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Housing Select Committee Agenda

Wednesday, 6 July 2016

7.30 pm,

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: John Bardens (02083149976)

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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, 6 July 2016.

Barry Quirk, Chief Executive
Tuesday, 28 June 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

Wednesday 25 May 2016, 7.30pm

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

Also present: Jeff Endean (Housing Strategy and Programmes Manager), Lee Georgiou (Housing Advice & Housing Options Service Manager), Mark Humphreys (Group Finance Manager, Customer Services), Madeleine Jeffery (Private Sector Housing Agency Manager), Genevieve Macklin (Head of Strategic Housing), Kevin Sheehan (Executive Director for Customer Services), John Bardens (Scrutiny Manager).

1. Minutes of the meeting held on 12 April 2016

- Cllr Slater noted that he is a member of the board of Phoenix Community Housing, not Lewisham Homes.

Resolved: the Committee agreed the minutes as an accurate record of the meeting held on 12 April 2016.

2. Declarations of interest

The following non-prejudicial interests were declared:

- Councillor Slater is a member of the board of Phoenix Community Housing.
- Councillor Reid is a member of the board of Lewisham Homes.

3. Discharge into the PRS policy

Genevieve Macklin (Head of Strategic Housing) introduced the report. The following key points were noted:

- The proposal to allow the Council to discharge its homeless duty with an offer of suitable accommodation in the private rented sector (PRS) was approved by Mayor and Cabinet in March 2015.
- Council officers have now developed the draft policy on how this might work. It is due to be considered by Mayor and Cabinet on 29 June 2016. Subject to approval, there will be a consultation and a final policy will be brought back to the Committee in September.
- There are significant housing problems in Lewisham and across London – from the mismatch between supply and demand, the availability of affordable housing, and the rising number of people in need of temporary accommodation.

- The Council's proposed policy on discharging its homeless duty with an offer of accommodation in the private rented sector is just one way the Council are trying to manage the difficult housing situation.
- Lewisham has exceeded its target of building new homes, and around a third of these are affordable. But house prices in Lewisham are still among the fastest growing in London – up by around 20% last year.
- It's more difficult for people to get mortgages nowadays, so the private rented sector is growing. But rent levels often make it difficult to save for a deposit – particularly those on low incomes.
- The large majority of people who are in need of temporary accommodation have come from the private rented sector or from living with family and friends. 75% of the UK's homeless are in London.
- It's getting more difficult for the Council to find homes at the local housing allowance rate and the use and cost of nightly paid accommodation is increasing. The Council spent over £3m on nightly paid accommodation in 2014/15.
- The Council are trying to prevent homelessness in the first place. They're restructuring teams, introducing a new culture and giving staff the tools to negotiate with landlords before eviction happens. Homeless preventions increased by 40% in the last year.
- The Council are also increasing the supply of temporary accommodation – buying new properties and converting existing ones. They've also come to a London-wide agreement on maximum prices to be paid for nightly paid accommodation. But there is still a need for longer-term solutions.
- The Council have only placed a small number of people outside of the borough so far – but may need to do more in the future. Many people in temporary accommodation will be used to the private rented sector.
- The Council is looking at what's in the best interests of people in the long-term. Temporary accommodation is uncertain and disruptive – and families may have to wait several years for social housing.
- The Council will still be required to find accommodation as close to the borough as possible. But it will only be in exceptional circumstances that someone will be considered to have a high-priority to stay in the borough.

Genevieve Macklin (Head of Strategic Housing) answered questions from the Committee. The following key points were noted:

- The exemptions in the draft policy narrow down the range of people considered to have a high-priority need to stay in the borough. For example, not all children in school are considered to be at a critical point in their education.
- If someone refuses an offer, the council will no longer have a duty towards them. People will be able to appeal decision, and there is always the safety net of social services. But the Council are working closely with social care so that people don't think this is a next step.
- The 90 minutes travelling distance as part of the close-to-borough priority will depend on the particular public transport links. The affordability of any extra transport costs will be taken into account as part of any offer.
- Officers pointed out that the 90 minutes maximum travelling distance only applies to those considered to have a need to be close to the borough. Some people may be considered to have no need and be offered properties further away.
- People found to have no priority to be close to the borough will be given initial resettlement advice – but not long-term help. The Council are creating new officer roles for this, but may also link up with other services available locally. The Council has found substantial availability of housing outside of London.
- The Council's homelessness prevention work starts when someone comes in with an eviction notice. An officer will then look into what the issue is. Any mental health issues can be picked up at this point as well.
- Officers recognise that the Council's homeless prevention support may not be being communicated clearly sometimes. They are working on the messages and doing more staff training.
- Officers said it's important that offers work for people – or they'll simply end up homeless again. If someone is placed out of the borough, the Council will have a duty to consider a re-application if they become homeless again within two years. After two years, they would have to apply in their new area.
- The consultation on the draft policy will involve, among others, homeless forum representatives and households currently in temporary accommodation.

The Committee made a number of comments. The following key points were noted:

- The Committee noted that the Council's target of 50% of new homes to be affordable is a target, not a minimum.
- The Committee said that some of the people they'd spoken to through casework hadn't been offered homeless prevention help by the Council.

- The Committee expressed concern that two of the exceptions in the draft policy were too narrow. They said the exception relating to children subject to Child Protection Plan should apply if there was *any* detriment to a child's welfare – not just *serious* detriment. They also noted, in relation to the exception about carers in receipt of carer's allowance, that many family members who provide care do not actually qualify for carer's allowance.
- The Committee stressed that the equalities impact assessment for the policy needs to be very thorough.
- The Committee also noted that the Council had previously held events to show people on the housing waiting list available housing and jobs in other parts of the country. The Committee asked in there had been any assessment of how these "homes fairs" had worked.

Resolved: the Committee noted the draft policy. Officers also agreed to look again at the exceptions to the draft policy and to get back to the Committee with any information they have about "homes fairs".

4. Lewisham Housing Strategy (2015-2020)

Jeff Endean (Housing Strategy and Programmes Manager) introduced the report. The following key points were noted:

- The Council is making good progress against the four parts of strategy. To help residents in urgent housing need, they've taken action to increasing the supply of temporary accommodation. As part of building the homes our resident needs, they're on track to meet the target for new homes, including new council homes. In the private rented sector, they've taken action on rogue landlords and are proposing a pilot "build to rent" project. And, as part of improving housing conditions, they're on track to achieve the decent homes standard in 100% of council housing stock.

Jeff Endean (Housing Strategy and Programmes Manager) answered questions from the Committee. The following key points were noted:

- The partners for the Beeson Street "build to rent" pilot will hopefully be decided by the autumn. Priority for housing on the project will be given to people with a connection to Lewisham.
- The design process for the project at Eliot Bank is ongoing, but officers are aiming to hold event by July this year.
- Officers accepted that the PLACE/Ladywell project has taken slightly longer than anticipated when it started, but stressed that is was a completely new project and that future projects should be quicker. The development is due to be completed and handed over by June.

Resolved: the Committee noted the update.

5. Key Housing Issues

Jeff Endean (Housing Strategy and Programmes Manager) introduced the report. The following key points were noted:

- A deal on the Church Grove self-build project was signed with Rural Urban Synthesis Society (RUSS) last month. 100% of properties will be affordable, including five for social rent. Priority will be given to people with a connection to Lewisham.

Jeff Endean (Housing Strategy and Programmes Manager) answered questions from the Committee. The following key points were noted:

- The full impact of the Housing and Planning Act 2016 can't be assessed until the regulations are published, but the Council will do all it can to mitigate the impact and support people.
- Officers are looking at impact of *Jones v London Borough of Southwark* for Lewisham. There are potentially big implications across London
- Officers accepted that the Church Grove self-build project only includes a small number of homes for social rent, but stressed that this was a new project and it is something they will look to increase in the future.

The Committee made a number of comments. The following key points were noted:

- The Committee said it would be good to know how many people in Lewisham have made use of the government's Help to Buy scheme

Resolved: the Committee noted the update. Officers also agreed to provide figures on Help to Buy in Lewisham.

6. Select Committee work programme

John Bardens (Scrutiny Manager) introduced the report. The following key points were noted:

- The Committee agreed to move the item on housing action zones to the September meeting.
- The Committee agreed to hold an in-depth review into mental health and housing. The Committee consequently agreed to change to housing and health item in the work programme to an item on housing and older people.
- The Committee also agreed to keep the Committee start time at 7.30pm.

Resolved: the Committee agreed the changes to the work programme.

7. Referrals

There were none.

