

Housing Select Committee Agenda

Wednesday, 6 March 2019

7.30 pm,
Civic Suite
Catford
SE6 4RU

For more information contact: John Bardens (02083149976)

Part 1

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Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 6 March 2019.

Janet Senior, Acting Chief Executive
Tuesday, 26 February 2019

Councillor Susan Wise (Chair)	
Councillor Peter Bernards (Vice-Chair)	
Councillor Tom Copley	
Councillor Aisling Gallagher	
Councillor Leo Gibbons	
Councillor Silvana Kelleher	
Councillor Olurotimi Ogunbadewa	
Councillor Stephen Penfold	
Councillor Bill Brown (ex-Officio)	
Councillor Juliet Campbell (ex-Officio)	

MINUTES OF THE HOUSING SELECT COMMITTEE

Thursday 31 January 2019, 7.30pm

Present: Councillors Susan Wise (Chair), Peter Bernards (Vice Chair), Tom Copley, Aisling Gallagher, Leo Gibbons, Silvana Kelleher, Olurotimi Ogunbadewa and Stephen Penfold.

Also Present: John Barker (Housing Options and Advice Service Manager), Sarah Miran (Commissioning Manager), Declan Flynn (Bench Outreach), Louisa Snow (999 Club), Harriet Thomas (Homelessness Forum), Rachel Dunn (Housing Policy and Partnerships Manager), Angus Macdonald (Pinnacle), Jon Kanareck (Lewisham Homes), David Lee (Estates Manager), Gloria Biggs (Tenants' Fund), Tony Riordan (Principal Accountant), James Masini (Regeneration and New Supply Manager), Madeleine Jeffery (Assistant Director of Housing), Kevin Sheehan (Executive Director for Customer Services), Cllr Paul Bell (Cabinet Member for Housing) and John Bardens (Scrutiny Manager).

1. Minutes of the meeting held on 17 December 2018

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

2. Declarations of interest

The following non-prejudicial interests were declared:

- Cllr Peter Bernards is a board member of Lewisham Homes (in relation to item 5) and has a business which works with St Mungo's (item 4).
- Cllr Olurotimi Ogunbadewa is a board member of Phoenix Housing.
- Cllr Silvana Kelleher is a Lewisham Homes tenant.
- Cllr Aisling Gallagher is a Lewisham Homes tenant.
- Cllr Stephen Penfold is employed by the Lewisham Refugee and Migrant Network (in relation to item 4).

3. Responses from Mayor and Cabinet

There were no responses.

5. Proposed rent and service charge increases

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

- 5.1 This year is the fourth and last year of the government's 1% rent reduction for social landlords.
- 5.2 In 2020/21 rents levels are expected to increase in line with previous government guidance. This was the rate of CPI inflation (target of 2%) plus 1%.
- 5.3 Information on rent levels from 2020/21 cannot be shared with tenants until guidance and confirmation is received from the government.

- 5.4 In April 2020 the council will come under the social housing regulator for social rents.
- 5.5 Over the four years that the 1% rent reduction has been in place, Lewisham Homes has received around £25m less in rent than previously forecasted.
- 5.6 The added pressure on the HRA following the Grenfell disaster has started to place significant pressure on health and safety issues and major works.
- 5.7 The committee expressed concerned about the 25% increase in charges for garages at a time when there are increased complaints about repairs and asked about refurbishment plans for garages following the increase.
- 5.8 The 25% increase in garage charges is intended to bring charges up to market rent, it is not intended for repairs and refurbishment. However, some of the extra income will be put towards a programme to invest in garages.
- 5.9 There is not expected to be an increase in voids following the garage charge increase.

Resolved: the committee noted the report.

4. Lewisham Homelessness Forum

John Barker (Housing Options and Advice Service Manager) introduced the item. The following key points were noted:

- 4.1 There are different ways of counting rough sleeping. CHAIN is the established method in London, which counts verified contacts with rough sleepers and is ongoing, whereas the government looks at street counts, which are a snapshot.
- 4.2 However, not all boroughs or districts do street counts and many will make an estimation. Street counts do not take account of rough sleepers in shelters either.
- 4.3 The national rough sleeping figures likely significantly underestimate the issue.
- 4.4 The most effective way to measure rough sleeping is to take the intelligence from CHAIN and street counts to a meeting with local partners and look at individual names.
- 4.5 Local authorities tend to work closely with each other on rough sleeping on a case by case basis. Lewisham will often assist non-Lewisham residents and other local authorities will assist Lewisham residents sleeping rough outside of the borough.
- 4.6 Rough sleeping street counts are organised along five or six areas and based on intelligence gathering beforehand. Lewisham Hospital is frequently visited during street counts. There are also moves to monitor public transport - London Street Rescue, for example, has recently been given funding to monitor public transport at night.
- 4.7 Increasing the rough sleeping outreach team is the biggest current challenge in Lewisham.
- 4.8 Tenancy sustainment is a significant issue with homelessness and rough sleeping. Many people on the verge of being evicted just need assistance with their universal credit or housing benefit.

- 4.9 *Housing First* is a homelessness intervention strategy aimed at people with complex needs, particularly rough sleepers, which prioritises the early provision of permanent housing. Around 90% of Lewisham's *Housing First* cohort, had social housing tenancies. People are often evicted, and made to go through the homelessness process, only to end up with a social housing tenancy. Housing First type support should be provided before people are evicted.
- 4.10 The committee noted the correlation between homelessness and brain injury and the risk of rough sleepers being misdiagnosed with mental health issues and put into the completely wrong pathway.
- 4.11 The committee noted the significant increase in rough sleeping nationally since 2010.

Resolved: the committee thanked the Lewisham Homelessness Forum for the information and comments presented to the committee and suggested that the Forum should be invited again next year to provide an update. The committee also agreed to receive a copy of a recent study of the Housing First initiative.

6. New Homes Programme

James Masini (Regeneration and New Supply Manager) introduced the report. The following key points were noted:

- 6.1 The Mayow Road development will provide around 27 temporary accommodation and 6 supported living units for families. Most units will be 2 bedroom, with some 3 bedroom units
- 6.2 The development will be a permanent, traditional build. Modular housing was not appropriate given some of the supporting living requirements.
- 6.3 The committee commented that 2 bedroom units should not be considered family sized and suggested that it is be made clear that family size is 3 bedrooms plus.
- 6.4 The committee asked to receive information about the size mix of the Mayow Road development as soon as it became available.
- 6.5 Officers are working closely with Lewisham Homes and development partners to come up with a programme to deliver 1,000 new council homes.
- 6.6 A pipeline of all the proposed homes will be ready by March 2019.
- 6.7 Work on the Tidemill development will start as soon as possible. The council is currently in discussions with Peabody about signing over the land.

Resolved: the committee noted the report and agreed to receive further information on the Mayor Road Development and the 1,000 council home pipeline once available.

7. Select Committee work programme

John Bardens (Scrutiny Manager) introduced the work programme.

- 9.1 The Scrutiny Manager noted that the work programme item at the next meeting, the final meeting of this municipal year, is a good opportunity for members of

the committee to make suggestions about topics that the incoming committee could consider in the next municipal year.

Resolved: the committee agreed the work programme.

8. Referrals to Mayor and Cabinet

There were no referrals.

The meeting ended at 21.30pm

Chair:

Date:

Housing Select Committee			
Title	Declarations of Interest	Item No.	2
Contributor	Chief Executive		
Class	Part 1 (open)	6 March 2019	

Declaration of interests

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

1 Personal interests

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

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

2 Disclosable pecuniary interests are defined by regulation as:-

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

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

(3) Other registerable interests

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

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

(4) Non registerable interests

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

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

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

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

(6) Sensitive information

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

(7) Exempt categories

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

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

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Housing Select Committee			
Title	Borough-wide licensing update		
Key decision	Yes	Item no	4
Wards	All		
Contributors	Executive Director of Customer Services Head of Law		
Class	Part 1	6 th March 2019	

1. Summary

- 1.1. The purpose of this report is to update Committee on the work being undertaken to develop an application for a borough-wide selective licensing scheme to submit to the Secretary of State in November 2019. This report:
- a) summarises the data analysis completed to date which will form the evidence base for the application;
 - b) updates on current proposals on how this scheme would be operationalised;
 - c) outlines the timetable for the delivery of this project including the programme for resident consultation.

2. Recommendations

- 2.1. The Committee is asked to:
- a) comment and note the progress of the work to develop an application for a borough wide licensing scheme. This report will be submitted to the Mayor & Cabinet in April 2019;
 - b) support the commitment to undertake a public consultation on the proposals to submit an all borough licensing scheme.
 - c) note the £400k upfront budget commitment needed if an all borough scheme is approved. This will be fully recovered from the licence fee.

3. Background to the report

- 3.1. The housing landscape has changed substantially in recent years and continues to do so. Greater numbers of families and single people are now relying on the private rented sector to provide a home, and not just in the short term. This is consistent with the trend across London where the growth in private renting continues.
- 3.2. Between the 2001 census and 2016 the Greater London Authority (GLA) estimates that the number of households in social housing in Lewisham

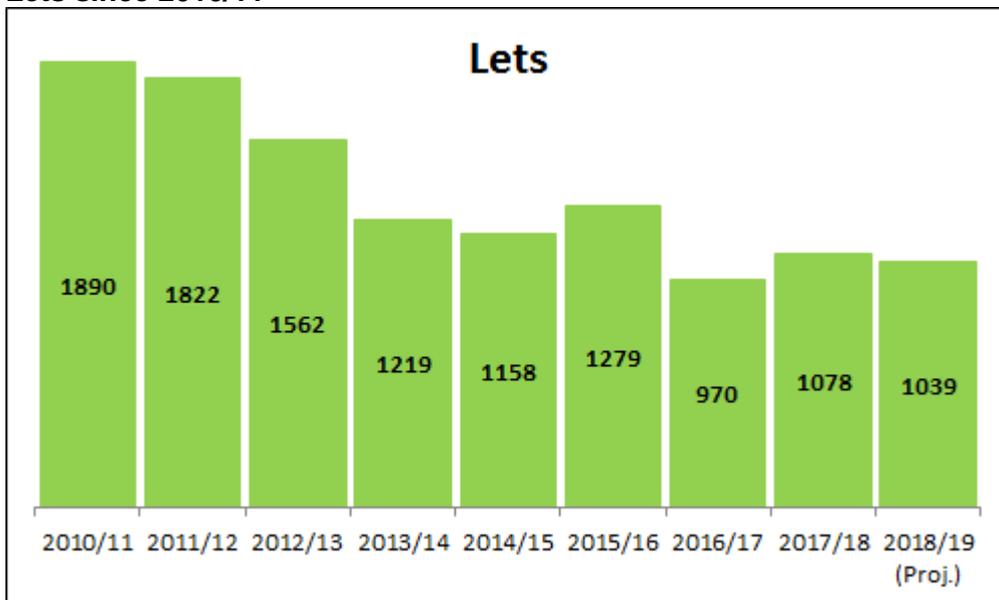
decreased by 14%, the number of owner occupiers increased by 9% and the number of private renters increased by 98%.

3.3. This rapid increase in the private rented sector is due in part to the unaffordability of home ownership in Lewisham as a result of rapidly increasing house prices. House prices in Lewisham increased by 45% between January 2014 and January 2019, with the average house price now almost £420,000.

3.4. In addition, there are a substantial number of households on the housing waiting list (9,694 households as of January 2019) and a decreasing number of lets available. This combined with the aforementioned increase in the cost of housing in Lewisham means that Lewisham residents are more reliant on the private rented sector than ever before

3.5. . The below chart illustrates the decrease in the number of lets since 2010/11.

Lets since 2010/11



3.6. The stock condition of the private rented sector is also shown to be below that of other sectors. The 2017/18 English Household Survey found that privately rented dwellings were more likely to be older with 35% built before 1919, with a high proportion of converted flats and the highest proportion of non-decent homes¹. Housing Health and Safety Rating System (HHSRS) hazards are

¹ Ministry of Housing, Communities and Local Government, (2019), English Household Survey 2017/18, accessed via <https://www.gov.uk/government/collections/english-housing-survey> , pages 25-9

more prevalent in the private rented sector and the sector has the lowest proportion of homes with central heating².

3.7. The Chartered Institute of Housing and the Chartered Institute of Environmental Health carried out joint research of 20 local authorities with selective licensing schemes. It found 'numerous examples of inspections leading to very high numbers of serious hazards and defects being identified and addressed in licensed areas'³. Licensing is not noted for being a 'quick win'⁴ but has also led to a reduction in anti-social behaviour, for example, one area of Doncaster saw a 'reduction of 35% in noise complaints, 44% in nuisance complaints and a 20% fall in reports of unkempt properties. Fly tipping has also reduced'⁵.

3.8. Lewisham's Labour manifesto 2018 made a commitment to seek to deliver a borough-wide landlord licensing scheme for privately rented homes, now adopted as a corporate priority. This report details the existing licensing schemes in Lewisham and considers the objectives and implementation of a wide-scale selective licensing scheme.

4. Policy context

4.1. The contents of this report are consistent with the Council's policy framework. It supports the following priorities of the Council's Corporate Strategy 2018-2022:

- Tackling the housing crisis – Everyone has a decent home that is secure and affordable.
- Building safer communities – Every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.

4.2. This report specifically addresses the following commitment in the Council's Corporate Strategy: We will seek to deliver a full borough-wide landlord license to crack down on rogue landlords.

4.3. The work of the Private Sector Housing Agency (PSHA) 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.
- Greater security and quality for private renters.
- Promoting health and wellbeing by improving our residents' homes.

² Ibid, pages 30 and 35

³ Sandoul, T. and Pipe, D. (2019), A license to rent, Chartered Institute of Environmental Health and Chartered Institute of Housing, page 5

⁴ Ibid, page 10

⁵ Ibid, page 12

5. Existing licensing schemes in Lewisham

5.1. The Council currently operates the following licensing schemes:

- a) Mandatory scheme relating to all Houses of Multiple Occupation (HMO) where five people across two or more households (families) live in the same property and share facilities such as a kitchen or bathroom. This is a national scheme.
- b) Additional licensing relating to HMOs above commercial premises where there are at least three people living in two or more households, or poorly converted privately rented self-contained flats.

5.2 The additional licensing scheme has been operating since February 2017 and is Lewisham specific. The reasons for adding an additional licensing scheme in Lewisham was because available data highlighted that poor standards, conditions and hazards had been found in shared accommodation and within flats over commercial properties.

5.3 Below are tables to show the performance to date:

Table 1 shows the progress made in recent years in respect to HMO licensing in the borough. Between 2013 and 2017, annual increases in licensed properties ranged from 0 – 18%. Between 2017 and 2018 there was a much larger increase of 58%.

Date	Total number of licenced properties	Mandatory or additional
31 st March 2013	169	Mandatory
31 st March 2014	168	Mandatory
31 st March 2015	185	Mandatory
31 st March 2016	196	Mandatory
31 st March 2017	231	Mandatory & Additional
31 st March 2018	366	Mandatory & Additional

Table 2 shows the current number of licensed properties in the 18/19 financial year. This table highlights that the current number of licensed properties in the borough has increased by 69 properties since the start of the 18/19 financial year, an increase of nearly 19%. There are a further 204 applications which are being processed and will be formalised in this financial year. This will bring the total of new licences for the 18/19 financial year to 273 - an increase from the previous financial year of 75%.

