

Public Document Pack

Housing Select Committee Agenda

Tuesday, 10 January 2017

7.30 pm,

Civic Suite

Catford

SE6 4RU

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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 Tuesday, 10 January 2017.

Barry Quirk, Chief Executive
Friday, 23 December 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 16 November 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: Kevin Sheehan (Executive Director for Customer Services), Genevieve Macklin (Head of Strategic Housing), Madeleine Jeffery (Private Sector Housing Agency Manager), Nina Morris (Lettings & Support Service Manager), Michael Westbrook (Housing Policy and Partnerships Manager), John Bardens (Scrutiny Manager), Clare Hopkins (Lewisham Homes), Maggie Houghton (Hyde Housing), Michael Munson (Bromley and Lewisham Mind), James Forrester (South London and Maudsley NHS Trust), David Norman (South London and Maudsley NHS Trust), and Peter Wood (999 Club Lewisham).

1. Minutes of the meeting held on 25 October 2016

Resolved: the Committee agreed the minutes of the last meeting as a true record.

2. Declarations of interest

The following non-prejudicial interests were declared:

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

3. Housing and mental health – evidence session

Clare Hopkins (Lewisham Homes), Maggie Houghton (Hyde Housing), Michael Munson (Bromley and Lewisham Mind), James Forrester (SLAM), and Peter Wood (999 Club Lewisham) introduced themselves and spoke about their work.

James Forrester (SLAM) spoke. The following key points were noted:

- SLAM run two primary intake services in Lewisham: the [Increasing Access to Psychological Therapy](#) (IAPT) service and the [Assessment and Liaison](#) service based at Southbrook Road.
- The Assessment and Liaison service is there to help people who may be approaching crisis point. It aims to stabilise people within 12 weeks, but it often takes much longer.
- The main reason it takes longer is that there are often a number of other background factors that can't be resolved within 12 weeks – for example, immigration status, not being able to speak English, having been displaced as a result of war, or having been illegally trafficked.
- There are all sorts of problems that people are going through that aren't necessarily to do with a particular mental disorder, but which seriously affect

people's lives and wellbeing. These are almost inevitably related to housing and tenancy, money and debt, or not being able to get back into work.

- The service will try to help people to maintain their tenancy or find another. If people are having serious housing and money problems they're unlikely to make a successful recovery with mental health treatment alone. The influence of people's wider problems is a significant problem.
- 90% of referrals to the Assessment and Liaison service come from GPs. Other referrals come from the police, probation services, and the social work team at the [Ladywell Unit](#).
- A clear agreement between all the relevant agencies in the borough setting out how people with low-level mental health issues should be helped is a really good idea – SLAM is not aware of anything like this in Lewisham.

Michael Munson (Bromley and Lewisham Mind) spoke. The following key points were made:

- Mind's Community Support service in Lewisham is a primary care service. It provides short-term interventions of around 12 weeks, but background factors like language, poverty, and chaotic situations mean it can take longer.
- The Mind service usually sees people who either haven't met the criteria for secondary level care or who are being stepped down from secondary level care. By intervening early on the service is able to help people feel better, but without other support there is always a risk of them sliding back.
- 27% of referrals come from secondary level services, this includes 19% from the Assessment and Liaison service. 20% of referrals come from GPs. Only a handful come from housing providers. 85% of all referrals mention anxiety and depression.
- Last year, 32% of people referred to Mind's Community Support Service had a housing issue. 25% of these lived in the private rented sector.
- Most housing issues are to do with repairs and rent arrears. Living in poor conditions and not feeling like you can go to the landlord, which is often the case in private rented housing, exacerbate anxiety, depression and other mental health issues. But it is often difficult to solve housing issues in 12 weeks.
- Mind's experience of housing providers is that that they don't understand mental health at all. They don't recognise mental health problems until there is a tenancy sustainment issue and they see anti-social behaviour as just that, they don't see the underlying causes of the behaviour.
- From Mind's experience, by the time people get to the tenancy sustainment teams, they will have had letter after letter they're too scared to open, been

threatened with eviction and had people knocking on their door that they don't know. Their mental health has been aggravated by the system they're living within.

- Mind said that references by housing providers to things like "working with community mental health teams" show how out of touch they are with the mental health support system – these structures don't exist anymore.
- Mind also said that housing providers don't seem to have proper training or be willing to engage. Some individual housing officers are much better – these are often the ones that are aware of services like Mind and have worked with them before. Staff in supported housing are very good.

Peter Wood (999 Club Lewisham) spoke. The following key points were made:

- The 999 Club in Deptford works with homeless people. It sees people with a range of needs, many who don't meet the criteria for secondary care, including low-level mental illness.
- The 999 Club provides learning activities, employability and welfare advice. It also helps people with social exclusion and housing problems. It's non-statutory funded. Referrals usually come from the police or probation service.
- As well as mental ill health, issues like learning disabilities and poor levels of education can also make it difficult for people to access support services related to housing and more widely.
- There needs to be access to a service for people with low-level mental health needs, and it would need to go out into the community and see people with mental health needs and other mental health support services.

Maggie Houghton (Hyde Housing) spoke. The following key points were made:

- Hyde has recently set up a new tenancy support service – consolidating money and debt advice, employment advice and general tenancy sustainment. This was in response to the need to make severe cuts, but also an attempt to provide a more holistic service. Hyde's own research found that the overwhelming majority of people with rent arrears and other tenancy issues have an underlying mental health issue.
- To access Hyde's tenancy support service someone would have to have a physical or mental impairment or illness that affects their ability to manage their tenancy. The service provides eight weeks of intensive support, but other background problems often make it difficult to stick to this.
- Hyde frontline housing officers are picking up people's mental health problems, but are finding it incredibly difficult to access professional support for those

needs. After being consulted, nearly all frontline housing staff said they'd like to see better access to support for low-level mental health.

- There needs to be an effective way of intervening early on. Hyde suggested that an agreement between local partners on how to deal with low-level mental health issues is a brilliant idea. It could help everyone work together to sort things out early on – a problem could cost much more in time and effort to deal with even two weeks down the line.

Clare Hopkins (Lewisham Homes) spoke. The following key points were made:

- Lewisham Homes does not have a tenancy sustainment team. They're noticing an increase in mental health issues among tenants, but are finding it very hard to find support for lower-level mental health problems.
- Lewisham Homes do find that some tenants aren't comfortable with telling them that they have a mental health issue. Sometimes frontline staff can see there's clearly a problem, but if the person doesn't agree or doesn't consent to a referral it is very difficult to help them.
- Networking and training for frontline housing staff on what is available and who provides what would be welcomed by Lewisham Homes. There have been lots of changes in the borough. It's often obvious to housing officers that something is wrong, but don't always know where to go.

Witnesses answered questions from the Committee. The following key points were noted:

- SLAM cited the management of the Brackton Medium Secure Unit as an example of good local partnership working. This was a partnership between the council, the mental health trust, Penrose Housing and Equinox Housing. Penrose and Equinox are both more than capable of making very good reciprocal arrangements with multiple partners.
- SLAM thought that mental health training for housing officers, possibly through SLAM's Recovery College, would be a great idea. Generally, people don't have a good idea about what SLAM can and can't do. Some people think that SLAM can cold call whoever they want on the basis of a concern being raised. But they can't. Arranging contact with people over the phone or face-to-face needs to be done with the person's permission – SLAM often have to reiterate this with housing officers.
- To be able to better support people with low-level mental ill health in the private rented sector, it would be useful to have some sort of wellbeing network or forum where providers could share best practice and new ideas and establish relationships with other services in the borough. The 999 Club said they have found it very hard to establish a relationship with the CCG, for example.

- General mental health training often provided by housing providers isn't focused enough for what their officers need. They need specific training on spotting when mental ill health may be the cause of a housing problem and what to do next – similar to mental health first aid, which the council provides to commissioned organisations.
- To support people with low-level mental ill health living in the private rented sector, Mind will intervene and speak to the landlord on the person's behalf and try to come to an agreement. This may involve, for example, coming to a payment plan to avoid eviction or talking to the landlord about repairs that need to be done.
- IAPT has a very high recovery rate: 50% of the people that access it get better. And around 65% of people who use the services will see a clinically significant improvement.
- Lewisham Homes would like to provide a tenancy sustainment services, but do not have the resources. They do recognise, however, that they need to reengage with local partners so that they can signpost people to the support that is available.
- Hyde are looking at extending their mental health awareness training to the staff that see tenants the most – repairs teams, for example.
- Providing effective early support currently often relies on individuals building good relationships with other individuals in other agencies. But this support can collapse once people move on. There is an overwhelming lack of cohesion – an agreed way of doing things would help with this. Mapping services would also raise awareness and make early intervention easier.

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

- The Committee suggested that there is a training need among housing providers around ways to encourage people suffering with low-level mental health issues to engage with help and support, and what to do if someone doesn't want to.
- The Committee noted the percentage of people with mental health problems living in the private rented sector is likely to increase and the sector increases as a whole, and expressed concern about the strain that this might put on mental health services.
- The Committee noted that there appeared to be a need for more training around data protection, confidentiality and the information the providers can share to help people – including when and how to ask for consent.
- The Committee noted that investing in early intervention is more effective and cheaper in the long run.

- The Committee expressed concern about the lack of awareness and cohesion among housing and mental health providers, commenting that this is holding them back from providing more effective help.
- The Committee noted that there is a gap in knowledge of what help there is available for people with mental health issues and suggested that the relevant people need to be encouraged to meet regularly to share knowledge and experience.

Resolved: the Committee noted the witnesses' evidence.

4. Monitoring homelessness and temporary accommodation pressures

Genevieve Macklin (Head of Strategic Housing) introduced the report and the Committee made a number of comments. The following key points were noted:

- The number of homeless applications across London this year is up by 10% (19,200). The number in temporary accommodation is up by 8% (51,940). The number in nightly paid accommodation is up by 18% (18,130).
- There are 1,787 households in temporary accommodation in Lewisham – this is about average for London. 424 Lewisham residents are in temporary accommodation out of the borough, mostly in neighbouring boroughs.
- An increasing number of homeless households are being evicted from the private rented sector. Together with evictions from family and friends, eviction from the private rented sector represents 80% of homeless households.
- The number of Lewisham residents in temporary accommodation has stabilised in recent years as a result of increasing homelessness prevention, in-borough temporary accommodation, and out-of-borough placements. The numbers of residents in nightly paid accommodation has reduced.
- Future initiatives to reduce numbers in temporary accommodation include: changes to the allocations policy; using the private rented sector to discharge homeless duty; and more unit acquisitions.
- The Homeless Reduction Bill, which is being supported by the government, will require councils to provide more proactive support to single homeless people as well as households. In Lewisham, this could lead to an increased caseload of 2,200 for the housing needs service. The Government has indicated that extra funding will be made available.

Resolved: the Committee noted the update.

5. Allocations scheme consultation

Madeleine Jeffery (Private Sector Housing Agency Manager) and Nina Morris (Lettings & Support Service Manager) introduced the report and the Committee made a number of comments. The following key points were noted:

- The officer report outlines the results of the consultation on changes to the housing allocations policy – the main change being the extension of the local connection from two to five years. The extended five-year rule will not apply to people who are homeless.

Resolved: the Committee noted the report.

6. Key housing issues

Michael Westbrook (Housing Policy and Partnerships Manager) introduced the report and the Committee made a number of comments. The following key points were noted:

- The PLACE/Ladywell temporary accommodation scheme has been nominated for two more awards. Officers are currently looking at other possible sites and will come back with proposals in the future.
- The results of consultation on the handypersons scheme showed that the large majority of people who had used the service were happy with it, but that they would not be willing to pay an amount for the service that would cover the cost to the council of running it.
- Officers have explored alternative ways of providing the handyperson service (Bromley Police, Age UK and Lewisham Homes) but none would have made the services financially viable.

