

# Housing Select Committee Agenda

Wednesday, 14 March 2018

**7.30 pm,**  
Civic Suite  
Catford  
SE6 4RU

For more information contact: John Bardens (02083149976)

## Part 1

<b>Item</b>	<b>Pages</b>
1. Minutes of the meeting held on 31 January 2018	3 - 8
2. Declarations of interest	9 - 12
3. Responses from Mayor and Cabinet	
4. Housing strategy review <i>To follow</i>	
5. Housing zones update	13 - 18
6. Lewisham Central opportunity site	19 - 20
7. Housing options process	21 - 22
8. Out of hours repairs services <i>To follow</i>	
9. Annual lettings plan <i>To follow</i>	
10. Select Committee work programme	23 - 52
11. Referrals to Mayor and Cabinet	

# Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 14 March 2018.

Janet Senior, Acting Chief Executive  
Tuesday, 6 March 2018

Councillor Carl Handley (Chair)	
Councillor Peter Bernards (Vice-Chair)	
Councillor David Britton	
Councillor Bill Brown	
Councillor John Coughlin	
Councillor Sophie McGeevor	
Councillor Jamie Milne	
Councillor Olurotimi Ogunbadewa	
Councillor Pat Raven	
Councillor Jonathan Slater	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

## MINUTES OF THE HOUSING SELECT COMMITTEE

Wednesday 31 January 2018, 7.30pm

Present: Councillors Carl Handley (Chair), Peter Bernards (Vice Chair), Olurotimi Ogunbadewa, Bill Brown and Jonathan Slater.

Apologies: Councillors Britton, Coughlin, McGeevor, Raven

Also present: Tony Riordan (Principle Accountant), Adam Coates (Lewisham Homes), Louise Wallace (Pinnacle), Jennifer Nelson-Twakor (Pinnacle), Natasha Valladares (Strategic Housing), Genevieve Macklin (Head of Strategic Housing), Jeff Endean (Housing Strategy and Programmes Manager), Rachel Dunn (Housing Policy and Partnerships Manager), Kevin Sheehan (Executive Director for Customer Services), and John Bardens (Scrutiny Manager).

### 1. Minutes of the meeting held on 14 December 2017

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

### 2. Declarations of interest

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

### 3. Responses from Mayor and Cabinet

There were no Mayor and Cabinet responses.

### 4. Housing delivery models in-depth review – draft report

John Bardens (Scrutiny Manager) introduced the draft report and referred to the draft recommendations from the Chair. The following key points were noted:

- 4.1 The Chair asked officers about previous work undertaken to identify potential housing sites in Lewisham and what sort of land this covered. Officers stated that previous work to identify potential sites was focused on HRA (housing revenue account) sites. Officers stated that there is also a council asset register.
- 4.2 The Chair asked officers a number of questions about working in partnership with other housing providers. Officers stated that the impact for the council and tenants of working in partnership would depend on the agreement that is reached.
- 4.3 In relation to joint venture schemes, in the wake of Carillion collapsing, the committee asked what safeguards are in place when entering joint venture partnerships. Officer stated that with the joint venture scheme at Besson Street there was an extensive selection process which included detailed due diligence carried out by professional advisers.

*Resolved: the committee agreed the report and recommendations for the review and resolved to refer them to Mayor and Cabinet at the earliest opportunity.*

The full list of agreed recommendations is set out below:

**Section 10: Land**

1. *The committee notes the wide range of benefits of community-led housing, particularly in terms of affordability, quality and density, community engagement, and training opportunities, and recommends that officers create a register of sites in the borough that would be appropriate for community-led development. As well as small pockets of land this could also include empty properties which may be appropriate for self-help housing schemes.*

**Section 11: Working in partnership**

2. *The committee notes the examples of community-led housing organisations successfully working in partnership with larger organisations, private developers and housing associations, to provide further community-led housing and recommends that officers explore the possibility of including community-led housing as part of future large-scale developments in the borough. The committee appreciates that any development would have to align with the council's key strategic priority of housing those most in need.*

**Section 12: Advice and support**

3. *The committee notes the difficulty community groups often face accessing start-up advice and support and recommends that the council works with local partners to identify and reach out to other groups interested in community-led development in order to raise awareness of the help and support that is available. The committee recommends that the council and local partners work together to hold an event for interested groups in order to raise awareness of the community-led housing process generally as well as help and support available. The committee recommends that this information is also made available on the council's website.*

**Section 16: Joint ventures**

4. *The committee recognises the benefits of the joint venture approach to housing development, as demonstrated at the Besson Street development in New Cross, in terms of providing high-quality, affordable rented housing for Lewisham residents and in terms of providing a revenue stream for the council. Given this, the committee requests more information about the potential for further similar developments in the borough and an analysis of the expected "living rent" levels at the Besson Street development in the long term.*

**5. Housing and mental health review update**

Natasha Valladares (Strategic Housing) introduced the update. The following key points were noted:

- 5.1 The committee paid credit to officers for setting up the mental health and housing working group and for engaging a wide range of local partners. The committee said that it hoped that a directory of support in relation to mental health and housing could be in place before the local government elections.

- 5.2 The committee suggested that it would be good to develop an online tool through which people can report any concerns they have about tenants. The committee noted that more data and intelligence would help with identifying those at risk of homelessness who are experiencing mental ill health.
- 5.3 The committee asked about the relevant data protection issues with sharing information relating to mental health with local partners. Officers noted that in most cases to share health-related information beyond health partners you need to be clear about the information that you intend to share and receive the individual's permission.
- 5.4 The committee noted that while sharing health information is an issue, the main issue is about whether a person is willing to be helped and referred to an organisation which provides relevant support. The committee noted that many people may not have had any previous contact with mental health services and may benefit just from being signposted to relevant organisations.
- 5.5 The committee noted its thanks to officers and congratulated them for getting a broad range of local organisations involved in the housing and mental health working group.

*Resolved: the committee noted the report and resolved to receive an update from officers on information sharing and data protection at a later meeting.*

## **6. Supported housing**

Rachel Dunn (Housing Policy and Partnerships Manager) introduced the report. The following points were noted:

- 6.1 Officers outlined supported housing in Lewisham and the detail of the government's consultation on funding changes for supported housing.
- 6.2 The government has proposed a three pronged approach to funding supported housing, and announced that Local Housing Allowance rates will no longer be applied to housing costs.
- 6.3 The most significant change to the current method of funding is for short-term housing, with a ring-fenced grant to local authorities and 100% of services commissioned locally according to a local plan.

*Resolved: the committee noted the report.*

## **7. Proposed rent and service charge increases**

Tony Riordan (Principle Accountant) introduced the report. The following points were noted:

- 7.1 The committee queried by how much the council could increase rents by once the 1% a year decrease on social rents ends in 2019. Officers stated that increases are usually set at the CPI rate of inflation plus 1%. The council would

be able to increase rents up to this level as long as the government doesn't set new overarching guideline.

- 7.2 The committee queried what tenants funds are used for. Officers stated that tenants funds are there to support the functioning of tenants associations. Lewisham Homes has an increasing number of these, which requires more funding.
- 7.3 Tenants associations have some reserves but have been running these down in recent years. Grants for tenants funds are paid quarterly and tenants associations will have a plan for spending this money throughout the year. The annual accounts of tenants associations are audited.
- 7.4 The committee requested further information on what tenants funds are spent on. Lewisham Homes agreed to respond.

*Resolved: the committee noted the report and resolved to receive further information on the expenditure of tenants funds.*

## **8. Key housing issues**

Rachel Dunn (Housing Policy and Partnerships Manager) introduced the report. The following points were noted:

- 8.1 Officers provided an update on fire safety in tall buildings and their work with private and registered providers to test the safety of material in use in tall buildings. Officers stated that the last remaining private building to send a sample for testing has now done so. If it comes back positive officers will act immediately.

*Resolved: the committee noted the update and resolved to update the Sustainable Development Select Committee on the progress with fire safety work since their referral to the committee on this issue.*

## **9. Select Committee work programme**

John Bardens (Scrutiny Manager) introduced the report. The following was noted:

- 9.1 The Scrutiny Manager noted that the Chair has asked for an item on the housing strategy update to be included on the agenda for the next meeting.
- 9.2 The Chair noted that the Public Accounts Select Committee had contacted him to request that the committee scrutinise the council's housing options and Homesearch process. The committee asked officers to produce a report.
- 9.3 The committee requested a further update next year on the outcome of the work on mental health and housing working group.