The meeting ended at 9.45pm

Chair:

Date:

Agenda Item 2

Housing Select Committee			
Title	Declarations of Interest	Item No.	2
Contributor	Chief Executive		
Class	Part 1 (open)	6 July 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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Housing Select Committee			
Title	New Homes, Better Places Programme Update		
Key decision	No	Item no	3
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	6 July 2016	

1 Summary

- 1.1 In July 2012 the Council embarked on a programme to build new Council homes in response to a series of on-going housing policy and delivery challenges, most notably an enduring under-supply of new affordable homes available to the Council to meet the housing demands placed upon it.
- 1.2 A series of update reports has subsequently been provided to Housing Select Committee outlining progress in meeting the target of delivering 500 new homes for rent, plus an additional 125 homes for sale to subsidise the build costs for the affordable homes, by March 2018. The purpose of this report is to provide a further update to Committee
- 1.3 The first scheme of six homes was completed in March 2015 at Mercator Road in Lee, a further 10 homes have been completed across a range of conversion projects and there are currently 203 homes on-site across 7 projects. In partnership with Lewisham Homes, and other partners, plans are currently being finalised for development of a further 528 homes, all of which are expected to start on-site by March 2018.
- 1.4 The first scheme of six homes was completed in March 2015 at Mercator Road in Lee, since then a further 10 homes have been completed and there are currently 203 homes on-site across eight projects including:
- 24 innovative new temporary homes for homeless families at PLACE/Ladywell which will complete in July;
 - The conversion of a former care home into a new 22 unit homeless hostel at Hamilton Lodge, Forest Hill, which will complete in September;
 - 69 new homes in total, of which 61 will be permanent social rented housing let at target rents, across three sites being developed by Lewisham Homes, which will complete in the spring of 2017;
 - A new 60 home state of the art extra care facility for older residents at Hazelhurst Court in Bellingham, developed in partnership with Phoenix Community Housing including through investment from the Council, which will complete in the spring of 2017
 - 26 new affordable home ownership homes, developed in partnership with Pocket Living at Marischal Road in Lewisham Central, which will complete in the autumn, with all of the new homes available only to people who live or work in Lewisham.

- 1.5 In partnership with Lewisham Homes, and other partners, plans are currently being finalised for development of a further 528 homes, all of which are expected to start on-site by March 2018. Of these 528 homes, 256 have been approved by Mayor and Cabinet for development, and are at various stages in the planning process.
- 1.6 This report makes recommendations to bring forward two projects, which will deliver 19 homes in total, to demolish two disused premises to facilitate this and other future developments, and to enable the disposal of a property, as set out in part 2 of this report, in order to provide further funding toward the development programme.

2 Policy Context

- 2.1 Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (Decent Homes for all).
- 2.2 The New Homes Better Places Programme is an important part of implementing the Housing Strategy 2015-20, particularly Key objective 2: "building the homes our residents need".

3 Recommendations

- 3.1 It is recommended that Committee notes the contents of the report and the progress made to date towards reaching the Council's New Homes targets.

4 Background and progress to date

- 4.1 In July 2012 the results of a technical and financial appraisal of the options available to the Council to meet the growing pressure on housing in the borough and London were presented to Mayor and Cabinet. As a result, the "Housing Matters" programme was launched, and had as one of its three objectives the target to build 250 new homes by 2017. The target has since been increased to 500 new Council homes by 2018 in a mixed tenure programme where a small percentage (20 percent target) of the total programme may be built for sale to cross-subsidise the delivery of new social rented homes.
- 4.2 It was agreed that Lewisham Homes would act as the Council's delivery and development agent, project managing the design and construction process. The Council remains as the freeholder, so that the resources to support the programme are decided by the Council, the Council retains decision making authority and enters into contracts.
- 4.3 Construction works completed in March 2015 for a small development of six family homes on a garage site on the Mercator Road estate in Lee. Although small, the development was intended to act as both a pilot site to develop the best approaches to bringing forward new homes, and also an exemplar site to demonstrate to residents on future sites the high-quality and resident-centred approach that was to be taken with the new build programme generally.
- 4.4 Since that time 10 new homes have completed across a range of conversions projects, so that to-date 16 new homes have completed. A further 201 new homes are currently on-site across 7 projects, of which the next completions are expected at PLACE/Ladywell in June, Hamilton Lodge in September and Marischal Road in November. Looking forwards, the future programme contains 13 approved projects which will be delivered in the main by Lewisham Homes, and a further 17 potential projects which contain 272 homes.
- 4.5 For all of these homes the previously agreed tenure split of 80 per cent social rented and 20 per cent private sale will continue to apply in order for sales proceeds to cross-subsidise the construction of new social housing. Further sites, as identified in

the programme in **Appendix A** will continue to be brought forward in order to reach the target of 500 new social rented Council homes by 2018.

5 Design development

- 5.1 Sites for new homes have generally been identified with the following criteria:
- Preference for sites with a capacity of more than 10 homes
 - Underused and or redundant land
 - Locations which are popular for both rented and homes for sale
 - Places which may benefit existing as well as new residents
- 5.2 The development programme is now at significant scale, with 27 projects being led by Lewisham Homes alone. This scale means that further resources will be required to maintain progress at relevant points to address specific pressures as they arise.
- 5.3 One such current pressure relates to the demand on the Planning Service to respond to plans for 27 schemes before and during the decision making process. In response to this two full-time Planners have been allocated to work specifically on the New Homes, Better Places programme, with two new members of staff being recruited to cover their existing workload. This arrangement will enable Lewisham Homes to have much greater certainty about the pace at which the programme can be delivered.

6 Programme

- 6.1 **Appendix A** provides a summary on a project-by-project basis of all projects currently being delivered as part of this programme, which has been summarised in the table below

Stage	Council Homes	Sale Homes	Total
Complete	15	1	16
On-site	167	34	201
Awaiting Planning decision	24	11	35
Early planning stage – expected start by March 2018	402	97	499
Sub-total	608	143	751
Percentage	80.8%	19.2%	100%

7 Financial implications

- 7.1 The purpose of this report is to provide Committee with an update on the “New Homes, Better Places” Programme, and as such, has no direct financial implications.
- 7.2 The Council’s current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.
- 7.3 In addition to this, the Council’s General Fund Capital Programme currently includes provision of £12m for new build and property, including hostels acquisition.
- 7.4 Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.
- 7.5 More detailed financial analysis of each scheme will be undertaken as they are developed and reported to Mayor & Cabinet at a later date.

8 Legal Implications

- 8.1 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out housing development, to act in an “enabling” manner with other housing partners and to provide financial assistance to housing partners for the provision of new affordable housing. In accordance with General Consent A3.1.1 of The General Housing Consents 2013 the Council may dispose of dwelling houses on the open market at market value.
- 8.2 Some of the proposals set out in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate. Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of Housing Management. Section 105 specifies that a matter of Housing Management would include a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided to secure tenants and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. Section 105 further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants arising from the consultation. Such consultation must therefore be up to date and relate to the development proposals in question.

9 Equalities Implications

- 9.1 The provision of new homes will help the Council to address the general shortfall of affordable housing in the borough. There are more than 8,000 households currently on the Council’s waiting list for housing, and less than 1,500 properties become available each year. The New Homes Better Places programme helps to address this issue by directly adding to the Council’s housing stock.
- 9.2 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
<http://www.equalityhumanrights.com/legaland-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 9.3 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty
- 9.4 The essential guide provides an overview of the equality duty requirement including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

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

10 Environmental Implications

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

11 Crime and Disorder Implications

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

12 Background documents and originator

- 12.1 The background papers supporting this decision are:

Title	Date	File Location	Contact Officer
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this link	Jeff Endean

- 12.2 If you would like any further information on this report please contact Jeff Endean, Housing Strategy and Programmes Manager on 020 8314 6213.

Appendix A – Council Home Development Programme

Scheme Name	Ward	Council Homes	Sale	Total	Start on Site	Anticipated Completion	Status
Current Approved Programmes							
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	Sep 2015	Jul 2016	On-site
Hamilton Lodge	Forest Hill	22	0	22	Apr 2016	Sep 2016	On-site
Marischal Road (low cost home ownership)	Lewisham Central	0	26	26	Oct 2015	Nov 2016	On-site
Dacre Park South (new build)	Blackheath	25	0	25	Dec 2015	Feb 2017	On-site
Longfield Crescent (new build)	Forest Hill	27	0	27	Jan 2016	Mar 2017	On-site
Hazelhurst Court (Extra Care)	Bellingham	60	0	60	Oct 2015	Mar 2017	On-site
Wood Vale (new build)	Forest Hill	9	8	17	Jan 2016	May 2017	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
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
Hatfield Close (conversion)	New Cross	1	0	1	2016/17 Q1	2016/17 Q2	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
Kenton Court (new build)	Bellingham	24	11	35	2016/17 Q2	2018/19 Q1	Planning Application
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	7	26	33	2017/18 Q1	2020/21 Q1	M&C Approved
Somerville Estate (new build) [community centre]	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
Forster House	Whitefoot	22	0	22	2016/17 Q2	2018/19 Q1	Planning consented
Grace Path (new build)	Sydenham	6	0	6	2016/17 Q4	2017/18 Q4	Early design stage
Silverdale Hall (new build) [community centre]	Sydenham	13	0	13	2016/17 Q4	2017/18 Q4	Early design stage
Total		367	127	494			

Scheme Name	Ward	Council Homes	Sale	Total	Start on Site	Anticipated Completion	Status
Future Potential Programmes							
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 Q4	2017/18 Q4	Early design stage
Embleton Road sites (new build)	Ladywell	12	4	16	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) [community centre]	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
Total		241	16	257			
Grand Total (Current Approved + Future Potential Programmes)		608	143	751			

Housing Select Committee			
Title	Housing for older people in Lewisham		
Key decision	No	Item no	4
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	6 July 2016	

1. Purpose

- 1.1. To provide an update on policy and ongoing projects to deliver new supply and improvements to housing for older people in Lewisham.

