

# Public Document Pack

## Housing Select Committee Agenda

Wednesday, 25 May 2016

**7.30 pm,**

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: John Bardens (Tel: 02083149976)

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

### Part 1

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# Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 25 May 2016.

Barry Quirk, Chief Executive  
Tuesday, 17 May 2016

Councillor Carl Handley (Chair) Councillor Peter Bernards (Vice-Chair) Councillor John Coughlin Councillor Liz Johnston-Franklin Councillor Maja Hilton Councillor Simon Hooks Councillor Olurotimi Ogunbadewa Councillor John Paschoud Councillor Joan Reid Councillor Jonathan Slater Councillor Alan Hall (ex-Officio) Councillor Gareth Siddorn (ex-Officio)	
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## MINUTES OF THE HOUSING SELECT COMMITTEE

Tuesday, 12 April 2016 at 7.30 pm

PRESENT: Councillors Peter Bernards (Vice-Chair, in the Chair), John Coughlin, Maja Hilton, Simon Hooks, Liz Johnston-Franklin, Olurotimi Ogunbadewa, John Paschoud, Joan Reid and Jonathan Slater

APOLOGIES: Councillor Carl Handley

ALSO PRESENT: Timothy Andrew (Interim Overview and Scrutiny Manager) and Genevieve Macklin (Head of Strategic Housing)

### 1. Confirmation of the Chair and Vice-Chair

Timothy Andrew (Interim Overview and Scrutiny Manager) opened the meeting and asked Members to confirm the appointment of the Chair and Vice-Chair.

Resolved: that Councillor Handley be confirmed as the Chair and Councillor Bernards be confirmed as the Vice-Chair of the Select Committee.

### 2. Minutes of the meeting held on 09 March 2016

Councillor Johnson-Franklin asked for a clarification on the minutes relating to the nominations for the Church Grove self-build project and to the current numbers of people living in temporary accommodation.

Genevieve Macklin confirmed that the numbers in temporary accommodation were 1750 and would send details of nominations for the Church Grove self-build project.

Resolved: that the minutes be agreed as an accurate record of the meeting held on 9 March 2016.

### 3. Declarations of interest

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

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

### 4. Select Committee work programme

Timothy Andrew (Interim Overview and Scrutiny Manager) introduced the report, the following key points were noted:

- The Committee was asked to review their draft annual work programme and to identify priority issues as well as to put forward additional suggestions and give

consideration to the capacity for items to be added or removed from each meeting.

- A meeting of the Committee had been scheduled on 23 June which was the date of the EU referendum. The Committee may wish to consider moving this meeting date – and that on 10 May.
- Time had been scheduled in the agenda for the Committee to carry out an in-depth review.

The Committee discussed the work annual work programme with additional input from Timothy Andrew and Genevieve Macklin. The following key points were noted:

- Suggestions for additions to the work programme included: scrutiny of arrangements for housing vulnerable people. The Committee discussed the difficulties that some families with children faced if they had to move away from their children’s schools to access housing. The issue of housing and health was also raised as well as housing and support for vulnerable people. The Committee also discussed the importance of multi-agency working.
- The Sustainable Development Select Committee had agreed to focus closely on the delivery of the Catford programme. The proposal for a joint meeting of the Housing and Sustainable Development select committees would concentrate on Lewisham’s implementation of Housing Action Zones.
- The Committee discussed the decent homes standard. Members were advised that Lewisham Homes would be able to provide additional information on progress at a future meeting.
- The importance of prioritising items on the work programme was considered. It was agreed that the Committee would review the priority of items at each meeting as part of its review of the work programme.
- It was agreed that further discussion on potential topics for in-depth review would be carried out with the Chair.
- The Committee would request additional information on the Council’s landlord licensing scheme as part of the review of that agenda item.

Resolved: that the suggestions put forward for the work programme be agreed and that possible alternative dates for the meetings scheduled to be held on 10 May and 23 June be circulated to the Committee.

## **5. Referrals to Mayor and Cabinet**

There were none.

The meeting ended at 8.30 pm

Chair:

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Date:

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# Agenda Item 2

Housing Select Committee			
<b>Title</b>	Declarations of Interest	<b>Item No.</b>	2
<b>Contributor</b>	Chief Executive		
<b>Class</b>	Part 1 (open)	25 May 2016	

## 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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<b>Housing Select Committee</b>			
<b>Title</b>	Housing Strategy Update		
<b>Key decision</b>	No	<b>Item no</b>	4
<b>Wards</b>	All		
<b>Contributors</b>	Executive Director for Customer Services		
<b>Class</b>	Part 1	25 May 2016	

## 1 Summary

1.1 Lewisham’s Housing Strategy for 2015-2020 was approved by Full Council on 24 June 2015. The strategy set out the Council’s priorities for addressing the housing challenge in Lewisham. The priorities are:

1. Helping residents at times of severe and urgent housing need
2. Building the homes our residents need
3. Greater security and quality for private renters
4. Promoting health and wellbeing by improving our residents’ homes

1.2 Since the Housing Strategy was approved, there has been an unprecedented amount of change in the direction of housing policy. The principles of our Housing Strategy remain the same, however the changing external environment means that the Council will need to continue to review how it delivers its priorities based on the challenges and opportunities which arise.

1.3 Officers propose to review the Housing Strategy in light of these changes in the external environment and produce an update to the strategy to be brought back to Committee later this year and reported to Mayor and Cabinet in early 2017.

1.4 This report sets out the main achievements to date in meeting the priorities in the Housing Strategy, and outlines the challenges ahead.

## 2 Recommendation

2.1 It is recommended that Housing Select Committee:

2.2 note the progress made in implementing the Housing Strategy to date.

2.3 note that officers will review the strategy in light of the changes in housing policy and the external environment and report back to Committee later this year.

### 3 Background to Lewisham’s Housing Strategy – housing supply and demand in London and Lewisham

#### London-wide housing context

- 3.1 London’s population is forecast to increase by 1.5m to 10m people by 2030. London is currently growing by 50,000 – 60,000 households a year. This means that London needs 500,000 new homes over the next decade.
- 3.2 Currently, an average of 27,000 new homes are delivered each year in London; private house builders have never built more than 18,000 homes a year. Last decade 194,000 new homes were built.
- 3.3 The average house price in London is now £530,000, a 13.5% increase in the past year, whilst the average deposit of a first time buyer in London is now over £90,000.
- 3.4 The reduction in housing supply and rising house prices has caused a significant increase of the private rented sector (PRS). The PRS in London has doubled in the last ten years and is becoming the norm for younger generations of Londoners: ‘Generation Rent’.
- 3.5 Market rents are increasing much more quickly than incomes – many tenants pay more than half their net income in rent. The unaffordability of the PRS has contributed to an increase in homelessness; there were over 48,000 homeless London households in temporary accommodation in London at the end of March 2015.

#### Housing in Lewisham

- 3.6 The average house price in Lewisham is now over £450,000, having increased by 16% in the last year. Lewisham was in the top three boroughs for house price increases. This is an increase of almost 70% on the average price in 2010, which was £263,070.
- 3.7 Between 2011 and 2015 the average market rent across all property types in Lewisham increased by over 31%. The median market rent by bedroom size for properties in the borough is listed in the table below.