*Resolved: the committee agreed the work programme and resolved to request the necessary reports from officers.*

**10. Referrals**

Resolved: The committee agreed to refer the final report and recommendations of its in-depth review of housing delivery models to Mayor and Cabinet. See item 4 for list of recommendations.

The meeting ended at 20.45pm

Chair: -----

Date:  
-----

This page is intentionally left blank



<b>Housing Select Committee</b>			
<b>Title</b>	Declarations of Interest	<b>Item No.</b>	2
<b>Contributor</b>	Chief Executive		
<b>Class</b>	Part 1 (open)	14 March 2018	

## Declaration of interests

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

### 1 Personal interests

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

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

### 2 Disclosable pecuniary interests are defined by regulation as:-

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

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

### (3) Other registerable interests

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

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

### (4) Non registerable interests

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

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

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

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

**(6) Sensitive information**

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

**(7) Exempt categories**

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

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

This page is intentionally left blank

Housing Select Committee			
<b>Title</b>	Housing Zones	<b>Item No</b>	5
<b>Contributors</b>	SGM Capital Programme Delivery		
<b>Class</b>	Part 1	<b>Date</b>	14 <sup>th</sup> March 2018

## 1. Purpose of Paper

- 1.1 To provide the Housing Select Committee a general background to the Mayor of London's Housing Zone Programme and a specific update on the two designated Housing Zones in the borough.

## 2. Recommendations

- 2.1 The Select Committee is asked to:
  - note the content of the report

## 3. Background - Housing Zones

- 3.1 In August 2014 the Department for Communities & Local Government (DCLG) and the GLA announced their plans to create twenty 'Housing Zones' across the capital. The aim of Housing Zone designation for an area is to boost the housing supply in London by unlocking and accelerating housing delivery through a range of planning and financial measures/interventions.
- 3.2 The Government and the GLA jointly committed a total of £400m of funding for the initial twenty zones. Half of the funding (£200m), was made available in the form of loan funding which is accessible to private sector organisations only. The remainder of the funding was available in flexible funding forms, including grant funding. The Housing Zone process seeks to encourage co-operation between local authorities, central government and developers.
- 3.3 New homes developed in Housing Zones are expected to be geared towards meeting a range of housing need and address the affordability challenge currently facing many Londoners. This requires a mix of open market homes that are affordable for Londoners with an obligation, where possible, to prioritise the sale of individual homes to Londoners purchasing for owner-occupation. It also includes new long term market rent homes, as well as affordable homes for rent and low cost home ownership.
- 3.4 The GLA identified Opportunity Areas as 'ideal candidates' for Housing Zone designation. Opportunity areas are often (but not always) places with relatively low land values, sometimes with an historic industrial use, and are usually characterised by some form of market failure that requires substantial intervention. Whilst identified as challenging they can provide opportunities for

the public and private sector working collaboratively to regenerate areas and create new neighbourhoods and places. It is envisaged that through Housing Zone designation some of the challenges identified could be addressed unlocking schemes and accelerating the delivery of the planned housing.

- 3.5 In addition to investment, Housing Zones are designed to offer focused, planning, place-making and intensive engagement with a wide range of delivery partners important to delivery of housing such as utility companies, Network Rail and Transport for London.
- 3.6 The initial aim was to create twenty Zones in London and build 50,000 new homes by 2025. Due to the success of the first phase in securing commitments for approximately 53,000 new homes in London (with approximately a third being affordable housing), a second phase of the programme was launched in 2015 taking the total number of Housing Zones to 31 and a target housing provision of 75,000 new homes. The programme is also designed to provide 150,000 associated jobs in the course of the 10 year delivery programme.
- 3.7 The eligibility criteria for an area to be designated a Housing Zone include but is not limited to the following:
  - A Housing Zone must (except in exceptional circumstances which must be clearly justified) include a minimum of 750 housing units.
  - A Housing Zone can consist of one or more sites.
  - The majority of the Housing Zone must be on brownfield land.
  - Must either include a bid for investment funding from one or a number of private sector partners.
  - Details of how the planning requirements for the Housing Zone will be implemented.
  - Include reference to how good design will be achieved.
  - Demonstrate an expeditious delivery of housing.
- 3.8 The full DCLG prospectus on Housing Zones; what the programme supports; types of support or funding available; the eligibility criteria; scheme prioritisation and assessment criteria are contained in the DCLG Prospectus on Housing Zones attached as appendix 1.
- 3.9 There are currently two Housing Zones in Lewisham: New Bermondsey (former Surrey Canal Road Triangle) and Catford Town Centre. A brief summary on both schemes is provided in sections 4 and 5 below.

#### **4. New Bermondsey Housing Zone**

- 4.1 The GLA raised the opportunity to bid for Housing Zone designation with Council's Strategic Housing team following the announcement in August 2014

and identified the potential of the New Bermondsey regeneration scheme as a possible candidate for designation.

- 4.2 Following further consultation with the GLA, the developer (Renewal) and officers in Strategic Housing, Planning and Regeneration it was agreed that the New Bermondsey site met the criteria for Housing Zone and could benefit from designation to bring forward the delivery of housing and infrastructure on the site.
- 4.3 A bid was submitted to the GLA on the 30<sup>th</sup> September 2014 and in February 2015, the Mayor of London announced that the New Bermondsey Regeneration programme has been designated Housing Zone status. As one of the first Housing Zones, the site was recognised as a key development in London and as one of the few regeneration projects that has the capacity to deliver homes for Londoners faster by accelerating the development programme.
- 4.4 Following the Housing Zone designation, the GLA allocated in principle funding of £20 million towards delivery of key infrastructure associated with the scheme, including the new Overground Station at Surrey Canal Road.
- 4.5 The GLA initially proposed that the allocated sum would be advanced to Renewal as loan funding. In a revised approach, however, the GLA proposed that a grant agreement (known as a Borough Intervention Agreement) is entered into between the Council and the GLA whereby the GLA will provide grant funding of approximately £12 million which will be passed by the Council to TfL with a requirement that TfL deliver the new Overground Station at Surrey Canal Road and open it within a set period. The balance of the £20 million allocation would remain available for Renewal to take up through a second intervention.
- 4.6 The benefit of this approach is that as the new station would be grant funded, enabling the sum which would otherwise be paid by Renewal towards the new station to be applied to the provision of additional affordable housing within the scheme. The revised approach would allow early delivery of the station and development of the first two phases of the scheme (Phases 1A and 2) to proceed ahead of schedule delivering 532 new homes, it would also secure delivery of more additional affordable homes than were originally to be provided within the scheme.
- 4.7 The exact quantum of additional affordable housing to be delivered as a result of this approach would form part of revised S106 for the scheme.
- 4.8 Progress of the scheme has been on hold until the Dyson inquiry into New Bermondsey concludes.

## **5. Catford Town Centre Housing Zone**

- 5.1 On 17<sup>th</sup> February 2016 the Mayor approved a report which recommended that the council should submit a bid to the GLA for Housing Zone support for the Catford town centre regeneration programme.

- 5.2 The bid was submitted for the GLA's consideration and set out a case for how GLA grant support could help stimulate the delivery of housing in the town centre and enhance overall deliverability.
- 5.3 In line with the funding guidelines the bid sought funding of £40 million to support three important areas; provision of affordable housing, enhancing town centre flood resilience, improvements to the train station environment and the Catford arrival experience.
- 5.4 In March 2016 the GLA announced that Catford had been awarded an indicative allocation of £30 million made up of £27.2m affordable housing grant, £1.3m for rail station arrival space and £1.5m for flood alleviation, The allocation of affordable housing grant was later revised down to £19.6m following identification of an error in the GLA's understanding.
- 5.5 Officers have reviewing the funding agreements provided by the GLA and discussed protocols and timescales for agreeing these. The agreement is split into different sections which are entered into sequentially once sufficient information is available on the scheme. The first agreement that the Council must enter into is an Overarching Borough Agreement. This sets out the general principles upon which it has been agreed that Housing Zone funding is to be made available by the GLA and is superseded in due course by the individual Borough Intervention Agreements that are then subsequently entered into between the parties. The OBA is in the process of being completed currently.
- 5.6 Prior to any funding drawdown the Council must enter into a Borough Intervention Agreements (BIA). Each BIA will set out the detailed terms and conditions upon which specific amounts of funding will be advanced to the Council by the GLA and the outputs which we must commit to delivering in return. The Council is not formally bound to deliver these outputs until the BIA is entered into and funding advanced.
- 5.7 A significant part of the Housing Zone grant for Catford is aimed as supporting the scheme to deliver a greater percentage of affordable housing. However, certainty on specific housing outputs from the redevelopment of key sites in the town centre will not be known until the design is sufficiently advanced. It is likely that subsequent Borough Intervention Agreements will not be entered into until planning approval for each development phase has been achieved.
- 5.8 Discussions on the form of affordable housing to be delivered will be continued with the GLA as plans for redevelopment are advanced and as the housing priorities of the new Mayor of London become clear. The Council will continue to seek that new affordable housing clearly meets the housing needs identified by the borough.