Resolved: the Committee agreed to refer its view on the handyperson service:

The committee notes that many Lewisham residents turn to the Council as a source of reliable and trustworthy services. The committee is concerned that some people may find it difficult without this or a similar service to turn to. With this in mind, the committee notes that Lewisham Homes already has a similar service in place and recommends that officers speak to Lewisham Homes to find out if it could be viable for them to provide the handypersons service at a reasonable price. The Committee recommend trialling any arrangement for a year – keeping the revenue and expenses separate from the Housing Revenue Account.

7. Select Committee work programme

John Bardens (Scrutiny Manager) introduced the report.

Resolved: the Committee agreed the work programme.

8. Referrals

Resolved: the Committee agreed to refer its view on the handyperson service to Mayor and Cabinet.

The meeting ended at 10.00pm

Chair:

Date:

Housing Select Committee			
Title	Declarations of Interest	Item No.	2
Contributor	Chief Executive		
Class	Part 1 (open)	10 January 2017	

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct:-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2 Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member's knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

(5) Declaration and impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.

- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

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Agenda Item 4

Healthier Communities Select Committee		
Title	Housing and mental health – second evidence session	
Contributor	Scrutiny Manager	Item 4
Class	Part 1 (open)	10 January 2017

1. Overview

- 1.1 As part of the final evidence session of the Committee's in-depth review of housing and mental health, the Committee will hear from the following organisations:
- Shelter – Rupert Bateson, Senior Business Development Manager
 - National Housing Federation – Emily Bird, Policy Leader
- 1.2 A recent briefing on affordable housing and mental health from the Centre for Mental Health, who oversee the local authority mental health challenge, is also included as appendix one.

2. Recommendations

- 2.1 The Committee is asked to note this information.

If you have any questions, please contact John Bardens (Scrutiny Manager) on 02083149976.

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Local councils championing mental health

The local authority mental health challenge

Affordable Housing & Mental Health

A secure decent home is a basic human need. It is crucial for our physical and mental health. Too many people with serious mental health conditions live in insecure or unsuitable housing, or have no permanent home at all. Homeless people are twice as likely to have serious mental health conditions as the general population, and 33% of people with mental health conditions experience housing problems compared to 12% of the general population. This not only has a serious impact on their health and the wellbeing of their families, but also results in substantial extra costs for the local authorities and other services that support them.

National Policy developments

Central government has introduced reforms to the support people receive for housing costs and subsidies for affordable housing to reduce expenditure and promote home ownership. These include:

- 1** Reducing and freezing the Local Housing Allowance for people in the private rented sector. At a time when rents are rising well above inflation in many areas, there is a risk that this leads to greater homelessness and/or demand for affordable housing.
- 2** Capping rents for those in affordable housing to the Local Housing Allowance, and forcing social landlords to reduce their rents by 1% a year for the next four years. This could make some support services for vulnerable tenants unviable.
- 3** Reducing the number of homes for social rent being built in favour of starter homes for first time buyers, and extending the Right to Buy to housing association tenants. There are fears that this will reduce the homes available for those unable to buy.

Impact on mental health

People with mental health conditions are 50% more likely to rent than the general population, so are particularly vulnerable to the unintended consequences of these reforms. A minority are in specialist supported housing, or receive “floating” housing support for their specific needs. This has been demonstrated to significantly improve outcomes, and in some cases reduce wider costs¹. But the majority of the one million people with serious mental health conditions live in “mainstream” housing.

For individuals the stress of struggling to pay the rent or find suitable affordable accommodation may lead to existing conditions worsening or make it harder to effectively engage in treatment and recovery.

For local authorities and partners the desire to make short-term cost savings, for instance to services that support vulnerable tenants to stay in their home, may have substantial long-term costs. There may be extra demand on homelessness services, including expensive temporary accommodation (which in total costs councils over £650m a year in London alone)², increased voids and turnover for housing providers, increased demand on acute health services and more difficulty and sometimes long delays in discharging patients³.

The mental health challenge is supported by:



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Local councils championing mental health

Questions for your authorities and partners

There are a number of questions Member Champions can ask of their authorities and partners to check if they are responding effectively to these challenges:

- 1** Local Housing Policies – do eligibility and allocation policies for affordable housing reflect parity of esteem between those with physical and mental health conditions? Do they recognise the particular vulnerabilities and needs that people with mental health conditions may have?
- 2** Local Practice – do staff making assessments of need, and those who deal day-to-day with tenants, have the right skills and knowledge to understand the needs of people with mental health conditions?⁴
- 3** Support to navigate the system – especially for areas with choice based lettings systems - is there suitable support for people who have extra needs to navigate the allocations system so they can secure suitable housing?
- 4** Local partnership working – are there effective links between local mental health trusts, social care, housing services, and housing providers to identify and support tenants who have particular needs or vulnerabilities owing to mental health conditions? This may be to help identify and secure suitable accommodation, for those leaving inpatient treatment, or a multi-agency support package that will help keep somebody in their home.

- 5** Assessing and planning for need – does the local Joint Strategic Needs Assessment take into account the contribution that housing and the local environment make to residents' mental wellbeing? Does it identify the level of need for specialist housing support, for people with mental health conditions, either in their own home or in supported housing? Do local housing market assessments identify sufficient provision of suitable housing to meet the needs identified in the JSNA? This is likely to include sufficient good quality affordable housing for rent for those unable to buy.

This briefing was written by Ian Bradshaw for the Mental Health Challenge. A more detailed briefing by Centre for Mental Health, A Basic Need is available at: <https://www.centreformentalhealth.org.uk/briefing-49-a-basic-need>



Notes

- 1** *Jed Boardman More than Shelter: Supported Accommodation and Mental Health Centre for Mental Health (2016)*
<https://www.centreformentalhealth.org.uk/more-than-shelter>
- 2** *Figures for 2014/15. Julie Rugg Temporary Accommodation in London: Local Authorities Under Pressure London Councils (2016)*
- 3** *In 2011 London Health Programmes estimated that it was cheaper to discharge a patient to a Superior Double Room in the Dorchester Hotel than accommodate them overnight in an acute inpatient bed when not medically necessary. "Preventing Delayed Transfer of Care and accessing settled Housing: Good practice for inpatient mental health services" London Health Programmes, (2011) p3*
www.londonhp.nhs.uk/wp-content/uploads/2011/07/Preventing-delayed-transfer-of-care-and-accessing-settled-housing-guidelines.pdf
- 4** *Turned Away - a 2014 mystery shopping exercise by Crisis for homelessness services contains a number of examples of inappropriate treatment of vulnerable people with mental health conditions*

The mental health challenge is supported by:

Housing Select Committee		
Report Title	Housing Revenue Account (HRA) – Rent Setting	
Contributors	Executive Director for Customer Services & Executive Director for Resources & Regeneration	
Class	Part 1	Date: 10 January 2017

1 Purpose of the Report

To outline the forecast rent, service charge, garage and heating and hot water charge changes for Lewisham Council Dwellings in 2017/18, including resident feedback on the proposals.

2 Executive summary

- 2.1 Until this year, the Council's rent setting process gave tenants the opportunity to provide comments and feedback on proposed rent changes and changes to service charges. The Government's current rent policy, as announced in the July 2015 budget statement, is for a 1% reduction in rents each year for 4 years from April 2016, is now set in statute and the Council has no choice but to follow Government policy and the consultation process in respect of rents has been rendered redundant.
- 2.2 This is the second year in which the reduction will apply, and will result in an average decrease in rent for 2017/18 of 1.0% or £0.97 over a 52 week period. This will reduce the full year average dwelling rent for the London Borough of Lewisham HRA stock (as at April 2016) from £97.58 to £96.61pw. The proposed decrease will result in a loss of £0.722m of rental income to the HRA.
- 2.3 The potential average service and heating and hot water charge changes are contained in the Lewisham Homes and Brockley RB3 Service charge report 2017/18, which are included with the supporting papers to this report. The proposal is for an increase of £0.14pw or 0.67% for the Lewisham Homes area, and an increase of £0.25pw or 3.0% for the Brockley RB3 area.
- 2.4 Although no direct efficiencies/savings are currently being considered for 2017/18, work continues to identify opportunities for cost reductions and efficiencies relating to the HRA business model. Where identified, these savings would be available to off-set future rental losses due to a constrained uplift to protect investment in stock or services.
- 2.5 No proposals have been received to vary the current levy for the Tenants' Fund which is currently £0.10pw.
- 2.6 Garage rents are proposed to rise in line with RPI inflation @ September 2016 which is 2.0%. This represents an increase of £0.23pw and would raise the

average basic charge from £11.59pw to £11.82pw. The proposed increase will raise an additional £21k of revenue income.

3 Policy Context

- 3.1 The proposals in this report support the priorities of 'Shaping our Future' – Lewisham's Sustainable Community Strategy (2008 -20), specifically 'Clean, green and liveable - where people live in high quality housing and can care for and enjoy their environment' and supports the Council's corporate priority regarding 'Decent Homes for all'.

4 Proposal for rent increases

- 4.1 Due to the requirements to comply with Government legislation, rents are expected to reduce by 1% each year for a 4 year period starting April 2016.
- 4.2 A 1% reduction in average rents for dwelling stock 2017/18 will equate to an average decrease of £0.97 over a 52 week period. This will reduce the full year average dwelling rent for the London Borough of Lewisham from £97.58 to £96.61pw. The proposed decrease will result in a loss of £0.722m of rental income to the HRA against 2016/17 income levels.
- 4.3 It is not yet clear what rent regime will be in place once the rental contraction requirements have been completed. However, for the purpose of business and financial planning, it is assumed that rental charges will be increased in line with prior Government guidance of CPI + 1%. Any variation to this could put additional pressure on the financial forecasts for the HRA.

5 Efficiencies & Savings Proposals for 2017/18

- 5.1 The HRA strategy and self-financing assessments are continually updated and developed with the view to ensuring resources are available to meet costs and investment needs and are funded for 2018/19 and future years.
- 5.2 Savings and efficiencies delivered against the HRA business model and future budgets can be re-invested to off-set constrained rent rises or to help bridge any investment gap identified. As a prudent measure the original financial model was developed with no savings identified. Subsequently, discussions have taken place regarding appropriate savings and 'target' management and maintenance costs per unit. For example, there is already an assumed reduction in the Lewisham Homes fee in 2017/18 to reflect stock losses through Right to Buy Sales.
- 5.3 An update of the HRA Strategy, proposed rent & service charge increases and comments from consultation with tenant representatives will be reported to Mayor & Cabinet as part of the HRA Rents and budget strategy report. Mayor & Cabinet will make the final budget decisions in the new year.

6 Service Charges & Garage Rents

- 6.1 The agreed policy on Service Charges are that charges should reflect full cost recovery for the type of service undertaken. Heating and hot water costs are also recovered by a charge to tenants and leaseholders. The overall tenant and leaseholder increase being proposed is £0.14pw or 0.67% for the Lewisham Homes managed area, and £0.25pw or 3.0% for the Brockley RB3 manages area.
- 6.2 Lewisham Homes and Regenter B3 provided separate consultation reports to their respective panels giving further details of the increase to be applied for 2017/18. These reports are included within the supporting documents to this report.
- 6.3 Tenants were are asked to provide any comments and feedback on service charges and garage rent proposals for inclusion in the Mayor & Cabinet budget report to be presented in February 2017. Tenants feedback and comments are included as appendix 1 to this report.

Garage Rents

- 6.3 Garage rents are proposed to rise in line with RPI inflation @ September 2016 which is 2.0%. This represents an increase of £0.23pw and would raise the average charge from £11.59pw to £11.82pw. The proposed increase would raise an additional £21k of revenue income.
- 6.4 The authority will be commissioning a review into rental values across the garage stock, with a view to reporting to Mayor & Cabinet sometime in the next year recommending rental values to take forward in the longer term. Any changes are likely to be consulted on and implemented for financial year 2018/19 onwards.

7 Tenants' Levy

- 7.1 As part of the budget and rent setting proposals for 2005/6 an allowance was 'unpooled' from rent as a tenants service charge in respect of the Lewisham Tenants' Fund. The current levy is £0.10pw.
- 7.2 No proposals have been put forward by the tenants fund committee to vary this levy for 2017/18.
- 7.3 The tenants' fund has provided the panels with a consultation report regarding the accounts of the fund and budget proposals for 2016/17.