Median weekly rents in Lewisham:

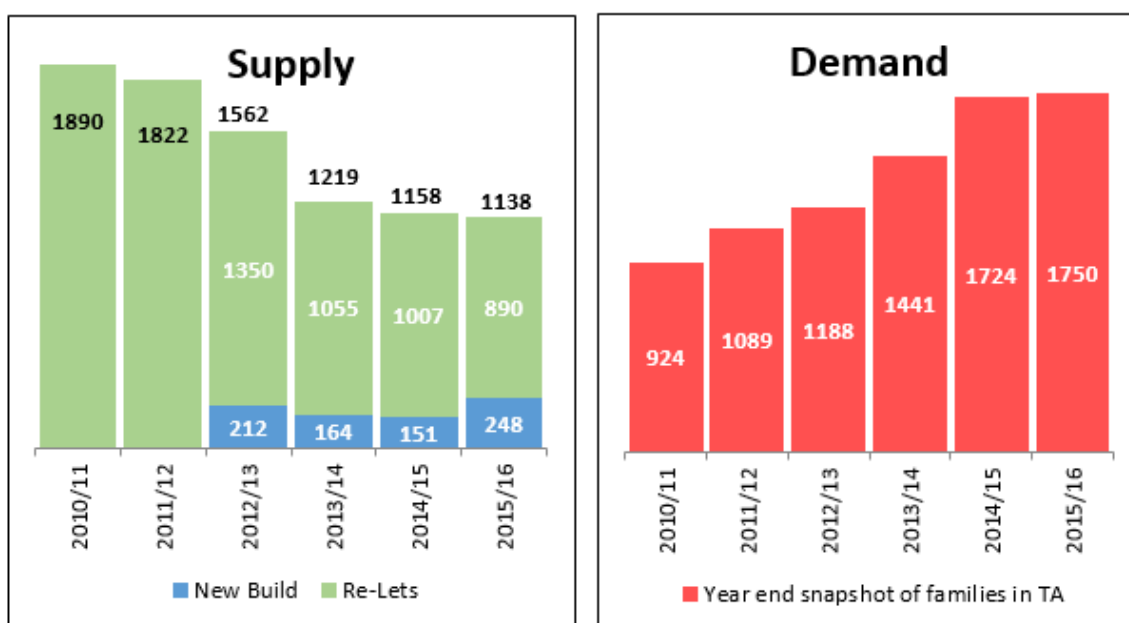
Number of Bedrooms	Median Weekly Market Rent	Local Housing Allowance Inner Lewisham
1	£242	£205
2	£300	£265
3	£380	£330
4	£462	£417

- 3.8 These median rents are all above the Local Housing Allowance (LHA) rate for Lewisham – which is the maximum amount of housing benefit which can be claimed in the PRS.

- 3.9 The increasing cost of rent is creating additional pressure on residents and is a significant factor in the rising levels of homelessness. In 2015/16 the most frequent reason for homelessness where a duty was accepted was the loss of an assured shorthold tenancy (the typical tenancy in the private rented sector).
- 3.10 The Council has taken a wide range of actions in order to address the challenges outlined above. The main achievements so far are outlined below, set out by the Housing Strategy priorities.

#### 4 Helping residents at times of severe and urgent housing need

- 4.1 Homelessness is the most extreme form of housing need. Rough sleeping is the most visible aspect of homelessness, but many homeless families live in temporary accommodation or in unsuitable and unstable conditions, unable to afford a home of their own.
- 4.2 There has been an 89% increase in the number of households in temporary accommodation between 2010/11 and 2015/16 – as at the end of March 2016 there are currently 1,750 homeless households in temporary accommodation. This number has stabilised over the last 12 months, despite the challenges of the reduced supply of accommodation in the PRS and the increasing unaffordability of all tenures, as well as increased demand caused by welfare reform. The number of affordable properties to let has decreased by 40% in this time, as shown in the supply and demand chart below:



- 4.3 The main activities undertaken to help residents in housing need are:
- 4.4 A number of projects have been undertaken to increase the supply of temporary accommodation in the borough. 'PLACE/Ladywell' is the 'pop-up' housing scheme where modern methods of construction have been used to

deliver new homes much more quickly than traditional methods would allow. The time taken to complete construction is halved whilst per unit costs are 20% lower. The building has been designed by the award winning architects Rogers Stirk Harbour + Partners and provides a vibrant and striking presence on a prominent high street site that would otherwise be empty. It will provide 24 two bedroom homes for local homeless families as well as ground-floor units for community and business use to animate the area, while a master-plan for the site is developed. The development is nearing completion and we are expecting handover at the end of June. Small businesses are currently being interviewed to fill the ground floor space and we are in the process of identifying the first tenants who will be moving in.

- 4.5 Since January 2015, Lewisham Homes has been using a loan from the Council to lead a programme of housing acquisition to be used as temporary accommodation for homeless households. It has now purchased 50 homes and has a further 3 homes in the purchase process. This is in addition to hostel acquisitions and our programme of bringing empty homes back into use. The Council successfully bid for additional funding in the latest GLA funding round for empty homes.
- 4.6 There has been an increase in the number of homeless cases prevented. Between January and March 2016, the council was able to prevent homelessness in 258 cases, an increase of 39% on the figures for the same quarter in 2015. This avoids the household having to move into temporary accommodation,
- 4.7 On 2 March 2016, Mayor and Cabinet agreed that officers should consult on revisions to the Allocations Policy to ensure that the Council allocates households as fairly and efficiently as possible to the properties that become available to the Council. The consultation will be carried out over the summer.
- 4.8 In November, Mayor and Cabinet agreed a Location Priority Policy and Procurement Strategy approved by M&C in November which set out how we will procure and allocate to temporary accommodation, in particular where costs mean that we have to procure temporary accommodation out of the borough. Work is underway to seek approval for a policy that sets out when and how the Council will make Private Rented Sector Offers to end its main housing duty.
- 4.9 The Council has been working with other boroughs through the South East London Housing Partnership to better keep down the cost of temporary accommodation and to increase the procurement and quality of private rented sector accommodation across South London.

## **5 Building the homes our residents need**

- 5.1 Increasing the supply of new homes in London and Lewisham is crucial in order to begin to address the high demand for housing which is causing house prices to increase, rents to go up and contributing to the increase in homelessness. The Council has a role to play both in building homes directly itself and by

working with partners to enable new homes.