## **6. Funding Issues**

- 6.1 On 21<sup>st</sup> of November the GLA wrote to the Council to confirm that when the current Mayor for London came to office he asked for a review of all Housing Zones to look at whether delivery could be accelerated or whether there was a



better way to support boroughs in delivering their housing ambitions. Following this review a deadline of 31<sup>st</sup> January 2018 was set by which time all due diligence must be completed and schemes should be in contract.

- 6.2 Given the current position of both the Housing Zones within the borough it has not been possible to advance either scheme to the point where sufficient clarity can be provided to the GLA on delivery of outputs to meet their due diligence requirements.
- 6.3 Funding allocated to both schemes through the Housing Zone mechanism is therefore no longer available. The GLA have however indicated their continued support for delivery of housing in both locations and future approaches for financial support may be possible subject to timing and availability of funds.
- 6.4 The GLA have continued to support the Council's ambitions for the improvement of Catford Town Centre including providing support for our Housing Infrastructure Fund – Marginal Viability Fund bid. In February 2018 we learnt that our request for financial support to move the south circular and help bring forward housing development in the town centre had been allocated £10m. We anticipate completing this key infrastructure improvement in 2022.

For further information please contact: Gavin Plaskitt, Senior Programme Manager - Capital Programme Delivery Ext: 46398

This page is intentionally left blank

Housing Select Committee			
<b>Title</b>	Lewisham Opportunity Site	<b>Item No</b>	6
<b>Contributors</b>	Senior Programme Manager - Capital Programme Delivery		
<b>Class</b>	Part 1	<b>Date</b>	14 <sup>th</sup> March 2018

## 1. Purpose of Paper

- 1.1 To provide the Housing Select Committee with an update on the Lewisham Opportunity Site, The site of the former Ladywell Pool at 261 Lewisham High Street.

## 2. Recommendations

- 2.1 The Select Committee is asked to:
- note the content of the report

## 3. Background

- 3.1 The site of the old Ladywell Leisure Centre on Lewisham High Street and Longbridge Way covers approximately 1 hectare. It represents a significant opportunity for development at a key point on the southern limit of Lewisham Town Centre and the beginning of the Ladywell to Catford Growth Corridor. The frontage to Lewisham High Street is being productively used by the Place Ladywell scheme which offers a combination of public facing ground floor uses and upper floors which comprise temporary accommodation for 24 families that might otherwise need to be housed in B&B. These uses continue under a time limited planning consent of 4 years which ends on 24<sup>th</sup> March 2020.
- 3.2 The Housing Strategy team are beginning to look at options for the scheme's onward location now, as well as investigating the potential of development of other built off-site schemes. These issues will be considered in the round and is something they propose to come back to in the summer of 2018.
- 3.3 Both the size and the position of the site make it an important opportunity, particularly in view of future changes that may come to Ladywell as a result of the Bakerloo Line Extension and the aim is to ensure the site can play a full part in the changes to come. In 2017 we carried out some initial consultation with the public to begin to understand the issues in the area and to think about change in its broadest sense. We identified a number of themes which are local priorities, in particular reducing the impact of traffic on the surroundings, improvements to the leisure offer in the area and meeting housing need. We have considered the potential of the site to support new forms of development after Place Ladywell is relocated and how the site could contribute to future

improvements to movement through the area, which is currently somewhat compromised. It is felt that as a mixed use development this well connected site has the potential to contribute over 200 new homes when a planning application is brought forward for the site.

3.4 The work to bring forward proposals for the extension of the Bakerloo Line has highlighted a likely need to relocate (either temporarily or permanently) some or all of the functions which currently take place from the Wearside Depot. This 2 hectare site is likely to be needed during the construction of the tube line from around 2024/5 until completion of the scheme in 2028/9. Based on discussions with TfL to date it is likely that the overrun tunnels for the station at Lewisham would terminate under the depot and a permanent access point measuring approximately 5m x 5m and two storeys high would be the only structure left above ground on completion. Over the course of the coming year the Regeneration & Place team together with the Environment Division will be evaluating a range of options for the permanent or temporary relocation of services based at Wearside including:

- Refuse
- Street Cleansing
- Fleet
- Servicing and Fuelling
- Green Scene
- Animal Welfare
- Salt store

3.5 With available land in the borough relatively limited we will need to evaluate a range of options for relocation including separating the functions currently on the two hectare site across multiple locations. As one of the few available sites well located in the borough the Lewisham Opportunity Site may be part of the solution which assists with temporary relocation and facilitates the construction of this much needed infrastructure.

3.6 Officers will continue to explore the issues impacting on the site and these can be considered further by the new administration with the aim of setting a clear path for both sites re-use and permanent redevelopment.

For further information please contact: Gavin Plaskitt, Senior Programme Manager - Capital Programme Delivery Ext: 46398

# Agenda Item 7

Housing Select Committee		
Title	Housing options process	
Contributor	Scrutiny Manager	Item 7
Class	Part 1 (open)	14 March 2018

## 1. Purpose

Officers plan to give a presentation on the housing options process at the meeting.

## 2. Recommendations

The Committee is asked to consider and note the information presented.

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

This page is intentionally left blank

<b>Housing Select Committee</b>		
Title	Select Committee work programme	
Contributor	Scrutiny Manager	Item 10
Class	Part 1 (open)	14 March 2018

## 1. Purpose

- 1.1. To provide Members of the Select Committee with an overview of the work programme.

## 2. Summary

- 2.1. At the beginning of the municipal year each select committee is required to draw up a work programme for submission to the Overview and Scrutiny Business Panel. The Panel considers the suggested work programmes and coordinates activities between select committees in order to maximise the use of scrutiny resources and avoid duplication.
- 2.2. The meeting on 6 March is the last scheduled meeting of the Housing Select Committee in the 2017-18 municipal year, as well as the last meeting of the 2014-18 Council administration. An end of administration report has been prepared (attached at **appendix A**). It provides an overview of the Committee's work in the 2014-18 administration and as such, it provides the background for the development of the 2018-19 Committee work programme.

## 3. Recommendations

- 3.1. The Select Committee is asked to:
  - note the completed work programme attached at **appendix B**;
  - consider the contents of the end of administration report;
  - put forward ideas and suggestions for Members of the Committee to consider for the development of their work programme in 2018-19 - and into the next administration.

## 4. Planning for the next administration

- 4.1. A work programme report will be put forward at the first Housing Select Committee meeting of 2018-19. The report will take account of the committee's previous work, and will draw on a range of sources for ideas and suggestions.

- 4.2. There are a number of matters that the committee may wish to consider for further scrutiny in the new administration, these include:
- The housing strategy for Lewisham
  - New housing delivery
  - Homelessness and temporary accommodation
  - Fire safety in tall buildings
  - Private rented sector licensing
- 4.3. As with the development of all new work programmes, suggestions will also be incorporated by drawing on:
- items suggested by the Committee in the course of the previous year- and at the last meeting of the previous municipal year
  - items suggested by Council officers
  - issues arising as a result of previous scrutiny
  - those items that the select committee is required to consider by virtue of its terms of reference
  - monitoring of the recommendations of recent reviews
- 4.4. The Committee will also need to give consideration to:
- issues of importance to Local Assemblies
  - decisions due to be made by Mayor and Cabinet
- 4.5. The end of administration report (attached) includes a summary of the Committee's scrutiny over the last four years.