	Numbers
Mandatory licensed properties	342
Additional licensed properties	93
Total Licensed properties (both mandatory and additional)	435
Active pipeline of properties being processed	204

This activity means the service will achieve the budgeted income target of £395,000 for financial year 2018/19.

5.4 Existing licensing schemes have allowed the Council to address problems with property standards in Lewisham. Since mandatory licensing was introduced in 2006, licensing and enforcement work has developed considerably and more issues are being addressed through the licensing process. This is evidenced further by the fact that since the introduction of additional licensing in 2017 and the extension of mandatory licensing in 2018, the number of disrepair complaints has fallen by 26%, while the number of HMO complaints rose by 190%⁶. This shift towards addressing issues through licensing work gives the Council significantly more power to address issues in these properties than if properties were not licensed.

5.5 However, the existing licensing schemes have limitations as some landlords can seek to avoid their licensing obligations. For example, there has been evidence of landlords reducing occupancy level below licensing thresholds by illegally evicting tenants. In a similar vein, landlords have falsely claimed that tenants are part of the same household when in fact they are not. When this happens it prevents the Council from being able to use licensing to regulate tenancy management and housing conditions. It is unfortunate that very few landlords voluntarily license their properties, so significant Council resources are required to find properties and challenge landlords who are looking to work around the requirements.

5.6 A borough wide-scale licensing scheme would address these issues as licensable properties would be easier to identify and there would be significantly less scope for landlords to force / persuade tenants to leave tenancies to bring homes under licensing thresholds. It would also mean that the Council had more influence over standards and practices for all HMOs as opposed to just those covered by existing schemes.

6. Selective licensing application

6.1. In order to effectively respond to the above issues and widen the Council's scope to tackle poor housing conditions and protect vulnerable renters there is a corporate commitment to seek to deliver a wide-scale selective licensing scheme.

6.2. The overarching aims of this commitment would bring benefits to both tenants and landlords as well as Lewisham citizens more generally. The focus of the work would be to:

- inspect 100% of all licenced properties over the term of the scheme
- improve property standards, security and decency generally;
- help tenants feel safe and secure in their homes through advice, support and effective enforcement;
- deliver a "level playing field" for all landlords by demanding the same standards of accommodation and management across all landlords. The gap between the poor and good landlords will be radically reduced and professional standards will be raised;

⁶ Using figures between 2016 (the year prior to additional licensing) and 2018 (latest annual figures).

- support landlords both during but also after the five year scheme, utilising the data and intelligence about the landlord sector so services can be tailored to their needs; ;
 - assertively crack down on rogue landlords.
- 6.3. Approval from the Secretary of State (SoS) is required for selective licensing schemes covering more than 20% of the area or more than 20% of the private rented properties in the area. Approval is therefore needed for borough-wide licensing. Approval is granted for a period of 5 years. Any extension would need a further application. It is envisaged that a licensing scheme will address the identified problems within the 5 year timeframe.
- 6.4. The Selective Licensing of Houses (Additional Conditions) Order 2015 states licensing can be used if the area is experiencing one or more of the following:
- Low demand – not relevant in Lewisham
 - High Anti-Social Behaviour
 - High migration
 - Poor housing conditions
 - High levels of deprivation
 - High level of crime

Evidence must demonstrate that the proposals cover an area which is experiencing significant and persistent problems pertaining to the above issues, and that some or all landlords are failing to take action to combat the problem that would be appropriate for them to take. Also, that making a designation will lead to a reduction in, or elimination of, the problem.

- 6.5. Any selective licensing scheme must be consistent with the Council's Housing Strategy and seek to adopt a co-ordinated approach to dealing with homelessness, anti-social behaviour and empty homes. The submission must set out the role that Police and Social Services will play to ensure the designation reaches its goal and must first consider other courses of action that might provide an effective remedy. Discussions with the Police have commenced and discussions are planned with Social Services for March. Partnerships with other agencies are being developed, for example the London Fire Brigade, registered housing providers and the Housing Needs service who will be integral to advising on any implications on homelessness applications.
- 6.6. A dedicated project team has been created to deliver the requirements of the submission to the SoS. This includes extensive data analysis, operationalisation plans and delivery of a public consultation programme. A timeline has been included in Appendix 1 to clarify the key stages of the project.
- 6.7. The Ministry of Housing, Communities and Local Government (MHCLG) have advised on the best way to pursue a borough-wide selective licensing scheme. Considerations include applying for multiple designations at the same time to increase the chance of success.
- 6.8. Research prior to commencement of the work has included the review of a number of other applications for other London Borough schemes who have been through this process. It should be noted that no London borough has a full SoS approved borough-wide licensing scheme as yet. Newham, Barking

and Dagenham, Waltham Forest and Croydon all commenced their borough-wide licensing schemes before the requirement to obtain SoS approval. Newham have since renewed their licensing scheme with SoS consent for an almost borough-wide scheme (excluding the Olympic Village area). Brent and Redbridge have also obtained SoS approval for selective licensing within a number of areas within their boroughs. Barking and Dagenham are seeking approval for the renewal of their borough-wide scheme.

6.9. Lewisham's available data has been assessed. Where available we have used similar data sets to Boroughs where they have made successful applications. In some cases, additional data has been obtained and utilised. This data has been used to develop an informed map of Lewisham's private rental sector. This has taken a lot of work to complete. Before this exercise the Council could not confirm the number of PRS properties with any real accuracy. This new data set of PRS properties has been matched with data pertaining to issues named in 6.2 to establish links between these problem issues and private rental properties. The data analysis work has been detailed in section 8 of this report.

6.10. Officers have almost completed the extensive data analysis required as the foundation of identifying the appropriate designation for the Council's application. The Mayor and Cabinet report prior to submission to the SoS will outline how all requirements above will be addressed in the submission.

7. New additional licensing scheme

7.1. Whilst pursuing a selective licensing application it was also deemed important to implement an additional HMO licensing scheme to cover **all** HMO properties across the borough. The reasoning for this is:

- a) Should the SoS reject proposals for a borough-wide selective licensing scheme, there will still be a system in place to enable the Council to licence all HMOs which are largely the property type that has the worst conditions in the private rented sector;
- b) To address problems linked to landlords who can easily take their HMOs outside of current scheme definitions – e.g. landlords illegally evicting tenants to bring houses under the official HMO occupancy level.
- c) To reduce the resources required when landlords dispute their property status as an HMO to focus these resources on enforcement to improve property and management standards.
- d) HMOs are the highest risk premises and require more robust inspection and enforcement. The administrative cost is greater and the fee must reflect this.
- e) HMOs require a different set of conditions that reflect the riskier nature of the premises.
- f) To ensure all HMOs regardless of size and number of households would be covered if selective licensing is refused.

7.2. There is no requirement to obtain SoS approval for an additional licensing scheme as there is "General Approval" in place. Public consultation is however still a requirement. The intention is to consult for both selective licensing and borough wide additional licensing at the same time.

7.3. The extension of this additional HMO licensing scheme has been incorporated into the data analysis work by the creation of a model that can also predict whether a property is an HMO in addition to predicting whether it is privately rented. This model is being continually refined and is already being utilised by officers in the PSHA as a foundation for much more targeted enforcement work.

7.4. Work continues to investigate the fit of this additional scheme with the all borough licensing scheme.

8. Data analysis

8.1. A summary of the data analysis completed so far has been included below. The analysis will be further developed and refined ahead of a full Mayor and Cabinet report due to be presented on 24th April 2019 and the consultation programme.

8.2. Establishing the size and location of the private rented sector in Lewisham

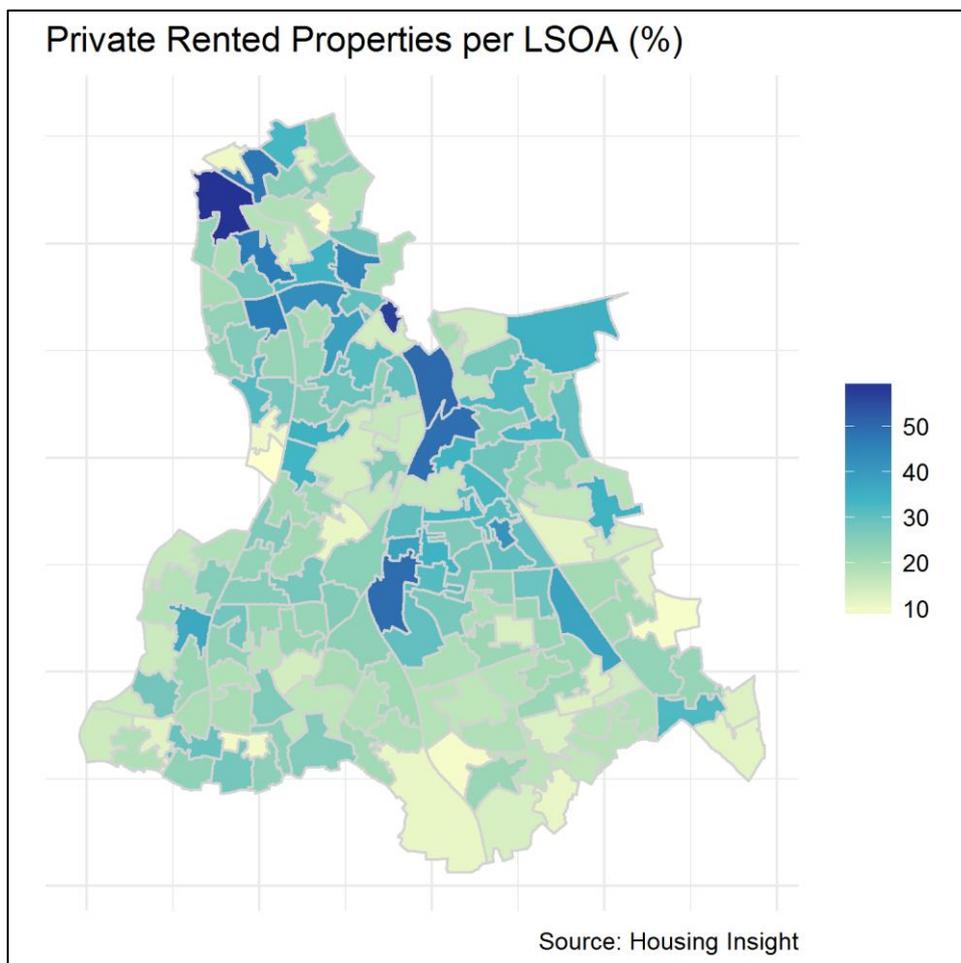
- a) To date, the location and an exact number of private rented sector properties has not been known in any detail in Lewisham. The 2011 Census indicated that there were 28,216⁷ privately rented properties, more than double the number at the 2001 Census (13,143⁸). There has been a strong sense that the private rented sector in Lewisham has continued to grow since the 2011 Census was collected.
- b) An essential first part of the data analysis work has been establishing where the private rented properties are located in order to identify the extent to which the conditions outlined at 6.2 can be attributed to properties in the private rented sector.
- c) An in-depth analysis has been carried out in order to ascertain whether there has indeed been a substantial increase in the sector, and to ensure the selective licensing conditions outlined by Government were applied to an up to date assessment of the private rented sector in the borough.
- d) Over 35 internal and external datasets have been matched to make an up-to-date assessment of the size and scale of the private rented sector in Lewisham. The data was collated in line with an agreed Data Protection Information Agreement (DPIA).

⁷ Office for National Statistics ; National Records of Scotland ; Northern Ireland Statistics and Research Agency (2016): 2011 Census aggregate data. UK Data Service (Edition: June 2016). DOI: <http://dx.doi.org/10.5257/census/aggregate-2011-1>

⁸ Office for National Statistics (2011): 2001 Census aggregate data (Edition: May 2011). UK Data Service. DOI: <http://dx.doi.org/10.5257/census/aggregate-2001-2>

- e) An extensive quality assessment and data cleansing process was undertaken. Records were matched together to establish the likelihood of a property being a particular tenure. The properties were matched to the Local Land and Property Gazetteer address database. The number of properties identified as private rented increased as each dataset was cycled through.
- f) The outcome was a matrix of more than 50 variables which has been used to establish a profile of each residential property and establish tenure. This has provided an informed estimate of the current location of the private rented sector in Lewisham. The model is being further validated through targeted street surveys to test and verify the outcomes generated. The process is continually being refined. A current estimate of the total number of private rented sector properties is around 31,000.
- g) In line with the aim of introducing borough-wide additional licensing, further modelling was completed to establish the likelihood of a private rented property being an HMO or a single family dwelling. Work is ongoing to produce a current estimate of the split between single family homes and HMOs.

- h) The below map shows the spread of the private rented sector in Lewisham across Lower Super Output Areas (LSOA⁹); the darker areas show a higher concentration of privately rented properties. Compared to the social rented and owner-occupied sectors, privately rented stock is distributed relatively evenly over the borough; however the graph shows some obvious areas of concentration – particularly in the north of the borough and moving down the middle (roughly along the route of the A21).



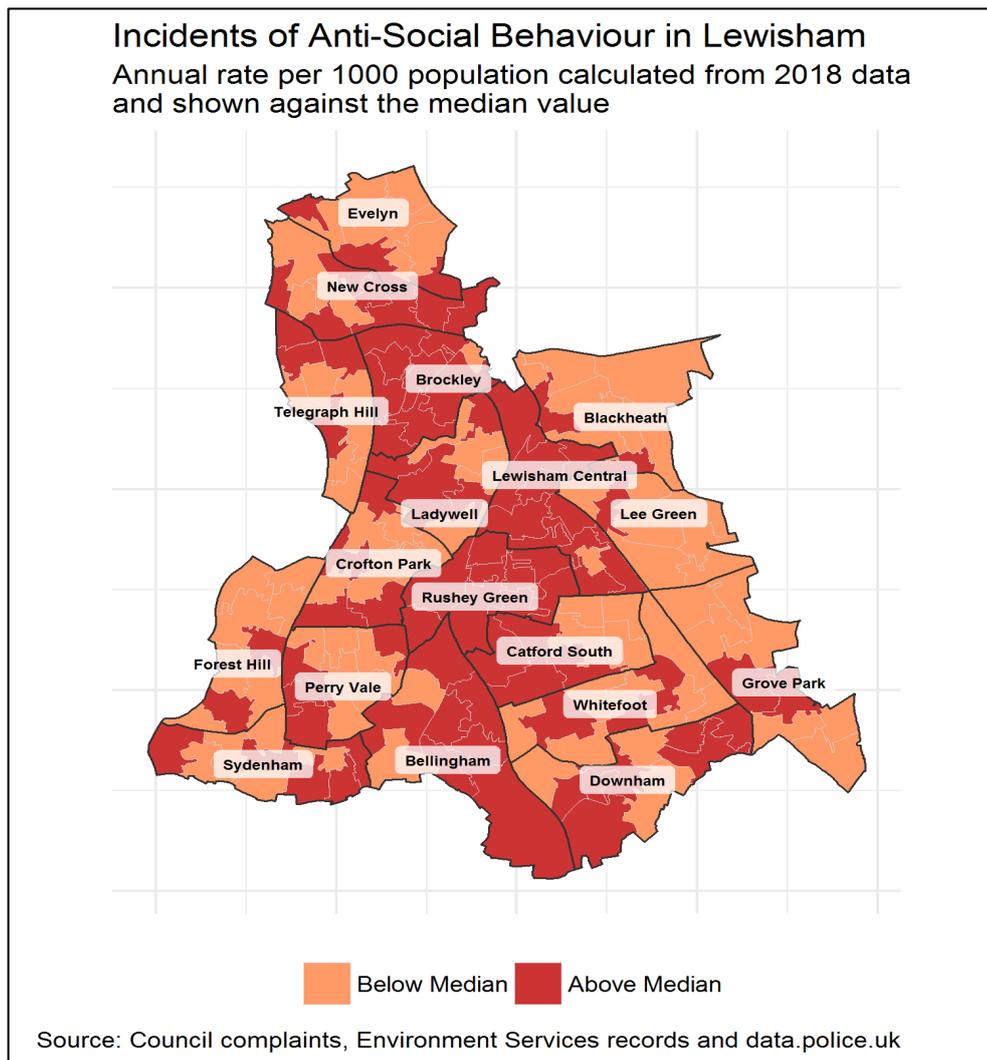
8.3. Anti-social behaviour

- a) The MHCLG guidance advises that significant and persistent anti-social behaviour (ASB) occurring within the curtilage of the property or within its immediate vicinity can be considered as a reason for making a designation. This includes intimidation or harassment, noise, rowdy and nuisance behaviour, animal and vehicle related nuisance, anti-social

⁹ Lower Super Output Areas (LSOAs) are geographical areas with an average population of 1,500 people used in the Indices of Multiple Deprivation. Lewisham has 169 LSOAs spread across 18 wards.

drinking, drug taking or dealing, graffiti and fly posting, and litter and waste within the curtilage of the property.