2. Recommendations

- 2.1. Housing Select Committee are recommended to note the contents of the report and the progress made to date in achieving the Housing Strategy in relation to older people.

3. Policy Context

- 3.1. Lewisham's Health and Wellbeing Strategy recognises that health and well being is influenced by wider social and economic determinants such as housing. It identifies the need to create physical and social environments that encourage healthy habits, choices and actions.
- 3.2. Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (decent homes for all).
- 3.3. "Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society" (Department for Communities and Local Government (2008)).

Underpinning the document were three key assumptions:

- That specialist housing for older people should not just mean social housing but all forms of housing in which older people might live;
- That if more older people are to remain in their own homes then this requires the integrated activity of the local authority and the health service, and

- Finally, that staying in the community means more than just good housing, it means developing communities that ‘work well’ for older people.
- 3.4. National research HAPPI (Housing our Ageing Population: Panel for Innovation), and HAPPI2 (Housing our Ageing Population: Plan for Implementation) identify good practice design elements for housing for older people:
- Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and ‘care ready’ design
 - Positive use of circulation space
 - Shared facilities and ‘hubs’
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings and bicycles
 - External shared surfaces and ‘home zones’
- 3.5. A third report in this series, HAPPI3, was published on 9 June 2016
- 3.6. The HAPPI3 report (Housing our ageing population: Positive ideas) was a report commissioned to explore examples of best practice and make the case for improvement in standards and practice in the management of retirement properties.
- 3.7. The report highlights that local authorities are key players in meeting the needs of our ageing population through housing and care provision and recommends the following:
- The Local Plan gives the necessary priority to older people's housing needs - not least as a core component of any new settlements - and that new developments of retirement housing embrace HAPPI design principles.
 - Exemption of retirement housing from the requirement to build Starter Homes - or to pay a commuted sum in lieu - would provide the opportunity to prioritise this age group. It is important too, to recognise that the Community Infrastructure Levy must not threaten the viability of such developments.
 - Health and Wellbeing Board's promote age-exclusive housing and technology enhanced care services that combat loneliness, preventing the need for residential care and reduce requirements for domiciliary care.
 - Local Authority house-building and Council support for housing association development for older tenants can free up affordable, under-occupied family homes - for example, with bungalows on infill sites within estates - achieving solutions for both younger and older households.

4. Background

- 4.1. In 2012, the Council started work to refine its strategy for housing for older people in Lewisham. The main aim of the strategy is to ensure that there are a range of housing options for older people in Lewisham whether they are: active and pre-retirement; retired, independent and active; more frail and in need of support. We want to help people to maintain their independence for as long as possible and we want people's homes to be:
- suitable for their changing needs
 - attractive, spacious and well located
 - safe and secure
 - affordable
 - warm in the winter, comfortable in the summer
 - able to maintain and improve people's health and wellbeing
- 4.2. Officers carried out research about where older people currently live, the accommodation choices they make, and the other services they access.
- 4.3. The Council ran a series of consultation events to engage with older people about the emerging vision for specialist housing, and this was well received. These events include a specific meeting for Positive Ageing Council Members and partners to discuss the main themes of the Older People's Housing Strategy, and short presentations and table discussions at community centres and tea groups from the Positive Ageing Council mailing directory. Officers have also attended Lewisham Pensioners' Forum to discuss the strategy.
- 4.4. The strategy aimed to look at the housing needs of all older people within the borough – irrespective of whether a person owns their own property, or rents from the Council, Housing Association or a private landlord. Through consultation officers realised that there were gaps around options for homeowners and private tenants and that further work needed to be carried out to broaden the range of options available for these residents.
- 4.5. As such, the key elements of the Older People's Housing work were incorporated into the Council's wider Housing Strategy 2015-2020
- 4.6. This includes:
- Key facts about older people in Lewisham and their housing choices
 - A new model for older people's specialist housing
 - Access to information and advice
 - Aids and adaptations
 - Initiatives to support older people in general needs housing
- 4.7. Officers are now working to implement the strategy and have carried out further consultation with the Positive Ageing Council to find out how they can improve the range of choices available to people.

5. Demographic Data and housing context

- 5.1. Lewisham is a fast growing borough. Between 2014 and 2015 it is estimated that the population of the borough grew by 1.8%, surpassing the average population growth in London. Based on recent population projections it is likely that the borough now has a population in excess of 300,000.¹
- 5.2. We are also a young borough with children and young people aged 0-19 years making up more than 25% of our residents and at 33.5 the median age of a Lewisham resident is lower than the England average of 39.²
- 5.3. The population of older people aged 65 and over in Lewisham is around 28,000 people, slightly under 10% of our population.³ A greater proportion of older people live in the south than north of Lewisham.
- 5.4. The average age of the UK population is expected to increase over the coming decades. It is projected the number of people aged 80 and above will more than double by 2037 and the number of people aged over 90 will triple. The number of centenarians shows an increase of sevenfold in estimates of the very old from 14,450 in mid-2014 to 111,000 in mid-2037.⁴
- 5.5. Over 90% of older people in Lewisham live in general needs housing, and will continue to do so. National studies show that the majority of older people want to stay in their own homes and express a particular desire to avoid residential care. As a result, the proportion of older people living in specialised housing will continue to be a small proportion of the older population. There is a need to ensure that specialised housing is appropriate and suitable for the older population in the borough. Currently in LBL there is an oversupply of designated general needs older people's housing, too much use of residential care, and an undersupply of suitable extra care.
- 5.6. In Lewisham there are 1,138 units of Sheltered Housing for Social Rent, of which 483 units are with Lewisham's Housing stock. There are 183 units of sheltered housing for lease.
- 5.7. In addition there are an additional 1,700 units of council and housing associated housing which are designated for older people, but which operate on a general needs model.
- 5.8. There are currently 158 units of extra care accommodation in the borough. 78 units are provided at Conrad Court by Notting Hill. These are 44 2-bed flats and 34 1-bed flats. 80 units are provided through a contract with Housing21,

¹ Office for National Statistics – Population estimate as at 30 June 2015 and based on previous years' trend – 23 June 2016 -

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

² As above

³ As above

⁴ Office for National Statistics – Estimates of the very old (including Centenarians) – 30 September 2015 - <http://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/bulletins/estimatesoftheveryoldincludingcentenarians/2015-09-30#toc>

40 1-bed flats in Deptford (Cinnamon Court) and 40 1-bed flats in Grove Park (Cedar Court).

- 5.9. Nationally, the number of homes built specifically for older people each year has fallen from 30,000 in the 1980s to fewer than 8,000 in recent years. Coupled with this around three million (53%) households aged 65 and over are under-occupying their home with more space than they normally need (The English Housing Survey). 1% of Britons in their 60s are living in tailor-made retirement properties, compared to 17% in the US, and 13% in Australia and New Zealand.
- 5.10. Across the UK, one million people over 60, in 7 million homes, are interested in 'downsizing' (APPG Inquiry Report). If half did so, 3.5 million properties – of which two thirds are family homes with three or four bedrooms – would become available, unlocking 18% of the property market.
- 5.11. Homes designed for those retiring or in their 'extended middle age' achieve cost savings and have significant benefits in health and wellbeing, including tackling isolation and loneliness, while also releasing capital to improve the incomes and quality of life of older people.
- 5.12. LB Lewisham has been working with one cohort older under-occupiers through our Trading Places initiative. They were incentivised through a financial package (£200 per bedroom released) and provided with practical support to move.
- 5.13. From April 2015- February 2016, 49 older under occupiers have been supported to move to more suitably sized accommodation. This has freed up 32 three+ bed roomed properties which have been advertised for overcrowded households and 17 two bedroom properties which have been advertised for households currently living temporary accommodation.