## **5. The Lewisham Future Programme**

- 5.1. The Council is in the process of delivering a decade long programme of savings. It is expected that in the in the years to 2020-21 the Council will need to find an additional £35m of savings, bringing the total amount since 2010 to almost £200m. The Committee has been closely involved in the scrutiny of each year of the Lewisham Future Programme. It is overseen by senior council officers on the Lewisham Future Programme board, who have identified these areas for the delivery of savings:
- Smarter and deeper integration of social care and health
  - Supporting people
  - Efficiency review
  - Asset rationalisation
  - Management and corporate overheads
  - School effectiveness
  - Drugs and alcohol
  - Culture and community services
  - Strategic housing
  - Environmental services
  - Public services
  - Planning and economic development
  - Early intervention and safeguarding.



- 5.2. All select committees have a role to play in ensuring that the Council is making effective use of its resources. Areas that have been of particular interest to the Housing Select Committee include 'strategic housing' and 'asset rationalisation'. A number of strands of the Lewisham Future programme are currently under delivering in terms of the savings that have been identified. In the upcoming administration the Committee may decide to allocated further time and resources to ensuring that it is scrutinising the effective delivery of savings in the areas it is responsible for.

## **6. Financial Implications**

- 6.1. There are no financial implications arising from the implementation of the recommendations in this report. However, there will be implications arising from the work carried out by the Committee and these will need to be considered at the appropriate time.

## **7. Legal Implications**

- 7.1. In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

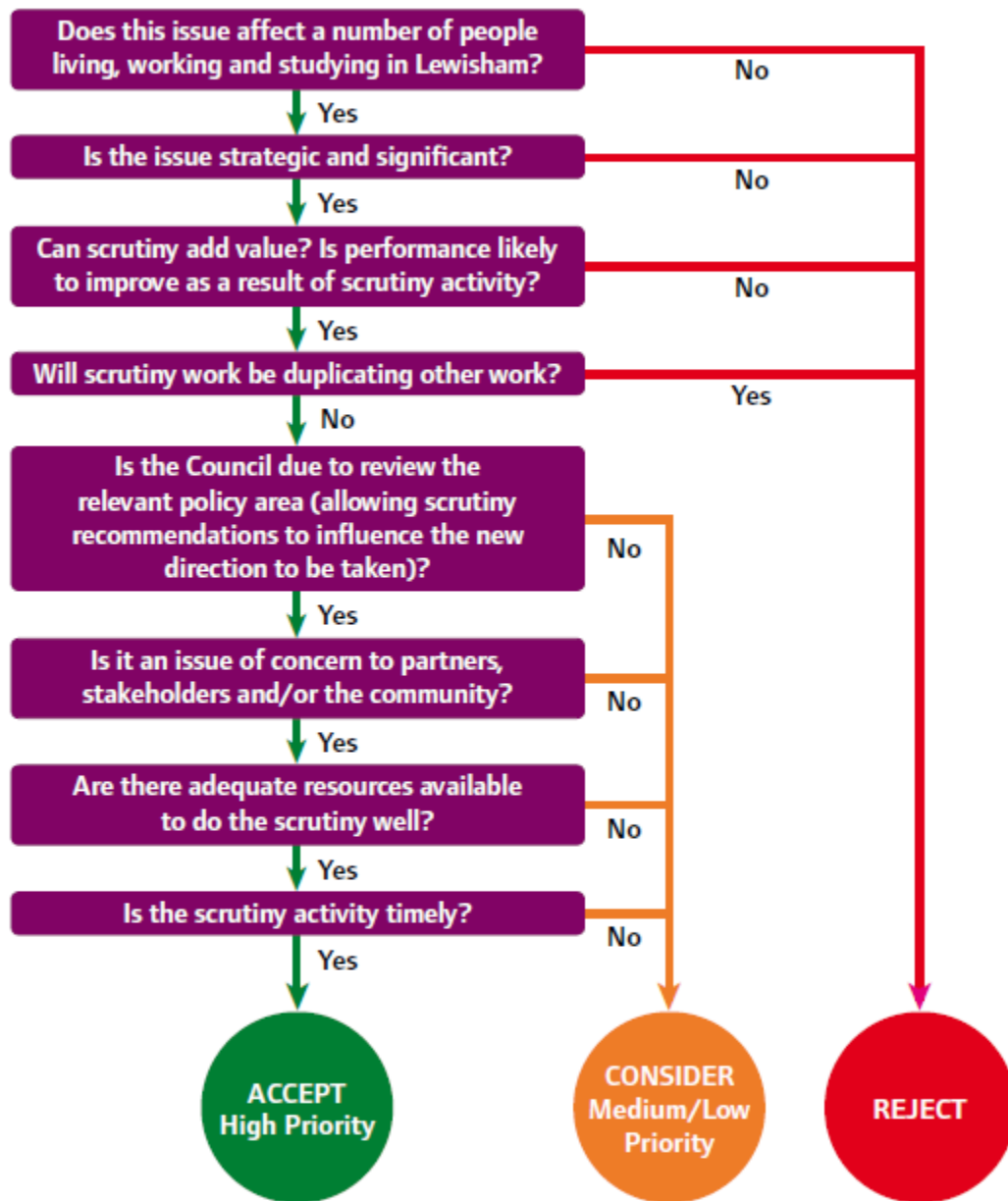
## **8. Equalities Implications**

- 8.1. The Equality Act 2010 (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.
- 8.2. 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.
- 8.3. 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 above.
- 8.4. There are no direct equalities implications arising from the implementation of the recommendations in this report. However, there may be equalities implications arising from items on the work programme and all activities undertaken by the Committee will need to give these due consideration.

### **Background Documents:**

Lewisham Council's Constitution

## Scrutiny work programme – prioritisation process



---

# Overview and Scrutiny

## Housing Select Committee end of administration report

Spring 2018

---

### Membership of the Housing Select Committee 2014-18:

#### 2014-15

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor Paul Bell  
Councillor John Coughlin  
Councillor Amada De Ryk  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Olurotimi Ogunbadewa  
Councillor Jonathan Slater  
Councillor Susan Wise

#### 2015-16

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor John Coughlin  
Councillor Amada De Ryk  
Councillor Liz Johnston-Franklin  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Olurotimi Ogunbadewa  
Councillor Jonathan Slater  
Councillor Susan Wise

#### 2016-17

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor John Coughlin  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Liz Johnston-Franklin  
Councillor Olurotimi Ogunbadewa  
Councillor John Paschoud  
Councillor Joan Reid  
Councillor Jonathan Slater

#### 2017-18

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor David Britton  
Councillor Bill Brown  
Councillor John Coughlin  
Councillor Sophie McGeevor  
Councillor Jamie Milne  
Councillor Olurotimi Ogunbadewa  
Councillor Pat Raven  
Councillor Jonathan Slater

# Contents

1. Introduction .....	1
2. Overview .....	2
3. Policy development.....	7
4. Performance monitoring.....	9
5. Future challenges .....	100
Appendix: .....	13

## **1. Introduction**

- 1.1. Lewisham has 54 Councillors, representing 18 wards. Lewisham also has an executive mayor, who is elected by the whole borough.
- 1.2. Nine of Lewisham's Councillors are chosen by the Mayor to form his Cabinet.
- 1.3. 45 non-executive councillors are all members of the Overview and Scrutiny Committee. The Committee usually met four times in each year of this administration to consider cross cutting issues of strategic importance. Members of the Overview and Scrutiny Committee also form six select committees, which take on the responsibilities of the Overview and Scrutiny Committee for specific areas of work. In this administration, there have been six standing select committees, each has usually met eight times a year:
  - Children and Young People Select Committee
  - Healthier Communities Select Committee
  - Housing Select Committee
  - Public Accounts Select Committee
  - Safer Stronger Communities Select Committee
  - Sustainable Development Select Committee
- 1.4. This report provides a short summary the activities and achievements of the Housing Select Committee in the 2014-18 administration.
- 1.5. The Housing Select Committee has a responsibility for reviewing and developing policy in relation to housing, as well as holding decision makers to account and monitoring the Council's performance. Throughout the course of this administration, the Committee has allocated time to respond to emerging issues and to review issues in depth. Each of the sections below sets out how the Committee has fulfilled its responsibilities over the past four years.
- 1.6. Over the course of the administration, the Committee has asked hundreds of questions of Council officers, guests and decision makers. It also has a formal option to send its views to the Council's executive Mayor and Cabinet through the use of referrals – to which the Executive is obliged to provide a written response. A summary of these referrals is included as an appendix to this report.