8 Consultation

8.1 Consultation under tenants' compact

Consultation on service charge and garage rent proposals will continue to take place in line with the tenants' compact arrangements. Since these

arrangements provide an opportunity to engage tenants in a discussion on rent rises, it is proposed to continue to involve tenant representatives through the Housing Panels in January and feedback any views to Mayor & Cabinet.

8.2 Mayor & Cabinet

Mayor & Cabinet will consider the proposed increases and feedback from tenants and Housing Select Committee as part of the overall council budget setting report to be presented on 8th February 2017.

9 **Conclusion**

- 9.1 Following the Government's decision to legislate on the rent reduction, the Council has no alternative but to reduce rents in line with that policy. Service charges are set at a level to recover the full cost of the services included.
- 9.2 The Council's budget setting timetable enables tenants comments to be included in the budget report being presented to Mayor and Cabinet on 08 February 2017.

If you require any more information about this report please contact Mark Humphreys on 0208 314 8379 (email mark.humphreys@lewisham.gov.uk)

Tenants' rent consultation 2017/18

Appendix 1

The Tenants' rent consultation meetings took place on 13th December 2016 with Regenter B3 (Brockley) managed tenants and 15th December 2016 with Lewisham Homes managed tenants. Excalibur tenants consultation took place via a report sent to the committee in December 2016

Views of representatives on rent and service charge changes & savings proposals.

	Lewisham Homes	Brockley PFI	Excalibur TMO
No of representatives (excl Cllrs)	19	7	
Rent Reduction @ %	No comments	No comments	Comments not yet received
Savings Proposals:-			
No Savings proposed	n/a	n/a	n/a
Service Charges inc:			
Heating & Hot Water Charges	No comments	No comments	
Garage Rents	No comments	No comments	
Tenants Fund	No comments	No comments	

Summary of comments made by representatives

Lewisham Homes Panel	<p>Rent reduction:</p> <p>No comments</p> <p>Tenants Service Charges & Heating & Hot water Charge:</p> <p>No comments</p> <p>Savings Proposals:</p> <p>n/a</p>
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Brockley PFI Area	<p>Rent reduction:</p> <p>No comments</p> <p>Tenants and Leaseholders Service Charges:</p>
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Excalibur TMO	<p>Rent reduction:</p> <p>Comments not yet received</p> <p>Tenants and Leaseholders Service Charges:</p>
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Committee	Brockley Residents Panel	Item No	
Report Title	Leasehold and Tenant Charges Consultation		
Contributor	Regenter Brockley Operations Manager		
Class	Decision	Date	13th December 2016

1 Summary

- 1.1 The report sets out proposals to increase service charges to ensure full cost recovery in line with Lewisham Council's budget strategy.
- 1.2 The report requests Brockley Residents Panel members to consider the proposals to increase service charges based on an uplift of 3.00% for 2017/18 on specific elements. This is based on full cost recovery in line with previous years' proposals.

2 Policy Context

- 2.1 The policy context for leasehold and tenant service charges is a mixture of statutory and Council Policy.
- 2.2 The Council's Housing Revenue Account is a ringfenced revenue account. The account is required to contain only those charges directly related to the management of the Council's Housing stock. This requires that leaseholder charges reflect the true cost of maintaining their properties where the provision of their lease allows. This prevents the situation occurring where tenants are subsidising the cost of leaseholders who have purchased their properties.

3. Recommendations

- 3.1 The Brockley Residents Panel is requested to consider and comment on the proposals contained in this report and the feedback from the residents will be presented to Mayor and Cabinet as part of the wider rent setting report.

4. Purpose

- 4.1 The purpose of the report is to:
 - outline the proposals for increases in service charges in line with the contract arrangements for leaseholders and tenants to recover costs incurred for providing these services

5. Housing Revenue Account Charges

5.1 There are a number of charges made to residents which are not covered through rents. These charges are principally:

- Leasehold Service Charges
- Tenant Service Charges

5.2 A service charge levy is applied to Tenants for caretaking, grounds maintenance, communal lighting, bulk waste collection and window cleaning. Tenants also pay a Tenants Fund Levy which is passed onto the Tenants Fund as a grant.

5.3 The key principles that should be considered when setting service charges are that:

- The charge should be fair and be no more or less than the cost of providing the service
- The charge can be easily explained
- The charge represents value for money
- The charging basis allocates costs fairly amongst those receiving the service
- The charge to all residents living in a block will be the same

5.4 The principle of full cost recovery ensures that residents pay for services consumed and minimises any pressures in the Housing Revenue Account in providing these services. This is in line with the current budget strategy.

5.5 In the current economic environment it must however be recognised that for some residents this may represent a significant financial strain. Those in receipt of housing benefit will receive housing benefit on increased service charges. Approximately 50% of council tenants are in receipt of housing benefit.

6. Analysis of full cost recovery

6.1 The following section provides analysis on the impact on individuals of increasing charges to the level required to ensure full cost recovery. The tables indicate the overall level of increases.

6.2 Leasehold service charges

The basis of the leasehold management charge has been reviewed and externally audited this summer to reflect the actual cost of the service. In line with best practice in the sector this is now a fixed cost rather than a variable cost. The management charge is £53.00 for street properties and £145.30 for blocks.

6.2.1 The uplift in leaseholder charges should reflect full cost recovery for the type of service undertaken. It is proposed that any uplift is applied at 3.00% [RPI (September 2016) +1.00%].

6.2.2 The following table sets out the average weekly increase for the current services provided by Regenter Brockley:

Service	Leasehold No.	Current Weekly Charge	Weekly Increase	New Weekly Amount	Increase (%)
Caretaking	371	£3.61	£0.11	£3.72	3%
Grounds Maintenance	368	£2.04	£0.06	£2.10	3%
Lighting	389	£0.75	£0.02	£0.77	3%
Bulk Waste	362	£1.23	£0.04	£1.27	3%
Window Cleaning	221	£0.09	£0.00	£0.09	3%
Resident Involvement	549	£0.24	£0.01	£0.25	3%
Customer Services	549	£0.35	£0.01	£0.36	3%
Ground Rent	549	£0.19	£0.01	£0.20	3%
General Repairs	237	£0.55	£0.02	£0.57	3%
Technical Repairs	400	£0.33	£0.01	£0.34	3%
Entry Phone	139	£0.05	£0.00	£0.05	3%
Lift	235	£0.30	£0.01	£0.31	3%
Management Fee	549	£1.65	£0.05	£1.70	3%
Total		£11.38	£0.34	£11.72	3%

6.3 Tenant service charges

6.3.1 Tenant service charges were separated out from rent (unpooled) in 2003/04, and have been increased by inflation since then. RB3 took over the provision of the caretaking and grounds maintenance services in 2007/08. Both tenants and leaseholders pay caretaking, grounds maintenance, communal lighting, bulk waste collection and window cleaning service charges.

6.3.2 In addition, tenants pay a contribution of £0.10pw to the Lewisham Tenants Fund. At present there are no plans to increase the Tenants Fund charges.

6.3.3 In order to ensure full cost recovery, tenant's service charges for caretaking, grounds maintenance and other services should be

increased in line with the percentage increase applied to leaseholder service charges. Overall, charges are suggested to be increased by an average of £0.25 pw which would move the current average weekly charge from £8.47 to £8.72.

6.3.4 The effect of increases in tenant service charges to a level that covers the full cost of providing the service is set out in the table below.

Service	Current Weekly Charge	Weekly Increase	New Weekly Amount	Increase (%)
Caretaking	£4.18	£0.13	£4.31	3%
Grounds Maintenance	£2.03	£0.06	£2.09	3%
Communal Lighting	£0.75	£0.02	£0.77	3%
Bulk Waste	£1.23	£0.04	£1.27	3%
Window Cleaning	£0.18	£0.01	£0.19	3%
Tenants fund	£0.10	£0.00	£0.10	0%
Total	£8.47	£0.25	£8.72	3%

6.3.5 The RB3 Board is asked for their views on these charges from April 2017 to March 2018. Results of the consultation will be presented to Mayor and Cabinet for approval in

7. Financial implications

The main financial implications are set out in the body of the report.

8. Legal implications

8.1. Section 24 of the Housing Act 1985 provides that a local housing authority may make such reasonable charges as they determine for the tenancy or occupation of their houses. The Authority must review rents from time to time and make such changes as circumstances require. Within this discretion there is no one lawful option and any reasonable option may be looked at. The consequences of each option must be explained fully so that Members understand the implications of their decisions.

8.2 Section 76 of the Local Government and Housing Act 1989 provides that local housing authorities are under a duty to prevent a debit balance in the HRA. Rents must therefore be set to avoid such a debit.

8.3 Section 103 of the Housing Act 1985 sets out the terms under which secure tenancies may be varied. This requires: -

- the Council to serve a Notice of Variation at least 4 weeks before the effective date;
- the provision of sufficient information to explain the variation;
- an opportunity for the tenant to serve a Notice to Quit terminating their tenancy.

8.4 The timetable for the consideration of the 2016/17 rent levels provides an adequate period to ensure that legislative requirements are met.

8.5 Part III of Schedule 4 of the Local Government and Housing Act 1989 provides that where benefits or amenities arising out of the exercise of a Housing Authority's functions, are provided for persons housed by the authority, but are shared by the community as a whole, the authority shall make such contribution to their HRA from their other revenue accounts to properly reflect the community's share of the benefits or amenities.

8.6 Where as an outcome of the rent setting process, there are to be significant changes in housing management practice or policy, further consultation may be required with the tenants affected in accordance with section 105 of the Housing Act 1985.

9. Crime and disorder implications

There are no specific crime and disorder implications in respect of this report paragraph.

10. Equalities implications

The general principle of ensuring that residents pay the same charge for the same service is promoting the principle that services are provided to residents in a fair and equal manner.

11. Environmental implications

There are no specific environmental implications in respect of this report.

12. Conclusion

12.1 Revising the level of charges ensures that the charges are fair and residents are paying for the services they use.

12.2 The additional resources generated will relieve some of the current pressures within Housing Revenue Account and will contribute to the funding of the PFI contract which is contained within the authorities Housing Revenue Account.