- 5.2 In the current Mayoral term, 6,100 homes will be built of all tenures and from all sources. The majority of new homes will come forward on private sites and be developed by private developers or housing associations. Of the 6,100 homes, we currently expect around 2,000 to be affordable. Of these 2,000 affordable homes, we are on track to hit the 500 Council home target. The Council's current programme will deliver over 1,700 new homes across all tenures by 2018.
- 5.3 The main activities undertaken to build new homes are:
- 5.4 395 new Council Homes have now been approved by M&C of which 217 are on-site or have been completed. Appendix A contains a full break down of the Council Homes programme. Further council-sponsored schemes including regeneration schemes are on course to deliver additional 650 homes.
- 5.5 Housing Associations partners are delivering a programme of approximately 1,500 properties by 2018.
- 5.6 The Council is enabling community-led housing through enabling Community Land Trusts (CLT) as an alternative way to provide homes that will be affordable in perpetuity. At Church Grove the CLT Rural Urban Synthesis Society (RUSS) will be delivering London's first completely affordable self-build scheme. The locally-led organisation have been working with the Council over the last year to develop a proposal for 33 affordable homes; 14 for shared equity, 12 for shared ownership, and 2 shared houses for affordable rent and 5 social homes. We are also working with Lewisham Citizens on a further site to facilitate a second CLT in Lewisham.
- 5.7 The Council also has a housing-led regeneration programme. This programme includes long running estate regeneration projects at Heathside and Lethbridge, the Excalibur Estate and Deptford Southern Housing as well as newer schemes at Besson Street and the Bampton Estate. These are generally large schemes in partnership with RPs, the private sector and community led developers. Phases 1, 2 and 3(A) of the Heathside and Lethbridge development have already been completed providing 377 homes of which 308 are affordable. Appendix B contains an update on the Housing-Led Regeneration schemes.

## **6 Greater security and quality for private renters**

- 6.1 The rapid and continuing growth of the private rental sector (PRS) over recent years means that the sector is increasingly significant. Across London, the number of households in PRS now exceeds the number in the social rented sector for the first time since the 1970s. A significant amount of housing need is both met by and generated by the sector; over half the housing moves in the borough are within the PRS. It is a dynamic sector characterised by mobility.
- 6.2 The main activities undertaken to provide greater security and quality for

private renters are:

- 6.3 Mayor and Cabinet have approved the extended licensing of Homes in Multiple Occupation (HMOs) above commercial premises, which will be effective from August 2016
- 6.4 Lewisham is working with other London boroughs to tackle rogue landlords through the 'London Lockdown' project supported by additional funding from DCLG. This reflects the need for more coordination between boroughs and agencies to address the sophisticated operations perpetrated by some rogue landlords.
- 6.5 The Council is proposing a pilot 'Build to Rent' project on one of its sites at Besson Street in New Cross. This scheme will create around 250 new homes. 65 per cent of these homes will be let at an initial market rent, but with rent increases capped in line with inflation to provide renters with more certainty about their rent at a time when market rents can increase by 10 per cent a year. These homes are aimed at helping those residents who are unable to buy but equally unable to access traditional social housing. Besson Street will be 'tenure blind' and priority will be given to Lewisham residents.
- 6.6 A further 35 per cent of homes will be affordable homes at a discounted rent linked to local incomes – a 'living rent'. This is designed to address the rising costs of housing in the borough by ensuring that the affordable homes in this scheme are set in reference to what lower and median income households earn rather than market rents. The scheme will set the standards for the PRS which other developments and landlords can be judged against .

## **7 Promoting health and wellbeing by improving our residents' homes**

- 7.1 Poor housing conditions such as cold, damp and overcrowding are detrimental to health and wellbeing. Linked to respiratory and cardiovascular illness and excess winter deaths, poor quality housing can also impact on childhood development and mental health. The Council works with partner organisations Lewisham Homes and Regenter B3 to ensure that the Council's properties are well maintained and meet the Decent Homes standard.
- 7.2 The main activities undertaken to promote health and wellbeing by improving our residents' homes are:
- 7.3 The Council's housing stock is on track for 100% Decent Homes by March 2018.
- 7.4 In May a report recommending the extension of Lewisham Homes' Management Agreement will be presented to Mayor and Cabinet.
- 7.5 Additional services have been transferred from the Council to Lewisham Homes including environmental services such as bulk waste.
- 7.6 The Council has been working with the Campaign in Lewisham for Autism

Spectrum Housing (CLASH) to improve housing options for people with autism. Along with Burgess Autistic Trust (BAT), the specialist provider for this client group in the borough, officers have identified Birnbeck Housing Association as a possible partner for the development of New Build supported housing for people with Autism. Officers expect to be able to bring a more detailed update on this in the coming months.

- 7.7 The Council has secured investment in extra care housing providing 78 units of extra care housing at Conrad Court. The Council has also directly sponsored the development of two Extra Care housing schemes which are in delivery at Hazelhurst Court and Campshill Road which will provide a further 115 units in total over the next few years. The Council is re-providing over 55s accommodation through the estate regeneration scheme Heathside and Lethbridge. Over 80 new homes for over-55s will be made available through this regeneration programme. Future estate regeneration programmes will also provide opportunities for the Council to improve the quality of housing available for over-55s.
- 7.8 Sheltered Housing was transferred to Lewisham Homes on 1 April 2016, helping to bring together operational housing management expertise into one organisation. The new service will remain sustainable for tenants on lower incomes by providing an enhanced housing management service which is eligible for Housing Benefit. We also support residents to stay in their own homes through administering Disabled Facilities Grants.

## **8 Policy Outlook**

- 8.1 Since the Housing Strategy was approved by Full Council, there has been an unprecedented amount of change in the direction of housing policy.
- 8.2 The Welfare Reform and Work Act has now been passed. The Act contains:
- Social rents reduced by 1% for four years from April 2016 – this limits the available funding for council and housing association affordable homes.
  - Reduced benefit cap: £23k limit inside London & £20k outside – expected from Autumn 2016
- 8.3 The Housing and Planning Act received royal assent on 12 May. This bill contains:
- Voluntary Right to Buy for Housing Associations – expected to start mid 2016
  - High Value Voids policy
  - Pay to Stay – paying up to market rents if household in London earns more than £40k from April 2017
  - Ending of secure tenancies
  - Starter Homes introduced as a type of affordable housing
  - Measures aimed at tackling rogue landlords
  - Planning changes

- 8.4 The detail of these policies will be set out in regulations, which it is anticipated will be published shortly.
- 8.5 These policies means that the supply of social lets will continue to decrease, and there will be increased demand on the Housing Needs service. At the same time, market conditions continue to mean procurement of in-borough temporary accommodation is difficult and likely to become more so. The way in which temporary accommodation is funded is also changing and we are awaiting the detail of this.
- 8.6 The one per cent rent reduction has had a significant impact on the HRA's development capacity beyond the current programme, and Right to Buy receipts are likely to be only form of subsidy for mainstream social housing as government policy moves towards ownership.
- 8.7 The Council can continue to examine opportunities to use Council land to generate different forms of sub-market housing and income such as those being considered for Besson Street. There may be subsidy available for specialist types of housing.
- 8.8 Pay to Stay may prompt more Right to Buy applications, or re-lets, if residents are charged market rents.
- 8.9 Officers continue to monitor further rounds of welfare reform, which will undoubtedly bring further challenges.