## 2. Overview

### 2.1. Meetings

- The Committee met seven times in 2014-15.
- It met eight times in 15-16, 16-17 and 17-18.
- In all there were 31 Committee meetings in 2014-18.
- The Committee made 4 referrals to Mayor and Cabinet.

### 2.2. Terms of reference

To fulfil all overview and scrutiny functions in relation to the discharge by the authority of its housing functions. This shall include the power to:-

(a) review and scrutinise decisions made or other action taken in connection with the discharge of the Council of its housing function

(b) make reports or recommendations to the authority and/or Mayor and Cabinet with respect to the discharge of these functions

(c) make recommendations to the authority and/or Mayor and Cabinet proposals for housing policy

(d) to review initiatives put in place by the Council with a view to achieving the Decent Homes standard, making recommendations and/or report thereon to the Council and/or Mayor and Cabinet

(e) To establish links with housing providers in the borough which are concerned with the provision of social housing

### 2.3. Leadership

2.4. Councillor Carl Handley has been the Chair of the Select Committee for the past four years. Councillor Peter Bernards has been the Vice-Chair for the same period.

2.5. Deciding on the work programme

2.6. At the beginning of each year of the administration, the Committee considered a range of topics for its upcoming work programme. This was comprised of:

- items the Committee was required to consider by virtue of its terms of reference;
- issues of importance to residents;
- the capacity for adding items to each meeting;
- suggestions already put forward by Members;
- issues arising from previous scrutiny;
- follow up to Committee referrals and reviews.

2.7. The Committee considered, discussed and prioritised the work programme using:

- the context for setting the work programme and advice from officers;
- criteria for selecting and prioritising topics developed from best practice.

2.8. At the end of each meeting the Committee reviewed the programme for upcoming meetings and decided on how the topics it had identified should be scrutinised. The Committee agreed at each meeting which items just required an information report to be provided to the Committee and which others required performance monitoring data or analysis to be presented. Typically, the majority of items took the form of single meeting items, where members:

- (a) agreed what information and analysis they wished to receive in order to achieve their desired outcomes;
- (b) received a report presenting that information and analysis;
- (c) asked questions of the presenting officer or guest;
- (d) agreed, following discussion of the report, whether the Committee would make recommendations or receive further information or analysis before summarising its views.

## 2.9. Guests at Committee meetings

2.10. There have been more than 50 guests, experts and witnesses for reviews at the Committee's meetings in this administration. They attended to give their views on issues of importance, or to provide the Committee with information or analysis about a specific topic. The Cabinet Member for Housing has also attended committee meetings to answer questions about the overarching vision for a policy - or to answer questions about the delivery of a service.

<b>Date</b>	<b>Name</b>	<b>Organisation</b>	<b>Item attended in relation to</b>
22-Jul-14	Andrew Potter	Lewisham Homes	Lewisham Homes business plan
11-Nov-14	Steve Bonvini	Brockley PFI	Brockley 6 month review
11-Nov-14	Tracey Jones	Brockley PFI	Brockley 6 month review
11-Nov-14	Maxeene McFarlane	Brockley PFI	Brockley 6 month review
11-Nov-14	Laurence Rudman	Brockley PFI	Brockley 6 month review
11-Nov-14	Andrew Potter	Lewisham Homes	Lewisham homes 6 month review
11-Nov-14	Jonathan Graham	Combined Heat and Power Association	Communal heating review
11-Nov-14	Peter North	Greater London Authority	Communal heating review
11-Nov-14	Robin Feeley	L&Q Energy	Communal heating review
17-Dec-14	Dayna Edwin	c/o Generation Rent	Private Sector Rented Licensing
17-Dec-14	Pru Waldorf	c/o Generation Rent	Private Sector Rented Licensing
17-Dec-14	Debi Waite	RB Greenwich	Private Sector Rented Licensing
17-Dec-14	Bertie Dixon	Max Fordham	Communal Heating Systems Review
17-Dec-14	James Gallagher	Parkside Residents Association	Communal Heating Systems Review
28-Jan-15	Vimal Bhana	Barratt Homes (London)	Communal Heating Systems Review
28-Jan-15	Jeremy Bungey	E.ON	Communal Heating Systems Review
11-Mar-15	David Montague	L&Q	Invitation to Registered Housing Providers
11-Mar-15	Tom McCormack	Hexagon	Invitation to Registered Housing Providers
11-Mar-15	Brendan Sarsfield	Family Mosaic	Invitation to Registered Housing Providers
11-Mar-15	Carol Carter	Hyde Housing	Invitation to Registered Housing Providers
11-Mar-15	Shaun Holdcroft	Hyde Housing	Invitation to Registered Housing Providers
11-Mar-15	David Westworth	Phoenix Community Housing	Invitation to Registered Housing Providers
<b>2016/17</b>			
27-Oct-15	Neil McCall	Affinity Sutton	Affordability Review
28-Oct-15	Steve Moseley	L&Q	Affordability Review



01-Dec-15	Dr Jacqui Daly	Savills	Affordability Review - Evidence Session 2
01-Dec-15	Kath Scanlon	London School of Economics and Political Science (LSE))	Affordability Review - Evidence Session 2
01-Dec-15	Dave Baldock	London Borough of Newham	Affordability Review - Evidence Session 2
27-Oct-15	Neil McCall	Affinity Sutton	Affordability Review
<b>2015/16</b>			
07-Sep-16	Andrew Potter	Lewisham Homes	Lewisham Homes annual report
07-Sep-16	Adam Barrett	Lewisham Homes	RB3 annual report
07-Sep-16	Andrew Spearman	Rydon	RB3 annual report
07-Sep-16	Sandra Simpson	Pinnacle	RB3 annual report
07-Sep-16	Adis Pakic	Pinnacle	RB3 annual report
07-Sep-16	Tracy Jones	Regenter B3	RB3 annual report
25-Oct-16	Annabel Davidson	Phoenix Community Housing	Housing and mental health review
25-Oct-16	Phil James	Phoenix Community Housing	Housing and mental health review
25-Oct-16	Moira Griffiths	Family Mosaic	Housing and mental health review
25-Oct-16	Martin Pearce	Family Mosaic	Housing and mental health review
25-Oct-16	Sonia Bernard	L&Q	Housing and mental health review
16-Nov-16	Clare Hopkins	Lewisham Homes	Housing and mental health review
16-Nov-16	Maggie Houghton	Hyde Housing	Housing and mental health review
16-Nov-16	Michael Munson	Bromley and Lewisham Mind	Housing and mental health review
16-Nov-16	James Forrester	South London and Maudsley NHS Trust	Housing and mental health review
16-Nov-16	David Norman	South London and Maudsley NHS Trust	Housing and mental health review
16-Nov-16	Peter Wood	999 Club Lewisham	Housing and mental health review
10-Jan-17	Rupert Bateson	Shelter	Housing and mental health review
10-Jan-17	Emily Bird	National Housing Federation	Housing and mental health review
<b>2014/15</b>			
06-Jul-17	Andrew Potter	Lewisham Homes	Fire safety in tall buildings (Grenfell)
06-Jul-17	Steve Kilden	Lewisham Homes	Fire safety in tall buildings (Grenfell)
06-Sep-17	Calum Green	London Community Land Trust	New housing delivery models
06-Sep-17	Tom Chance	National CLT Network	New housing delivery models
06-Sep-17	Tony Rich	RUSS	New housing delivery models
06-Sep-17	Louise Vallace	Pinnacle	Brockley PFI annual report
06-Sep-17	Steve Bonvini	Regenter B3	Brockley PFI annual report
06-Sep-17	Hugo Marrias	Rydon	Brockley PFI annual report
06-Sep-17	Andrew Potter	Lewisham Homes	Lewisham Homes annual report

31-Jan-18	Adam Coates	Lewisham Homes	Rent and service charge increases
31-Jan-18	Jennifer Nelson-Twakor	Pinnacle	Rent and service charge increases
31-Jan-18	Louise Vallace	Pinnacle	Rent and service charge increases

### 3. Policy development

3.1. One of the committee's most important functions is to lead on the development of emerging council policy and to make recommendations to Mayor and Cabinet with committee's views, recommendations, concerns and endorsements. The committee has scrutinised the development of a broad range of council policies and strategies over the past four years, some notable examples include:

#### 3.2. Mental health and housing

3.3. In 2016/17 the committee carried out an in-depth review of mental health in social housing and the way people experiencing mental ill health are identified and supported by housing providers. The committee took evidence from a wide range of local stakeholders from housing, social care, mental health and the community and voluntary sectors, and made a series of recommendations to Mayor & Cabinet. This work led to the creation of a working group on mental health and housing with representation from housing, mental health support, and the council.