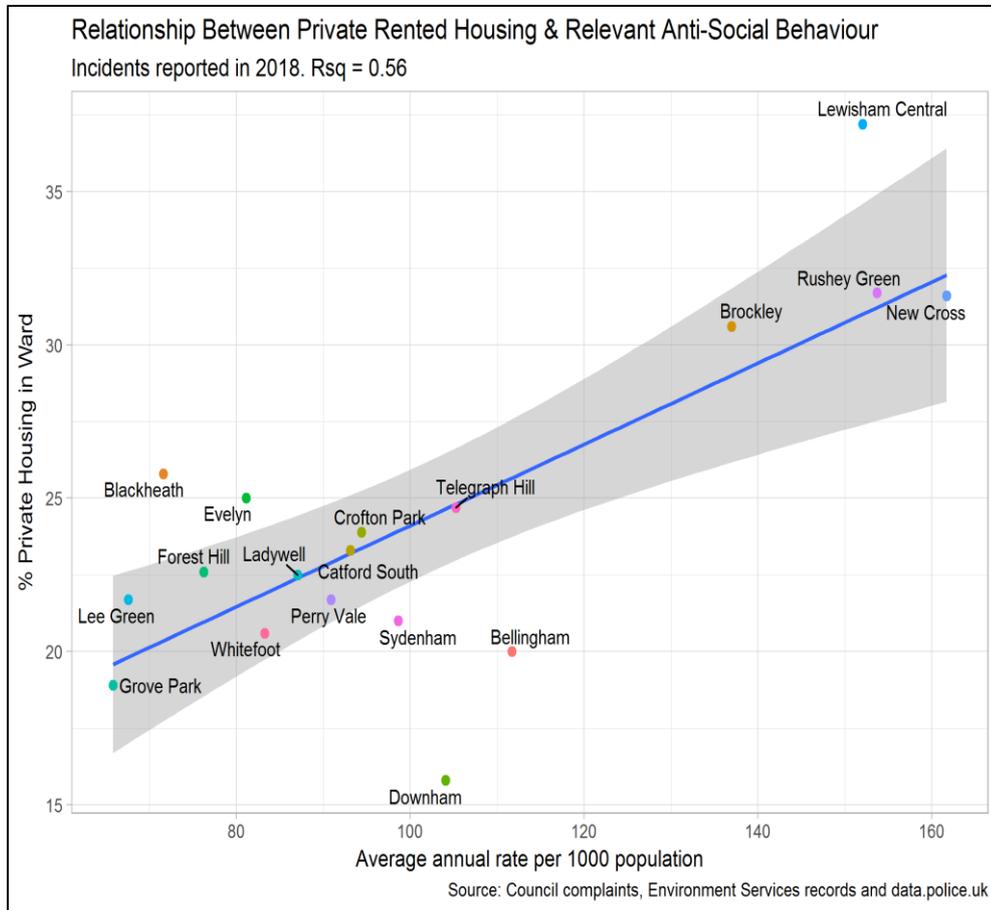
- b) To assess the pattern of ASB across Lewisham, data was collated from police records, Council complaints and Environment Services records. There were 32,433 relevant incidents recorded in 2018 comprising: 6,577 police reported ASB incidents; 2,459 relevant council complaints (84% of which related to noise and nuisance); and 23,397 relevant Environment Services records.
- c) The below map shows the parts of the borough where the rate of ASB - that is the number of incidents per 1,000 people - were higher and lower than the borough median.



- d) Future analysis will also include ASB in Lewisham Homes leasehold properties where permission has been granted to the leaseholder to let the property.
- e) Rates of ASB were compared with levels of private rented housing at ward level. The below graph shows a positive correlation between the

two; that is, as the proportion of private rented sector properties increase so does ASB. The fact that the majority of wards are in or near the grey area shows this is a reasonably strong relationship and therefore vital information for the application for a selective licensing scheme.

The 'outliers' such as Downham, Bellingham and Blackheath will help to refine the designations of the scheme.



8.4. High levels of migration

- a) In considering whether an area is experiencing, or has experienced, high levels of migration: the guidance advises looking at whether the area has experienced a large increase in the size of the population over a short period of time. By this, it is meant that net migration into the designated area has increased the population of the area by around 15% or more over a 12-month period.
- b) Work is ongoing to assess whether the data shows that this condition could be met. A full update will be available in the April Mayor and Cabinet report.

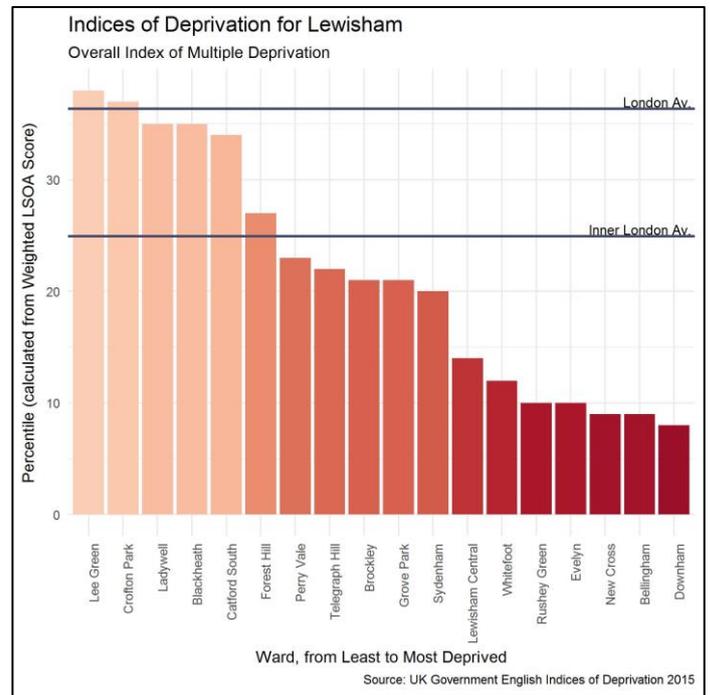
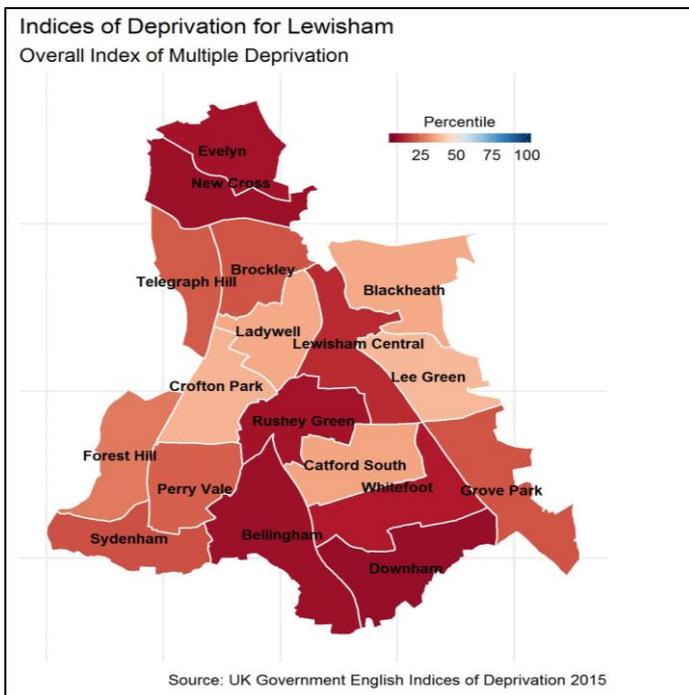
8.5. Poor property conditions

- a) As per the guidance, poor housing conditions can be used as a designation reason to tackle significant numbers of properties in the private rented sector which are in poor condition, adversely affecting the character of the area and/or the health and safety of occupants. Consideration can be given to the age and visual appearance of properties where a high proportion are in the private rented sector and whether a significant proportion need to be inspected in order to determine whether any of those properties contain category 1 and 2 HHSRS hazards.
- b) PSHA records of disrepair, category 1 and 2 hazards, enforcement and complaint records have been analysed, as well as Energy Performance Certificates data for known private rented properties to assess poor property conditions across the borough. Work is ongoing for this designation and a full update will be available in the April Mayor and Cabinet report.

8.6. High levels of deprivation

- a) High levels of deprivation can be used as a designation reason if the area is experiencing high levels compared to neighbouring areas and regions. The factors of deprivation which can be considered are: the employment status of adults, the average income of households, the health of households, the availability and ease of access to education, training and other services for households, housing conditions, the physical environment and levels of crime. A designation can be made if a high proportion of housing in areas with high deprivation is in the private rented sector.
- b) The Indices of Multiple Deprivation (IMD) has been used to assess how Lewisham performs in comparison to England, London, Inner London and boroughs who have had approval for selective licensing. The IMD takes into account factors to do with Crime, Education, Income, Health, Housing and Environment, giving individual scores for these measures and an overall score.
- c) Overall, Lewisham performs poorly when compared to England and London. All Lewisham Wards are within the lowest 40% of the country and measure at the London average or lower. Rushey Green, Evelyn, New Cross, Bellingham and Downham are in the lowest 10% nationally.

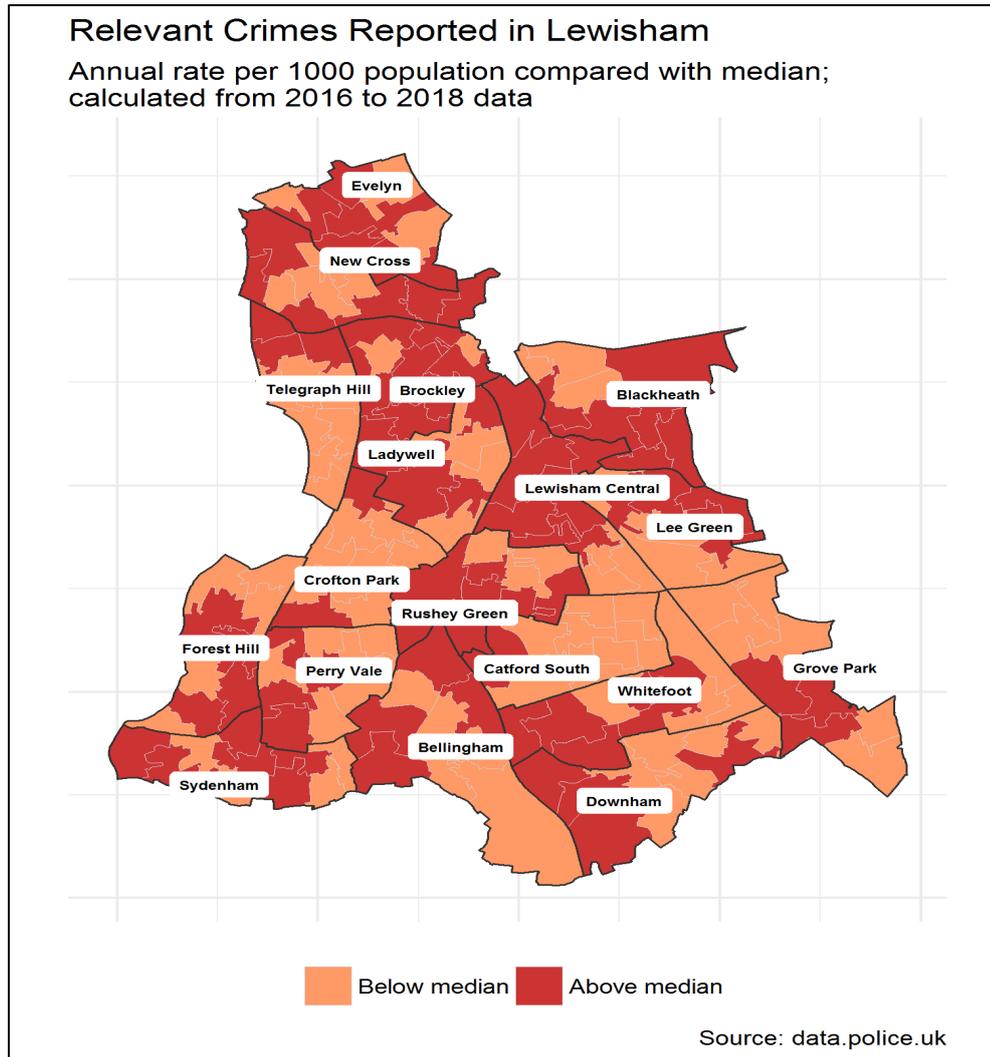
- d) The below graphs illustrate the level of comparative deprivation in Lewisham. It is worth noting that the lesser deprived areas in the country would be highlighted in blue; there are no 'blue' wards in Lewisham, further highlighting the points made above.