If you require any further information on this report please contact

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Business Plan and Service Charge Consultation



Introduction

- Consult residents on changes in service charges
- Inform tenants of rent changes
- Consult residents on our Business Plan priorities



Tenants rents & service charges

- No discretion on rent setting
- Required to reduce rents by 1% per annum
- This is not part of the consultation



Benchmarking our service charges

- The most recent comparison is for 12 London boroughs for 2014/15
- Lewisham Homes is cheaper than average for most charges
- Some boroughs charge tenants for items that we do not like door entry systems, CCTV and concierge, making their costs higher still



Charges in 2014/15 compared (1)

Charges that are the same for leaseholders and tenants	Lewisham Homes	Average for 12 London boroughs	Number in average	Difference
Caretaking	£5.93	£6.23*	9	-£0.30
Grounds Maintenance	£0.97	£1.70	11	-£0.73
Block Pest Control	£1.55	£1.30	3	£0.26
Window Cleaning	£0.06	£0.10	3	-£0.04
Bulk Waste Disposal	£0.48	£0.34	3	£0.14
Communal Lighting	£0.86	£1.38	10	-£0.52
Communal Heating and Hot Water	£9.88	£13.52	8	-£3.64
Tenants levy	£0.10	£0.10	2	£0.00
Total of above	£13.90	£18.44		-£4.53

*£6.23 includes sweeping charges for other organisations



Charges in 2014/15 compared (2)

Weekly charges just for leaseholders	Lewisham Homes	Average for 12 London boroughs	Number in average	Difference
Sweeping	£0.87	*		
Repairs and Maintenance	£2.62	£3.62	12	-£1.00
Lifts	£2.65	£1.33	12	£1.32
Entry Phone	£0.36	£0.25	4	£0.11
Man fee high (inc ASB, Customer services & R involve)	£3.35	£3.95	11	-£0.60
Man fee low	£1.66	£1.81	4	-£0.15
Total of above	£11.51	£10.96		-£0.32

* Sweeping costs are included within caretaking costs for other organisations



2016/17 compared to 2017/18

Leaseholders and Tenants	2016/17	2017/18	Change	% change
Caretaking (L&T)	£5.89	£5.95	£0.06	1%
Ground Maintenance (L&T)	£1.63	£1.64	£0.01	1%
Repairs and Maintenance - Building	£2.67	£2.32	-£0.35	-15%
Repairs and Maintenance Technical	£1.12	£1.00	-£0.12	-12%
Lifts	£2.62	£2.77	£0.15	5%
Entry Phone	£0.65	£0.76	£0.11	14%
Block Pest Control (L&T)	£1.56	£1.60	£0.04	3%
Ground Rent	£0.19	£0.19	£0.00	0%
Sweeping	£0.77	£0.87	£0.10	11%
Management	£2.57	£2.56	-£0.01	0%
Window Cleaning (L&T)	£0.06	£0.06	£0.00	0%
Bulky House Hold Waste Collection Service	£0.48	£0.49	£0.01	2%
Bulk Waste Disposal (L&T)	£0.81	£0.82	£0.01	1%
Insurance	£1.16	£1.18	£0.02	2%
Communal Lighting (L&T)	£1.08	£1.13	£0.05	4%
Communal Heating and Hot Water (L&T)	£9.86	£9.89	£0.03	0%



Background to changes

- Repair, lift and entry phone costs vary significantly from year to year so we base the charge on the average cost over the previous 3 years
- 2016/17 sweeping charges were understated and these have been corrected for 2017/18
- The 1% increase in caretaking and grounds maintenance reflects the annual increase in pay



Changes to rents

Bed size	Average of Rent - 2016/17	Average of Rent - 2017/18	£ Change	% Change
Bedsit	£73.93	£73.19	-£0.74	-1.00%
1	£86.08	£85.22	-£0.86	-1.00%
2	£96.48	£95.51	-£0.96	-1.00%
3	£112.92	£111.79	-£1.13	-1.00%
4	£125.99	£124.74	-£1.26	-1.00%
5	£144.77	£143.32	-£1.45	-1.00%
6	£149.89	£148.39	-£1.50	-1.00%
7	£155.98	£154.42	-£1.56	-1.00%
Average Total	£97.58	£96.61	-£0.98	-1.00%



The Business Plan

- BP sets out our plans for the year
- Annual report sets out what we have done
- We would like your views on whether we are focused on the right things



Annual report 2015/16

- Our aim – Excellent Services
- Introduced on line Repairs
- Customer care training for all staff
- Tenant Satisfaction up from 71% to 77%
- Leasehold satisfaction up from 35% to 56%



Annual report 2015/16

- Our Aim –Thriving Neighbourhoods
- 90% of homes meet the Decent homes standard
- 50 homes purchased to meet housing need
- 74 new homes started on site
- Delivering a range of Community Investment Initiatives



Annual report 2015/16

- Our Aim – Sustainable Future
- New efficient vehicle fleet for the Repairs service
- Tenant debt reduced by £2.3m since 2006
- Rent Collection up by £1.2m a year since 2006
- 1,286 residents saving £450,000 with the credit union



Annual report 2015/16

- Our Aim - Employer of Choice
- Achieved IIP Gold
- 32 apprenticeships with LH and our contractors
- Fund raising cycle ride for Lewisham foodbank raised £3,000
- 91% of staff say it's a good place to work



Business Plan 2016/19

- Our aim - Excellent Services
- More services online
- Better online engagement with residents
- Invest £360,000 in environmental improvements
- Resident scrutiny review of safety and security



Business Plan 2016/19

- Our aim – Thriving Neighbourhoods
- 100% of homes meet the Decent Homes standard
- 500 new homes on site by March 2018
- Help people to get online
- Invest £4m in improving sheltered housing
- Deliver a community investment programme



Business Plan 2016/19

- Our aim – Sustainable future
- Deliver value for money
- Better contract management
- Invest in technology
- Improving our business analysis to improve performance
- Grow Lewisham homes to deliver efficiencies



Business Plan 2016/19

- Our aim – Employer of Choice
- 10 graduate training and apprenticeship places
- Invest in staff development
- Paying the Living wage
- Becoming a times top 100 company



Your input

- Are we focussing on the right things
- Is there anything missing
- What would you like to see in our plan



Next Steps

- Consultation feedback to the mayor
- Business plan feedback on our website (others having a chance to comment)
- Business plan to our April Board

Agenda Item 6

Housing Select Committee			
Title	New Homes, Better Places Programme Update		
Key decision	Yes	Item no	6
Wards	All		
Contributors	Executive Director of Customer Services Executive Director of Resources and Regeneration Head of Law		
Class	Part 1	10 January 2017	

1 New Homes Briefing

- 1.1 On 11 January Mayor and Cabinet will consider an update on the programme of building new Council homes. As in the past, Housing Select Committee will have an opportunity to review the programme in advance, and to submit comments to Mayor and Cabinet.
- 1.2 The timing of the meetings means that the Mayor and Cabinet papers will have been published when committee meets, and so instead comments can be made on the night of the meeting if required.
- 1.3 On that basis Housing Select Committee is recommended to consider the report to Mayor & Cabinet and to consider whether it wishes to make any comments for consideration at Mayor & Cabinet
- 1.4 From this point forward this report contains the report that is being considered by Mayor & Cabinet on 10 January.

2 Summary

- 2.1 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.
- 2.2 A series of update reports has subsequently been considered by Mayor and Cabinet 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.

- 2.3 9 new council homes have now been completed, 126 are on-site and being delivered, and a further 60 have planning consent and are awaiting start on-site. This means that a total of 195 new social rented homes are now underway.
- 2.4 In addition there are a further 19 projects on which design development is advancing and which have the capacity to provide around 330 council homes, all of which could start before March 2018. This means that a significant proportion of the programme is at the design stage and will need to be considered at planning committees during 2017. Officers from the Housing and Planning teams in the Council are working closely with Lewisham Homes on these developments to ensure they progress as quickly and efficiently as possible.

Project Status	Number of Council homes
Complete	9
On-site	126
With planning consent awaiting start	60
Total homes in-development	195
Total potential homes on sites at the pre-planning stage which could start by March 2018	330
Total homes in programme	525

- 2.5 The report provides a summary of consultation activity to date on two of the schemes which are in the design development phase, at Crofton Park and Marnock Road, and recommends that Lewisham Homes finalises these plans and submits a planning application for each development.

3 Purpose of report

- 3.1 To provide an update on the Council's New Homes Programme
- 3.2 To seek the authority to submit a planning application for the schemes at Crofton Park Road and Marnock Road, as described in section 10 of this report.

4 Recommendations

- 4.1 It is recommended that the Mayor:
- 4.2 Notes the progress made to date to deliver 500 new council homes by 2018.

- 4.3 Notes that statutory Section 105 consultation has been carried out for proposed infill development at Marnock Road and Crofton Park Road.
- 4.4 Having considered the responses to the statutory Section 105 consultation, which are summarised in section 10 of this report, agrees that Lewisham Homes prepare and submit a planning application for Crofton Park Road
- 4.5 Having considered the responses to the statutory Section 105 consultation, which are summarised in section 10 of this report, agrees that Lewisham Homes prepare and submit a planning application for Marnock Road.
- 4.6 Notes the proposal set out at section 11 of this report for officers to consider the potential of additional sites, at Burnt Ash Hill in Lee Green and at the former Home Park Office in Bellingham, for the provision of new homes for this programme, and that further information in relation to these projects will be brought back to Mayor & Cabinet as soon as possible.

5 Policy context

5.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

5.2 The proposed recommendations are also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

5.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:

- Helping residents at times of severe and urgent housing need
- Building the homes our residents need
- Greater security and quality for private renters
- Promoting health and wellbeing by improving our residents' homes

6 Background and progress to date

- 6.1 The Council's New Homes Programme has now delivered 9 new homes for social rent, across four projects.

7 Schemes currently on site

Dacre Park South, Blackheath Ward (7 homes)

- 7.1 The construction of Dacre Park South is progressing well. The first seven homes are due to handover for letting in early 2017. In total the scheme will deliver 25 social rented homes, which are a mix of six x 1 bedroom homes, 14 x 2 bedroom homes (one of which is a wheelchair accessible flat), three x 3 bedroom homes and two x 4 bedroom homes which will be let at target rent levels. These first seven new homes are targeted at encouraging under-occupiers to down-size, so that larger social rented homes are then made available to other households in housing need.

Dacre Park North, Blackheath Ward (5 homes)

- 7.2 Dacre Park North will complete in July 2017. This site is being developed as five private sale homes which will be sold to provide an estimated £1.2m in receipts to cross-subsidise new Council homes on other projects.

Longfield Crescent, Forest Hill Ward, (27 homes)

- 7.3 Longfield Crescent is being developed to provide 27 new social rented homes. These homes are a mix of six x 1 bedroom homes, eight x 2 bedroom homes (two of which are wheelchair accessible flats), and 13 x 3 bedroom homes.

Hazelhurst Court, Bellingham Ward (60 homes)

- 7.4 Hazelhurst Court is being developed by Phoenix Community Housing Association, with the support of £2.1m of Council funding. The scheme will complete in July 2017 and will provide 60 bespoke new extra care homes for rent for over 55s. The nature of the housing stock in the Phoenix area of the borough – which is predominantly family housing – means that there are few downsizing options for tenants, and this development therefore offers a very good opportunity to provide high quality new homes and also to free up family sized accommodation.

Wood Vale, Forest Hill Ward (17 homes)

- 7.5 The development at Wood Vale will provide 9 Council homes for social rent which are a mix of one x 1 bedroom home, seven x 2 bedroom homes and one x 4 bedroom home. The scheme is progressing well and will complete by June 2017. The scheme will also deliver eight private sale homes which are expected to generate approximately £2.6m in cross-subsidy to support the delivery of additional social rented homes on other projects.

Honor Oak Housing Office, Telegraph Hill Ward (5 homes)

- 7.6 The redevelopment of the former Honor Oak Housing Office commenced in November 2016. This conversion will provide 5 homes for social rent which are a mix of one x 1 bedroom home, two x 2 bedroom homes and two x 3 bedroom homes. The new homes are forecast to be completed in summer 2017.

8 Schemes with planning consent awaiting start on site

Campshill Road extra care development, Lewisham Central Ward (53 homes)

- 8.1 The Campshill Road extra care development will provide 53 new homes for over 55s, 19 of which will be for shared ownership and 34 will be for affordable rent. The Council is working with One Housing Group who will develop, own and manage the scheme. The Council will have 100% nomination rights into the rented units, and marketing of the shared ownership flats will also be targeted specifically at Lewisham residents. The scheme is due to start on site in May 2017 and will complete within 18 months from the start.

Forster House, Whitefoot Ward (22 homes)

- 8.2 Phoenix Community Housing have been working on proposals to utilise under used and derelict areas for housing across their estate. This project will utilise land next to Forster House to develop 22 new homes for rent, including two wheelchair accessible flats. The Council is contributing £1.43 million in grant funding towards the construction of the new homes, which will be let at target rents. As with Hazelhurst Court, the scheme has been designed in part to enable downsizing and the freeing up of larger family properties. The project is planned to start on site in April 2017 and will complete in August 2018.

Woodbank, Whitefoot Ward (4 homes)

- 8.3 This site will deliver two x 2 bed houses and two x 3 bed houses, and achieved planning consent in July 2016. It is expected to start on site in June 2017 and complete in June 2018.

9 Schemes awaiting planning

Conversions (7 new homes)

- 9.1 Pepys Housing Office, Rawlinson House, Hawke Tower. Design work is in progress to achieve the conversion of three further housing offices which are surplus to requirements to provide a total of seven new homes to be let at target rents. These schemes are expected to start on site in 2017.