#### Overview and Scrutiny Housing and mental health

Housing Select Committee  
March 2017



3.4. The meetings of the working group focussed on partners gaining a better understanding of each other's roles and the services available in the borough. The working group is currently working to produce a handbook to serve as an induction and guide to the interface of mental health and housing in the borough. The work of the group will be shared with stakeholders at a borough event on mental health and the handbook made available on the council website.

#### Membership of the Housing Select Committee in 2016/17:

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 Stater



#### 3.5. Private rented sector discharge

3.6. The proposal to allow the council to discharge its homeless duty with an offer of suitable accommodation in the private rented sector (PRS) was approved by Mayor and Cabinet in March 2015. In 2016 the committee considered the draft policy before it went out for consultation. The committee made a number of comments on the draft policy, expressing concern that some of the exceptions were too narrow. Officers agreed to look at the exceptions to the draft policy again and reported back to the committee in March 2017 with the results of the consultation. The committee commented on the level of detail in the policy and officers agreed to transfer more detail from the supporting documents into the final policy document.

### 3.7. Handyperson service

- 3.8. The committee has closely scrutinised savings and income generation proposals over the course of the administration and referred its views to Mayor & Cabinet. During the 2016/17 round of savings this included the committee referring its views on proposals relating to the council's handyperson service. The committee noted that most of the users of the handyperson service were likely to be elderly or vulnerable and sought reassurances that the consultation process would involve everyone that had used the service and older people's groups. The committee also stressed that the council has a responsibility to make sure that any future provider of the handyperson services pays the living wage to its workers.
- 3.9. The committee scrutinised the proposals again in November and made a referral to Mayor & Cabinet highlighting its concerns for users of the service and recommending that officers speak to Lewisham Homes to find out if it would be viable for them to provide the handypersons service at a reasonable price. In March 2017 the committee was informed that Lewisham Homes were prepared to offer the service at an hourly rate which covers the running costs of the service.

The screenshot shows the Lewisham Homes website. At the top left is the Lewisham Homes logo. To the right of the logo is a language selection dropdown menu set to 'English' and a 'Powered by Google Translate' link. Below the logo is a search bar with the placeholder text 'SEARCH THIS WEBSITE ...'. A navigation menu below the search bar includes links for 'Home', 'Your home', 'Do it online', 'Your community', 'About us', 'New Homes', 'News', 'Events', 'Contact us', 'Careers', and 'Shop'. The breadcrumb trail reads 'You are here: Home / Your home / Repairs / Handyperson service'. The main heading is 'Handyperson service' with a 'Listen to this' button. The text describes the scheme as providing small DIY repairs and adaptations for residents aged 60+ or disabled. A list of services includes plumbing, carpentry, furniture moving, and fitting grab rails. A 'REPAIRS MENU' sidebar lists various repair categories like 'Right to Repair', 'Who is responsible for what?', 'Lifts repairs', 'Gas servicing', 'Access to your home to carry out repairs', 'Carbon monoxide', 'Dealing with condensation', 'Decoration scheme', and 'Handyperson service'.

### 3.10. Housing delivery models

- 3.11. In 2017/18 the committee carried out an in-depth review of models of delivering new housing. The review focused on community-led models and also considered the joint venture approach as demonstrated by the council's Besson Street development in New Cross. The committee heard evidence from established local schemes and other commentators, including the LGA. The committee's final report and recommendations were published in January 2018. The committee will continue to monitor the development of housing delivery models in Lewisham over the course of the 2018-22 administration.

#### 4. Performance monitoring

4.1. The committee allocated a significant part of its work programme in this administration to performance monitoring. The committee's performance monitoring scrutiny takes a number of different forms. It might include challenging decision makers on the decisions they have taken or include scrutiny of service delivery in a particular area. Some examples are:

##### 4.2. Fire safety in tall buildings

4.3. The fire at Grenfell Tower on 14 June 2017 led to the committee closely scrutinising Lewisham's response to fire safety in tall buildings over a number of meetings. The committee first discussed the issue at its meeting on 26 June. It heard about the immediate steps being taken by the council and its partners and the plans for fire-safety testing across high-rise blocks in the borough. The committee received a more detailed update at its meeting in July, where it took evidence from Lewisham Homes, Building Control and the Executive Director for Customer Services. The committee discussed which tower blocks had been tested and which had been found to need their external cladding replaced. The committee also heard about interim safety measures being put in place while this work was organised and the plans for more intrusive fire-safety testing of tower blocks, looking at more than just the safety of external cladding. The committee noted that there were a number of internal fire-safety issues at Grenfell, as well as the external cladding, and queried what was being done to improve tenancy checks. The committee also expressed concern about poor tenant representation with larger social landlords and discussed ways of improving this.

4.4. The committee has received a number of further updates since in order to closely monitor the progress and results of cladding testing and the arrangements being made for its removal. Following comments received from the Sustainable Development Select Committee, the committee also had discussions with officers on what the council could do to encourage housing providers in the borough to share more fire-safety information with the council. At its meeting in January 2018 the committee heard that cladding had been fully removed from all council-owned buildings.

##### 4.5. New homes programme

4.6. In 2012 the council embarked on a programme to build new council homes in response to an enduring under-supply of new affordable homes available to the council to meet the housing demands placed upon it. The committee has continued to scrutinise the New Homes Programme throughout this administration. A series of update reports has been provided to the committee outlining progress in meeting the target of delivering 500 new council homes by March 2018.



4.7. The committee has also closely monitored the progress of the PLACE/Ladywell scheme. The development provides 24 units of temporary accommodation using modern construction methods to deliver homes quicker and with less expense. The committee has discussed the facilities provided within the accommodation, the length of tenancies and the cost of relocating the building. The committee has also recently started monitoring the proposed development of PLACE/Deptford, a similar scheme being proposed in the north of the borough.

4.8. Housing Zones – joint scrutiny

4.9. Housing Zones are areas of land that have been designated by the Mayor of London for accelerated housing development. There are two housing zones in the borough. In 2016/17 the Housing Select Committee and Sustainable Development Committee jointly scrutinised the development of Housing Zones in the borough. Members scrutinised the levels of affordable housing for both housing zones and made a referral to Mayor & Cabinet that levels should reflect the housing need of the borough. The Chairs of the two committees also wrote to the Mayor of London to discuss housing zones.

## 5. Future challenges

5.1. Since 2010, Lewisham Council has delivered savings of £160m, at the same time as reorganising services and meeting increased demand. A further £4.8m of savings have been proposed for 2018/9, and in the years to 2020 further savings of around £35m will be required. This brings total savings since 2010 to almost £200m.

5.2. Savings are however becoming more difficult to achieve and the council's reserves have been used to balance the budget for the past four years. Projections for the end of the 2017/18 financial year are an overspend of £13m, with more than half of this amount relating to savings that have been agreed but not delivered.

5.3. Officers anticipate that post 2020 approximately £10m per year of savings will be required. As scrutiny committees devise their work programmes for the 2018-22 administration, they will need to give close consideration to the areas of council spending within their remit. For the Housing Select Committee this will include the following service areas: housing strategy and programmes; housing needs (including housing options and homeseach); and the private sector housing agency.

5.4. The housing strategy and non-housing revenue account services strand of the Lewisham Futures Programme represents less than 1% of the net General Fund Budget. It has a savings target for 2018/19 of £600,00 and has identified savings of £250,000. The service is on budget for 2017/18.

5.5. One of the most significant cost pressures within the housing-related services area is the cost of providing temporary accommodation, particularly nightly-paid temporary accommodation. The saving proposal for 2018/19 is to reduce the costs of providing nightly-paid accommodation by £250,000. This will be achieved by focusing on demand, cost, and developing more suitable alternative accommodation.

5.6. Over the course of the previous administration, the committee regularly monitored homelessness and temporary accommodation pressures and scrutinised measures to increase the supply of temporary accommodation. This included the acquisition of more than 100 properties on the open market, the conversion of existing buildings into temporary accommodations units, and constructing new temporary accommodation units using modern methods of construction, such as those at PLACE/Ladywell, for example.