8.7. High levels of crime

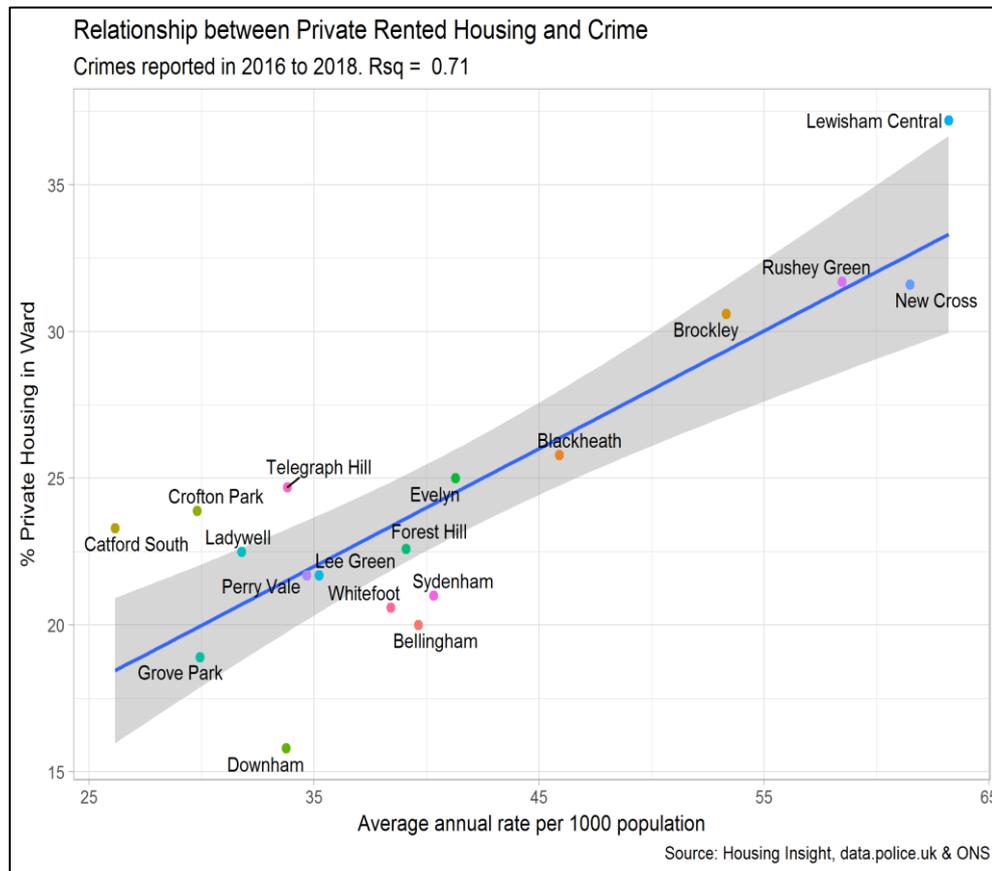
- a) Crime can be considered as a designation reason if there has been a recent increase in the levels of crime, whether the crime rate is higher than other areas or if the crime rate is higher than the national average. The impact of crime in the area on the local community can also be considered. Again, the designation can only be used if a high proportion of housing in areas with high levels of crime is in the private rented sector. Consideration should also be given to whether the criminal activities impact on some people living in privately rented accommodation as well as others living in the areas and businesses therein, the nature of the criminal activity (e.g. theft, burglary, arson, criminal damage, graffiti) and whether some of the criminal activity is the responsibility of some people living in privately rented accommodation.
- b) Police recorded street level crime records have been mapped against known private rented sector properties.

- c) Over 3 years, 2016 to 2018, there were 37,550 incidents of Crime¹⁰ in Lewisham. The below graph shows the parts of the borough where these were higher than the borough median:



¹⁰ Crime relating only to: Bicycle theft, Burglary, Criminal damage and arson, Other crime, Other theft, Robbery, Theft from the person and Vehicle crime (as advised by MHCLG guidance).

- d) The below graph shows a positive correlation with the private rented sector and crime reported from 2016–2018. As instances of private rented sector properties increase, so does the crime rate. In data terms, this is an especially strong relationship and therefore vital information for the application for a selective licensing scheme.



9. Timeline

9.1 The above data analysis will enable the team to ascertain appropriate designations for licensing across the borough. Following this assessment, a finalised report will be presented at April 2019 Mayor & Cabinet. Subject to Mayor & Cabinet approval, the public consultation is expected to run from May – August 2019. The application to the SoS will be in November 2019, with a response due by February 2020. Delivery of the scheme is expected in May 2020. A high-level timeline is included as Appendix 1.

10. Consultation

10.1. Section 80 (9) of the Housing Act 2004 states that when considering designating an area the local housing authority must:

- take reasonable steps to consult persons who are likely to be affected by the designation, and,

- consider any representations made in accordance with the consultation.

10.2. The public consultation is planned to run between May – August 2019 if agreement is secured from the Mayor & Cabinet. A report on the results of the consultation will be presented to Committee and Mayor & Cabinet in the autumn.

10.3. To address the requirements of the Act an extensive publicity campaign is being planned in partnership with the communications team and consultation leads. The Council's own publications such as Lewisham Life and the website will be utilised, along with external resources such as local assemblies and other networks. Other boroughs have also seen success with postal surveys and door-to-door campaigns.

10.4. Other boroughs' consultation responses demonstrate higher rates of landlord responses compared to private tenants, therefore the campaign will be primarily targeted at reaching private tenants in the borough. Communications from local ward Councillors to their constituents would be highly valuable to support the campaign. A briefing will be prepared for Councillors to encourage participation.

11. Operationalisation

11.1. The project team are developing a comprehensive operationalisation plan that sets out what is needed to actually deliver an all borough licensing scheme in Lewisham if the application is successful.

11.2. Some key principles of the scheme

- a) The scheme will wholly cover the costs of licensing and enforcement and will not make a profit.
- b) The project will aim to introduce a high level of apprentices into the service at the initial co-ordinating officer level.
- c) By the end of the five year scheme, 100% of properties in the private rented sector will be inspected as part of the licensing process. A risk rating system will be used to identify the highest risk properties which will be prioritised for inspections.
- d) Good landlords will be supported with best practice guides, landlord forums and advice on dealing with issues affecting the private rented sector. This work will continue after the scheme has ended, providing a lasting legacy and ensuring long term help for landlords beyond the period of the scheme.
- e) As all licenses are granted for five years irrelevant of the date it is issued some will extend beyond the end of the scheme meaning there is an impact on the service until the end of the tenth year.
- f) The draft licensing conditions are detailed in appendix 2.

11.3. Building a new licensing team

- a) The data analysis work indicates that there are around 31,000 private rented properties across the borough. These figures have been used to estimate the cost of running a borough-wide scheme.
- b) The total estimated costs is calculated over the five year scheme and the five years after the scheme ends in order to manage any remaining licenses. They include all attributed expenditure including, salaries (with associated on-costs), premises and equipment for staff, publicity, consultations and legal costs. Consideration has been given to any adverse effect on other council teams and project officers have been included to help mitigate those effects.
- c) The current licensing team is made up of nine licensing and housing enforcement officers who have the dual function of inspecting new licensable HMOs and enforcing disrepair in all other private rented property. The team also includes two coordinators, who manage the Health & Safety documentation compliance and payments. Three additional rogue landlord officers focus on illegal eviction and tenant harassment. Currently the team licence less than 1000 homes.
- d) To deliver a scheme that licences up to 31,000 homes will require additional staff, these have been shown below. There is a complex matrix that sits behind the figures and incorporates the average performance of officers across the overall licensing process and is broken down by role. The numbers shown indicate the additional staff requirements for the first full year only in relation to private rented single occupancy homes, further work is being carried out in relation any additional licensing scheme which centres around HMOs which could impact on the scheme will be delivered. We estimated that around 50% of the new licence applications will be received in this first year, our estimate is based on the experience of other boroughs that have introduced a large scale licensing scheme:

Staff	Number
Admin	26
Inspector	13
Manager	3
Lawyer	1
Project Manager	1
Project Officer	4
ASB Officer	1
Data analyst	0.25
Apprentices	7

- e) Staff costs will decrease in years 2 – 5.

Staff	Number
Admin	7
Inspector (reducing to 11 in year 5)	From 13 down to 11
Manager	2
Lawyer	1
Project Manager	1
Project Officer	4
ASB Officer	1
Data Analyst	0
Apprentices	7

- f) Staff costs will decrease further in year 6-10 while licences issued after year one run their course:

Staff	Number
Admin	2
Inspector (reducing year on year)	From 7 down to 1
Manager	0
Lawyer (reducing to 0 in year 9 and 10)	1
Project Manager (reducing to 0 in year 7)	1
Project Officer	0
ASB Officer	0
Data analyst (reducing to 0 in year 7)	0.25

The information above is based on the delivery of an all borough licensing scheme across all privately rented properties. Further work is underway to look at the licensing of all HMOs across the Borough as outlined in s7.0 to assess how these properties are classified either through the all borough scheme or as HMOs. Street surveys are being undertaken to assess the quality of the data and to better understand how to manage and assess different properties within the PRS. When this work is finalised then the numbers of staffing will be finally confirmed.

11.4. Licensing fees

- a) Costs for the licensing and enforcement service will be fully met from the licence fee. An initial budget of £400k is required as a start-up fund but this will be fully recovered from the licence fee income.
- b) The fee is calculated based on the full costs to administer a licence plus an additional separate enforcement charge due once the licence is issued.
- c) The fee proposal that is being developed is based on the council tax banding for a property. Larger properties are more likely to be banded

higher than smaller properties as the work associated with the application will be greater for larger properties.

- d) A review of the current licence fees will run in tandem with this project.
- e) The table below shows the proposed fee per property based on council tax bands. Calculations are ongoing as to how these will be split in order to comply with the point in 11.4.b). These have been scrutinised by officers across the key services and compared with fees charged by other boroughs with selective licensing schemes.

Band	Percentage of properties in Lewisham	Proposed Fee
A	6.10%	£575.00
B	27.43%	£600.00
C	35.25%	£625.00
D	21.48%	£650.00
E	6.13%	£675.00
F	2.34%	£700.00
G	1.11%	£725.00
H	0.15%	£750.00

The fee level for Houses in Multiple Occupation is currently £500 per lettable unit up to a maximum of £5000 per property. Work is being carried out as part of this project to review the fee level against the new proposed additional HMO licensing scheme and borough wide scheme.

Further details of the finances are included in section 12 below.

12. Financial implications

12.1. The Council's current budget includes an allocation of £0.89m for licensing and environmental health in the strategic housing division. This includes the additional budget allocation given as part of the 2016/17 expansion of the service for the additional licencing scheme project (additional £1m over five years).

12.2. It should be noted that, as outlined in section 11 above, there are significant staffing and operational costs associated with the implementation of a selective borough wide licencing scheme. These costs, currently estimated at £17.3m, will need to be fully covered by the implementation of a licencing fee to ensure full cost recovery. Based on current assumptions a fee basis as set out at 11.4 would be sufficient to recover costs incurred.

12.3. An initial budget of £400k is required as a start-up fund in order to secure office space, provide for a consultation period, and publicise the scheme prior to implementation. Funding for the additional £400k will need to be identified approximately three to six months prior to the official scheme start date. This cost will be recovered via the fee income.

12.4. Further financial implications of the introduction of a selective licencing scheme will be reported on as and when the information gathering and outline of the implementation plans are complete and brought forward for approval by Mayor and Cabinet.

13. Legal implications

13.1. Designation and consultation

An authority may designate either the whole or a part of its district as subject to selective licensing of residential accommodation. Properties let by local authorities and private registered providers of social housing (PRPSHs) are exempt from the licensing requirements.

Before making a decision to introduce selective licensing the local authority must:

- a) consult with those who are likely to be affected, including those who live, work or operate businesses in adjoining local authority areas where they will be affected
- b) consider whether there are other effective methods of achieving the intended objective.

13.2. Approval by the Secretary of State (SoS)

Approval of the SoS will be required as the proposed borough-wide scheme will:

- a) cover more than 20% of the authority's area, and / or
- b) affect more than 20% of privately rented homes in the authority's area.

Selective licensing can come into force no earlier than three months after the designation has been approved or it falls under the general approval.

13.3. When fixing fees, the local housing authority may pursuant to the HA 2004 s. 87 (subject to any regulations made under subsection 5) take into account:

- a) all costs incurred by the authority in carrying out their functions under this Part, and
- b) all costs incurred by them in carrying out their functions under Chapter 1 of Part 4 in relation to Part 3 houses (so far as they are not recoverable under or by virtue of any provision of that Chapter).

13.4. Equalities Legislation

- a) 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.

- b) 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.
- c) 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.
- d) 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. 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.
- e) The Equality and Human Rights Commission has 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>
- f) The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- [The 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](#)

g) 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>

13.5.MHCLG guidance on ‘Selective Licensing in the Private Rented Sector’ is available [here](#).

14. Crime and disorder implications

14.1.The implementation of the scheme should not have negative crime and disorder implications. The scheme will identify further crime and disorder as a result of inspections and investigation, and the team will work with landlords to address identified ASB.

The scheme will also raise the profile of the service which in turn will mean individuals are likely to contact the Council to report issues.

15. Equalities implications

15.1.An Equality Analysis Assessment (EAA) is underway and will be completed on full conclusion of the data analysis.

16. Environmental implications

16.1.The scheme will identify environmental issues not already known such as fly-tipping and waste management issues in private rented accommodation.

Originator

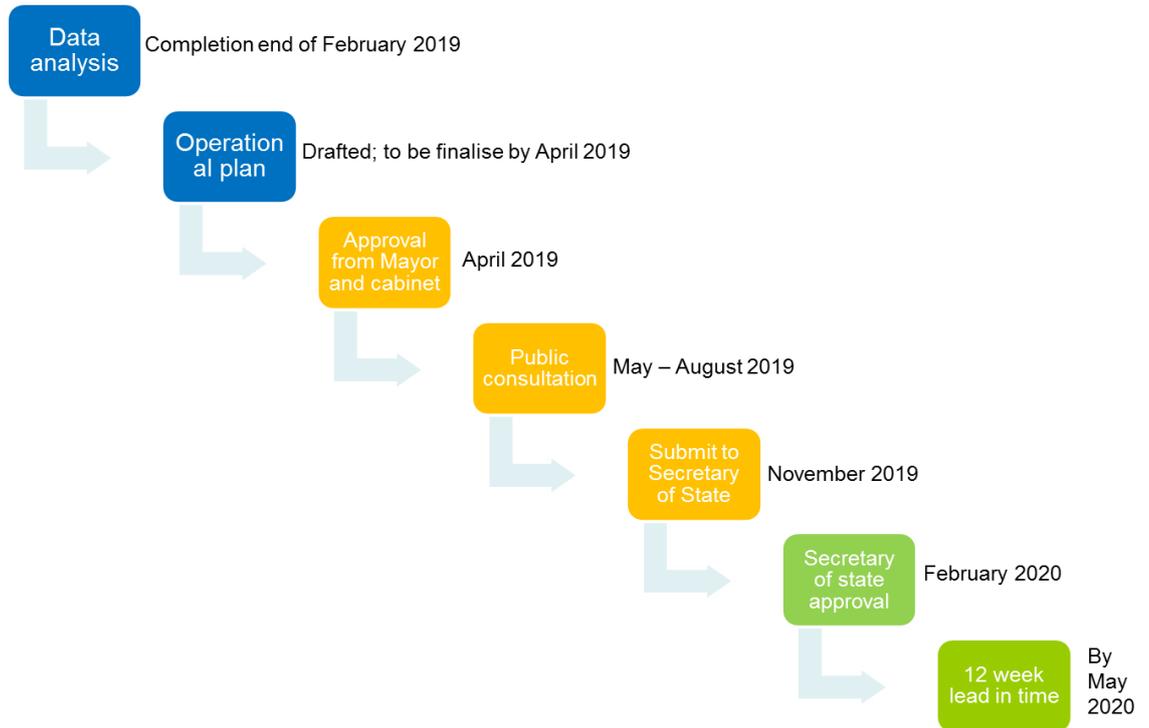
For further information please contact Nicholas Stabeler (Private Sector Housing Agency Manager) on Nicholas.stabeler@lewisham.gov.uk or 0208 314 9484.