Kenton Court, Bellingham Ward (26 homes)

- 9.2 Design work has been progressed on the scheme at Kenton Court to respond to feedback from the public and planning authority. Further public consultation took place on 15th December 2016. It is anticipated that a new planning application for approximately 26 new social rented homes will be submitted in early 2017.

Silverdale Hall and Grace Path, Sydenham Ward (17 homes)

- 9.3 In June 2016, Mayor and Cabinet considered the results of the formal S105 consultation for the Silverdale Hall and Grace Path scheme and agreed that design work could be progressed for both schemes and planning applications made. Since then, further design and consultation on these two schemes have been undertaken and planning applications are expected in January 2017. These schemes are expected to start on site in summer 2017.

Church Grove, Ladywell and Lewisham central (33 homes)

- 9.4 Church Grove is being developed by the Community Land Trust RUSS and will provide 33 affordable New Homes on the boundary between Ladywell and Lewisham Central wards. It is a self-build development, where the future residents will work together to build their own homes, along with shared amenity spaces. RUSS have recently completed an extensive co-design process with the Church Grove residents group, they ran a series of detailed workshops with the self-builders on the design the community they want to create. The designs have been taken to Lewisham's Design Review Panel where they were well received, and RUSS are working towards submitting a planning application in early 2017. It is currently anticipated that the self-build process can start in early 2018.

10 Other schemes in design development

- 10.1 The projects in this category currently form the greatest element of the programme. For each of these the objective is to settle on an appropriate form of development following consultation with residents, other interested parties, and engagement with the Council's planning service.

10.2 Each of these sites will be brought forward for final decision making by Mayor & Cabinet as soon as possible in 2017. This will take place at a point where officers consider that an appropriate scheme has been designed, and when statutory consultation with secure tenants has taken place. Planning submissions will only be made following Mayor & Cabinet approval to proceed. The first two of the projects in this category – where approval to proceed is being sought - are set out at section 10 of this report. The sites that follow below will be brought forward for similar decisions as soon as possible in order to meet the programme targets.

Forest Estate, Forest Hill Ward

10.3 Design development was underway for three sites on the Forest Estate. Development proposals at two of these sites on Knapdale Close are being progressed, with the Eliot Bank site not being taken further at this time. Lewisham Homes wrote to residents of the Forest Estate in November 2016 to confirm this and to inform them that further consultation on development and improvement proposals for the estate will be held early in 2017.

Milton Court, New Cross Ward

10.4 Proposals for Milton Court Road have been undergoing design development with planning discussions taking place through the pre-application process. It is currently proposed that homes for social rent will be developed on this site, with consultation to take place in early 2017 and a planning application expected in late spring 2017.

Hillcrest Estate, Sydenham Ward

10.5 The Council and Lewisham Homes are working with Hyde Housing Association on proposals to develop or improve a number of sites across the Hill Crest Estate which is comprised of Hillcrest Close which is managed by Hyde Housing Association and High Level Drive, Vigilant Close, and Talisman Square which are owned by Lewisham Council and managed by Lewisham Homes. A public consultation meeting was held jointly with Hyde HA on 7th December 2016 for residents of both estates, and feedback will be used to inform the design process going forward. It is likely that this will be a phased development which could deliver new homes over a number of infill sites and improvements to the estate.

Bampton Estate, Perry Vale Ward

10.6 Lewisham Homes is currently working on proposals to build homes for people over the age of 55 and which be let at target rents on the Bampton Estate. Further consultation on proposals for this site will be carried out in spring 2017 with a planning application expected in late summer 2017.

10.7 Officers are also working with London and Quadrant (L&Q) to explore possible future redevelopment or refurbishment options for the adjacent Shifford and Witney Paths, which are in L&Q's ownership. This process for this element of the project is separate to the delivery of new Council homes as set out above, which can be brought forward regardless.

Somerville Estate, Telegraph Hill Ward

10.8 Surveys and design work have been progressing in order to inform proposals for possible development on the Somerville Estate, and to establish potential options for longer term regeneration as well as suitable sites for a first phase of development. Further consultation with residents will take place in early 2017 with planning applications expected in summer 2017.

Algernon and Embleton Road, Ladywell Ward

10.9 Two sites at Algernon Road and Embleton Road are in design development and proposals are being considered for a mix of homes for social rent and for sale. . Consultation will take place early in 2017 with planning applications expected in summer 2017.

Allison Close, Blackheath Ward

10.10 Proposals for a garage site at Allison Close are at an early stage, but could produce homes for sale to provide valuable subsidy for the delivery of more homes for social rent on other projects. The consultancy team is currently being appointed and consultation with residents will commence in spring 2017.

Endwell Road, Telegraph Hill Ward

10.11 Proposals are being progressed for the development of an existing garage site at Endwell Road. Consultation with residents is expected to take place early in 2017.

11 Schemes for approval for planning submission

Crofton Park Road and Marnock Road, Crofton Park Ward (8 homes)

- 11.1 This report seeks approval to submit planning permission for two schemes which have been in design development for over a year.
- 11.2 On the first of these, at Crofton Park Road the proposal to redevelop existing garages in Crofton Park ward to deliver two x 3 bedroom houses for social rent. A plan of the site in question, and an image of the proposed development can be found at appendix 1.
- 11.3 The second project is at Marnock Road, also in Crofton Park ward, where the proposal is to deliver at least six x 4 bedroom houses to be let at target rent on a garage site, and to increase that number if that proves feasible during the detailed design period which will follow. A plan of the site in question, and an image of the proposed development can be found at appendix 2.
- 11.4 S105 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 to which the section applies. The authority must inform secure tenants of proposals and provide them with the opportunity to make their views known within a specified period. The section further specifies that before making any decision 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.
- 11.5 On 21st October 2016, 31 secure tenants who live in the vicinity of the two proposed developments were sent a formal Section 105 consultation letter as well as a covering letter which invited them to attend a drop-in meeting at which they could view the proposed plans, ask questions and give feedback. All other residents within the vicinity of the proposed sites were also invited to attend the drop-in event which was held on 8th November 2016.
- 11.6 Feedback forms were provided at the drop-in, with the intention that any written feedback given at the event by secure tenants would be considered for the purposes of the formal S105 consultation along with other written representations received. The formal S105 consultation period ran for 28 days from 21st October 2016

- 11.7 No responses to the formal S105 consultation were received from secure tenants in relation to either scheme. Six other households provided feedback on the proposals at Crofton Park Road, of which four stated that they were happy with the proposed design of the houses. Two residents expressed concern about security and one about the loss of the garage that they rent. Lewisham Homes is seeking to address the security concerns through the design process and to work with the residents affected by the loss of a garage to find an alternative solution.
- 11.8 Six non-secure tenant households provided written feedback in relation to the Marnock Road proposals. Concerns included parking and disruption, the design of the homes and a desire for the homes to be for rent rather than sale. The homes are now being proposed for social rent, and the parking and design issues are being addressed as part of pre-application planning work, which will also identify whether six or seven homes should be built on the site.
- 11.9 On the basis that no responses from secure tenants were received in relation to the statutory consultation, and that it is considered that the concerns raised by other residents can be addressed through the detailed design process which will follow, the Mayor is recommended to approve both of these projects and thereby enable Lewisham Homes to submit planning applications for both as soon as possible.

12 New Schemes

- 12.1 All of the projects listed above were approved in principle at the Mayor & Cabinet meeting on date. Given the continuing demand for new homes at social rent, and the need to consider further sites to maximise the likelihood that the project will achieve its target of 500 starts by March 2018, officers recommend that the two sites set out below be added to the programme. If this is approved Lewisham Homes will develop plans for the sites and undertake resident and wider consultation, with a view to bringing detailed proposals back for consideration later in 2017.

Mayfield Hostel, Lee Green

- 12.2 Mayfield Hostel, 47 Burnt Ash Hill, is comprised of 41 of bedspaces over 26 units and is used to house homeless families awaiting a permanent social housing offer.
- 12.3 While a valuable resource to the Council, the building itself does not make maximum use of the site it sits on, and is surrounded by land which might present an opportunity for a housing development. There are no proposals for this as yet, other than a “desktop” assessment that shows that if the site were redeveloped for permanent housing it might provide at least 50 new homes.

12.4 Given the nature of the site, which is easily accessed from a main road is of a regular, square, shape, officers are exploring the potential to use off-site manufacture on any development on the site. This could speed delivery and would also offer the opportunity to develop the next iteration of the modular method of construction used at PLACE/Ladywell. On this occasion this would be for permanent, rather than temporary, new homes, and the design would be changed to enable the scheme to fit with the look and feel of the surrounding area.

12.5 It is anticipated that public consultation could commence in the spring, and that there is still time for a development, if a suitable design and approach can be arrived at, to start on site before March 2018.

Home Park Housing Office, Sydenham Ward

12.6 In June 2016, Mayor and Cabinet approved a recommendation to demolish the Home Park Housing Office, Sydenham, on the basis that the site would be explored for housing purposes. Officers are in the process of procuring a demolition contractor and demolition will take place in the spring of 2017.

12.7 Public consultation has not yet started about possible future housing development on this site and this is planned for spring 2017. This site could also lend itself to a scheme which used modular methods of construction.

13 Comments of the Housing Select Committee

13.1 This report was considered by the Housing Select Committee at its meeting on 10 January. The timings of the meetings and report despatch dates means that it was not possible to incorporate the view of Housing Select Committee in this report. As such, if there are any comments, this will be made available at the time of the Mayor & Cabinet meeting.

14 Financial Implications

14.1 The purpose of this report is to provide Mayor & Cabinet with an update on the "New Homes, Better Places" Programme, and as such, has no direct financial implications.

14.2 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.

14.3 In addition to this, the Council's General Fund Capital Programme currently includes provision of £12m for new build and property, including hostels acquisition.

14.4 Where schemes are of mixed developments, which include sales, the sales receipts generated will be reinvested back into the new build programme.

14.5 More detailed financial analysis of each scheme will be undertaken as they are developed and reported to Mayor & Cabinet at a later date.

15 Legal Implications

15.1 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.

15.2 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.

Equalities Legislation

15.3 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

15.4 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.

15.5 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.2 above.

15.6 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

15.7 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: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

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

- essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

15.9 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

16 Crime and disorder implications

16.1 There are no environmental implications arising from this report.

17 Equalities implications

17.1 There are no environmental implications arising from this report.

18 Environmental implications

18.1 There are no environmental implications arising from this report.

19 Background Documents and Report Originator

Title	Date	File Location	Contact Officer
New Homes, Better Places Programme Update	1 June 2016	Available at this link	Jeff Endean
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

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

Appendix 1 – Site Plan and images – Crofton Park Road



Front Elevation

Appendix 2 – Site Plan and Images – Marnock Road



Housing Select Committee		
Report Title	Update on the Housing Select Committee scrutiny review into communal heating	
Ward	All	Item No. 7
Contributors	Asset Management Planning Manager	
Class	Part 1	Date: 10 January 2017

1. Purpose

- 1.1 This report provides an update on the Housing Select Committee scrutiny review into communal heating.

2 Recommendation

- 2.1 The Committee is invited to note the contents of this report.