5.7. Lewisham managed to reduce and stabilise the number of households in nightly-paid accommodation through these measures, but the numbers have started to increase again as a consequence of external pressures, particularly the decanting of Heathside and Lethbridge. The provision of temporary accommodation is likely to continue to be a significant area of focus for the committee over the 2018-22 administration, in particular the development of the PLACE/Deptford scheme.



5.8. Other key issues include the Homelessness Reduction Act coming into force in April 2018 and Lewisham's work as a Homelessness Prevention Trailblazer. The Homelessness Reduction Act places a greater duty on local authorities to provide assistance at an earlier stage and with a wider range of individuals. It is anticipated that Lewisham will experience a substantial increase in the number of households it supports.

5.9. Lewisham Council was also successful in bidding for £1m central government funding to become a Homelessness Prevention Trailblazer. The Trailblazer is focussing on two key streams of work: Predictive analytics, developing data-driven identification of households at risk of homelessness, and targeted upstream intervention and prevention work. These significant developments will also be key areas of focus for the committee over the next administration.

5.10. As part of the wider savings stream for asset rationalisation, work is ongoing to bring forward private rented sector development options as a way generating additional income for the Council and providing additional housing stock. The joint venture recently established to develop the Besson Street build-to-rent scheme is expected to generate income of around £500,000 a year for the council.

5.11. The value from this partnership will start to accrue from 2018/19. However, the risks and challenges to achieving this additional income will be the ability to appraise, design, procure, partner and deliver developments at pace and in line with the Council's financial, economic development, planning and social objectives.



- 5.12. The committee has closely monitored progress with the Besson Street scheme over the course of the 2014-18 administration. The scheme will create around 230 units of private rented accommodation, 35% of which will be affordable homes let at a discounted rent linked to local incomes.
- 5.13. The committee also carried out an in-depth review of housing delivery models in 2017/18, which featured evidence on the aims and approach of the joint venture approach and Besson Street development. The committee made a number of recommendation as part of its review and the development of the Besson Street scheme and the joint venture partnership will likely continue to be significant areas of focus for the committee over the 2018-22 administration.



## **Appendix:**

Appendix A – scrutiny committee terms of reference

Appendix B – committee referrals and responses from Mayor and Cabinet 2014-18

### **Appendix A – scrutiny committee terms of reference**

The following roles are common to all select committees:

#### (a) General functions

To review and scrutinise decisions made and actions taken in relation to executive and non-executive functions

To make reports and recommendations to the Council or the executive, arising out of such review and scrutiny in relation to any executive or non-executive function

To make reports or recommendations to the Council and/or Executive in relation to matters affecting the area or its residents

The right to require the attendance of members and officers to answer questions includes a right to require a member to attend to answer questions on up and coming decisions

#### (b) Policy development

To assist the executive in matters of policy development by in depth analysis of strategic policy issues facing the Council for report and/or recommendation to the Executive or Council or committee as appropriate

To conduct research, community and/or other consultation in the analysis of policy options available to the Council

To liaise with other public organisations operating in the borough – both national, regional and local, to ensure that the interests of local people are enhanced by collaborative working in policy development wherever possible

#### (c) Scrutiny

To scrutinise the decisions made by and the performance of the Executive and other committees and Council officers both in relation to individual decisions made and over time

To scrutinise previous performance of the Council in relation to its policy objectives/performance targets and/or particular service areas

To question members of the Executive or appropriate committees and executive directors personally about decisions

To question members of the Executive or appropriate committees and executive directors in relation to previous performance whether generally in comparison with service plans and targets over time or in relation to particular initiatives which have been implemented

To scrutinise the performance of other public bodies in the borough and to invite them to make reports to and/or address the select committee/Business Panel and local people about their activities and performance

To question and gather evidence from any person outside the Council (with their consent)

To make recommendations to the Executive or appropriate committee and/or Council arising from the outcome of the scrutiny process

(d) Community representation

To promote and put into effect closer links between overview and scrutiny members and the local community

To encourage and stimulate an enhanced community representative role for overview and scrutiny members including enhanced methods of consultation with local people

To liaise with the Council's ward assemblies so that the local community might participate in the democratic process and where it considers it appropriate to seek the views of the ward assemblies on matters that affect or are likely to affect the local areas, including accepting items for the agenda of the appropriate select committee from ward assemblies.

To keep the Council's local ward assemblies under review and to make recommendations to the Executive and/or Council as to how participation in the democratic process by local people can be enhanced

To receive petitions, deputations and representations from local people and other stakeholders about areas of concern within their overview and scrutiny remit, to refer them to the Executive, appropriate committee or officer for action, with a recommendation or report if the committee considers that necessary

To consider any referral within their remit referred to it by a member under the Councillor Call for Action, and if they consider it appropriate to scrutinise decisions and/or actions taken in relation to that matter, and/or make recommendations/report to the Executive (for executive matters) or the Council (non-executive matters)

(e) Finance

To exercise overall responsibility for finances made available to it for use in the performance of its overview and scrutiny function.

(f) Work programme

As far as possible to draw up a draft annual work programme in each municipal year for consideration by the overview and scrutiny Business Panel. Once approved by the Business Panel, the relevant select committee will implement the programme during that municipal year. Nothing in this arrangement inhibits the right of every member of a select committee (or the Business Panel) to place an item on the agenda of that select committee (or Business Panel respectively) for discussion.

The Council and the Executive will also be able to request that the overview and scrutiny select committee research and/or report on matters of concern and the select committee will consider whether the work can be carried out as requested. If it can be accommodated, the select committee will perform it. If the committee has reservations about performing the requested work, it will refer the matter to the Business Panel for decision.

The Housing Select Committee has these specific terms of reference:

To fulfil all overview and scrutiny functions in relation to the discharge by the authority of its housing functions. This shall include the power to:

(a) review and scrutinise decisions made or other action taken in connection with the discharge of the Council of its housing function

(b) make reports or recommendations to the authority and/or Mayor and Cabinet with respect to the discharge of these functions

(c) make recommendations to the authority and/or Mayor and Cabinet proposals for housing policy

(d) to review initiatives put in place by the Council with a view to achieving the Decent Homes standard, making recommendations and/or report thereon to the Council and/or Mayor and Cabinet

(e) To establish links with housing providers in the borough which are concerned with the provision of social housing

## Appendix B – committee referrals and responses from Mayor and Cabinet 2014-18

- New Homes Better Places Phase 2, 2<sup>nd</sup> September 2014

The Committee agreed to share its views with Mayor and Cabinet, as follows:

- The Committee commends the aims of the programme and is supportive of the progress that is being made.
- The Committee asks that it be kept updated about the future progress of the programme.
- The Committee expects that sufficient periods of advance notice will be given for pre-decision scrutiny of future decisions. In particular, it believes that any future recommendation to delegate decision making to officers or to implement recommendations that have been made following the delegation of decision making, should be available to be scrutinised as part of a full and frank process.
- The Committee recommends that the Council make best use of all opportunities to promote the benefits of the programme.
- The Committee intends to visit the development sites once work has commenced.
- Members of the Committee wish to be involved in the procurement process.

### Response, 1<sup>st</sup> October 2014

The Mayor resolved that the response shown below be submitted to the Select Committee.

- The Committee commends the aims of the programme and is supportive of the progress that is being made of the progress that is being made.

*The Mayor welcomed the Committee's support*

- The Committee asks that it be kept updated about the future progress of the programme.

*The Mayor asked Officers to ensure this was done*

- The Committee expects that sufficient periods of advance notice will be given for pre-decision scrutiny of future decisions. In particular, it believes that any future recommendation to delegate decision making to officers or to implement recommendations that have been made following the delegation of decision making, should be available to be scrutinised as part of a full and frank process.

*The Mayor noted the views of the Select Committee.*

- The Committee recommends that the Council make best use of all opportunities to promote the benefits of the programme.

*The Mayor welcomed the Committee's support*

- The Committee intends to visit the development sites once work has commenced.