Appendices:

1. High-level project timeline
2. Licensing conditions

Appendix 1

Timeline



Appendix 2

1. Draft licensing conditions

1.1. Conditions of granting a licence

Before granting a licence, the authority must be satisfied that:

- the proposed license holder is a fit and proper person and is the most appropriate person to hold the licence
- the proposed manager of the property (if different from the licence holder) is a fit and proper person
- the proposed management arrangements are otherwise satisfactory.

Even when all the conditions above are satisfied, the granting of a licence and its precise terms and durations is discretionary.

1.2. Conditions of licence

Licences are non-transferable. A new licence must be applied for if the licence holder ceases to be involved in the management of the property.

a) Mandatory conditions

The following are mandatory conditions that must be attached to every licence:

- the production of a gas safety certificate (if there is a gas supply to the house)
- keeping any electrical appliances and furniture in a safe condition
- the installation of smoke alarms in proper working order
- a requirement that the licence holder supplies the occupiers of the house with a written statement of the terms of occupancy
- a requirement that the licence holder obtains references from persons wishing to occupy the house
- such other conditions as may be imposed by regulations, e.g. the provision of Energy Performance Certificates.

b) Discretionary conditions

The local authority can impose further conditions regulating the management, use or occupation of the dwelling, including:

- restrictions or prohibition on the use or occupation of particular parts of the house

- a requirement for the landlord to take reasonable steps to prevent antisocial behaviour by occupiers or visitors.

c) Licence duration

Licences can be granted on properties for a maximum of five years. A local authority can have a policy that says it will consider matters relevant to the question of whether a landlord is a fit and proper person in deciding the duration of the licence to be granted to any individual landlord. However, the extent to which such matters are relevant will depend on the facts of the individual case.

1.3. Revoking of licence

Licences may be revoked:

- where there has been a serious breach or repeated breaches of a condition of the licence
- the license holder is no longer a fit and proper person
- the property becomes structurally defective.

1.4. Sanctions

Where a property should be but has not been licensed, or a license has been obtained but its conditions are breached, a range of sanctions may be available:

- offences can be punished on conviction by a fine
- a local authority can impose a civil penalty of up to £30,000 as an alternative to prosecution
- a rent repayment order (RRO) can be obtained but only in respect of a period where a property has been let unlicensed when it should have been licensed
- the landlord could be subject to a banning order
- the landlord cannot serve a section 21 notice requiring possession of an assured shorthold tenancy during the unlicensed period.

Housing Select Committee			
Title	Annual Lettings Plan 2019/20		
Key decision	Yes	Item no	5
Wards	All		
Contributors	Executive Director for Customer Services, Head of Law		
Class	Part 1		

1. Recommendations for Housing Select Committee Members

- 1.1. This report presents Housing Select Committee members with a copy of the report due to be considered by Mayor & Cabinet on 27th March 2019, entitled "Annual Lettings Plan 19/20".
- 1.2. A copy of this report can be found from point 2 below
- 1.3. Officers recommend that Housing Select Committee Members:
 - Note the content of the report; and
 - Provide comments on the report for incorporation into the report taken to Mayor and Cabinet on the 27th March 2019.

2. Summary and purpose of this report

- 2.1. The Annual Lettings Plan (ALP) sets out how the Council intends to allocate the lettings that become available in 2019/20, covering properties which become available from the Council's own homes and those of other providers such as Housing Associations where the Council has nomination rights.
- 2.2. Between 2014/15 and 2017/18 the number of available re-lets decreased by over 7%, representing a continuation of a trend stretching back to 2010/11. It is expected that this decrease in available re-lets will continue into 2019/20. Current projections are that 950 properties will become available for letting in 2019/20, comprised of an expected 875 relets and 75 new build properties which are currently projected to complete in the financial year.
- 2.3. The ALP seeks to distribute available lettings to those in most need, reducing the number of households in unsuitable and costly temporary accommodation, reducing under occupation and severe overcrowding, supporting move-on for single vulnerable households on from supported accommodation to independence and supporting the regeneration of designated housing estates.
- 2.4. The number of households in Temporary Accommodation (TA) has more than doubled since 2010/11, and since 2013/14, the number of households in TA has increased by 46%. It is proposed that the Annual Lettings Plan continue to keep the increased number of lettings to homeless households to help to manage the continued high level of homeless acceptance and reduced supply.
- 2.5. This report also presents the final lettings outcomes for 2017/18 and the position for the first nine months of 2018/19 (1st April '18 to 31st December '18). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2018 and informs the proposed lettings plan for 2019/20.
- 2.6. The ALP for 2019/20 contains no policy changes nor substantive changes to the approach taken in previous plans. The plan allocates properties as per the previously established methodology, taking account of an anticipated change in the number of properties that will become available during the course of the year.

3. Policy Context

- 3.1. The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Corporate Strategy objectives:
 - Tackling the housing crisis – Everyone has a decent home that is secure and affordable

- Giving children and young people the best start in life - Every child has access to an outstanding and inspiring education and is given the support they need to keep them safe, well and able to achieve their full potential.
- Building an inclusive local economy - Everyone can access high quality job opportunities, with decent pay and security in our thriving and inclusive local economy.

4. Recommendations

Mayor and Cabinet is recommended to:

- 4.1. Note the lettings outcomes for 2017/18 and 2018/19 to date.
- 4.2. Approve the proposed Lettings Plan for 2019/20 set out in Appendix 1 of this report.

5. Background

- 5.1. Housing Allocations schemes are governed by legislation which requires housing authorities to determine and publish a lettings scheme, setting out how it will prioritise applications for social housing. It is a requirement that certain groups are given “reasonable preference” within the policy. These groups are:
 - People who are homeless
 - Those living in unsatisfactory housing, e.g. overcrowded or lacking amenities
 - Those who need to move on medical grounds
 - Those who need to move to a particular locality within the district where it would cause hardship if they were unable to do so
 - Those owed a duty under other relevant legislation such as a prohibition order on a property.
- 5.2. Allocation policies must give preference to these groups above others. There is no requirement to give an equal weighting to all of the reasonable preference categories.
- 5.3. The ALP allows the Council to outline the number of properties that are expected to become available in the year and how best to distribute these amongst the groups mentioned above, and others on the Housing Register.
- 5.4. Five priority areas have been identified for the plan, as listed below in no particular order:
 - **Homeless households in temporary accommodation.** Temporary Accommodation, particularly nightly paid and shared B&B accommodation, is amongst the worst form of housing. As a key priority area, the ALP aims to

support homeless households secure accommodation so they can get on with rebuilding their lives.

- **Severe overcrowding** . Overcrowded by 2 bedrooms or more. Living in overcrowded conditions has a negative impact on health and wellbeing. Reducing overcrowding is a key local and national priority.
- **Under-occupation**. By supporting households to move out of accommodation that is larger than they need, overcrowded households have the opportunity to occupy the property that is vacated. This also helps mitigate the impact of the spare room subsidy where it applies.
- **Move-on from supported housing schemes**. Moving vulnerable households into independent homes will free up supported housing bed spaces for those with support needs waiting for accommodation
- **Decants**. These are crucial in enabling the Council and partners to move households out of properties at regeneration sites, supporting the delivery of new homes across Lewisham.

- 5.5. The annual lettings plan for 18/19 projected that 1,208 properties would become available to let. The final number of lets for 18/19 will likely be below this projection with just under 1,040 lets expected. This is largely due to a number of anticipated new build schemes not completing in 18/19, although these schemes will now be completed next year.
- 5.6. Lewisham continues to actively participate in ‘Housing Moves’, a pan-London mobility scheme launched by the Mayor of London in May 2012. Lewisham contributed 11 properties in 18/19 ranging between 1 and 4 bedrooms, fulfilling our requirement for the year.
- 5.7. Any properties offered up by Lewisham as part of the Housing Moves scheme are matched by other authorities meaning no loss of available lettings to Lewisham applicants. The scheme prioritises household moves for those needing to move elsewhere for work, and under-occupiers.

6. Lettings Outcomes for previous years:

- 6.1. A summary of the main outturn results in lettings is shown below. Full details for 17/18 and 18/19 to date are provided in Appendices 2 & 3.

	2014/15	2015/16	2016/17	2017/18	December 2018*	2019/20 Projected
General needs lets	996	1172	865	994	529	863
Special lets	152	95	94	72	80	75
Housing moves	10	12	11	12	4	12**
Total lets	1,158	1,279	970	1,078	613	950

*Not including properties that are approved to let

**Housing Moves quotas for 19/20 have not yet been published so historic figures have been used to estimate likely actual commitment

- 6.2. The projected outturn for 2018/19 is 1,039 which is 4% below the previous year and represents almost 800 fewer units than were available in 2011/12.
- 6.3. An analysis of the overall percentage of lettings to each band shows the following:

	Actual % of lets 17/18	Percentage of lets Apr – Dec '18	Percentage of lets 18/19 target
Band 1	15.4%	11.4%	17.3%
Band 2	26.3%	27.2%	23.6%
Band 3	50.5%	52.9%	47.9%
Special lets*	6.7%	7.8%	9.3%
Housing Moves	1.1%	0.7%	1.9%

*Note that special lets includes sheltered lets and disabled units

- 6.4. The large number of lets to band 3 is attributed to the high proportion of two and three bedroom properties being offered to households in temporary accommodation who are band 3 priority, in line with the priority to reduce the number of homeless households in temporary accommodation.

- 6.5. Decants are broadly performing to target:

Scheme	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Excalibur Phase 4	1	4	2 (1)	0	7 (1)
Excalibur Phase 5	0	4	1	0	5 (0)
Milford Towers	17	0	0	0	17 (0)
Deptford	3	6	1	0	10 (0)
Other potential regen schemes	10	25	10	5	50 (0)
Total	31	39	14 (1)	5	89 (1)

- 6.6. The number of decants listed in brackets above reflects those that the decant team intend to directly match. Decanting tenants who are 'direct matched' are not included in the final outturn figures as they are not moved via Choice Based Letting.
- 6.7. An analysis of waiting times for lettings broken down by the various categories of need is shown at Appendix 4 and 5. The average time on the housing register for successful applicants has been increasing in recent years, and has increased by a number of months in the past two years, from an average waiting time of 100 weeks in 2017/18 to 112 weeks in 2018/19 to date. This reflects the ongoing decrease in the number of available lets and the increase in approaches to join the Housing Register.
- 6.8. Almost 93,000 bids were made by 5,300 households on the Housing Register during 2017/18, an increase of 6,000 bids compared to 2016/17. In 2018/19 to date over 4,500 households have made almost 70,000 bids. The number of bids per available property remains high, with over 239 of the properties advertised in the year to date receiving over 100 bids and 5 properties receiving more than 500 bids. It is envisaged that there will continue to be a high number of bids for properties whilst demand continues to outstrip supply.

Number of Bedrooms	17/18	18/19 YTD
Studio	13.5	9.0
1 Bed	24.4	19.9
2 Bed	175.6	187.6
3 Bed	240.1	272.2
4 Bed+	158.6	120.4

- 6.9. There are currently just under 9,665 households on the Housing Register, of which 9,190 households have been on for over 6 months. Almost 3,800 households that are active have made a bid within the past 6 months.
- 6.10. The Allocations team continue to work closely with Homeseach partners to ensure that records are up to date. A data cleansing exercise is being undertaken to support this, which will ensure the Housing Register is an accurate reflection of those still in housing need in Lewisham.
- 6.11. This exercise has resulted in a decrease in the number on the Housing Register from over 9,900 as at March 2018 to under 9,600 in June 2018, although this has been increasing since the early tranches of the exercise have completed.

7. Proposed Plan for 2019/20

- 7.1. The Lettings Plan proposed is set out at Appendix 1. It projects a decrease in the number of relets expected to become available in 2019/20 based on the trend across recent years. This is offset by the continued delivery of new builds by the Council and Registered Providers. It is anticipated that a total of 950 properties will be available for let during the course of the year.
- 7.2. It should be noted that the continued high percentage of lettings to households in the homeless priority group will impact on the number of lettings available to the other four priority groups. However this is mitigated by achieving the aim of reducing the number of households in temporary accommodation.
- 7.3. Additional analysis is currently being undertaken to consider ways to make sure that every let is utilised to maximise its impact.
- 7.4. The remaining lettings have been targeted to the other priority bands to ensure that rehousing opportunities are allocated to those in the highest need. Groups in these bands who will benefit from the remaining lets include emergency cases, care leavers, medical needs and households who are overcrowded by 2 bedrooms.
- 7.5. There are 766 active households registered in band 1 as under occupiers, this is a decrease of 5 from last year. The Trading Places officer works with this cohort to support those affected by the spare room subsidy alongside those who are under-occupying but not impacted by welfare reform. This remains a key priority as it mitigates the impact of government policy in households, whilst maximising the effective use of available stock. The table below represents properties released via the Trading Places officer in 18/19 and the size of the property property they moved to. Of the 18 who moved below, 8 were affected by the bedroom tax and as a consequence of this move are no longer at high risk of eviction.

Bed Size released	Bed size moved to				Total Moves
	1	2	3	4+	
2	7				7
3	5	5			10
4+	0	1	0	0	1
Total	12	6	0	0	18

- 7.6. The team has also facilitated a series of chain lettings, promoting churn within the stock by supporting transferring households to move who thus vacate a property that can be utilised elsewhere. 11 of the chain lettings enabled freed up larger sized properties that have been advertised to overcrowded tenants, ensuring that the needs of the original household moving and the overcrowded tenants that are successful in bid are both met, as well as the needs of whoever then occupies the additional property vacated.
- 7.7. Trading Places continue to work with Housing Benefit colleagues and Registered Providers to maximise the use of Discretionary Housing Payment. 130 tenants are currently being supported to move, of whom 28 are affected by the bedroom tax. Officers will continue to assist this cohort with the continued, intensive support required to help them move into more appropriate accommodation.
- 7.8. There are currently 103 cases registered with a decant need. The council's major regeneration scheme at Heathside & Lethbridge is nearly complete, and work at Excalibur and Milford Towers is ongoing, requiring an appropriate proportion of units to be made available to these households to support the continued regeneration of these areas. The development at the Deptford Southern Sites is also due to commence soon and provision will be made to facilitate this.
- 7.9. Officers are investigating the possibility of a pilot project allocating a specific number of properties to social tenants seeking to transfer, and allocating every subsequent let to transferring tenants. This would enable greater churn within the housing stock and support clients currently in social housing but with changing needs to find appropriate alternative accommodation.
- 7.10. Move on within the supported housing pathway remains a core priority for Lewisham's single homeless intervention team and the supported housing providers. The supported housing move-on nominations are an integral part of the move on from the pathway and in preventing homeless applications within the single homeless cohort. They also enable the council and partners to manage the flow of people through the supported housing pathway. These properties are currently the only form of move on from the Supported Housing Pathway, of which there are currently over 500 units of commissioned accommodation and additional private providers totalling over 150 units.
- 7.11. Nominations are being used to support quicker hospital discharge and better health outcomes for those within the mental health supported housing cohort. This facilitates a reduction in the number using expensive registered care placements and helps to "de-silt" these schemes. This is being project managed by the Mental Health Trust in collaboration with Housing.
- 7.12. The use of supported housing pathways and initiatives such as housing first, forms a key part of the Council's efforts to address the rising number of rough sleepers in the borough.