3. Background

- 3.1 Communal heating involves the distribution of heat from a centralised heat source to a number of properties. There are thought to be between 10 and 15 thousand communal heating systems operating in the UK. These range from communal heating systems in a single building, to heat networks that extend to a number of buildings, as well as area-wide district heating schemes.
- 3.2 The benefits of communal heating systems derive from efficiencies compared to individual boiler systems. These efficiencies can be achieved through the scale of heat production, the potential for low carbon technologies as the source of heat generation and the maintenance requirements of a single system as opposed to individual boilers.
- 3.3 Communal heating systems are however complex, and optimum performance is dependent on effective and integrated design, build and maintenance that responds to the needs of multiple end users. It also requires accurate and timely billing and information for end users.
- 3.4 The Greater London Authority has a target to reduce London's carbon dioxide emissions by 60% on 1990 levels by 2025. Through the London Plan, the Mayor expects all new developments to reflect the following hierarchy:
- Be lean: use less energy
 - Be clean: supply energy efficiently
 - Be green: use renewable energy

- 3.5 Proposals for major developments are required to show how they intend to meet the London Plan target for carbon dioxide emissions within the framework of this energy hierarchy. Decentralised, or communal, heating is one of the established ways of demonstrating a development will be supplied by an efficient source of heating. The planning system has therefore been an important driver of communal heating systems for new developments.
- 3.6 Lewisham's Housing Select Committee undertook a scrutiny review of communal heating systems in 2014/15 as a result of issues raised by residents in social housing properties served by communal heating. The Review was based around the question: "*How can the Council help to ensure the effective deployment of communal heating systems in the borough, where appropriate?*". The Committee's recommendations were referred to Mayor and Cabinet in July 2015 and the response from officers agreed by the Mayor in September 2015.
- 3.7 The Committee's recommendations and the responses agreed by the Mayor are presented below in an appendix to this report.

4. Update

- 4.1 The Committee found that the expected benefits of communal heating systems were often not being achieved in practice. The Committee heard evidence that new-build developments were particularly susceptible to problems since modern air-tight buildings with higher insulation standards are more at risk of over-heating.
- 4.2 Problems identified in the course of the Committee's evidence sessions include:
- Over-sized heat sources generating excessive heat relative to demand, leading to overheating, higher costs and unnecessary carbon emissions.
 - Poorly insulated and/or designed pipework leading to overheating.
 - Poor integration of design, build and operation resulting in inefficient running of systems and a lack of the specialised skills required across the industry to deliver high quality systems.
 - Problems with billing, supply of information and communications by operators of communal heating systems.
 - A general lack of understanding of how communal heating systems are performing in practice and how this compares to predicted performance.
 - A lack of consumer protection for households served by communal heating systems in comparison to the role OFGEM provides customers of traditional energy suppliers.
- 4.3 The Committee also heard evidence that there was potential for systemic biases in the calculation of the performance of systems resulting in over-estimates of the benefits of carbon reduction.

- 4.4 The Committee's Review and its final report were of interest to the Greater London Authority, the Department of Energy and Climate Change, the Association of Decentralised Energy and others working in the industry. The issues raised reflected a growing recognition in the industry that greater focus was needed on understanding the performance of communal and decentralised heating schemes and the skills and standards needed to deliver high quality schemes.
- 4.5 Since the Committee reported its findings there have been a number of national developments. These include:
- The Heat Networks Code of Practice for the UK published by CIBSE and the Association for Decentralised Energy, published in June 2015. The Code of Practice received broad support and provides a technical underpinning to raising standards in designing, delivering and running communal heating systems.
 - The Heat Trust, launched in November 2015, which offers free independent customer service standards and complaint resolution. In September 2016 The Heat Trust launched a Heat Cost Calculator, an online tool, designed specifically for domestic customers served by new district heating schemes to allow them to compare their annual heating and hot water costs with a typical, alternative heating system.
 - A review of 'SAP' (the Standard Assessment Procedure methodology for predicting the energy performance of buildings) by Government proposes amendments to the distribution heat loss factors from communal heating systems. Consultation on the proposed changes runs until the 27 January 2017.
 - In 2015 the Department of Energy and Climate Change funded the use of web-based technology to analyse performance data of communal heating systems, generating data across the system as a whole and using sophisticated analysis to identify the root causes of inefficiency. This work demonstrated significant benefits in terms of costed-measures to improve the heat networks it was trialled in.
- 4.6 A review of Lewisham's Local Plan is currently in progress. The review is an opportunity to focus communal heating on appropriate sites and support the use of alternative approaches where these may be more suitable.
- 4.7 The Committee visited several sites of good practice and the findings of the Review recognised the potential opportunity that exists within Lewisham from the South East London Combined Heat and Power (SELCHP) facility.
- 4.8 In January 2016 the Council published the findings of a feasibility study delivered with funding from the Government's Heat Network Delivery Unit assessing the potential for a heat network connecting SELCHP and the University of London Goldsmiths campus. The study identified a potential route, but assessed the economic viability of the route as a standalone heat network as low. A key issue highlighted by the study was the highly constrained exit route from the SELCHP site with Surrey Canal Road offering the only viable option.

- 4.9 In March 2016 the Heat Network Delivery Unit awarded Lewisham Council further funding to assess the feasibility of a network extending to Convoys Wharf and other development sites in the north of the borough. This feasibility study is likely to enhance the economic case for a network exiting SELCHP via Surrey Canal Road and is expected to be published before April 2017.
- 4.10 In November 2016 the Heat Network Delivery Unit launched the Heat Network Investment Programme (HNIP) a five-year £320m capital investment programme supporting delivery of heat networks. The deadline for bids for a £39m pilot exclusively offered to local authorities closed in November 2016.
- 4.11 The Council's current feasibility study is not due to complete until March 2017. It was not therefore considered practical to submit a bid for HNIP funding at this stage. If the current feasibility study does demonstrate the economic and technical viability of a network, the Council will need to consider the role it wants to play in bringing it forward. This will mean taking a view on the potential opportunity the network offers in terms of delivery of policy objectives and financial benefits, as well as the Council's willingness to invest resources including staff capacity and appetite for risk including financial and reputational. In reaching a view the Council will also need to understand the intentions of Veolia, the primary owner of the SELCHP site.

5 Legal implications

- 5.1 There are no legal implications arising directly from this report.

6. Financial Implications

- 6.1 There are no financial implications arising directly from this report.

7 Crime and disorder implications

- 7.1 There are no crime and disorder implications arising directly from this report.

8 Equalities implications

- 8.1 There are no equalities implications arising directly from this report.

9 Environmental implications

- 9.1 There are no specific environmental implications arising from this report however national, regional and local targets for carbon reduction depend in part on the implementation of improved design for new buildings and decentralised energy is an important part of the mix of relevant solutions.

10 Conclusion

- 10.1 The Housing Select Committee scrutiny review on communal heating addressed a challenging subject in a timely way that pre-empted many of the subsequent developments at national level.
- 10.2 The CIBSE Heat Networks Code of Practice, published in June 2015, is a key reference point that developers and others involved in the commissioning and implementation of buildings with communal heating systems are expected to use.
- 10.3 The Committee gave strong support to the Council pursuing opportunities to connect the SELCHP facility to supply low cost low carbon heat to homes and businesses in the borough. To maximise the use of external funding that may be available the Council will need to reach a view about the role it wants to play in the delivery of a heat network.
- 10.4 The Committee is invited to review and comment on the contents of this report.

Background documents

Scope of the Housing Select Committee review into communal heating

<http://councilmeetings.lewisham.gov.uk/documents/s31297/Appendix%20D%20-%20Communal%20heating%20review%20scope%20011014.pdf>

Final report from the Housing Select Committee review into communal heating

http://councilmeetings.lewisham.gov.uk/documents/s36591/05AppendixACHSRevisedReportv2_190515.pdf

Mayor and Cabinet report setting out the response to the Housing Select Committee review into communal heating

<http://councilmeetings.lewisham.gov.uk/documents/s38782/Response%20to%20SDSC%20Communal%20Heating%20Review.pdf>

New Cross Heat Network feasibility study

<http://www.lewisham.gov.uk/inmyarea/regeneration/deptford/Pages/New-Cross-heat-network-feasibility-study.aspx>

Appendix: full list of recommendations from the Housing Committee Review on Communal Heating and the response provided on 30 September 2015

RECOMMENDATION 1	RESPONSE
<p><i>The Council should explore the gap between the projected 'potential' performance of communal heating systems (manufacturer's estimations) and their 'as built' performance (actual performing rates). This could be done by engaging independent engineers, paid for by the developer, to assess the performance of the installed systems at a number of practical intervals as the scheme is built out. This would enable the Council to produce a revised assessment of schemes once built, which would also incorporate any changes made during the building process.</i></p>	<p>As the Committee identified these are issues that go beyond the borough's boundaries. They are also extend wider than communal heating, and in June 2015 the Zero Carbon Hub published 'Overheating in Homes, the Big Picture' identifying wider issues including communal heating affecting energy performance in new build developments. Officers support the recommendation that the Council should be reinforcing these issues with central and regional Government. This is particularly true in relation to the future changes of the Standard Assessment Procedure (SAP) by the Department of Energy and Climate Change and in encouraging support for voluntary entry of heat network performance information in the Product Characteristics Database.</p>
<p align="center">RECOMMENDATION 2</p> <p><i>(i) The 'as built' assessment figures (see recommendation 1) should be compared with the Standard Assessment Procedure (SAP) calculator figures to determine if schemes are performing as expected and delivering the carbon savings they are intended to deliver.</i></p> <p><i>(ii) The Council should lobby other local authorities and housing associations to collect 'as built' performance data.</i></p> <p><i>(iii) This data should be shared with the GLA and DECC to allow a thorough evaluation of installed communal heating schemes to take place in the hope that a thorough evidential foundation can be established for communal heating schemes.</i></p> <p><i>(iv) The Council should put pressure on the GLA and DECC to undertake this evaluation and develop a systematic approach to reviewing successful and less successful communal heating schemes. This would enable, for example, the GLA to better understand the impact of their decentralised energy policies, to verify their carbon saving calculations and help establish an evidence base which might encourage better practice across the industry.</i></p>	<p>Monitoring the implementation of communal heating schemes is of particular importance as all new system require fine tuning to optimise their performance. This is often a lengthy process and something that can suffer where there is a disconnect between construction and management of a new system. Monitoring actual performance and sharing this information in a consistent way is therefore an essential part of running an efficient system and will help improve the overall understanding of performance to inform policy and standard setting.</p> <p>The suggestion that contributions from developers could pay for monitoring of performance in Lewisham is likely to be difficult to enforce in relation to the requirements for setting planning conditions or obligations set out in a Section 106 agreement. It also has the potential to increase the cost of such developments potentially affecting overall viability.</p> <p>It is suggested therefore that a national or regional approach to assessing the performance of communal heating systems is the most effective way to produce the evidence-base needed and that the Council should support the approach set out in the Association of Decentralised Energy's new Code of Practice.</p> <p>Given many of the issues relate to delivery by Registered Providers it is suggested that officers could work with the Association for Decentralised Energy to run a training session for local Registered Providers to go through the new Code of Practice – using this as an opportunity to disseminate information on best practice. Such training would also be potentially valuable to planning officers and others within the Council.</p>

<p style="text-align: center;">RECOMMENDATION 3</p>	<p style="text-align: center;">RESPONSE</p>
<p><i>The Council should consider setting minimum design efficiency/loss requirements at the planning stage for communal heating schemes.</i></p>	<p>The Planning Department already use planning conditions to require developments to meet target carbon savings, as set in approved energy statements. However these targets are not then tested, it is a compliance condition.</p> <p>The introduction of any additional local standards for communal heating systems would require a specific evidence base on design efficiency and identified standards for what is considered to be the standard to be adopted. In the absence of this Planning can only advocate for high quality systems but not require a specific standard.</p> <p>Officers will review whether the Council's Residential Standards document can be updated to advise developers to use systems with the highest efficiency possible and to follow guidance in the new Code of Practice.</p>
<p style="text-align: center;">RECOMMENDATION 4</p>	<p style="text-align: center;">RESPONSE</p>
<p><i>The Council should consider undertaking a piece of work to compare costs, heat loss, carbon savings etc. for residents in new builds with communal heating systems and those with individual boilers, and then project these forward to assess if the benefits/losses even out in the future. In this way the Council can create a realistic heat comparator for residents.</i></p>	<p>The Heat Trust is working on a Heat Cost Comparator which will provide a like-for-like comparison of the cost of heat in different systems. The comparator, which was reviewed by an independent committee of consumer groups, industry participants and government officials, will look at not just the unit price of fuel but also other variables such as boiler maintenance and replacement. The Comparator is due to launch alongside the Scheme later this year and will be available on the Heat Trust Website (www.heattrust.org.co.uk).</p> <p>It is hoped that this resource will provide the information suggested without requiring a separate Lewisham-specific exercise.</p>
<p style="text-align: center;">RECOMMENDATION 5</p>	<p style="text-align: center;">RESPONSE</p>
<p><i>The Council should look very critically at attempts to down-grade or mitigate planning conditions that are made after planning permission has been granted.</i></p>	<p>The Planning Department already resists measures to down-grade energy savings within approved schemes. However with regards communal heating systems the Council does not specify the technical requirements of such systems and so cannot make these subject to conditions. In the absence of an evidence-base that can be used to underpin conditions on standards the Council can only condition the installation of system but not the specific type or any standards the system should achieve.</p>
<p style="text-align: center;">RECOMMENDATION 6</p>	<p style="text-align: center;">RESPONSE</p>
<p><i>As a local authority, Lewisham should 'slow down' the pace of adopting communal heating systems and make sure that we critically engage with other options available to deliver carbon savings, moving our emphasis from simple compliance to actual performance.</i></p>	<p>Existing Planning policy is technology neutral – the Lewisham and London Plan policies require a total overall reduction in carbon dioxide emissions arising from the development, there isn't any requirement upon developers to meet it in a specific way, for instance by requiring the adoption of communal heating systems. Instead the policy requires developers to demonstrate they have considered each stage of the Mayor's energy hierarchy to meet the overall carbon reduction levels but doesn't require them to use elements from each stage to do so.</p> <p>The only area that Lewisham has a specific focus on the use of decentralised energy is in Lewisham Town Centre</p>

