01/16 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2015	Pathways to Employment phase 2 procurement decision	02/02/16 Overview and	Janet Senior, Executive Director for Resources &		

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		Scrutiny Business Panel	Regeneration and Councillor Alan Smith, Deputy Mayor		
June 2015	Capital and Revenue Budget Monitoring	10/02/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2015	Main Grants Report 2016/17	17/02/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
August 2015	Housing Allocations Policy	02/03/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
November 2015	Discharge into Private Rented Sector Policy	04/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
November 2015	Temporary Accommodation Procurement Strategy	04/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

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