## **9 Delivering new homes in the new policy context**

- 9.1 Recently the IPPR published the report of the London Housing Commission chaired by Lord Kerlake. This recommends that, in return for freedoms in relation to planning, borrowing and taxes the next mayor of London and the 33 boroughs should join forces to strike a major devolution deal with central government, where local government would commit:
- to increase supply to 50,000 homes a year by the end of the decade,
  - to ensure that London has sufficient affordable housing for citizens of all incomes
  - to eliminate poor conditions in the rented market.
- 9.2 A report recently published by consultancy Quod noted that there would be no single answer to this and instead a long-term strategy would need to include:
- Bringing forward more brownfield sites
  - Densifying existing housing estates
  - Building at height where appropriate
  - Improving transport links, including extending networks to unlock new areas
  - Building on the greenbelt



## **10 Legal Implications**

10.1 There are no specific legal implications arising from this report.

## **11 Financial implications**

11.1 The purpose of this report is to set out the main achievements in meeting the priorities in the Housing Strategy, and to outline the challenges ahead. As such there are no direct financial implications arising from this report.

11.2 The ongoing cost of delivering the strategy together with any new initiatives to meet those challenges will be considered in full in further reports as the strategy is developed. The impact of the Housing strategy will also be included in the Medium Term Financial Strategy due to be reported to Mayor and Cabinet in July.

## **12 Crime and disorder implications**

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

## **13 Equalities implications**

13.1 There are no equalities implications arising from this report.

## **14 Environmental implications**

14.1 There are no environmental implications arising from this report.

## **15 Background Documents and Report Originator**

15.1 There are no background documents to this report.

15.2 If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

## Appendix A – Council Home Development Programme

Scheme Name	Ward	Council Homes	Sale	Total	Start on Site	Anticipated Completion	Status
<b>Current Approved Programmes</b>							
Mercator Road (new build)	Lewisham Central	6	0	6	Complete	Complete	Complete
Slaithwaite Community Room (conversion)	Lewisham Central	1	0	1	Complete	Complete	Complete
Forman House (conversion)	Telegraph Hill	2	0	2	Complete	Complete	Complete
161-163 Deptford High Street (hostel acquisition)	Evelyn	2	0	2	Complete	Complete	Complete
Angus Street (conversion)	New Cross	1	0	1	Complete	Complete	Complete
28 Deptford High St (hostel acquisition)	New Cross	3	0	3	Complete	Complete	Complete
Ashmead Road (conversion)	Brockley	0	1	1	Complete	Complete	Complete
PLACE / Ladywell (new build)	Lewisham Central	24	0	24	2015/16 Q2	2016/17 Q1	On-site
Hamilton Lodge	Forest Hill	22	0	22	2016/17 Q2	2016/17 Q2	On-site
Marischal Road (low cost home ownership)	Lewisham Central	0	26	26	2015/16 Q3	2016/17 Q3	On-site
Dacre Park South (new build)	Blackheath	25	0	25	2015/16 Q3	2016/17 Q4	On-site
Longfield Crescent (new build)	Forest Hill	27	0	27	2015/16 Q4	2016/17 Q4	On-site
Hazelhurst Court (Extra Care)	Bellingham	60	0	60	2015/16 Q3	2016/17 Q4	On-site
Wood Vale (new build)	Forest Hill	9	8	17	2015/16 Q4	2017/18 Q1	On-site
Honor Oak Housing Office (conversion)	Telegraph Hill	5	0	5	2016/17 Q1	2016/17 Q4	Resident consultation
Hillcrest (conversion)	Sydenham	3	0	3	2016/17 Q1	2016/17 Q3	Early design stage
Hatfield Close (conversion)	New Cross	1	0	1	2016/17 Q1	2016/17 Q2	Early design stage

Scheme Name	Ward	Council Homes	Sale	Total	Start on Site	Anticipated Completion	Status
<b>Future Potential Programmes</b>							
Grace Path (new build)	Sydenham	6	0	6	2016/17 Q4	2017/18 Q4	Early design stage
Silverdale Hall (new build)	Sydenham	13	0	13	2016/17 Q4	2017/18 Q4	Early design stage
Crofton Park (new build)	Crofton Park	4	0	4	2016/17 Q4	2017/18 Q4	Early design stage
Milton Court Road (new build)	New Cross	25	0	25	2016/17 Q4	2017/18 Q4	Early design stage
Marnock Road (new build)	Crofton Park	0	6	6	2016/17	2017/18 Q4	Early design stage
Hawke Tower (conversion)	New Cross	1	0	1	2016/17 Q2	2016/17 Q3	Early design stage
Rawlinson House (conversion)	Lewisham Central	1	0	1	2016/17 Q2	2016/17 Q3	Early design stage
Pepys Housing Office (conversion)	Evelyn	5	0	5	2016/17 Q2	2017/18 Q1	Resident consultation
Dacre Park North (new build)	Blackheath	0	5	5	2016/17 Q1	2016/17 Q4	Planning consented
Kenton Court (new build)	Bellingham	24	11	35	2016/17 Q2	2018/19 Q1	Planning Application
Forster House	Whitefoot	22	0	22	2016/17 Q2	2018/19 Q1	Planning consented
Eliot Bank & Knapdale Close (new build)	Forest Hill	20	24	44	2016/17 Q4	2018/19 Q4	Detailed design stage
Church Grove Self-Build	Lewisham Central	5	26	31	2017/18 Q1	2020/21 Q1	Detailed design stage
Somerville Estate (new build)	Telegraph Hill	32	20	52	2017/18 Q2	2018/19 Q3	Detailed design stage
Campshill Road (Extra Care)	Lewisham Central	45	6	51	TBC	TBC	Scheme currently under review
<b>Total</b>		<b>345</b>	<b>127</b>	<b>473</b>			

					Q4		
Embleton Road sites (new build)	Ladywell	8	4	12	2016/17 Q4	2018/19 Q2	Early design stage
Wellmeadow Road (new build)	Lewisham Central	20	0	20	2016/17 Q4	2018/19 Q2	Early design stage
Allison Close (new build)	Blackheath	0	6	6	2017/18 Q1	2018/19 Q1	Early design stage
Endwell Road (new build)	Telegraph Hill	19	0	19	2017/18 Q1	2018/19 Q2	Early design stage
Dacres Road (new build)	Perry Vale	17	0	17	2017/18 Q1	2018/19 Q3	Early design stage
Honor Oak Community Centre (re-build)	Telegraph Hill	57	0	57	2017/18 Q2	2018/19 Q4	Scheme currently under review
Hillcrest Estate (new build)	Sydenham	42	0	42	2017/18 Q2	2018/19 Q4	Early design stage
Bampton Estate Site 4 (new build)	Perry Vale	45	0	45	2017/18 Q2	2018/19 Q4	Early design stage
	<b>Total</b>	<b>256</b>	<b>16</b>	<b>272</b>			
	<b>Grand Total (Current Approved + Future Potential Programmes)</b>	<b>602</b>	<b>143</b>	<b>745</b>			