6. Demand for sheltered and extra care housing and current provision

- 6.1. Lewisham in 2009 SP solutions concluded that there would be a need to increase the Extra Care provision to 155 by 2025 which represented a 14% increase on then provision.
- 6.2. Another approach to analysing the need for housing provision is outlined in the Older Persons Housing Toolkit produced by the Housing Learning Improvement Network (LIN). Here, it is estimated that 250 in every thousand people aged 75 will need some form of specialist housing This places the current demand in Lewisham at around 2,000 for general sheltered housing/designated OP Accommodation (across all tenures), and around 500 for Extra care (all tenures). The total current demand for sheltered/designated OPA to just over 2500 places and Extra care to just under 650. These figures increasing considerably by 2030 with the overall increase in population assumptions.

- 6.3. The Table below further breaks these figures down between rent and for sale. An adjustment has been made to take into account the Lewisham tenure demographics, which have fewer owner-occupiers than the national figures and greater proportion of social rented older tenants.

SPECIALIST HOUSING REQUIREMENTS FROM 75			
	2012	2025	2030
Conventional sheltered housing for social/affordable rent	1380	1440	2000
Leasehold sheltered housing	1104	1152	1600
Enhanced sheltered	276	288	400
Extra care housing for rent	345	360	500
Extra care housing for sale	276	288	500
Housing based provision for dementia	83	86.4	120
TOTAL	3464	3614	5120

- 6.4. If this is then compared with the current provision the following picture emerges:

Form of Provision	Current provision	Estimated required provision 2012	Surplus/ Deficit	Estimated Required provision 2030	Surplus/ Deficit **
Sheltered social Rent	1138*	1380	248	2000	862
Sheltered Lease	183	1104	921	1600	1417
Extra Care Rent	158	345	210	400	131
Extra Care Sale	0	276	276	500	495
Dementia	0	83	83	120	120
Total	1456	3188		5120	

*There is in addition approx. 1700 units of council and housing association units which are designated as age exclusive housing which if these are included in calculations gives a considerable surplus of low dependency specialist older persons housing

** This assumes Hazelhurst Court and Campshill road are delivered according to the existing planning consent but everything else remains as now (not realistic but this is for illustrative purposes only)

7. New build extra care in Lewisham

- 7.1. In the short-term the Council wants to take advantage of opportunities to develop well-designed and accessible specialist housing for older people.

- 7.2. The Council is working on a new model for modern extra care housing developments incorporating a mixed dependency model and a strong community focus.
- 7.3. Through these developments, the Council expects to see improved outcomes in the following areas:
- Improved independence
 - Reduction in numbers and duration of hospital admissions
 - Help to stay at home for longer
 - Reduced social isolation
- 7.4. The schemes in the pipeline are both in popular central and south of borough locations:
- Phoenix Community Housing Association have a 60 units extra care scheme in delivery at Hazelhurst ct., Beckenham Hill. Due to complete July 2017.
 - Campshill road currently has planning consent for 51 units, 45 for social rent and 6 for shared ownership. Currently under review.

8. Sheltered Housing for over 55s

- 8.1. The Council is working with its Arm's Length Management Organisation, Lewisham Homes, to pilot a new standard for the Council's existing sheltered housing schemes. The Council has also set out proposals for capital investment in the physical fabric of the Council's 18 Sheltered Housing schemes, ensuring that as a minimum all 18 meet the Decent Homes standard and, additionally, to test a new higher standard for investment in six of those 18 schemes to ensure that they are fit for purpose, over the long term, for supporting the Council's older residents to live safely and independently at home.
- 8.2. The Council has worked with Lewisham Homes to transfer the floating support service provided at sheltered housing schemes to Lewisham Homes which has enabled an improvement of services to tenants. The new model of provision for tenants – known as an enhanced housing management service – was implemented in April 2016, and is paid for through service charges which are eligible for housing benefit, ensuring no additional costs for residents whilst ensuring the service is maintained.
- 8.3. The new service means that there are additional levels of staff who work specifically with the tenants of these schemes. This approach ensures that the standard of provision is tailored to the expectations of sheltered housing tenants, that repairs and maintenance services are delivered quickly and with an enhanced focus on the specific needs of the client group, and also that activities are available for tenants to help combat loneliness and exclusion, with the innovative "Meet me at the Albany" scheme being a particularly relevant example.

- 8.4. The Council is also working with other Housing Providers in the borough who have sheltered housing and over 55s housing provision to support them to improve the enhanced housing management offer available for older and more vulnerable tenants.

9. Over 55s Designated Housing

- 9.1. 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.

10. Housing Mobility Schemes for older people

- 10.1. For tenants aged 60 or over who wish to move to a home outside of London there is a scheme targeted specifically at them –“Seaside and Country Homes”. The scheme is administered by the GLA and helps around 150 households to move from London each year to bungalows or flats in desirable seaside and countryside locations.
- 10.2. Seaside & Country Homes is open to people living in council or housing association properties in London where at least one member of the household is age 60 or above. Any members of the household who are under 60 years of age must be either the partner, joint tenant or registered carer of the lead applicant. Second applicants aged under 60 are not able to become joint tenants of, or have succession rights to, Seaside and Country Homes properties. Additionally the scheme does not consider applications from more than two people. People freeing up the largest homes are given the greatest priority.
- 10.3. The scheme has access to over 3,000 properties, mainly two bedroom bungalows and one and two bedroom flats. These are dotted all along the south coast, from Cornwall in the south west to Norfolk and Lincolnshire in the east. Places are also available across the countryside, from Dorset to Cambridgeshire to Shropshire. Many have private gardens or outdoor communal areas and are in peaceful, purpose built developments.
- 10.4. All London boroughs currently participate in the Seaside & Country Homes scheme. Marketing material to help boroughs and housing associations to promote the scheme and assist their tenants is available.

11. Aids and Adaptations

- 11.1. The Council provides grants, loans, aids and adaptations to support older and disabled people to remain independent in their own homes, and to minimise the demands on Adult Social Care Budget. The Council has a task-finish Group established to look in detail at the Disabled Facilities Grant process, to maximise the available resources through joined up working across Housing

and Adult Social Care as part of the integrated health, social care and housing approach.

- 11.2. Many of the Housing Providers which operate in Lewisham already are signed up to carry out Minor Adaptations without Delay. This aims to ensure the most prompt and cost-effective installation of adaptations such as grab rails, door widening and door entry systems. The Council is working with its partners to ensure that tenants receive a consistent service, irrespective of their landlord.

12. Conclusion

- 12.1. The Council is working with its partners to improve the quality and availability of suitable housing to meet the needs of Lewisham's older residents. It is clear from our research and consultation with residents that the older population should not be considered a heterogeneous group and that they have different preferences. In response to this the Council is seeking ways to broaden the range of choices available for older people in the borough.

13. Financial implications

- 13.1. This report is intended to update members on policy and ongoing projects to deliver new supply and improvements to housing for older people in Lewisham.
- 13.2. As such, there are no direct financial implications arising from agreeing the recommendation set out in 2.1 above.
- 13.3. The full financial implications of each project will be considered as the project develops and will be reported to members at that time.

14. Legal implications

- 14.1. The European Convention on Human Rights states in Article 8 that "Everyone has the right to respect for his private and family life, his home and correspondence". The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, necessarily mean that everyone has an immediate *right* to a home, (because Article 8 is a "qualified" right and therefore is capable in certain circumstances, of being lawfully and legitimately interfered with,) the provision by an Authority of a relevant strategy for older people's housing does engage Article 8 principles.
- 14.2. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

14.3. In summary, the Council must, in the exercise of its functions, have due regard to the need to:

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

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

14.5. The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

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

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

9.7. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

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

15. Crime and Disorder Implications

15.1. There are no specific Crime and Disorder implications resulting from this report.

16. Equalities Implications

16.1. There are no specific equalities implications resulting from this report.

17. Environmental Implications

17.1. There are no specific environmental implications resulting from this report.

18. Conclusion

Background Documents

['Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society', Department for Communities and Local Government \(2008\)](#)

['Securing Good Care for Older People: Taking a long-term view', Wanless D \(2006\)](#)

[HAPPI \(Housing our Ageing Population: Panel for Innovation\)](#)

[HAPPI2 \(Housing our Ageing Population: Plan for Implementation\)](#)

[Housing our Ageing Population: Positive Ideas \(HAPPI 3\)](#)

If there are any queries on this report please contact **Laura Harper, Housing Delivery Manager, LB Lewisham, on 020 8314 6096, or by email at: laura.harper@lewisham.gov.uk**

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Housing Select Committee			
Title	Key Housing issues		
Key decision	No	Item no	5
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	6 July 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 Result of EU Referendum

- 2.1 The result of the referendum on EU membership held on 23 June is likely to have an impact on the housing market in the UK, London and Lewisham. The scale of this impact, especially in the medium to long-term, will depend on the outcome of negotiations on the detail of the UK's exit.