	<p>and this policy is outlined in the Lewisham Town Centre Local Plan.</p> <p>The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. In relation to decentralised energy, Section 97 of the NPPF states that ‘In determining planning applications, local planning authorities should expect new development to: comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable’.</p> <p>Lewisham Council has to be in conformity with the NPPF and, given there is no specific policy relating to the adoption of decentralised energy systems, the onus is upon developer to demonstrate the deployment of a decentralised energy system isn’t appropriate, rather than giving local authorities the ability to challenge their usage. In assessing the applicability of decentralised energy officers will encourage developers to adopt the approach set out in the Association of Decentralised Energy’s new Code of Practice.</p> <p>On Lewisham Council developments, officers take the same approach to identifying the most technically appropriate way to deliver overall carbon reductions. This should include the use of the new Code of Practice to ensure any systems are suitable for domestic or non-domestic occupants to use, with regards to functionality and cost, as well as having consideration to whole-life costings for the system.</p> <p>The installation of communal heating systems is compliant with Regional (London Plan) planning policy and Local (Core Strategy/Development Management Local Plan) policy. A specific presumption against communal heating systems would therefore require a change in policy.</p> <p>It is recognised that poorly planned or executed schemes may not represent the best use of investment and the individuals or organisations involved in specifying schemes or in considering proposals that involve communal heating systems should look critically at the alternatives, including passive-house solutions and investment in the fabric of the building to achieve long-lasting and potentially more readily achievable outcomes.</p>
RECOMMENDATION 7	RESPONSE
<p><i>The Council should insist on the installation of ultra-low NOx boilers in medium and poor air quality zones.</i></p>	<p>The Council’s Core Strategy already provides for this through policy DM 23 Air Quality, and use conditions that require approval of abatement technology utilised to minimise emissions to air from the boiler/CHP installed.</p> <p>Local authorities in England and Wales are required to review and assess air quality across their areas every three years:</p> <ul style="list-style-type: none"> • to assess the current air quality against the Air Quality Strategy objectives

	<ul style="list-style-type: none"> • to predict the future air quality against the Air Quality Strategy objectives • to designate Air Quality Management Areas where Air Quality Strategy objectives are unlikely to be met and prepare a written action plan for such areas.' <p>Based on this Lewisham have declared 6 Air Quality Management Areas (AQMAs).</p>
<p align="center">RECOMMENDATION 8</p>	<p align="center">RESPONSE</p> <p>The designation of what constitutes a major development is a national policy definition that the Council has no discretion over. There is scope in current policy to consider whether installation of such a system is feasible and there are times when it is not feasible for a smaller development to accommodate communal heating and therefore alternative measures are needed in order for a development to comply with planning policy.</p>
<p><i>Based on the evidence the Committee heard, the definition of what constitutes a major development (10 units+) falls below the threshold of a viable communal heating system. Planning decisions need to properly take into account the viability of such schemes, particularly given the air-tightness of new dwellings.</i></p>	
<p align="center">RECOMMENDATION 9</p>	<p align="center">RESPONSE</p> <p>The new Code of Practice aligns with the issues identified by the Committee and the Council should seek to promote the Code and encourage developers and those managing communal systems to adopt it. Whilst planning can attach an informative to a consent advising that the developer comply with the new Code of Practice, this is not within planning policy and therefore is not enforceable and can only be encouraged.</p>
<p><i>The Council should consider insisting that all developers using district heating sign up to and comply with the Heat Network Code of Practice, prioritise cases of overheating and follow good practice established elsewhere. This should include existing social housing developments where communal heating systems have been installed and where poor performance has been reported.</i></p>	
<p align="center">RECOMMENDATION 10</p>	<p align="center">RESPONSE</p> <p>Legal reported on this separately.</p>
<p><i>The Council's Head of Law should be asked to comment on the equalities and other legal implications of communal heating schemes, in particular that high charges mean that some of the borough's poorest residents are paying to deliver wider carbon savings; and that, where there is no opportunity to opt out of the communal system residents are, in effect, being denied a choice of heating and hot water supplier.</i></p>	

RECOMMENDATION 11	RESPONSE
<p><i>South East London Combined Heat and Power (SELCHP) is a good example of a large scale, viable district heating scheme. The Council should work hard to bring forward proposals to connect Lewisham housing estates to the network.</i></p>	<p>Lewisham Council has received funding from the Heat Networks Development Unit in the Department of Energy & Climate Change to conduct a feasibility study in 2015/16 for a network from SELCHP to Goldsmiths College in New Cross. This study assesses the technical feasibility of a network, including a route proving exercise which will establish the initial part of a route that can also be used to go towards strategic development sites including Convoys Wharf. The route also looks at the scope to connect in existing housing estates.</p> <p>Developments surrounding SELCHP have been future-proofed to facilitate a connection to a district heating system should one come forward in the future.</p>

Housing Select Committee			
Title	Key Housing issues		
Key decision	No	Item no	8
Wards	All		
Contributors	Executive Director for Customer Services		
Class	Part 1	10 January 2017	

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 Update on legislation timetable

- 2.1 Housing Select Committee will be aware that the government had been due to publish regulations relating to measures introduced by the Housing and Planning Act.
- 2.2 On 21 November 2016 the Housing and Planning Minister announced that the government has decided not to proceed with Pay to Stay. It was also subsequently confirmed on 24 November 2016 that the government will not be asking Councils for any payments relating to High Value Voids in the 2017/18 financial year, but it may do in subsequent years. DCLG have asked local authorities to submit additional data regarding their housing stock to allow them to carry out further analysis.
- 2.3 The government still intends to replace secure 'lifetime' tenancies with Fixed Term Tenancies. The regulations relating to Fixed Term Tenancies had not been published at the time of this report being submitted, but previous statements by the government have indicated that they intend for this change to begin from April 2017, and the maximum length of a tenancy will be ten years.

3 Autumn Statement

- 3.1 At the Autumn Statement on 23 November 2016 the Chancellor made a number of announcements relating to housing, as summarised below.
- 3.2 Letting fees charged to tenants in the private rented sector will be banned. Citizens Advice estimate that the average fee charged to tenants by agents is £337 every time they move, with some charging up to £700. The ban on letting fees could therefore save private renters in Lewisham a significant amount of

money. DCLG is due to consult on the detail of this policy shortly.

- 3.3 The extended Right to Buy to Housing Association tenants will not be launched nationally in 2017 but will instead be further piloted in one region of the country.
- 3.4 It was announced that the funding of the Mayor of London's affordable housing programme 2017-2021 will be £3.15bn. More information about this programme is contained in section 4. It was also announced that London will receive a share of an additional £1.4b which the government has allocated for affordable homes.

4 Homes for Londoners

- 4.1 On 29 November 2016 the GLA published the Mayor of London's *Homes for Londoners: Affordable Homes Programme 2016-21*.
- 4.2 The programme consists of £3.15 billion pound of funding and aims to deliver 90,000 affordable housing starts by 2021. This will be a mixture of low cost rent, London Living Rent and shared ownership.
- 4.3 There are also specific targets for supported housing (2,000 units) and move-on accommodation for rough sleepers and victims of domestic violence (770 units).
- 4.4 The programme will primarily fund three tenure types through this programme:
 - London Affordable Rent
 - London Living Rent
 - London Shared Ownership

A variety of supported and specialised housing will also be funded.

- 4.5 London Affordable Rent is intended to help low-income households who are unable to secure or sustain housing on the open market. The GLA has published benchmarks for London Affordable Rents as shown below.

Table 1: London Affordable Rent benchmarks for 2017-18

Bedroom size	2017-18 Benchmark (weekly rents, exclusive of service charge)
Bedsit and one bedroom	£144.26
Two bedrooms	£152.73
Three bedrooms	£161.22
Four bedrooms	£169.70
Five bedrooms	£178.18
Six or more bedrooms	£186.66

- 4.6 London Living Rent homes will have rents set at one third of borough median household income levels, with variances based on the number of bedrooms and ward-level house prices. The median household income figure used by the GLA for Lewisham is £34,895 per year. The GLA sees this product as designed to

help households on average incomes who find market rents increasingly unaffordable. As well as helping to make sure that households do not have to spend more than one third of their income on housing costs, the GLA also sees the Living Rent product as a way to help households on average incomes to save for a deposit to buy their own home.

- 4.7 The indicative Living Rent published by the GLA for a two bedroom property in Lewisham is £954 per week and for a three bed it is £1,050 per week, however there are significant variances between wards and bedroom sizes as shown below.

GLA's indicative monthly London Living Rents for Lewisham						
Ward	One bed	Two bed	Three bed	Four bed	Five bed	Six bed
Bellingham	£ 726	£ 807	£ 888	£ 968	£ 1,049	£ 1,130
Blackheath	£ 1,018	£ 1,131	£ 1,244	£ 1,357	£ 1,470	£ 1,583
Brockley	£ 931	£ 1,034	£ 1,137	£ 1,241	£ 1,344	£ 1,448
Catford South	£ 783	£ 870	£ 957	£ 1,044	£ 1,131	£ 1,218
Crofton Park	£ 954	£ 1,060	£ 1,166	£ 1,272	£ 1,378	£ 1,484
Downham	£ 712	£ 791	£ 870	£ 949	£ 1,029	£ 1,108
Evelyn	£ 1,047	£ 1,163	£ 1,279	£ 1,396	£ 1,512	£ 1,628
Forest Hill	£ 892	£ 991	£ 1,090	£ 1,189	£ 1,288	£ 1,387
Grove Park	£ 732	£ 813	£ 894	£ 976	£ 1,057	£ 1,138
Ladywell	£ 928	£ 1,031	£ 1,134	£ 1,237	£ 1,340	£ 1,443
Lee Green	£ 843	£ 937	£ 1,031	£ 1,124	£ 1,218	£ 1,312
Lewisham Central	£ 879	£ 976	£ 1,074	£ 1,172	£ 1,269	£ 1,367
New Cross	£ 783	£ 870	£ 957	£ 1,044	£ 1,131	£ 1,218
Perry Vale	£ 879	£ 976	£ 1,074	£ 1,172	£ 1,269	£ 1,367
Rushey Green	£ 830	£ 922	£ 1,014	£ 1,107	£ 1,199	£ 1,291
Sydenham	£ 892	£ 991	£ 1,090	£ 1,189	£ 1,288	£ 1,387
Telegraph Hill	£ 936	£ 1,040	£ 1,144	£ 1,248	£ 1,353	£ 1,457
Whitefoot	£ 698	£ 775	£ 853	£ 931	£ 1,008	£ 1,086
Average	£ 859	£ 954	£ 1,050	£ 1,145	£ 1,241	£ 1,336

- 4.8 Councillors will be aware that Lewisham pioneered the concept of living rent through the Besson Street project. Officers have been in close contact with the GLA throughout the development of the living rent product and will continue to work with them as it is further refined.
- 4.9 London Shared Ownership will be a standard shared ownership product but the GLA will be seeking an additional commitment from providers to work together on a 'charter' for service charges which would aim to standardise, and where possible reduce, these charges.
- 4.10 Officers will be examining the prospectus in more detail and working with partners in order to secure the maximum possible investment in new affordable homes in the borough. Authorities and housing providers will be able to submit

funding bids from 31 January 2017 until 13 April 2017 with awards announced in the summer.