## Appendix B:

### Housing-Led Regeneration

Scheme Name	Lead partner	Ward	Total Homes	Affordable	Council	PRS	Sale	Projected Start on site	Projected Completion
Heathside and Lethbridge Phase 1	Family Mosaic	Blackheath	138	115	0	0	23	Complete	Complete
Heathside and Lethbridge Phase 2	Family Mosaic	Blackheath	190	144	0	0	46	Complete	Complete
Heathside and Lethbridge Phase 3 (A)	Family Mosaic	Blackheath	49	49	0	0	0	Complete	Complete

Heathside and Lethbridge Phase 3 (B)	Family Mosaic	Blackheath	169	57	0	0	112	On-site	Aug-17
Heathside and Lethbridge Phase 4	Family Mosaic	Blackheath	236	125	0	0	111	On-site	Aug-18
Excalibur Phase 1 & 2	L&Q	Whitefoot	57	39	0	0	18	On-site	Oct-17
Besson Street	JV	New Cross	230	85	0	145	0	Aug-16	Mar-18
Deptford Southern Housing	Family Mosaic	New Cross/ Evelyn	321	117	0	0	204	Aug-16	Aug-20
Excalibur Phase 3	L&Q	Whitefoot	95	61	0	0	34	Jan-18	Oct-19
Bampton Estate (sites 1-3)	L&Q	Perry Vale	220	80	0	0	140	Apr-18	Mar-23
Heathside and Lethbridge Phase 5	Family Mosaic	Blackheath	264	131	0	0	133	Aug-18	May-21
Excalibur Phase 4	L&Q	Whitefoot	121	73	0	0	48	Dec-19	Jun-21
Excalibur Phase 5	L&Q	Whitefoot	98	55	0	0	43	Aug-21	Feb-23
Heathside and Lethbridge Phase 6	Family Mosaic	Blackheath	145	49	0	0	96	Aug-21	May-23
<b>GRAND TOTAL</b>			<b>2,333</b>	<b>1,180</b>	<b>0</b>	<b>145</b>	<b>1,008</b>		



Housing Select Committee			
<b>Title</b>	Key Housing issues		
<b>Key decision</b>	No	<b>Item no</b>	5
<b>Wards</b>	All		
<b>Contributors</b>	Executive Director for Customer Services		
<b>Class</b>	Part 1	25 May 2016	

## 1 Summary

- 1.1 Key Housing Issues is a general report that aims to update the Housing Select Committee on current and new issues important to housing.

## 2 Recommendation

- 2.1 Housing Select Committee is recommended to note the contents of the report.

## 3 New Mayor of London

- 3.1 The new Mayor of London Sadiq Khan's manifesto contained a number of commitments regarding housing, including:

- A target for 50 per cent of all new homes in London to be genuinely affordable
- A new form of affordable housing, with rent based on a third of average local income, not market rates
- To establish a London-wide not-for-profit lettings agency to promote longer-term, stable tenancies for responsible tenants and good landlords across London.
- To work with boroughs to set up landlord licensing schemes

## 4 Update on legislation timetable

- 4.1 The Welfare Reform and Work Act received Royal Assent on 16 March 2016. This contained measures including the one per cent rent cut and the reduction of the benefit cap from £23,000 to £20,000 in London.
- 4.2 On 21 March 2016 the regulations relating to the rent cut were published. This indicated that certain types of accommodation such as specialist supported housing would be exempt from the rent cut in future years, including supported housing developed in partnership with councils, local health or social services offering a high level of support for clients, for whom the only alternative options

are care homes.

4.3 The Housing and Planning Act received Royal Assent on 11 May 2016. This contains the following measures:

- Voluntary Right to Buy for Housing Associations – expected to start mid 2016
- Higher Value Voids policy – determination of levy expected to be made in June 2016 with payments due from early 2017.
- Pay to Stay – paying up to market rents if household in London earns more than £40k from April 2017
- Ending of secure tenancies
- Starter Homes introduced as a type of affordable housing
- Measures aimed at tackling rogue landlords
- Planning changes

4.4 A small number of concessions were made as the Act went through Parliament. A taper for Pay to Stay was introduced at 20%. This will mean that for every additional pound of income above the starting income thresholds, a household will pay an extra 20 pence in rent. In addition, the 'High Value Voids' policy was amended to take into account areas with a large number of high value properties. This means that the impact is likely to be more evenly spread amongst boroughs.

4.5 The full implications of the legislation for Lewisham will still not be totally clear until the regulations enacting the measures are published and come into force. An initial overview on the implications is contained in the Housing Strategy Update paper which will also be presented to Housing Select Committee on 25 May.

4.6 Officers will ensure Housing Select Committee is kept updated as more detail becomes available over the coming months.

## **5 Church Grove Self Build**

5.1 Lewisham is working with Community Land Trusts (CLT) on two separate developments in the borough as an alternative way to provide homes that will be affordable in perpetuity.

5.2 At Church Grove the CLT Rural Urban Synthesis Society (RUSS) will be delivering London's first completely affordable self-build scheme. The locally led organisation have been working with the Council over the last year to develop a proposal for 33 affordable homes; 14 for shared equity, 12 for shared ownership, and 2 shared houses for affordable rent and 5 social homes. At the end of April the development agreement between RUSS and the Council was signed, finalising this approach. Most of the future residents have already been selected through a public ballot and have begun to work together to prepare detailed designs of their homes. They are working towards a planning submission in Autumn of this year and are expecting to start on site this time next year, with final completion in 2020.



- 5.3 The model RUSSELL are using on the site is to retain at least 20% ownership across all of the tenures so that they can ensure that any resale is affordable. RUSSELL are using ethical investors to fund the construction costs.

## **6 Jones v London Borough of Southwark**

- 6.1 A court has found against the London Borough of Southwark in a case regarding a contract between Southwark and Thames Water. Southwark was found to be a re-seller of water and has decided to pay compensation to residents affected. Officers are currently investigating the implications of this case for Lewisham.

## **7 Centre for London report on Housing and Inequality in London**

- 7.1 The Centre for London is a politically independent, not-for-profit think tank focused on the big challenges facing London.
- 7.2 The Centre has produced a report "Housing and Inequality in London". The report documents three ways in which rapidly rising housing costs are affecting the fortunes of Londoners and increasing disparities in income and wealth.
- 7.3 Firstly, the report shows how rising housing costs are eating away at discretionary income and undermining living standards. This has had the biggest impact on private renters who are least sheltered from increases in housing costs, with the result that the traditional association of poverty with social renting no longer holds. Income inequality in London is markedly higher after housing costs are taken into account.
- 7.4 Secondly, the report shows how the increased cost of housing has increased wealth disparities. Those who are already on the housing ladder have seen the value of their asset increase markedly, while everyone else is finding it harder to get on the housing ladder in the first place. Since most wealth is in the form of housing this process has inflated the wealth gap between the housing "haves" and the housing "have nots".
- 7.5 Thirdly, they show how the housing crisis has affected spatial inequality. Inner London has historically had higher poverty rates than outer London, but rapidly rising house prices in the city centre mean that it is increasingly unaffordable for lower-income people. Meanwhile a movement of lower-skilled, lower-income workers into outer London has also increased poverty rates there. The housing crisis is they conclude therefore turning London's poverty map inside out.