- 2.2 Responding to the result, property consultancy Knight Frank's initial view of the impact on residential property was:

“The UK vote in favour of Brexit has the potential to make a relatively swift impact on the housing market... In the short-term, consumer confidence is likely to be knocked by the continued uncertainty, especially with regards to trade. However, uncertainty could also result in a further dampening of homes coming onto the market.

The second-round effects from a slowing economy and growing unemployment will also be felt in the housing market, as these factors affect household incomes as well as sentiment.

In the short to medium-term, the fundamental demand and supply dynamics in the market are unlikely to change, with a continued structural undersupply of homes across the country, underpinning pricing in some of the most desirable and best connected areas.”

- 2.3 Committee will be aware that the demand for all kinds of housing in Lewisham far outstrips supply, and this will not change in the short-term. Officers will continue to monitor the implications of the referendum result for housing policy and on the housing market, and provide updates to Committee.

3 Update on legislation timetable

- 3.1 The Welfare Reform and Work Act received Royal Assent on 16 March 2016 whilst the Housing and Planning Act received Royal Assent on 12 May 2016.
- 3.2 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. It is anticipated that the draft regulations on measures including Pay to Stay and High Value Voids will be published in July. Officers will therefore update committee on the implications of the draft regulations when the committee meets in September.

4 Help to Buy

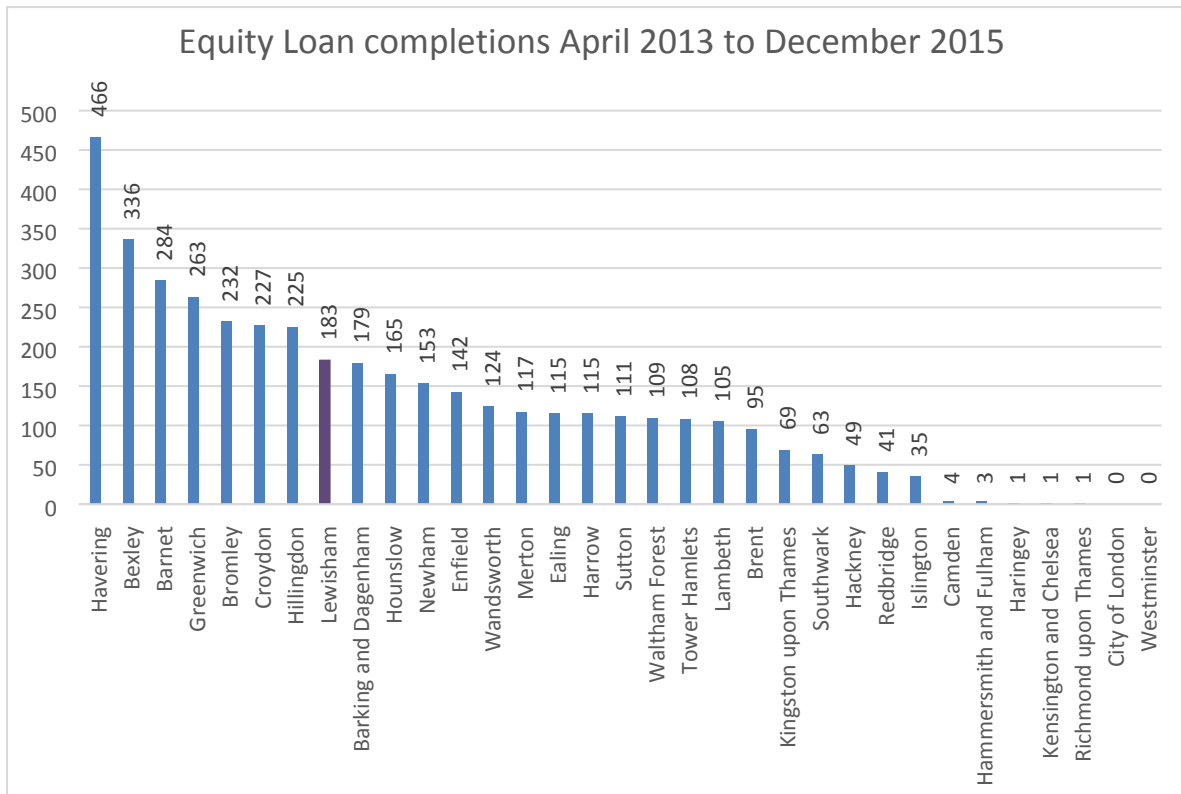
- 4.1 The government has launched two schemes to encourage home ownership under the 'Help to Buy' umbrella: the Help to Buy Equity Loan and the Help to Buy Mortgage Guarantee.
- 4.2 At the last Housing Select Committee, Members asked for information regarding the Help to Buy schemes and data on the take-up in Lewisham. This is provided below.

Help to Buy: Equity Loans

- 4.3 The Help to Buy Equity Loan has been in operation since April 2013. The scheme offers a 5 year interest free loan of up to 20% of the value of the property to first time buyers purchasing a house under £600,000. In recognition of rapidly increasing house prices in London, this was extended to 40% in London as of February 2016. This loan is only available for new build properties.
- 4.4 After 5 years the interest free loan begins to incur charges, starting at 1.75% of the equity loan in year 6 and increasing by RPI plus 1% every subsequent year. These charges do not contribute towards the paying off of the equity loan.
- 4.5 Borrowers can repay the loan or a portion of the loan at any point without penalty. Portions of the loan may only be paid off in increments of 10% of the value of the property. The loan is paid off based on the current value of the property rather than the value of the property at the point which the loan was taken out. Similarly, if the borrower were to sell the property then the amount to be repaid would be calculated as a percentage of the sale value of the property rather than that at which it was purchased.

Equity Loans in London

- 4.6 Nationally, Havering is the only London borough in the upper quartile for take-up of the Equity Loan scheme. London boroughs with a high average house price have tended to see extremely low take-up of the scheme as shown from the table below.



Equity Loans in Lewisham

4.7 Since the commencement of the scheme in April 2013, 183 properties in Lewisham have been purchased with assistance from the scheme, with almost £13m in loans being provided. As with many other London Boroughs, there was a noticeable increase in uptake during 2015 with over 110 completions in Lewisham between April and December 2015.

4.8 The Council is working with Pocket Living to bring forward a scheme for affordable home ownership at Marischal Road. This scheme is near completion and a number of these homes are now for sale. Eligible buyers could apply for a Help to Buy equity loan to buy a property in this development. One bed properties in the Pocket Living scheme are currently being marketed from £214,000 whilst two beds are being marketed from £230,000. Therefore if a buyer took up a full Help to Buy equity loan a property in this scheme would cost them £128,400 for a one bed and £138,000 for a two bed in terms of the deposit and mortgage they would need to raise. These properties are restricted to households who live or work in the borough who are not already home owners and who earn less than £54,500.

Help to Buy: Mortgage Guarantees

4.9 The Help to Buy Mortgage Guarantee was introduced in October 2013 and seeks to increase access to the mortgage market for eligible borrowers whose deposit might otherwise have prevented them from purchasing.

4.10 The scheme allows participating lenders the option to purchase a guarantee on the value of the mortgage which the government will back. Lenders who take part in this scheme are therefore able to offer higher loan-to-value mortgages to borrowers where this would previously have represented a potential risk.

Mortgage Guarantees in Lewisham

4.11 Between October 2013 and December 2015 a total of 185 properties costing almost £58m have been purchased in Lewisham with a Mortgage Guarantee.



5 Lewisham Housing Projects nominated for architecture awards

5.1 Two of Lewisham’s housing developments have been nominated for awards in the New London Awards organised by New London Architecture. These awards seek to recognise the very best new and proposed architecture, planning and development in the capital.

5.2 Campshill Road Extra Care scheme has been nominated in the Wellbeing category.

5.3 PLACE/Ladywell has been nominated for two awards. It has been nominated in the category ‘The Temporary’ and has also been nominated for one of the overall prizes: the Mayor’s Prize which will be judged in association with the Mayor of London, celebrating the project that best creatively contributes to the capital’s economy.

6 Legal Implications

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

7 Financial implications

7.1 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.

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

8 Crime and disorder implications

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

9 Equalities implications

9.1 There are no equalities implications arising from this report.

10 Environmental implications

10.1 There are no environmental implications arising from this report.

11 Background Documents and Report Originator

11.1 There are no background documents to this report.

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

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Housing Select Committee		
Title	Housing and mental health – scoping report	
Contributor	Scrutiny Manager	Item 6
Class	Part 1 (open)	6 July 2016

1. Purpose

At its meeting on 25 May 2016, the Committee agreed to hold an in-depth review into mental health and housing. This paper provides some background information about housing and mental health, nationally as well as in Lewisham, and suggests some key lines of enquiry for the review.