5 GLA Draft Good Practice Guide to Estate Regeneration

5.1 As part of the Mayor of London's Homes for Londoners programme, the GLA has produced a draft guide setting out the practice it would expect local authorities and other providers to follow before they commence estate regeneration. These say that regeneration should only happen where:

- there is a clear statement of the aims and objectives of the borough or housing association in maintaining and improving at housing estates
- there has been full and transparent consultation and resident engagement
- proposals should offer full rights to return for displaced tenants and a fair deal for leaseholders
- demolition should only be followed where it does not result in a loss of social housing, or where all other options have been exhausted

5.2 The Council's current estate regeneration projects already meet these criteria, whilst proposals for future projects will also be designed to meet these principles. The GLA is consulting on the draft guidance until 14 March 2017 and officers will be considering the draft in more detail to inform the Council's response.

6 Homelessness Prevention Trailblazer Funding

6.1 DCLG had previously announced that boroughs could bid for funding under the following two programmes:

- £20 million to establish a network of ambitious Homelessness Prevention Trailblazer areas to develop innovative new approaches to prevent homelessness
- a £10 million rough sleeping grant fund to enable local areas to intervene early with rough sleepers before their problems become entrenched

6.2 Lewisham successfully bid to become a Homelessness Prevention Trailblazer area. The successful project will work across council departments and alongside existing Digital Transformation projects to combine council data to identify households at risk of homelessness. The second part of the project will be to then develop a range of support interventions for households at risk of homelessness to 'up-stream' prevention. The first of the funding will be awarded in January and then it will operate over the subsequent two financial years.

6.3 Lewisham also successfully bid along with Bexley, Bromley and Greenwich for funding under the rough sleeping programme for a No First Night Out (NFNO) Shared Accommodation Scheme. The scheme will work with housing services in boroughs and voluntary sector agencies to identify single people at imminent risk of rough sleeping. A virtual NFNO panel will link single people referred to the scheme to local support services and refer them to the NFNO Shared Accommodation Scheme. The Shared Accommodation scheme will be a commissioned service procuring and managing shared accommodation in the

private rented sector. The scheme will source 180 units of shared accommodation and work with over 300 people at risk of rough sleeping in South East London.

7 Legal Implications

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

8 Financial implications

8.1 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.

9 Crime and disorder implications

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

10 Equalities implications

10.1 There are no equalities implications arising from this report.

11 Environmental implications

11.1 There are no environmental implications arising from this report.

12 Background Documents and Report Originator

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

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Agenda Item 9

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	9
Class	Part 1 (open)	10 January 2017	

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 March 2017:

Agenda item	Review type	Link to Corporate Priority	Priority
Housing and mental health in-depth review	Policy development	Decent homes for all	High
Handyperson service	Standard item	Decent homes for all	High
Discharge into the PRS policy	Policy development	Decent homes for all	Medium
Discretionary licensing scheme	Performance monitoring	Decent homes for all	Medium
Annual lettings plan	Standard item	Decent homes for all	High
Lewisham Homes mid-year review	Performance monitoring	Decent homes for all	Medium
Brockley PFI mid-year review	Performance monitoring	Decent homes for all	Medium

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

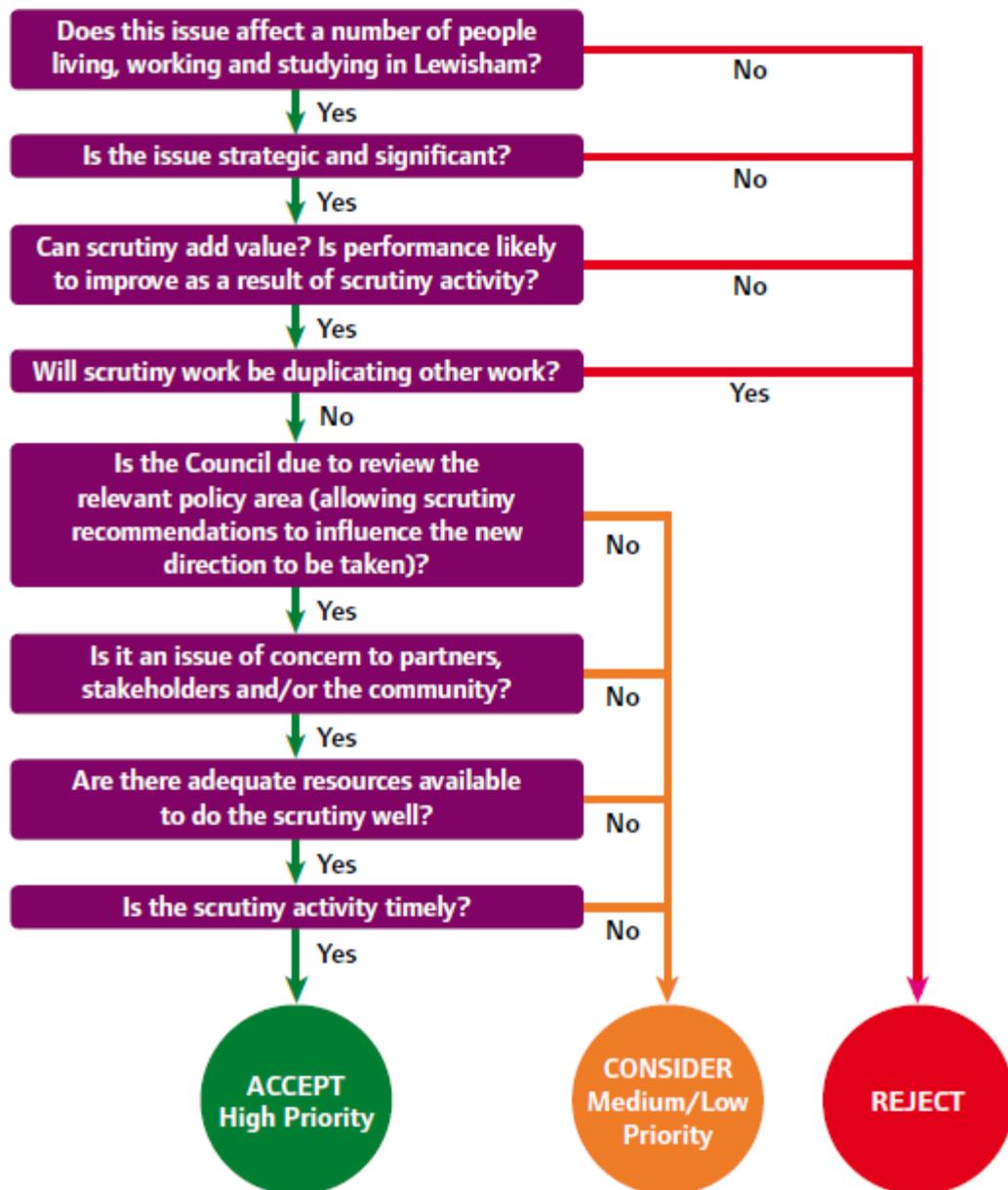
The date of the next meeting is Tuesday 7 March 2017.

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	25-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 2016/17	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	Evidence	Report
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
Additional licensing for HMOs	Standard item	High	CP6	Nov								
Housing zones	Standard item	Medium	CP6	Oct								
Monitoring homelessness and temporary accommodation pressures	Policy development	High	CP6	Nov								
Allocations scheme consultation	Policy development	High	CP6	Nov								
New build update	Standard item	Medium	CP6	Jan								
Proposed rent and service charge increases	Standard item	High	CP6	Nov								
Communal Heating Systems review update	In-depth review	Medium	CP6	Jan							Update	
Handyperson service	Standard item	High	CP6	Jan								
Discharge into the PRS policy	Policy development	Medium	CP6	Jan								
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	25 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

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FORWARD PLAN OF KEY DECISIONS

Forward Plan January 2017 - April 2017

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.

August 2016	Consultant Appointment 2016 Schools Minor Works Contract	13/12/16 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Procurement for 'Staying Healthy' Public Health Services	13/12/16 Overview and Scrutiny Business	Aileen Buckton, Executive Director for Community Services and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		Panel	Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
November 2016	Support Service for Syrian refugees	13/12/16 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2016	Budget Update	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
September 2016	Ashmead Primary School expansion and Addey & Stanhope School expansion results of consultations	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Council Tax Base Second Homes Discount and Income Review	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2016	Discretionary Rate Relief Review	11/01/17 Mayor and Cabinet	Aileen Buckton, Executive Director for		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Community Services and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Governing Bodies Reconstitution Rathfern Primary School	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
August 2016	The Wharves Deptford - Compulsory Purchase Order Resolution	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
December 2016	Results of Handypersons consultation	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
September 2016	Lewisham Music Business Plan and Transfer Terms	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Library Savings Programme update - Manor House	11/01/17 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
January 2016	New Bermondsey Housing Zone Bid Update	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	New Homes Programme Parts 1 & 2	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Caretaker properties Disposal and Lease Award	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Damien Egan, Cabinet Member Housing		
August 2016	Regionalising Adoption	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Waste & Recycling Services Update	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, 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
			Public Realm		
November 2016	Community Equipment Contract Award under London Consortium Framework Agreement	11/01/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
November 2016	School Health Service - Award Report	11/01/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
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 Resources		
December 2016	Council Tax Base Second Homes Discount and Income Review	18/01/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2016	Opting in to the Public Sector Audit Appointments Limited (PSAA) framework	18/01/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Jonathan Slater		

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 2016	Transforming Construction Skills - Lewisham Construction Hub, Training, Apprenticeship and Employment Service	31/01/17 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
November 2016	Transforming Construction Skills - Lewisham Construction Hub, Local Supply Chain Development Services	31/01/17 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
December 2016	Contract Award Provision of School Kitchen Condition Surveys	31/01/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Animal Welfare Charter	08/02/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
November 2016	Pay Statement	08/02/17 Mayor and Cabinet	Phil Badley and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	2017/18 Budget	08/02/17 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 Kevin Bonavia, Cabinet Member Resources		
December 2016	Agreement to consult on changes to Targeted Short Breaks Offer for children and young people with complex needs	08/02/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Health Visiting and Children's Centres - Award Report	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Award of contract for Specialist Short Breaks	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Stage 1 of 2-stage procurement for the proposed expansions of Ashmead Primary School and Addey & Stanhope Secondary School (Morningson Centre) and to enter into a Pre-Construction Services Agreement.	08/02/17 Mayor and Cabinet (Contracts)	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
November 2016	Young Person's Health and Wellbeing Service Award Report	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Budget Update	15/02/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member 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		
November 2016	Pay Statement	22/02/17 Council	Phil Badley and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Brasted Close development	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	New Homes Programme	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and		

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			Councillor Damien Egan, Cabinet Member Housing		
December 2016	Lewisham Homes Management Agreement and Articles of Association	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Proposed Heathside and Lethbridge Estate, Lewisham - Phase 6 Compulsory Purchase Order 2017	01/03/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Lewisham Construction Hub Contracts	01/03/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Alan Smith, Deputy Mayor		
December 2016	Statutory Funerals Contract	14/03/17 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
December 2016	Lewisham Place Planning Strategy 2017-2022	22/03/17 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					
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August 2016	Community Premises Management Contract Award	19/04/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		

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