## **8 Final report of the London Housing Commission**

- 8.1 The London Housing Commission was established by the IPPR (the Institute for Public Policy Research), comprised of experts from the worlds of housebuilding, government and academia. Their objective was to review the causes of London's housing crisis and to set out a clear programme for how the next mayor, the 33 London boroughs and central government should work

together to tackle it. They set themselves the following tests:

- What would it take double the delivery of homes in London every year, and maintain high levels of delivery over the long term?
- What steps can we take to reconnect the costs of home ownership and renting to incomes in London?
- What can be done to provide a high-quality private rented sector?

8.2 The final report has recently been issued and concluded that there is no single root cause of London's housing problems. Rather, the report exposes a great many barriers to building affordable, decent homes in sufficient numbers – from land to planning, investment to skills, subsidy to regulation. In response, they have developed a detailed and coherent package of recommendations.

8.3 They argue the only way to solve the housing crisis is by building far more homes. On current population projections, they say we need to build 500,000 homes over the next decade if we are to match the expected growth in the number of households in the capital. This will not be easy as in the last decade, we built only 194,000. Additionally these homes need to be of all types and tenures.

8.4 The government's renewed commitment to delivering 1 million homes by the end of the decade is, they conclude, a welcome step and they note it has taken measures to increase housing supply by changing planning rules, investing in infrastructure, and supporting buyers to access new-build properties through its equity loans scheme. However, despite these changes they note that housing starts in London appear to have peaked in 2015, and moving from delivering 25,000 new homes last year to delivering 50,000 a year by the end of the decade will require many more effective interventions to keep the capital and the country building. The current array of government policies are not, on their own they argue, sufficient to address this substantial shortfall.

8.5 Even in the best possible scenario the report says, it will take time for housing supply to catch up fully with population growth. In the meantime, market prices will continue to rise – which, other things being equal, means a further squeeze on household finances, rising homelessness, and growing complaints from businesses that their workers cannot afford to live in London. We also risk continuing to see many private renters living in substandard conditions. To mitigate these consequences they assert, we need continued intervention by government – at national, city and borough level – to ensure that a significant proportion of housing is genuinely affordable and that the standard of rental property is improved.

8.6 The government's focus on promoting homeownership through initiatives such as Starter Homes may move people from renting to ownership but will not, by itself they conclude, have much impact on supply. Indeed, by focusing so much on homeownership they suggest we risk making new supply vulnerable to a future economic downturn, when demand dries up and mortgage lending falls. Promoting homeownership, if it comes at the price of fewer affordable rented properties, will add to London's housing challenges. The nature of London and

Londoners' incomes means that we need to deliver more homes across all tenures in London, for people with a wide range of means and expectations. Of the 50,000 new homes London needs every year, 25,000 will need to be at market price (whether for sale or rent) and 25,000 will need to be 'affordable' (at submarket prices).

- 8.7 Within the 25,000 new homes needed at market price, experience they argue shows that the market will not absorb more than 10,000 for owner occupation – so the remaining 15,000 will need to be for private rent. This target of 15,000 'build-to-rent' homes is well above London's performance last year, which saw the completion of only 5,000.
- 8.8 Additionally within the 25,000 affordable homes needed, 15,000 will need to be social or affordable rent (compared to delivery last year of only 8,000) and 10,000 will need to be 'intermediate' homes (also well above current delivery levels).
- 8.9 Thus the report concludes across all tenures, London is falling short of its needs – and while increased homeownership is one answer, it is far from the whole solution.
- 8.10 The report concludes that the housing challenge that London faces is huge but not intractable. The response must be led by London and draw in all of the public and private capacity that London possesses. The Mayor and the London boroughs will need to combine their efforts and invest in new place making capacity at a city-wide and borough level, and local communities will need to be fully engaged in the growth and development of their own areas. By this approach it will, they conclude, be possible to deliver both increased quantity and better quality of new supply.

## **9 Resolution Foundation: Can we fix it? Solving Britain's housing crisis**

- 9.1 New research from the Resolution Foundation looks at housing costs as a proportion of income over time rather than examining it from the standard perspective of rising house prices and declining home ownership. In advance of their forthcoming publication publicising their findings they have released a short slide series detailing their findings. The main findings are:
  - If a couple household with 1 child was paying the same proportion of their income in housing costs today as they did in the early 1990s, they would be £1500 p.a. better off
  - Equivalent to a 10% rise in the basic rate of tax
  - London and Scotland equivalent to 13% rise in basic rate of tax
  - The wedge that has opened up between incomes and housing costs does not look set to shrink
- 9.2 A link to the slide presentation can be accessed via the attached link <http://www.resolutionfoundation.org/publications/can-we-fix-it-solving-britains-housing-crisis/>

## **10 Legal Implications**

10.1 There are no specific legal implications arising from this report.

## **11 Financial implications**

11.1 The purpose of this report is to update Members on current housing issues. As such, there are no specific financial implications arising from the report itself.

11.2 As firmer details become available, in particular regarding the new legislation, officers will report back to Members with the implications of each issue.

## **12 Crime and disorder implications**

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

## **13 Equalities implications**

13.1 There are no equalities implications arising from this report.

## **14 Environmental implications**

14.1 There are no environmental implications arising from this report.

## **15 Background Documents and Report Originator**

15.1 There are no background documents to this report.

15.2 If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

# Agenda Item 6

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	6
Class	Part 1 (open)	25 May 2016	

## 1. Purpose

To advise Members of the proposed work programme for the municipal year 2016-17, 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 will consider the proposed work programmes of each of the select committees on 24 May 2016 to agree 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 about what they need to provide;
- review all forthcoming key decisions, attached at **Appendix C**, and consider any items for further scrutiny;
- consider the short introduction to three housing related issues in **Appendix D**, and agree a topic for an in-depth review.

## 4. The work programme

4.1 The work programme for 2016/17 was agreed at the Committee's meeting on 12 April 2016.

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 6 July 2016:

Agenda item	Review type	Link to Corporate Priority	Priority
Housing action zones	Standard item	Decent homes for all	Medium
Housing and health	Standard item	Decent homes for all	Medium
New Homes Programme	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 items, based on the outcomes the Committee would like to achieve, so that officers are clear about what they need to provide for the next meeting.

## 6. Financial Implications

There are no financial implications arising from this report.