2. Recommendations

The Select Committee is asked to:

- Note the content of the report
- Agree the key lines of enquiry and timetable – set out in sections 9 and 10.

3. Introduction

In recent years, as awareness of mental health has increased, and public attitudes towards mental health have improved, mental health has continued to move up the policy agenda across government. Research has also recognised the significant social and economic impact that poor mental health can have – with some estimates putting the cost to the UK economy at over £100 billion a year.¹

There is now a broad consensus across society on the need for change, for a shift towards prevention and, in particular, for mental health issues to be given the same priority as physical health issues. There's also been a wider push for the integration of health and care – encouraging services to work together more to provide better health outcomes.

While the integration of health and care is taking shape, commentators have noted that there are also a number of barriers to more joined-up working when it comes to housing and mental health – particularly those around providing and sharing information.²

To develop closer working, some local areas have put in place joint-working and vulnerable-people protocols – allowing the relevant local bodies to agree and set out how they'll work together to deal with certain situations. As part of this, some local areas have also rolled out

Around 1 out of 4 people will experience a mental health problem each year.

Source: Mind

¹ Mental Health Foundation, *Fundamental Facts About Mental Health*, 2015, p1

² See, for example, Shelter, *Good practice: briefing, A long way from home, Mental distress and long-term homelessness*, Dec 2008

mental health awareness training to frontline staff – helping them to identify mental health problems and to provide more appropriate help and support.

4. National policy context

There have been a number of national policy developments in recent years – as public awareness and understanding of mental health issues has continued to grow.³

The previous government launched the mental health strategy for England, *No health without mental health*, in 2011 – setting out the government’s plans to improve people’s mental health and wellbeing and to improve services for those with mental health problems.⁴

The strategy noted the importance of housing and said that housing providers had a key role in improving mental health outcomes – both by providing settled accommodation and by providing the support services that people need to maintain their tenancies. The strategy suggested a number of ways that housing providers could support people at risk of mental ill health:⁵

People with mental health needs are more likely to be victims of violence than those without.

Source: Mental Health Foundation

What housing organisations can do:

- **Link housing and health needs assessments.** Housing organisations can improve evidence of housing needs of people with mental health problems, and use this understanding to inform local needs assessments and commissioning plans. This includes reviewing how housing waiting lists take account of mental health needs, to ensure ‘parity of esteem’ with physical health.
- **Identify tenants with risk factors for mental ill health, and deliver appropriate prevention and early intervention services.** Services could include parenting or intensive family support, floating support to single tenants, and pre-tenancy and signposting services.
- **Work with NHS organisations to provide integrated support for people with mental health problems** improving outcomes, reducing overall costs and enabling people to access the services they need.
- **Ensure staff and contractors receive appropriate, evidence-based mental health awareness training.** Training is available from a variety of providers, and can be tailored to organisations’ specific needs. Housing organisations can also offer information and training to landlords to improve their awareness of mental health issues, and support them to let accommodation to people living with mental health problems.
- **Ensure debt and rent arrears collection processes are sensitive to people with a range of needs.** This includes providing a range of ways for people to engage with the service, and offering reasonable adjustments for repayment.

³ For a comprehensive overview see: House of Commons Library, *Mental health policy in England*, 2016

⁴ Department of Health, *No health without mental health*, 2011

⁵ Department of Health, *No health without mental health: implementation framework*, 2011, p38

Building on this, in 2014, the government published *Closing the gap: priorities for essential change in mental health*. This stated that parts of mental health care and support weren't changing fast enough, and set out 25 areas for immediate change – including providing more people with mental health problems with homes that support recovery. The report focused on supported housing, but recognised more widely the importance of settled accommodation that can support recovery from mental illness.⁶

Later in 2014, the government also published the *Mental health crisis care concordat*. This set out a joint agreement on how public services should work together to respond to people who are in a mental health crisis. It focused on the health, social care and criminal justice systems, but stated that it was also relevant to other partners, such as housing providers.⁷

Most recently, in February 2016, the independent Mental Health Taskforce, chaired by the Chief Executive of Mind, published the *Five Year Forward View for Mental Health* – setting out a series of recommendations for improving outcomes in mental health over the next ten years.

Among several other things, the wide-ranging report noted the importance of stable housing. It said that local housing providers, mental health services and local authorities, should work together and share joint plans and other information so that “*mainstream housing services can play a more active role in preventing mental health problems arising*”.⁸

5. Lewisham policy context

One of the priority areas of Lewisham's health and wellbeing strategy is improving mental health. The strategy notes that rates of both common mental illness, such as anxiety and depression, and severe mental illness, such as schizophrenia and bipolar disorders, are higher in Lewisham than the London and national average.⁹

As part of improving mental health, the health and wellbeing strategy notes, among other things, the importance of early identification – and says that “identifying risk factors and early presentation of mental health problems can prevent escalation and help recovery”.¹⁰

The Joint Strategic Needs Assessment (JSNA) underlying the strategy also notes the mental health differences within Lewisham itself – with wards in the south of the borough having 25% to 40% higher needs than other, more affluent areas – and the significant social and economic impact that poor mental health can have.¹¹ The JSNA also states that mental health care that includes elements of support outside of health, such as debt counselling,

Around three quarters of common mental illnesses, such as anxiety and depression, go undiagnosed.

Source: JSNA

⁶ Department of Health, *Closing the gap: priorities for essential change in mental health*, 2014, p28

⁷ Department of Health et al, *Mental health crisis care concordat*, 2014, p11

⁸ Mental Health Taskforce, *Five Year Forward View for Mental Health*, 2016, pp25-6

⁹ Lewisham Health and Wellbeing Board, *Achieving a healthier and happier future for all Health and wellbeing strategy*, December 2013, p19

¹⁰ *ibid*

¹¹ Lewisham Strategic Partnership, *Lewisham's Joint Strategic Needs Assessment (JSNA)*

employment support and housing support, can have a significant impact on mental health outcomes.

The JSNA points out that around half of referrals to mental health services come from agencies and organisations other than GPs – and that demand for mental health awareness training for frontline staff in non-health related organisations has been very high.

As well as the aims of the health and wellbeing strategy, a key part of Lewisham’s housing strategy is preventing homelessness – including among people with mental health needs. The strategy highlights the work of the Single Homeless Intervention and Prevention Service (SHIP) – which provides advice to residents facing homelessness – and states that simplifying the process of getting support is crucial to preventing homelessness among people with mental ill health and other needs.¹²

Rates of common mental illnesses:

- Lewisham: 19.8%
- London: 18.2%
- England: 16.6%

Source: JSNA

6. Recent research into housing and mental health

Recent research into housing and mental health has made a number of observations and recommendations about the housing-related problems faced by people with mental health needs. Some of the measures most often talked about include establishing joint-working agreements between local organisations and providing more mental health awareness training for frontline staff.

A report on housing and mental health by the NHS confederation noted that mental health issues are often cited as a reason for tenancy breakdown – and that it is often housing problems that lead to a further deterioration of mental health.¹³ Research by Shelter also found that tenancy loss is a common issue for people with mental health needs – and that losing a tenancy can often exacerbate mental health problems.¹⁴ Shelter found that, without appropriate and timely support, mental health problems can contribute to a cycle of failed tenancies and long-term homelessness.¹⁵

People with mental health issues are more likely to rent their home – and mental health issues are often a factor in tenancy breakdown.

Source: NHS Confederation

mental health needs.¹⁶ The NHS Confederation recommended, among other things, that housing and mental health providers should use predictive analysis to identify those most at

The NHS Confederation also said, however, that housing providers can play an important role in supporting people to maintain their tenancies. They said that, by working in partnership, housing and mental health providers can provide better pathways and outcomes for tenants with

¹² Lewisham Council, *Lewisham Housing Strategy 2015-2020*, March 2015, pp17-8

¹³ NHS Confederation, *Housing and mental health*, December 2011, p2

¹⁴ Shelter, *A long way from home Mental distress and long-term homelessness*, December 2008, p3

¹⁵ *ibid*, p5

¹⁶ NHS Confederation, *Housing and mental health*, December 2011, p1

risk to provide targeted care and support. They also suggested that housing providers could play a key role in signposting more people to relevant early intervention services.¹⁷

Shelter also said that housing providers have a vital role in preventing people with mental health problems from losing their tenancies and that it's crucial that frontline workers are able to identify housing problems early on. They made a number of recommendations about what action housing providers could take (see text to the right):¹⁸

- a vulnerable people protocol: a multi-agency protocol and staff training package that provides indicators for vulnerability (including loss of income, debt, rent arrears, experiences of harassment or antisocial behaviour, and episodes of stress or mental ill health), and procedures for providing timely information, advice and support to prevent tenancy loss
- jointly agreed and quickly accessible structured channels for communication and multi-agency working with external agencies, including voluntary and statutory mental health support services
- joint training of housing officers and mental health practitioners in the relationship between both mental health and housing problems
- employment of a mental health practitioner to provide support and advocacy services to tenants
- employment of an internal housing benefit liaison officer to speed up the application process, deal with delays or difficulties, and prevent rent arrears from accruing.