- 7.13. Following analysis of supply and demand within the Young Persons Pathway, the Commissioning team are considering whether there is a need to increase provision within the pathway by a further ten units.
- 7.14. Care leavers that are placed in the pathway are now also coming under the Supported Housing Move On quota to ensure equitable move on options for all supported housing clients and reduce the administrative burden on Personal Assistants within Children's Services.
- 7.15. There were 134 lets to supported housing move on cases in 2017/18, and there are currently 83 supported housing move on clients on the Housing Register.
- 7.16. 531 households that were on the housing register as at the end of December 2018 lack two or more bedrooms, a slight increase from December 2017 where there were 494 such households on the register. 29 seriously overcrowded households moved between April 2018 and December 2018, representing a decrease on the same period in 2017/18. A total of 55 seriously overcrowded properties moved in 2017/18. Targets will continue to be set for this group in 2019/20 as it remains a priority area. Trading Places are continuing to facilitate chain lets; three bedroom properties released via the scheme are advertised with preference to overcrowded households.
- 7.17. The GLA have not yet provided detail on the number of properties that Lewisham will be expected to contribute for the Housing Moves programme in 2019/20.
- 7.18. There were 2,118 households in temporary accommodation at the end of December 2018, an increase of 64% compared to March 2013 and a 9% increase on the number of households in temporary accommodation at the end of March 2018.
- 7.19. The number of households in Nightly Paid accommodation has also increased by 25% since March 2018. This is largely as a consequence of a number of long term voids awaiting allocation, an acute decant pressure at one of the regeneration schemes and the continued volume of homelessness acceptances. The increase in the use of Nightly Paid accommodation since March 2018 has started to be reversed towards the end of the financial year.
- 7.20. The production of a detailed Lettings Plan, targeting a range of priorities in each band is a more proactive and focused way of addressing lettings priorities. A half year review of progress against the lettings plan targets will be undertaken and will be reported back to the Housing Select Committee and Mayor & Cabinet.

8. Financial implications:

- 8.1. There are significant costs associated with housing generally, including managing the allocations service, managing the provision of council housing and providing services to those experiencing homelessness or the threat of homelessness. All of these are affected over time by the demand for housing. The lettings plan is merely the means by which that demand is allocated to existing properties. As such, changes to the plan do not have direct financial implications.
- 8.2. Council regeneration schemes are currently performing successfully. It is worth noting, however, that the Council's financial plans in respect of these schemes are dependent on the timely and effective operation of decant programmes and any delays in such programmes would have a negative impact on those plans.

9. Legal implications:

- 9.1. Section 159(1) of the Housing Act 1996 requires a local authority to comply with Part 6 of the Act (sections 159 to 174) in allocating housing accommodation. Section 159(7) provides that "subject to the provisions of this Part, a local housing authority may allocate housing accommodation in such manner as they consider appropriate." Section 169 provides that, when exercising their functions under Part 6 of the 1996 Act, as amended by the 2002 Homelessness Act, local housing authorities "shall have regard to such guidance as may be given by the Secretary of State" when carrying out their role in allocating social housing.
- 9.2. In compliance with section 166A (of the 1996 Act,) Lewisham Housing Authority has a scheme (Allocations Policy), "... for determining priorities..." which sets out the procedure to be followed when allocating housing accommodation.
- 9.3. The 'Allocation of accommodation; guidance for local housing authorities in England' was published on 29th June 2012. It replaced all previous guidance on social housing allocations. It expressly aims to assist local housing authorities to take advantage of the provisions within the Localism Act 2011. It also encourages authorities to make use of the existing flexibilities within the allocation legislation to ensure that social homes are allocated to people who are deemed to need and deserve them the most, such as "hard working" families and members of the Armed Forces. Further Guidance, namely "Providing social housing for local people" [Statutory guidance on social housing allocations for local authorities in England] was published in December 2013

- 9.4. The Localism Act 2011 introduced a number of significant amendments to Part 6 of the 1996 Act. Of particular relevance here are the following provisions: Section 160ZA was inserted by the Localism Act 2011. It established the concept of the qualifying person. Social housing may only be allocated to 'qualifying persons' and housing authorities are given the power to determine what classes of persons are or are not qualified to be allocated Housing (s.160ZA(6) and (7)).
- 9.5. Section 166A requires housing authorities in England to allocate accommodation in accordance with a scheme which must be framed to ensure that certain categories of applicants are given reasonable preference for an allocation of social housing. Section 166A(9) includes a new requirement for an allocation scheme to give a right to review a decision on qualification in s.160ZA(9), and to inform such affected persons of the decision on the review and the grounds for it. This is in addition to the existing right to review a decision on eligibility.
- 9.6. Section 166A(12) provides that housing authorities must have regard to both their homelessness and tenancy strategies when framing their allocation scheme. The requirement for an allocation scheme to contain a statement of the authority's policy on offering a choice of accommodation or the opportunity to express preferences about their accommodation is retained. (s.166A(2)). However, the requirement to provide a copy of this statement to people to whom they owe a homelessness duty (under s.193(3A) or s.195(3A) of the 1996 Act) is repealed by s.148(2) and s.149(3) of the Localism Act 2011. This is because, following the changes to the main homelessness duty made by the Localism Act 2011, there can no longer be a presumption that the homelessness duty will be brought to an end in most cases with an allocation under Part 6.
- 9.7. The European Convention on Human Rights states in Article 8 that "Everyone has the right to respect for his private and family life, his home and correspondence". The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, mean that everyone has a *right* to a home, the provision by an Authority of a relevant proactive Allocations Policy and Lettings Plan does assist to reinforce the Article 8 principles.
- 9.8. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.9. 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.
- 9.10. The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to advance equality of opportunity or foster good relations. The Equality and Human Rights Commission 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/publication-download/technical-guidance-public-sector-equality-duty-england>

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

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty
- Equality objectives and the equality duty
- Equality information and the equality duty

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>

10. Equalities implications

- 10.1. An assessment of the equalities issues arising from the Lettings Plan has been carried out in order to comply with the council’s duties under the Equalities Act and is appended at Appendix 8.
- 10.2. The lettings plan priorities have generally positive impacts, and reflect the need to focus targets on key local and national priorities around housing need. The allocation of targets to each band ensures that all groups with priority under the allocations scheme receive a percentage of lettings.

- 10.3. When implementing the new Allocation Policy in October 2012 the Council also introduced a new housing application with an updated equalities monitoring form which will help us improve the data we capture. Consideration is to be given to how the service can encourage users to provide this data to support more accurate equalities monitoring, as there are substantial levels of non-disclosure at present.
- 10.4. There are some negative impacts to the proposal to allocate a higher proportion of social housing lettings to homeless households than other priority areas, particularly on overcrowded households within the social sector and the private rented sector where applicants are predominantly from BME origins and applications where the lead applicant is female.
- 10.5. However, this negative impact is balanced by the positive impact that will be seen on the same protected groups through the increased lettings made to homeless applicants who will then be moved on from temporary accommodation into settled housing.
- 10.6. The production of a detailed Lettings Plan, targeting a range of priorities in each band is a more proactive and focused way of addressing lettings priorities. It is however, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. A half year review of progress against the lettings plan targets will be undertaken and will be reported back to the Housing Select Committee and Mayor & Cabinet thereafter if changes to the plan are required.

11. Crime and Disorder implications

- 11.1. The allocations scheme recognises the importance of housing in responding to the needs of victims of crime who can be awarded emergency priority where their life is in danger and their case is supported by the police. These include applicants under the witness protection program. Furthermore, the scheme contributes to reducing offending and awards priority for offenders (dependent upon the nature of their offence), imprisoned for over 13 weeks who relinquish their existing social tenancy.

12. Environmental implications

- 12.1. There are no environmental implications arising directly from this report.

13. Background documents

- 13.1. There are no background documents associated with this report.
- 13.2. If you require more information on this report please contact Lee Georgiou, Housing Needs and Refugee Services Manager on 0208 314 7413.

Appendix 1 – Lettings Plan 2019/20

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	Studio	1	2	3	4+			
Band 1								
Decant	0	31	39	14	5	89	10.3%	9.4%
Un Occ High Demand	0	35	15	3	0	53	6.1%	5.6%
All other band 1	0	23	8	4	3	38	4.4%	4.0%
Total Band 1	0	89	62	21	8	180	20.9%	18.9%
Band 2						0		
Overcrowded by 2 bed or more	0	0	5	11	10	26	3.0%	2.7%
Supported Housing Move On	34	113	2	0	0	149	17.3%	15.7%
All other band 2	0	23	13	6	2	44	5.1%	4.6%
Total Band 2	34	136	20	17	12	219	25.4%	23.1%
Band 3						0		
Priority Homeless	9	35	205	117	18	384	44.5%	40.4%
All other band 3	16	45	2	16	1	80	9.3%	8.4%
Total Band 3	25	80	207	133	19	464	53.8%	48.8%
Grand Total	59	305	289	171	39	863	100.0%	90.8%
							% of Special lets	% of all lets
Special Lets								
Sheltered	5	41	2	0	0	48	64.0%	5.1%
Disabled	0	11	10	5	1	27	36.0%	2.8%
Total Special Lets	5	52	12	5	1	75	100.0%	7.9%
Housing Moves	0	4	4	4	0	12		1.3%
Overall total lets	64	361	305	180	40	950		100.0%

Appendix 2 - Total Lettings – 2017/18

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of Total Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+			
Decant		8	2	1	1	12	1.2%	1.1%
Emergency		3	1	4	1	9	0.9%	0.8%
Leaving Care		51	9			60	6.2%	5.6%
Management Discretion 1		6	1	1	1	9	0.9%	0.8%
OC Una to Suc Tenanc		1				1	0.1%	0.1%
Prohibition Order		1				1	0.1%	0.1%
Starred decant priority		4	12	1		17	1.7%	1.6%
Success Too Large Pr		4				4	0.4%	0.4%
Un Occ High Demand		42	10			52	5.3%	4.8%
Band 1 Total	0	120	35	7	3	165	17.0%	15.3%
Homeless Prevention	1	5	51			57	5.9%	5.3%
Management Discretion 2	2	3				5	0.5%	0.5%
Medical High		7	8	8	2	25	2.6%	2.3%
Overcrowded by 2 bed or more		1	1	39	14	55	5.7%	5.1%
Supported Housing Move On	26	105				131	13.5%	12.2%
Band 2 Total	29	121	60	47	16	273	28.1%	25.3%
Former armed forces personnel		1				1	0.1%	0.1%
Medical Low	5	18	2	2		27	2.8%	2.5%
Overcrowded By 1 Bed	2	17	11	9	1	40	4.1%	3.7%
Priority Homeless	16	37	221	132	24	430	44.2%	39.9%
Retiring Lbl Tnt Emp			2			2	0.2%	0.2%
Welfare Affordability	7	10				17	1.7%	1.6%
Welfare Housing For Older People	5	12				17	1.7%	1.6%
Band 3 Total	35	95	236	143	25	534	54.9%	49.5%
Sheltered	8	57	2			67	71.3%	6.2%
Disabled		12	9	5	1	27	28.7%	2.5%
Special Lets Total	8	69	11	5	1	94	100.0%	8.7%
Housing Moves			5	5	2	12		1.1%
Grand Total	72	405	347	207	47	1078		100.0%

Appendix 3 – Total Lettings 18/19 to date – (1st April '18 – 30th December '18)

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of Total Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+			
Decant		6	1			7	1.3%	1.1%
Emergency		1	2	1		4	0.8%	0.7%
Exceptional Homeless		1				1	0.2%	0.2%
Exceptional Medical				1		1	0.2%	0.2%
Leaving Care	1	22	2			25	4.7%	4.1%
Management Discretion 1		4	1			5	0.9%	0.8%
OC Una to Suc Tenanc		1				1	0.2%	0.2%
Retiring Lbl Tnt Emp		1				1	0.2%	0.2%
Success Too Large Pr		2				2	0.4%	0.3%
Un Occ High Demand		14	7	1		22	4.2%	3.6%
Band 1 Total	1	52	13	3		69	13.0%	11.3%
Homeless Prevention	1	4	25			30	5.7%	4.9%
Management Discretion 2	1	3				4	0.8%	0.7%
Medical High		4	4	5	1	14	2.6%	2.3%
Overcrowded by 2 bed or more			4	20	5	29	5.5%	4.7%
Supported Housing Move On	13	57	4			74	14.0%	12.1%
Band 2 Total	15	68	37	25	6	151	28.5%	24.6%
Medical Low	2	11				13	2.5%	2.1%
No Rehousing Reason				1		1	0.2%	0.2%
Overcrowded By 1 Bed	1	13		1	1	16	3.0%	2.6%
Priority Homeless	8	33	140	59	17	257	48.6%	41.9%
Welfare Affordability		4				4	0.8%	0.7%
Welfare Housing For Older People	6	12				18	3.4%	2.9%
Band 3 Total	17	73	140	61	18	309	58.4%	50.4%
Grand Total	33	193	190	89	24	529	100.0%	86.3%
Special Lets	Bed Size					Grand Total	% of Special Lets	% of Total Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+			
Sheltered	8	39	1			48	60.0%	7.8%
Disabled		14	7	8	3	32	40.0%	5.2%
Special Lets Total	8	53	8	8	3	80	137	13.1%
Housing Moves		1	0	3		4		0.7%
Total	41	247	198	100	27	613		100.0%

Appendix 4 - Average waiting times of households moved based on lettings outcomes (weeks) 2017/18

Band & Rehousing Reason	Bed Size					Grand Total
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	
Decant		107.3	184.7	70.9	57.6	113.0
Emergency		19.0	12.7	12.4	7.7	14.1
Leaving Care		20.4	47.6			24.4
Management Discretion 1		39.3	8.7	3.9	162.9	45.7
OC Una to Suc Tenanc		10.4				10.4
Prohibition Order		0.4				0.4
Starred decant priority		144.6	127.6	216.7		136.9
Success Too Large Pr		15.1				15.1
Un Occ High Demand		81.2	233.4			110.5
Band 1 Total		52.1	133.9	48.7	76.0	69.7
Homeless Prevention	2.3	22.9	108.1			98.8
Management Discretion 2	13.1	3.9				7.6
Medical High		121.2	175.9	149.4	313.1	163.1
Overcrowded by 2 bed or more		8.9	145.0	92.7	208.7	121.6
Supported Housing Move On	2.7	7.7				6.7
Band 2 Total	3.4	14.8	117.7	102.3	221.7	63.4
Former armed forces personnel		1.0				1.0
Medical Low	121.9	128.3	212.2	230.1		140.9
Overcrowded By 1 Bed	51.0	115.4	291.8	364.1	277.9	220.7
Priority Homeless	14.3	24.5	126.4	136.1	201.2	120.6
Retiring Lbl Tnt Emp			144.1			144.1
Welfare Affordability	133.2	140.9				137.7
Welfare Housing For Older People	77.8	133.3				117.0
Band 3 Total	64.6	86.2	135.0	151.8	204.3	129.4
Grand Total	36.9	48.3	131.7	136.3	201.9	100.8