## 7. Legal Implications

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**

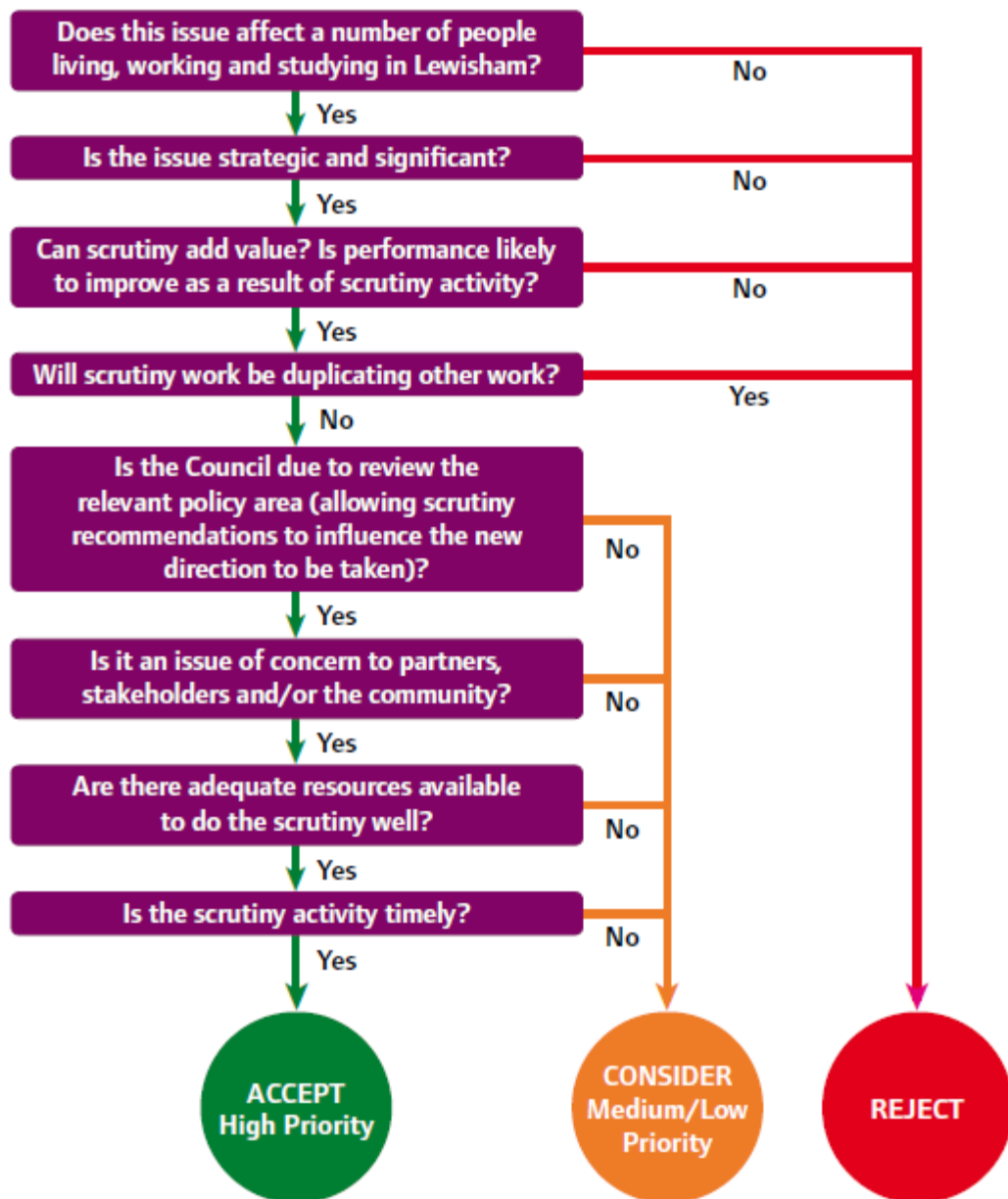
The date of the next meeting is Wednesday 6 July 2016.

**Background Documents**

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

## Scrutiny work programme – prioritisation process





Housing Select Committee work programme 2016/17

Programme of work

Work item	Type of item	Priority	Strategic priority	Delivery deadline	12-Apr	25-May	06-Jul	07-Sep	18-Oct	16-Nov	10-Jan	07-Mar
Lewisham Future Programme	Standard item	High	CP6	Ongoing				Savings				
Key Housing Issues	Standard item	Low	CP6	Ongoing								
Election of the Chair and Vice-Chair	Constitutional req	N/A	CP6	Apr								
Committee work programme	Constitutional req	High	CP6	Ongoing								
Discharge into the PRS policy	Policy development	Medium	CP6	July								
Lewisham's Housing Strategy (2015-2020) - monitoring	Policy development	Medium	CP6	Oct								
Housing Action Zones	Standard item	Medium	CP6	May								
Housing and health	Standard item	Medium	CP6	June								
New Homes Programme	Performance monitoring	High	CP6	June								
In-depth review	Policy development	High	CP6	Jan '17			Scoping	Evidence	Evidence	Report	Referral	
Lewisham Homes	Performance monitoring	Medium	CP6	Sep				Annual report & business plan			Mid year review	
Brockley PFI	Performance monitoring	Medium	CP6	Sep				Annual report & business plan			Mid year review	
Monitoring homelessness and temporary accommodation pressures	Policy development	High	CP6	Oct								
Communal Heating Systems review update	In-depth review	Medium	CP6	Oct					Update			
Allocations scheme consultation	Policy development	High	CP6	Nov								
Proposed rent and service charge increases	Standard item	High	CP6	Nov								
Discretionary licensing scheme	Performance monitoring	Medium	CP6	Mar								
Annual lettings plan	Standard item	High	CP6	Mar								

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Item added

Meeting Dates:						
1)	Tue	12 April		5)	Tue	18 Oct
2)	Tue	25 May		6)	Wed	16 Nov
3)	Wed	6 Jul		7)	Tue	10 Jan
4)	Wed	7 Sep		8)	Tue	7 Mar

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

## FORWARD PLAN OF KEY DECISIONS

### Forward Plan June 2016 - September 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](mailto: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
February 2016	<b>Annual Lettings Plan</b>	05/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2016	<b>Development Agreement with the Education Commission for the Archdiocese of Southwark: St Winifreds</b>	05/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2016	<b>Lewisham Homes Management Agreement</b>	18/05/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2016	<b>Miscellaneous Debts Write Off</b>	05/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
April 2016	<b>PLACE/Ladywell Residential Units Lease to Lewisham Homes</b>	18/05/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
April 2016	<b>Contract Variation Turnham Primary School Expansion</b>	18/05/16 Mayor and Cabinet	Sara Williams, Executive Director, Children 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)	Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2016	<b>Extension of Capita CST (Revenue and Benefits) Support Services Contract</b>	24/05/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
April 2016	<b>Special Educational Needs and Disability Information Advice and Support Service</b>	24/05/16 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2015	<b>Discharge into Private Rented Sector Policy</b>	06/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2016	<b>Disposal of Land at Corner of Deptford Church Street and Creekside</b>	06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2016	<b>Hostels/Private Sector Leased Service Transfer to Lewisham Homes</b>	06/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services 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 Damien Egan, Cabinet Member Housing		
April 2016	<b>Housing Development Programme Update parts 1 &amp; 2</b>	01/06/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
April 2016	<b>Austic Spectrum Housing</b>	01/06/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2016	<b>New Bermondsey Housing Zone Bid Update</b>	06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
March 2016	<b>Lewisham Adoption Service Statement of Purpose and Childrens Guides</b>	06/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2016	<b>Lewisham Fostering Service Statement of Purpose and Childrens Guides</b>	06/16 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**