A report by the National Housing Federation also commented that there was huge potential for health and housing providers to work together – with considerable advantages to service users and the public purse.¹⁹ The report said that a number of housing providers were already working in partnership with local health organisations to offer psychological therapies and other early intervention services.²⁰

Recent research by the Chartered Institute of Housing (CIH) also found that the responsibilities of frontline housing staff are changing. It found that housing organisations are increasingly dealing with customers with multiple and complex needs – where a housing-only response is not enough – and that that supporting vulnerable tenants to sustain their tenancies is becoming increasingly important.²¹

Case Study: Trident Social Investment Group

Recognising the increased level of disadvantage that its residents are now facing, Trident has taken a decision to employ people with skills in care and support to undertake all of its customer-facing work. The job title of this patch-based and people-focused role is Tenant Support Officer (there is no longer a job title of 'housing officer') and the goal is to support people towards self-sufficiency, rather than being a steady state landlord. The TSO service is being delivered by Trident Reach, the charitable care/support arm of the business. This new role has been 'bolted on' to existing specialist housing teams – repairs, lettings, voids, arrears, asset management etc – making effective liaison between the TSOs and specialist teams crucial. There has been a rigorous recruitment process which has seen some people move across into the new TSO role and others remain in specialist housing roles.

Source: Chartered Institute of Housing

¹⁷ NHS Confederation, *Housing and mental health*, December 2011, p4

¹⁸ Shelter, *A long way from home Mental distress and long-term homelessness*, December 2008, p5

¹⁹ National Housing Federation, *Health and housing: worlds apart? Housing care and support solutions to health challenges*, 2010, p43

²⁰ *ibid*, p27

²¹ Chartered Institute of Housing et al, *New era, changing role for housing officers*, 2014, p13, 21

The research recognised that there is a debate about what support can be provided by housing organisations, but noted that tenancy loss is expensive to housing providers and that providing support to maintain tenancies makes good business sense.²² The research found that many housing providers are making tenancy sustainment a top priority.²³

The CIH found that many housing providers are starting to pick-up issues like non-payment earlier on, so that conversations about the underlying causes can be started – and the relevant support provided – as soon as possible.²⁴

The CIH also found that frontline collaboration is becoming increasingly important to frontline staff – and that local partnerships and shared training are too becoming more important as cuts to local services take their toll.²⁵

Case Study: Specialist providers

“Staff tend to be used to dealing with challenging people. We offer regular team meetings and supervision. Managers are always available (open door policy) and able to discuss problems. We have on call systems (1st and 2nd tiers) we can call out of hours. We use reflective practice in team meetings so people can discuss concerns and feelings. It has to be safe as people won’t open up otherwise. We have a counselling and care line (therapist or councillor) who they can call independently.” (London based specialist provider) “We operate within a PIE1 environment, training staff in a variety of techniques to have difficult conversations. Frontline staff get a monthly reflective practice session with a local psychologist from the mental health trust. We try to understand behaviours as we don’t want to exclude people. We needed to build staff resilience and coping skills so they don’t burn out or overreact to challenges and behaviours from clients.”

Source: Chartered Institute of Housing

7. What other local areas have set up

To achieve better outcomes for tenants with mental health problems, some local areas have tried to encourage closer working between local housing and mental health providers by establishing joint agreements about how tenants with mental health needs should be treated.

The Richmond upon Thames Mental Health and Housing Joint Working Protocol is a recent example. Published in May 2016, this sets out an operational-level agreement on the working relationship and information sharing arrangements between mental health services, housing providers and the council.



The agreement notes that in many cases it is only when different agencies share information that a comprehensive picture of needs and risk can be built up – and sets out mechanisms for housing and mental health professionals to share appropriate and relevant information about their service users within a framework that protects privacy.²⁶ Richmond Council said

²² Chartered Institute of Housing et al, *New era, changing role for housing officers*, 2014, p14

²³ *ibid*, p33

²⁴ *ibid*, p33

²⁵ *ibid*, p34

²⁶ Richmond Council et al, *Mental Health and Housing Joint Working Protocol*, May 2016, pp10-13

that better communication and understanding between mental health services and housing provides greater efficiencies for the council and better and smoother services for tenants.

The focus of the agreement is cases where someone with mental health needs is the victim or perpetrator of anti-social behaviour – where there is a danger that without the right information the wrong action could be taken, possibly leading to the loss of a tenancy.²⁷

The agreement also states that all professionals in partner agencies can access training on mental health and housing – held three times per year – and that following training, staff are encouraged to shadow a professional from another organisation.



Another example is Southwark Council's protocol on housing and vulnerable tenants. This sets out steps to prevent vulnerable tenants, including those with mental health needs, from becoming homeless.²⁸ Like the research above, it also notes that it's more cost-effective to support vulnerable tenants to maintain their tenancies than to evict them – and goes on to set out guidance on pre-tenancy action and dealing with problems during the tenancy.

In terms of identifying and dealing with problems during the tenancy, the guidance states that where it is known that the tenant is vulnerable and a problem arises – for example, non-payment of rent or anti-social behaviour – that the housing provider should conduct a home visit and if necessary make an appropriate referral.

Where the tenant is not previously known to any other agencies, the guidance states that they should be referred to SUSTAIN – a specialist team set up specifically to prevent tenancy breakdown by providing advice, support and making the right referrals.

Islington Council also launched a housing and mental health joint working protocol in 2011.²⁹ Like those above, this was also developed to help provide the best possible outcome for services users by improving communication and information sharing between mental health and housing providers.

It sets out the working relationships between the local health services, housing providers and the council and the procedures for dealing with vulnerable clients – including sharing personal information, routes for communication, time frames and escalation processes.



ISLINGTON

Islington council said that previously issues like hoarding may have been reported and dealt with as an anti-social behaviour issue, but that now anti-social behaviour and tenancy management teams can share information and identify the right support for residents who might be experiencing mental health issues.

²⁷ Richmond Council et al, *Mental Health and Housing Joint Working Protocol*, May 2016, p17

²⁸ Southwark Council, *Protocol with Housing - Vulnerable Tenants* [accessed June 2016]

²⁹ See, Islington Council, *Housing and Mental Health Joint Working Protocol (presentation)*, [undated]

8. Meeting the criteria for a review

A review into mental health and housing meets the criteria for carrying out a scrutiny review because:

- The issue affects a number of people living, working and studying in Lewisham
- This issue is of concern to partners, stakeholders and the community

9. Key lines of enquiry

As part of the review, the Committee will need to establish:

- The rates of mental ill health among social housing tenants
- The most common mental health issues among social housing tenants
- How housing providers currently respond to and provide for tenants with mental health problems – specific processes, special training, joint-working arrangements
- The contribution of the voluntary and community sector
- Examples of good practice from local areas

After this, the Committee can consider the following review questions:

- What are the key services to someone living in social housing with mental health needs?
- What are the barriers to closer working between relevant local bodies and organisations
- What can be done to help local housing providers identify mental health problems and provide appropriate support at the earliest possible opportunity?

10. Timetable

The Committee is asked to consider the outline timetable for the review:

First evidence session - 18 October 2016

Representatives from the Council and local housing providers

Second evidence session – 16 November 2016

Evidence from other local Councils – for example, Islington, Southwark, Richmond

Third evidence session - 10 January

Evidence from local organisations – for example, Mind, Carers Lewisham

Report – 7 March

Committee will consider a final report presenting all the evidence and agree recommendations for submission to Mayor and Cabinet.

11. Further implications

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.