*The Mayor noted the intention of the Select Committee.*

- Members of the Committee wish to be involved in the procurement process.  
*The Mayor sought advice from the Head of Law on the Select Committee's request to be involved in the procurement process. The Mayor was advised that such involvement would not be appropriate and that the existing Constitutional provisions relating to procurement decisions should prevail. The Mayor therefore suggested that should the Housing Select Committee have concerns about procurement outcomes, these be raised with the Overview and Scrutiny Business Panel which had the authority to subject any key decision to post decision scrutiny.*
- Kenton Court and Somerville Extra Care schemes, 11<sup>th</sup> November 2014

The Committee agreed to share its views with Mayor and Cabinet as follows:

*The Committee recommends that Mayor and Cabinet give particular consideration to the recommendations made in the Healthwatch consultation report.*

Response, 12<sup>th</sup> November 2015

The Committee's views were referenced by the Cabinet Member for Health, Wellbeing and Older People during Mayor & Cabinet's consideration of the schemes:

*In response, Councillor Best acknowledged to the Mayor that processes could be improved and that learning points for the future had emerged. She made reference to the comments of the Housing Select Committee which had been tabled and pointed out a revised equalities impact assessment had also been completed. Councillor Best explained the range of opportunities which would be available to the residents and said full engagement with the eight residents who had not yet agreed a transfer would follow once the Mayor had given his approval.*

- Housing action zones, 25<sup>th</sup> October 2016

The committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:

- The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.
- A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.
- Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.
- Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.

- Timings of planned key decisions for the development of the programme.
- A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.

The committee's also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the meaningful engagement of the public in the future of the scheme.

In relation to the New Bermondsey housing zone, the committees recommend that:

- Oversight of the section 106 agreement should be returned to strategic planning committee.
- An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.
- That further information should be made publicly available about the management structure and ownership of the developer.

The Chairs of the two committees also intend to write to the Mayor of London expressing concern about housing zones and the amount of affordable housing being provided. They will also request further assurances from the GLA that the necessary due diligence is being carried out on the use of housing zone funding by developers.

#### Response, 7 March 2017

The Committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:

- The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.

Officer Response:

The height, appearance and design of any development in the borough is determined by planning policy, and any applications for development will follow the usual planning and statutory consultation processes. In addition, officers are in the process of preparing a masterplan for the town centre which will involve engagement and communication with members, local residents and stakeholders, to create a high quality, well designed scheme that meets the council's regeneration objectives for the town centre.

- A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The Committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.

Officer Response:

The level of affordable housing will be determined by the council's planning policy, which currently aims for 50% affordable housing in all new developments, although this also has to pass viability tests. The Housing Zone funding for Catford recognises the challenges that the scheme faces in delivering the Council's aspirations for a vibrant town centre and has

therefore been designed to support the council deliver as much affordable housing as is viable.

- Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.

Officer Response: Officers from TfL have been working with Council Officers over the last year or so reviewing various options which will allow for an optimal realignment of the south circular. The Council will shortly be in a position to assess these options against its aspirations for the town centre and then indicate a preferred option to enable TfL progress detail designs for the proposed realignment.

- Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.

Officer Response: As planning applications eventually come forward for site specific developments, following the masterplanning process, the implications of each development will be assessed as part of the statutory planning process and s.106 and CIL contributions will be required from developers. This will help mitigate any negative impacts of such developments, e.g. by funding additional school places, public health infrastructure etc. Also, relevant officers and partners (internal and external) will be engaged during the masterplanning process to ensure that the masterplan fully considers and mitigates any negative impact of the development as a whole on local public services.

- Timings of planned key decisions for the development of the programme.

Officer Response: All key decisions related to the delivery of Catford Regeneration Programme will be taken by Mayor and Cabinet. The dates and timing will be published as part of the council's key decision plan in the usual way.

- A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.

Officer Response: Officers are developing a stakeholder engagement and communications strategy for the Catford programme. Indeed, elements of the strategy are currently being implemented through initial engagement with members as part of the "Catford Conversations" sessions. The final strategy will provide a clear outline of proposed methods of communication, including engagements with members and residents and a continual, inclusive online and social media approach to reach the widest range of local people and stakeholders. It will also provide a central, permanent place for sharing information and feedback throughout the masterplanning and development process.

- The Committees also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the meaningful engagement of the public in the future of the scheme.

Officer Response: Officers reported the governance arrangements for the Catford Regeneration programme to Mayor and Cabinet on 9th November 2016. The report, listed as a background paper here, has a section on the governance and programme delivery arrangement including communications and community engagement.

In relation to the New Bermondsey housing zone, the Committees recommend that:

- Oversight of the section 106 agreement should be returned to strategic planning committee.

Officer Response:

It is officers' understanding that this request related to amendments arising out of the fact that the Housing Action Zone funding of £20 million is no longer to comprise solely of loan

funding. Instead the GLA are proposing to grant fund the index linked £10m New Station Contribution (circa £12 million in total). Officers can reassure members that any changes to the Section 106 agreement would not be taken by officers under delegated authority but referred to Strategic Planning Committee for decision.

- An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.

Officer Response:

Renewal have agreed that Members may have access to an unredacted copy. It was intended that this be available to Members on a confidential basis when it is relied on as a background document in the report concerning the Memorandum of Understanding relating to the Housing Zone. Unredacted copies are available for inspection by all members on a confidential basis in Legal Services. Anyone wishing to view them should contact Siobhan Da Costa in Legal Services 0208 3149276 A redacted copy of the Housing Zone application and related documents can also be viewed here by members of the public.

<https://files.acrobat.com/a/preview/1934fab3-ee61-4701-bef6-08382209f496>

- That further information should be made publicly available about the management structure and ownership of the developer.

Officer Response: Renewal Group is a company registered in the Isle of Man. Details of the directors and management structure can be found on the Isle of Man Companies House website for a small fee through the link below.

([https://services.gov.im/ded/services/companiesregistry/compan\\_ysearch.iom](https://services.gov.im/ded/services/companiesregistry/compan_ysearch.iom)).

The ultimate owners of Renewal Group Limited (the entity leading the redevelopment of the New Bermondsey project) are:

(1) Independent Advisors Incorporated (IAI), which is ultimately owned and controlled by the Malik family trust established solely for the benefit of Mushtaq Malik and his dependents.

(2) Incorporated Holdings Limited (IHL), which is ultimately owned and controlled by a charitable trust, for which the principal beneficiary is the Jack Petchey Foundation, a UK registered charity.

- Handyperson service, 16<sup>th</sup> November 2016

The Committee resolved to advise Mayor and Cabinet of the following:

*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.*

Response, 18<sup>th</sup> April 2017



The Mayor and Cabinet received the referral and officers subsequently approached Lewisham Homes in order to move the request forward.

Lewisham Homes has since agreed to advertise the service on their website. Where homeowners request a particular service Lewisham Homes will charge an hourly rate to simply cover costs. This would ensure that rents paid by Lewisham tenants would not be subsidising homeowners.

This page is intentionally left blank

**Housing Select Committee work programme 2017/18**

**Programme of work**

Work item	Type of item	Priority	Strategic priority	Delivery deadline	18-Apr	26-Jun	05-Jul	06-Sep	09-Nov	14-Dec	31-Jan	14-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	Apr								
New Homes Programme	Performance monitoring	High	CP6	Jul								
Housing delivery models	Policy development	High	CP6	Jun		Scoping		Evidence		Evidence	Report	
Lewisham's Housing Strategy	Policy development	Medium	CP6	Jul								
Fire safety in tall buildings	Standard item	High	CP6	Jul								
Lewisham Homes	Performance monitoring	Medium	CP6	Sep				Annual report & business plan				
Brockley PFI	Performance monitoring	Medium	CP6	Sep				Annual report & business plan				
Changes that will impact private rented sector licensing	Standard item	High	CP6	Sep								
Homelessness and temporary accommodation pressures	Policy development	High	CP6	Dec								
Housing and mental health review update	In-depth review	Medium	CP6	Dec							Update	
Supported housing	Policy development	Medium	CP6	Oct								
Proposed rent and service charge increases	Standard item	High	CP6	Jan								
Housing Strategy Review	Policy development	Medium	CP6	Mar								
Housing zones update	Policy development	Medium	CP6	Mar								
Lewisham Central opportunity site	Policy development	Medium	CP6	Mar								
Rydon out of hours repairs service	Performance monitoring	High	CP6	Mar								
Housing options process	Performance monitoring	High	CP6	Mar								
Annual lettings plan	Standard item	High	CP6	Mar								

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Item added

Meeting Dates:					
1)	Tuesday	18 April		5)	Thursday 9 Nov
2)	Monday	26 June		6)	Thursday 14 Dec
3)	Wednesday	5 Jul		7)	Wednesday 31 Jan
4)	Wednesday	6 Sep		8)	Wednesday 14 Mar

This page is intentionally left blank