<b>Date included in forward plan</b>	<b>Description of matter under consideration</b>	<b>Date of Decision Decision maker</b>	<b>Responsible Officers / Portfolios</b>	<b>Consultation Details</b>	<b>Background papers / materials</b>
February 2016	<b>Saville Centre options for future use of site</b>	06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
June 2014	<b>Surrey Canal Triangle (New Bermondsey) - Compulsory Purchase Order Resolution</b>	06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	<b>Processing of Dry Recyclables Contract</b>	01/06/16 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
April 2016	<b>Youth Services Contract Award</b>	01/06/16 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
March 2016	<b>LED Lighting Project Laurence House</b>	14/06/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
	<b>Contract Extension for Cleaning and Planned and</b>	14/06/16 Overview and	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
	<b>Preventative Maintenance</b>	Scrutiny Business Panel	Regeneration and Councillor Alan Smith, Deputy Mayor		
	<b>Pupil Places Bulge Programme 2016 Contract award</b>	14/06/16 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2016	<b>Education Commission Update</b>	29/06/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2016	<b>Adoption Service Statement of Purpose and Children's Guides</b>	29/06/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
April 2016	<b>Fostering Service Statement of Purpose and Children's Guides</b>	29/06/16 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**

<b>Date included in forward plan</b>	<b>Description of matter under consideration</b>	<b>Date of Decision Decision maker</b>	<b>Responsible Officers / Portfolios</b>	<b>Consultation Details</b>	<b>Background papers / materials</b>
February 2016	<b>Health and Social Care Devolution Pilot</b>	29/06/16 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2016	<b>Contract Award Security</b>	06/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	<b>Prevention and Inclusion Contract Award</b>	29/06/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
January 2016	<b>Beeson Street Scheme Approval and Proposed form of Investment partnership/procurement route</b>	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
March 2016	<b>Campshill Road Extra Care Scheme</b>	07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	<b>Lewisham Homes Loan Acquisition Programme parts 1 and 2</b>	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and		

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			Councillor Damien Egan, Cabinet Member Housing		
	<b>Phoenix Community Housing Development parts 1 and 2</b>	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	<b>The Future of Lewisham Music Service</b>	13/07/16 Mayor and Cabinet	Councillor Paul Maslin, Cabinet Member for Children and Young People and Councillor Damien Egan, Cabinet Member Housing		
February 2016	<b>Contract Award Planned and Preventative Maintenance</b>	07/09/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2016	<b>Contract Award Cleaning</b>	07/09/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2016	<b>Insurance Renewal</b>	09/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		

<b>Housing Select Committee</b>		
Title	Topics for in-depth review	
Contributor	Scrutiny Manager	Item 6
Class	Part 1 (open)	25 May 2016

## **1. Purpose**

- 1.1 After speaking to officers and members, this paper sets out some possible topics for an in-depth review by the Committee. It provides a short introduction to three housing related issues and some brief comments on what the focus of the review could be.

## **2. Recommendations**

- 2.1 The Select Committee is asked to:

- Note the content of the paper
- Consider and agree a topic for an in-depth review

- 2.2 For further information, please contact John Bardens, Scrutiny Manager, on 02083149976.

## **3. Possible topics for an in-depth review**

### ***Housing mobility in Lewisham***

- 3.1 Housing mobility schemes provide opportunities for social housing tenants to move to other parts of the country without having to move out of social housing all together.
- 3.2 They can help people who are living in overcrowded conditions or who need to move for work reasons find cheaper and more suitable places to live. They can also help people who are homeless or living in temporary accommodation.
- 3.3 There have been several national housing mobility schemes over the years – including *HOMES*, *LAWN* and *MoveUK*. Most recently, the Government set up *HomeSwap direct*, a mutual exchange scheme, and *Right to Move*, designed to help people move to take up work.
- 3.4 A number of local areas have also set up their own housing mobility schemes, providing incentives and help for people interested in moving – see, for example, the Wansdsworth, Barnet, Southwark and the Mayor of London “housing moves” schemes.
- 3.5 There is long-standing support for schemes like this from the Government and some commentators, for example, respected academic professor John Hills. And research has found a pent up demand among social housing tenants, particularly for larger homes and from growing families. But research from the Child Poverty

Action Group found that many people are reluctant to move too far in case they disrupt their children's schooling or get cut off from relatives and friends.

- 3.6 The Committee might want to hold an in-depth review into housing mobility in Lewisham. The review could look at how people feel and what Lewisham could do help more people find long-term housing solutions that work for them through schemes like this.

### ***Mental health needs in social housing in Lewisham***

- 3.7 Research has found that people with mental health conditions are more likely to live in worse housing, and that a lack of suitable housing-related support can lead to an escalation in care needs. At the same time, mental health problems can often go undiagnosed for a long time.
- 3.8 In social housing communities it is often frontline housing officers who are the first ones to notice mental health problems, and many housing providers provide support services for people with particular mental health needs. But research by the NHS confederation found that closer working between housing providers and mental health organisations can help to get better target support to those most in need.
- 3.9 To improve housing services for residents with mental health problems, some areas have established joint working agreements with local housing and mental health organisations – see, for example, Islington Council's Housing and Mental Health Joint Working Protocol.
- 3.10 The Chartered Institute of Housing also encourages landlords to offer mental health training to housing officers – and there have been reports of social housing landlords training frontline staff, including maintenance teams, to spot tenants at risk of suicide.
- 3.11 The Committee might want to hold an in-depth review into how housing providers and mental health organisation are working together in Lewisham. The review could look at what we know about the mental health needs of social housing tenants in Lewisham, and what could be done to help frontline housing workers identify issues and link up with local support.
- 3.12 Given that they are more likely to be experiencing mental health problems, the review could also cover residents who are homeless or in temporary accommodation.

### ***Older people's housing needs in Lewisham***

- 3.13 Claims that older people are under-occupying large homes that could house younger families have led some to call for initiatives to encourage older people to downsize. The Royal Institution of Chartered Surveyors, for example, claimed that more than 2.5m homes could be released if older owners were given better incentives and information on downsizing.
- 3.14 Research has found that a third of older people would consider downsizing, but that fewer than a quarter make the move. And with just 2% of the country's housing stock estimated to be designed with pensioners in mind, it is often a lack of the right sort of housing in terms of size and accessibility that holds people back. Research

has also found that people interested in downsizing value being close to family and friends, having easy access to healthcare and being near shops.

- 3.15 Some commentators have said that local authorities should provide housing and financial support to people as they move into old age. The Institute of Chartered Surveyors, for example, has suggested that councils should arrange accompanied visits to suitable properties. While the All Party Parliamentary Group on Housing and Care for Older People suggested greater financial incentives in the form of tax breaks and equity loans.
- 3.16 The Royal Institution of Chartered Surveyors also said that communication about alternatives to staying in the family home was poor, meaning that options weren't being fully exploited.
- 3.17 The Committee might want to hold an in-depth review into how Lewisham helps older people find and move into suitable housing. The review could look at the attitudes to downsizing among older people in the Lewisham, as well as what has and hasn't worked well with current and past initiatives – locally and nationally.

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