**Appendix 5 - Average waiting times based on lettings outcomes (weeks) - April 1st 2018
– 30th December 2018**

Band & Rehousing Reason	Bed Size					Grand Total
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	
Decant		97.2	22.4			86.5
Emergency		6.4	9.9	35.3		15.4
Exceptional Homeless		4.6				4.6
Exceptional Medical			18.7	21.8		20.8
Leaving Care	2.7	21.0	10.0			19.4
Management Discretion 1		10.8	14.6			11.3
OC Una to Suc Tenanc		21.0				21.0
Retiring Lbl Tnt Emp		28.9				28.9
Success Too Large Pr		30.0				30.0
Un Occ High Demand		131.7	294.3	268.4		180.8
Band 1 Total	2.7	62.1	154.0	86.8		79.3
Homeless Prevention	10.7	5.4	113.8			93.2
Management Discretion 2	2.3	6.2				5.2
Medical High		202.4	156.7	143.0	90.2	165.2
Overcrowded by 2 bed or more			275.9	115.0	109.7	136.3
Supported Housing Move On	2.7	3.4	87.2			7.7
Band 2 Total	3.5	32.8	134.9	123.7	104.1	72.4
Medical Low	112.5714	114.1		167.8571		116.8
No Rehousing Reason				95.9		95.9
Overcrowded By 1 Bed	41.3	115.4		237.3	308.6	146.3
Priority Homeless	70.5	68.9	147.3	180.4	208.4	145.7
Welfare Affordability		135.6939				135.7
Welfare Housing For Older People	61.0	108.9				98.5
Band 3 Total	68.2	98.9	147.3	180.7	218.4	137.3
Grand Total	38.2	70.1	145.3	159.8	188.8	111.9

Appendix 6 - Lets to Affordable Rent properties 2017/18

Band & Rehousing Reason	Bed Size					Grand Total
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	
Decant		1				1
Emergency			1			1
Leaving Care		2				2
Management Discretion 1		1				1
Un Occ High Demand		23				23
Band 1 Total	0	27	1	0	0	28
Homeless Prevention		1	5			6
Management Discretion 2		1				1
Medical High		2	1	2		5
Overcrowded by 2 bed or more				4		4
Supported Housing Move On	3	7				10
Band 2 Total	3	11	6	6	0	26
Medical Low	1	3		1		5
Overcrowded By 1 Bed		3		3		6
Priority Homeless	1	13	27	22	1	64
Welfare Housing For Older People	1	1				2
Band 3 Total	3	20	27	26	1	77
Grand Total	6	58	34	32	1	131

Appendix 7 - Lets to Affordable Rent properties 2018/19 to date – (1st April 2018 to 30th December 2018)

Band & Rehousing Reason	Bed Size					Grand Total
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	
Exceptional Medical				1		1
Leaving Care		3				3
Un Occ High Demand		3	1			4
Band 1 Total		6	1	1		8
Homeless Prevention			5			5
Medical High		2	1	5	1	9
Overcrowded by 2 bed or more				2	3	5
Supported Housing Move On		6				6
Band 2 Total		8	6	7	4	25
Medical Low		3				3
No Rehousing Reason				1		1
Overcrowded By 1 Bed		2		1	1	4
Priority Homeless		3	29	15	6	53
Band 3 Total		8	29	17	7	61
Grand Total		22	36	25	11	94

Annual Lettings Plan 2019-20

Equalities Analysis Assessment

Author	Madeleine Jeffery	Directorate	Customer Services	
Date	15th February 2019	Service	Strategic Housing	
<p>1. The project or decision that this assessment is being undertaken for</p> <p>This Equalities Analysis Assessment is being undertaken to understand the impact of the Annual Lettings Plan 2019/20 and its effect on applicants with protected characteristics. This will form part of a report to Housing Select Committee and to Mayor & Cabinet on the above decision.</p>				
<p>2. The protected characteristics or other equalities factors potentially impacted by this decision</p>				
<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Ethnicity	<input checked="" type="checkbox"/> Maternity	<input checked="" type="checkbox"/> Language spoken	<input type="checkbox"/> Other, please define:
<input checked="" type="checkbox"/> Gender	<input checked="" type="checkbox"/> Gender identity	<input checked="" type="checkbox"/> Disability	<input checked="" type="checkbox"/> Household type	
<input checked="" type="checkbox"/> Religion	<input checked="" type="checkbox"/> Carer status	<input checked="" type="checkbox"/> Sexual orientation	<input checked="" type="checkbox"/> Income	
<p>This decision to specify the allocation of properties by priority housing reason could have an impact on any of the above protected characteristics or equalities factors. Households are added to the housing register on the basis of priority need, which is established based on whether the household meet the requirements of the appropriate legislation or otherwise meet the requirements of locally defined need. Some of the above protected characteristics and equalities factors are more prevalent in one or other priority housing need category than they are in others.</p>				
<p>3. The evidence to support the analysis</p> <p>During the process of applying to join the Housing Register, applicants are asked to provide information relating to protected characteristics to support equalities monitoring and equalities impact assessments. This information is stored against the household member record on the system, and thus can be extracted to better understand the impact of decision making on the Housing Register and on lets made to households from the register.</p> <p>Equalities information has also been taken from the 2011 Census to provide a broader understanding of the demographics of the borough.</p>				

4. The analysis

Providing this information is not mandatory and as such it is not possible to provide an exact picture of the impact that the Annual Lettings Plan might have on those identifying as having the above mentioned protected characteristics or equalities factors. However, some datasets are more comprehensive than others and it is possible to understand the potential impact that this might have based on the extrapolation of these.

The proposed Annual Lettings Plan for 18/19 allocates more properties to Homeless households and Supported Housing Move on households than any other priority category. This is reflective of the high ongoing rate of homelessness applications and demand for supported housing, and the subsequent need to find appropriate permanent accommodation for each of these priority groups to discharge our housing duty.

A substantial majority of those on the housing register have not complete the equalities monitoring assessment or have opted to not disclose their information, as is their right. This is particularly true of those on the housing register for the above mentioned priority rehousing reasons. Analysis of the ethnicity of those accepted as homeless indicates that a disproportionately large number of households accepted as homeless are BAME, and analysis of the gender of those accepted as homeless shows a disproportionately large number of female applicants.

Further proposals to mitigate this and to allow for more comprehensive equalities monitoring are suggested below.

Data is not collected on Income, Household Type nor on Carer Status as part of a Housing Register Application.

5. Impact summary

In allocating a substantial proportion of properties to those accepted as homeless, the Annual Lettings Plan is likely to have an impact on BAME households and females as per the above. This mitigates the impact of the reduction in lets to overcrowded households, who are also disproportionately likely to share those protected characteristics.

6. Mitigation

Regular reviews of the characteristics of those on the Housing Register and those that are successfully bidding for properties are to be undertaken to understand the impact that the Annual Lettings Plan is having on the above mentioned characteristics. This will enable officers to take action to ameliorate any negative impact where appropriate, and to continue to refine the lettings process.

These reviews will also consider how best to increase the availability and accuracy of equalities data to support the service to more effectively analyse the impact of decision making in future.

7. Service user journey that this decision or project impacts

The applicant comes into contact with the Allocations service and may also come into contact with our Customer Services should they require assistance, or with our Corporate Complaints service should they wish to raise a concern. The applicant will also have contact with Registered Providers of housing.

Signature of Head of Service	

For further information please see the full [Corporate Equality Policy](#).

Housing Select Committee			
Report Title	Housing Strategy Update	Item No	6
Contributors	Head of Strategic Housing		
Class	Part 1	Date	6 March 2019

1. Purpose of paper

- 1.1. This report outlines the proposed approach to writing and implementing a refreshed Housing Strategy 2020-2025.

2. Recommendations

- 2.1. It is recommended that Housing Select Committee note the report.

3. Background

- 3.1. The Housing Strategy is a key document that sets the direction for the housing division for the next 5 years, and drives the activities of the housing division that are prioritised during that time.
- 3.2. The Housing Strategy sits under the emergent Draft Corporate Strategy (which replaces the 2008 Community Strategy). This drives the direction of the overall council activity, and includes seven priorities:
- Open Lewisham
 - Tackling the housing crisis
 - Giving children and young people the best start in life
 - Building an inclusive local economy
 - Delivering & defending: Health, Social Care and Support
 - Making Lewisham greener
 - Building safer communities
- 3.3. The current Lewisham Housing Strategy was published on 25 March 2015 and was designed to cover the period from 2015-2020. As such, it is time for a new strategy document to take us from 2020-2025, and to deliver on the housing aspects of the new Corporate Strategy. This new strategy needs to respond to the housing crisis we currently face; Lewisham, along with boroughs across London, are tackling a range of challenges as a result of market pressures, housing policy developments and acute housing affordability issues.
- 3.4. The Lewisham Housing Strategy 2015-2020 was developed according to four priorities, under which are four key aims. Sitting underneath the strategy is an action plan that outlined the steps to be taken to achieve those aims. The priorities and aims were as follows:

- **Helping residents at times of severe and urgent housing need**
 - To reduce all forms of homelessness, including rough sleeping, across Lewisham
 - To reduce the number of households living in temporary accommodation
 - To mitigate the adverse impacts of welfare reform
 - To be able to offer relevant housing options, including supported housing, to vulnerable households in order to maintain or improve their health and wellbeing

- **Building the homes our residents need**
 - To work with our communities and partners in order to maximise our ability to deliver well designed and affordable new homes for Lewisham.
 - To support the development of new homes that meet high standards of design, sustainability, accessibility and energy efficiency to meet the long-term needs of our residents.
 - To develop modern specialised or supported housing for specific client groups, including both single people and families with support needs.
 - To innovate and create new models of affordable and sustainable housing, for example Council owned re-usable housing.

- **Greater security and quality for private renters**
 - To improve security and affordability for households living in the private rental sector.
 - To improve conditions in the private rental sector in order to support the health and wellbeing of tenants.
 - To reduce evictions from the private rental sector.
 - To work together with our partners to improve conditions in the sector and target rogue landlords and the most dangerous properties.

- **Promoting health and wellbeing by improving our residents' homes**
 - To work with Lewisham Homes, Regenter B3 and our Housing Association partners in order to enable further improvements to residents homes and the local environment.
 - Contribute to improving the energy efficiency of our homes and reducing carbon emissions to support warm, healthy homes and protect the environment.
 - To support independent living and reduce risks for vulnerable residents, including excess cold, flood risk and overheating.
 - To take a strategic approach to securing the future of our homes, looking to re-provide homes where this is the most feasible way of improving standards.

3.5. As detailed at Housing Select Committee in March 2018, since the strategy was launched there have been a number of significant changes in the demand and supply of housing in Lewisham and the policy environment in which the housing strategy can be delivered against, including:

- Significant rises in the need for temporary accommodation – an increase of 15 per cent since 2014/15
- Increased reliance on the private rented sector (PRS) and worsening affordability in the PRS - median rent has gone up 20% between Q1 2014 (£1000 pcm) and Q1 2016 (£1200 pcm).
- The Homelessness Reduction Act 2017 can be seen as the most fundamental piece of homelessness legislation in a generation, focusing on early intervention, a more holistic approach to assessment and partnership working.
- Since 2015 Lewisham Council has embarked on a significant housebuilding programme, which has become a more permanent fixture in our activities going forward with ambitious targets to build new social homes in the borough. In this time too we have been able to access increased grant funding from the GLA, and the housing revenue account borrowing cap has been lifted.
- There has been a drive from the GLA to adopt more innovative approaches in developing new homes, with Lewisham at the forefront of off-site manufacturing techniques.
- Key legislative changes in relevant to building safety and, and major reviews by Government including the Grenfell Enquiry and Hackett Review represent a step change in the approach taken to keep safe and maintain buildings.

4. Proposed approach and timeframe

4.1. The timetable below outlines the proposed approach to developing and finalising the housing strategy 2020-2025. We are committed to working with our key partners and stakeholders in the development of the refreshed strategy.

Timeline	Stage	Additional detail
February - May 2019	Workshops with internal and external stakeholders on key principles of the strategy	Officers from across the housing division; key stakeholders within the Council; Housing Select Committee and other members; key housing partners across the borough; resident groups
June - July 2019	First draft of strategy	Housing Strategy team produces draft
September 2019	Permission to consult with public	Housing Select Committee and Mayor and Cabinet
Mid September – Early November	Public Consultation	Consultation put on Lewisham public consultation website and promoted via usual channels.

December - February	Finalise strategy	Housing Strategy team
March - April	Approval and Strategy Adopted	Housing Select Committee and Mayor and Cabinet

5. Financial implications:

- 5.1. This purpose of this report is to update members on the Lewisham Housing Strategy 2015-2020. As such, there are no direct financial implications arising from this update.

6. Legal implications:

- 6.1. Section 87 of the Local Government Act 2003, requires local housing authorities to produce and adopt Housing Strategies. The local Housing Strategy must be adopted at a meeting of the Authority's Full Council. The London Borough of Lewisham's Constitution, at paragraph 4.2 of Article 4 confirms the fact that the Housing Strategy is one of a number of plans and strategies "...which make up the Council's policy framework". The local Housing Strategy, pursuant to section 28 of the Greater London Authority Act 2007, should 'be in general conformity with the London Housing Strategy' prepared by the Mayor of London.
- 6.2. Meeting the Council's statutory housing obligations is reflected in the objectives of the housing strategy: statutory homelessness duty; provision of housing advice and landlord responsibilities.
- 6.3. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.4. 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.
- 6.5. The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.6. 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.

- 6.7. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-andpolicy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 6.8. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty

7. Equalities implications

- 7.1. This report seeks to update the committee on the plan for developing the new Housing Strategy. As such, there are no equalities implications arising directly from this report.

8. Crime and Disorder implications

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

9. Environmental implications

- 9.1. There are no environmental implications arising directly from this report.

10. Background documents:

- 10.1. The following table contains the relevant background documents:

For further information please contact Rachel Dunn, Housing Policy and Partnership Manager, on 020 8314 6213.

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Housing Select Committee			
Report Title	New Homes Programme	Item No	7
Contributors	Assistant Director Regeneration & Place		
Class	Part 1	Date	6 March 2019

1. Purpose of paper

- 1.1. This report provides an update on progress of the delivery of the 500 new homes in the New Homes, Better Places programme and the broad strategy for the delivery of a further 1,000 new social homes.

2. Recommendations

- 2.1. It is recommended that Housing Select Committee review and note the report.