For further information please contact John Bardens, Scrutiny Manager, on 02083149976 or email john.bardens@lewisham.gov.uk,

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Agenda Item 7

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	7
Class	Part 1 (open)	6 July 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 considered the proposed work programmes of each of the select committees on 24 May 2016 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 about 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 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 7 September 2016:

Agenda item	Review type	Link to Corporate Priority	Priority
Lewisham future programme	Standard item	Active, healthy citizens	High
Lewisham Homes annual report & business plan	Standard item	Decent homes for all	Medium
Brockley PFI annual report & business plan	Standard item	Decent homes for all	Medium
Housing Action Zones	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

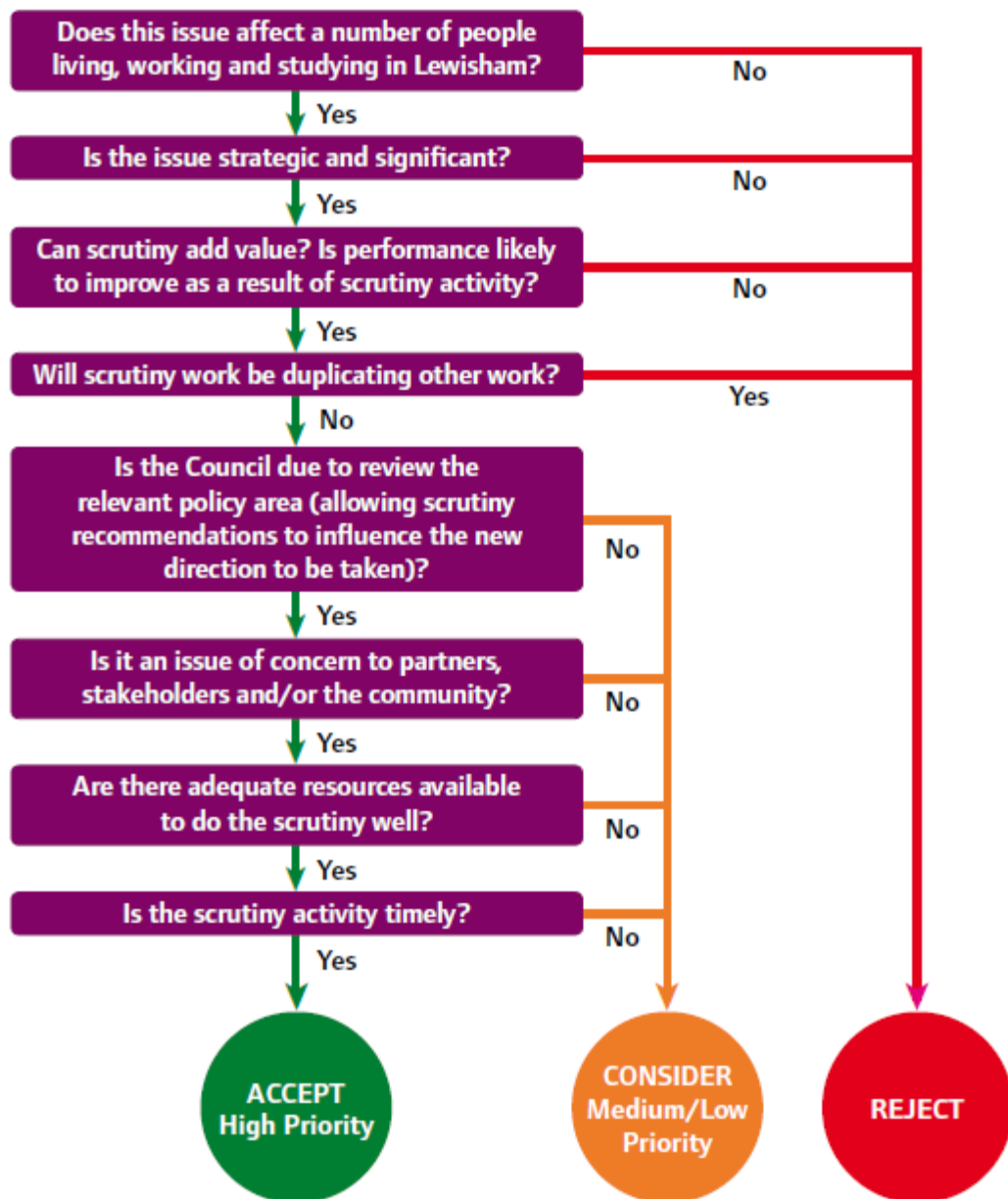
The date of the next meeting is Wednesday 7 September 2016.

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 and older people	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	
Housing Action Zones	Standard item	Medium	CP6	May								
Monitoring homelessness and temporary accommodation	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 July 2016 - October 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, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

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

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

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
November 2015	Discharge into Private Rented Sector Policy	06/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2016	Disposal of Land at Corner of Deptford Church Street and Creekside	06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	Report of the Education Commission	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	Adoption Service Statement of Purpose and Children's Guides	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	Fostering Service Statement of Purpose and Children's Guides	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

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
May 2016	Launcelot Primary School Instrument of Government	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		
May 2016	St Saviour's Primary School Instrument of Government	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		
March 2016	Lewisham Adoption Service Statement of Purpose and Childrens Guides	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	Lewisham Fostering Service Statement of Purpose and Childrens Guides	06/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
May 2016	Street Naming & Numbering Fee Charging Proposal	29/06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		

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
May 2016	Talkback 2015 Survey results	29/06/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Joe Dromey, Cabinet Member Policy & Performance		
February 2016	Contract Award Security	29/06/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2016	Deptford High Street North Approval to Tender and Delegate Contractor Appointment Approval	29/06/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	Prevention and Inclusion Contract Award	29/06/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
April 2016	Processing of Dry Recyclables Contract	29/06/16 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
May 2016	Provision of Temporary Agency Staff - Retender of	29/06/16 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
	Contract for Managed Service Provider	(Contracts)	Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2016	Proposal to discontinue Main Grants funding to Greenwich Carers Centre	29/06/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
June 2016	Deptford Lounge Contract Renewal	12/07/16 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2016	Disposal of Land at Trundleys Road	12/07/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
March 2016	LED Lighting Project Laurence House	12/07/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	Austic Spectrum Housing	13/07/16 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		
January 2016	Beeson Street Scheme Approval and Proposed form of Investment partnership/procurement route	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
March 2016	Campshill Road Extra Care Scheme	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
June 2016	Consultation on Public Health Savings	13/07/16 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2016	Council Tax Reduction Scheme	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2016	Disposal of Copperas Street Depot Creekside	13/07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
June 2016	Federations - Revisions to	13/07/16	Sara Williams, Executive		

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
	Instruments of Government	Mayor and Cabinet	Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
May 2016	Financial Forecasts 2016-17	13/07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
June 2016	Gypsy and Traveller Local Plan-Site Selection Criteria	13/07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2016	Hostels/Private Sector Leased Service Transfer to Lewisham Homes	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
May 2016	Medium Term Financial Strategy	13/07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
January 2016	New Bermondsey Housing Zone Bid Update	13/07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Alan Smith, Deputy Mayor		
May 2016	Lewisham Homes Loan Acquisition Programme parts 1 and 2	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
June 2016	Local Authority Governor Nominations	13/07/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
June 2016	Library and Information Service Update	13/07/16 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2016	Phoenix Community Housing Development parts 1 and 2	13/07/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
May 2016	The Future of Lewisham Music Service	13/07/16 Mayor and Cabinet	Councillor Paul Maslin, Cabinet Member for Children and Young People and Councillor Damien Egan, Cabinet		

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
			Member Housing		
June 2014	Surrey Canal Triangle (New Bermondsey) - Compulsory Purchase Order Resolution	07/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2016	License deficit application for Prendergast School	13/07/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
May 2016	Approval for Kier Services for works to £2.6m from London Highway Alliance Contract Framework	13/07/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2016	Main Grants Programme 2017-18 Outcome of Consultation	13/07/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
May 2016	Prevention and Inclusion Approval to Tender	13/07/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		

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
June 2016	Re-Procurement Core Contract Adult Substance Misuse Services and Budget Setting Substance Misuse Services	13/07/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
June 2016	Highway Maintenance Contract Variation	26/07/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
June 2016	Options for 118 Canonbie Road	07/09/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
June 2016	Federations - Revisions to Instruments of Government	07/09/16 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2016	Health and Social Care Devolution Pilot	07/09/16 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2016	Street Lighting Variable	07/09/16	Janet Senior, Executive		

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
	Lighting Policy	Mayor and Cabinet	Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2016	Contract Award Planned and Preventative Maintenance	07/09/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2016	Contract Award Cleaning	07/09/16 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2016	Insurance Renewal	09/16 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
June 2016	Children and Young People Public Health Nursing Redesign	28/09/16 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2016	Annual Complaints Report	19/10/16 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Joe Dromey,		

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 Policy & Performance		
May 2016	Main Grants Programme 2017-18 Appeals Against Proposals	30/11/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
May 2016	2017-18 Council Tax Reduction Scheme	07/12/16 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2016	Main Grants Programme 2017-18 Allocation of Funding	07/12/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
May 2016	Prevention and Inclusion Team Award of Contracts	07/12/16 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Janet Daby, Cabinet Member Community Safety		
May 2016	Council Tax Reduction Scheme 2017-18	18/01/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member		

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
			Resources		
May 2016	Council Budget 2017-18	22/02/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		

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