3. Background

- 3.1. The Lewisham Housing Strategy 2015-2020 contains four priorities:
- Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Supporting our residents to be safe, healthy and independent in their home
- 3.2. London faces one of the most significant housing shortages since the end of the Second World War. In line with our strategy priorities, Lewisham Council acknowledges the challenges faced by our residents and is committed to tackling those with the greatest housing need.
- 3.3. In July 2012 the Council embarked on a programme to build 500 new social 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 housing demand.
- 3.4. The Council has set a target of a further 1000 social homes by 2022.

4. New Homes update

Former Ladywell Leisure Centre Site

- 4.1. The Former Ladywell Leisure Centre site currently comprises a demountable collection of 24, two bedroom temporary accommodation homes facing Lewisham High Street. This is known as PLACE/Ladywell. A large, predominantly vacant site is positioned to

the rear of PLACE/Ladywell. The demountable building was given temporary planning permission until 2020.

- 4.2. The proposal is to create a delivery and planning strategy and communications plan for the redevelopment of the PLACE/Ladywell site, formally the Ladywell Leisure Centre site, to provide new homes and commercial floor space in Lewisham. The longer term objectives for the Ladywell Leisure centre site were always for redevelopment to provide new homes.
- 4.3. Officers are currently preparing to report to Mayor and Cabinet to agree funding of the consultants and specialists needed to work up redevelopment proposals to RIBA Stage 3 to submit a planning application. The report will also seek support for a consultation strategy and to fund feasibility studies for the relocation of the demountable PLACE/Ladywell building.
- 4.4. Initial capacity studies show that the site could deliver around 200 new homes as well as significant improvements to the immediately surrounding public realm and ground floor commercial space. The ambition is for the development to deliver 50% genuinely affordable social homes.
- 4.5. It is intended that work will start on site in 2021 and for the first phase of the proposals to be delivered by 2022.

Heathside and Lethbridge

- 4.6. The regeneration of the Heathside and Lethbridge Estate is a partnership with Peabody (formerly Family Mosaic) since 2010 to meet the decent homes standard and increase the supply of affordable housing. The re-development will see the replacement of 565 non decent or unusable homes with modern high quality homes in a well-designed neighbourhood.
- 4.7. The scheme has been divided into 6 phases; Phases 1 through to 4 are complete and occupied with 782 homes delivered of which 373 are rented and 114 are affordable intermediate products. The majority of the affordable homes have been delivered in the earlier phases of the development in order to satisfy the decant of the old properties. Vacant possession of the final two phases has been achieved with initial demolition now under way. As the decant was achieved earlier than anticipated, the last block of 67 properties to be handed over last year were all let via Lewisham Homesearch to residents on the Housing Register.
- 4.8. A minor material amendment application was approved by the Planning Committee (A) on 7 February 2019 in relation to the two final phases to deliver a further 443 modern homes. As a result, Peabody will now deliver at least another 98 social rented homes all of which will have rents below the London Affordable Rent benchmark and which will be let via Lewisham Homesearch to residents on the Housing Register. The properties will meet the current

increased space standards and will deliver a sustainable increase in new homes meaning that the whole scheme will deliver 1225 modern homes – 33 more than the original outline application. 585 of these new homes will be affordable – 42 more than the original outline application. The development has also delivered a brand new multi-functional community centre, nursery, public square with public art and will deliver a new park for the local community.

Consultation

- 4.6. The Development unit within the Housing Strategy team continue to work closely with residents on the evolution of the Council's proposals to build more homes for those in housing need. This month the following events are scheduled to take place:
- **Mayow Road Warehouse:** Officers are planning to hold a second consultation event on the 9th March at Forest Hill Boys school (10am – 2pm) to discuss this proposal and current design progression. A planning application is planned for April 2019, from which a formal planning consultation will also be held.
 - **118 Canonbie Road:** Officers will be presenting proposals to the Tewkesbury Lodge Residents' Association (TLRA) AGM on the 12th March, from which they will be able to make a formal representation through the planning consultation period. This will be held following planning submission in April 2019.

5. Financial implications:

- 5.1. The Council's current 30 year financial model for the Housing Revenue Account (HRA) includes provision for the HRA contribution to the 500 new units target, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.
- 5.2. The delivery of the HRA Social Units from the New Homes Better Places programme will be funded from this provision.
- 5.3. The delivery of the Temporary Accommodation schemes, such as Mayow & Canonbie Road, and the new homes programme will be funded through the use of RTB 1-4-1 receipts, S106 receipts, GLA grant and HRA & General Fund Prudential Borrowing.
- 5.4. Work continues on the identification and financial impacts of the individual sites associated to the delivery of the new 1,000 additional homes target.
- 5.5. The financial implications of the schemes associated with the 1,000 homes programme will be reported on individually as and when they are sufficiently developed and brought forward for approval by Mayor and Cabinet.

6. Legal implications:

- 6.1. 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.
- 6.2. 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 and Cabinet. 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.
- 6.3. 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.
- 6.4. 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.
- 6.5. 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 9.3 above.

- 6.6. 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.
- 6.7. 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>

7. Equalities implications

- 7.1. The provision of new social housing in the borough has a positive equalities impact. Households on the Council's Housing Register are more likely to have a protected characteristic than the wider population as access to the register is limited to those most in housing need.

8. Crime and Disorder implications

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

9. Environmental implications

- 9.1. Any environmental implications from the delivery of new homes are considered and addressed on a scheme by scheme basis through the design and planning process. There are therefore no additional environmental implications arising directly from this report.

For further information please contact Freddie Murray, Assistant Director Regeneration & Place on 0208 314 3914.

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	8
Class	Part 1 (Open)	Date	6 March 2019

1. Purpose

- 1.1 To provide Members of the Select Committee with an overview of the work programme for 2018-19 and to propose a draft work programme for 2019-20.

2. Summary

- 2.1 At the beginning of the municipal year each select committee is required to agree 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 2018-19 municipal year. This Committee's completed work programme is attached at appendix B. The Committee is being asked to put forward suggestions for the 2019-20 work programme.

3. Recommendations

- 3.1 The Select Committee is asked to:
- Review the issues covered in the 2018-19 municipal year
 - Consider the prioritisation process and priority themes for the 2019-20 work programme
 - Put forward ideas and suggestions for Members of the Committee to consider for the development of their work programme in 2019-20
 - Consider any other matters that it may wish to suggest for future scrutiny, including topics for in-depth review.
 - Note the completed work programme attached at **appendix B**
 - Take note of the key decisions attached at **appendix C**
 - Note the draft work programme for 2019-20 attached at **appendix D**

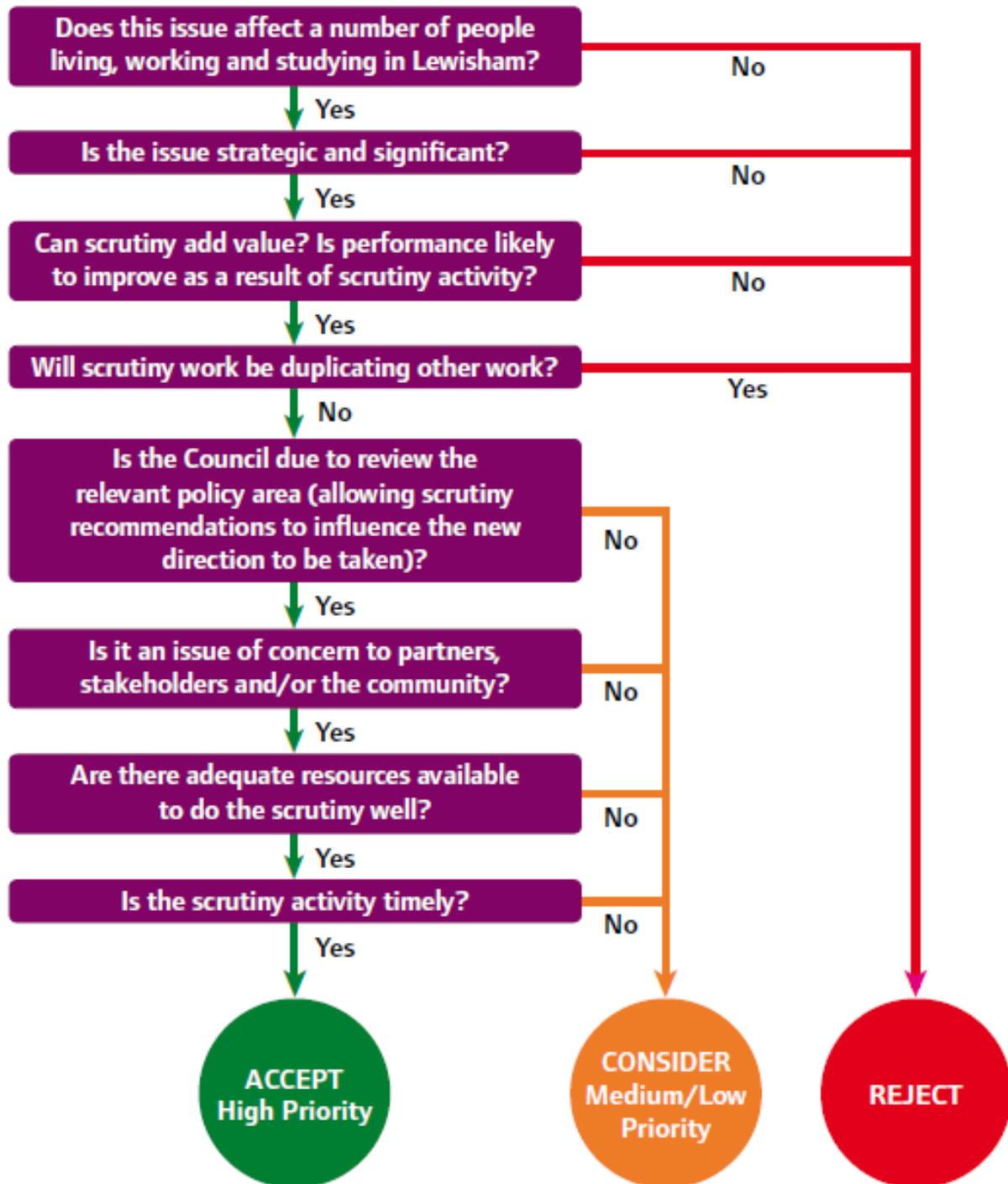
4. Housing Select Committee 2018-2019

- 4.1 The Housing Select Committee had 6 meetings in the 2018-19 municipal year:
- 5 July 2018
 - 18 September 2018
 - 31 October 2018
 - 17 December 2018
 - 31 January 2019
 - 6 March 2019

5. Prioritising and planning for 2019-20

- 5.1 Eight meetings will be scheduled for the 2019-20 municipal year. A work programme report will be put forward at the first Housing Select Committee meeting of 2019-20. The report will take account of the committee's previous work, and will draw on a range of sources for ideas and suggestions.
- 5.2 There are a number of matters that the committee may wish to consider for further scrutiny in 2019-20, these include:
- Lewisham Housing Strategy
 - New Homes Programme
 - Resident engagement in estate redevelopment
 - Homelessness Reduction Act
 - Fire safety
 - Tenancy sustainment
 - Private rented sector licensing
- 5.3 The Committee is also asked to consider a draft work programme for 2019-20 for members to review, revise and agree (see appendix D). The draft work programme takes account of the Committee's previous work and incorporates:
- the scrutiny prioritisation process and potential key themes and priorities for 2019-20
 - issues arising as a result of previous scrutiny;
 - issues that the Committee is required to consider by virtue of its terms of reference;
 - items requiring follow up from Committee reviews and recommendations;
 - standard reviews of policy implementation or performance, which is based on a regular schedule;
 - items suggested by Council officers
- 5.4 The Committee will also need to give consideration to:
- issues of importance to Local Assemblies
 - decisions due to be made by Mayor and Cabinet
- 5.5 The flow chart below may help Members consider work programme items. 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).
- 5.6 Items within each Select Committee work programme are linked to the Council's corporate priorities. Work is currently underway to develop a new corporate strategy, which will give corporate expression to the priorities of the new administration. Once developed, scrutiny work programmes can be adjusted to reflect the new corporate strategy and corporate priorities, if required.

Scrutiny work programme – prioritisation process



6. Housing Select Committee terms of reference

- 6.1 The Council's constitution sets out the Committee's powers, as defined by the terms of reference. These are included at **appendix A**. The Committee should familiarise itself with the terms of reference and consider its remit when selecting items for scrutiny.
- 6.2 As set out in the constitution, the Committee has a responsibility for scrutinising the Council's strategic housing functions as well as the work of Lewisham Homes and the Brockley Private Finance Initiative (PFI). The strategic housing division is responsible for delivering housing objectives based on the borough's corporate strategy and delivered through the borough's housing strategy.
- 6.3 The Council is responsible for a stock of approximately 18,000 homes. These are managed by the Council's Arm's Length Management Organisation, Lewisham Homes and the Brockley Private Finance Initiative. In previous years, the Committee has scrutinised the Lewisham Homes and Brockley PFI annual reports and business plans. Members of the Committee have also resolved to receive regular updates from these organisations. The Committee's terms of reference also give it the remit to establish links with social housing providers in the borough.

7. Financial Implications

There are no financial implications arising from the implementation of the recommendations in this report.

8. 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.

Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

Appendix A

Housing Select Committee 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

Housing Select Committee work programme 2018/19

Programme of work

Work item	Type of item	Priority	Strategic priority	Delivery deadline	05-Jul	18-Sep	31-Oct	17-Dec	31-Jan	06-Mar
Lewisham Future Programme	Standard item	High	CP6	Ongoing			Savings			
New Homes Programme	Standard item	Low	CP6	Ongoing						
Election of the Chair and Vice-Chair	Constitutional req	N/A	CP6	Jul						
Committee work programme 2018/19	Constitutional req	High	CP6	Jul						
Housing in Lewisham overview	Standard item	Low	CP6	Jul						
Lewisham Homes	Performance monitoring	Low	CP6	Jul	Annual report & business plan					
Brockley PFI	Performance monitoring	Low	CP6	Jul	Annual report & business plan					
Milford towers leasing arrangements	Standard item	High	CP6	Jul						
Landlord licensing	Standard item	High	CP6	Sep						
Capital Letters – Collaborative Part London Accommodation Procurement Initiative	Standard item	High	CP6	Sep						
Engaging residents on estate redevelopments	Standard item	Medium	CP6	Sep						
Building Council Homes for Londoners: Lewisham funding bid	Standard item	Medium	CP6	Sep						
Lewisham Homes business plan	Standard item	Medium	CP6	Oct						
Lewisham Local Plan	Standard item	Medium	CP6	Oct						
Housing Assistance Policy refresh	Standard item	Medium	CP6	Oct						
Lewisham HMO Review and Evidence Paper	Performance monitoring	Medium	CP6	Dec						
Fire safety in tall buildings	Performance monitoring	Medium	CP6	Dec						
Homelessness Reduction Act progress update	Performance monitoring	Medium	CP6	Dec						
Housing delivery models review update	Standard item	Medium	CP6	Dec				Update		
Lewisham Homelessness Forum	Standard item	Medium	CP6	Jan						
Proposed rent and service charge increases	Standard item	Medium	CP6	Jan						
Housing strategy update	Standard item	High	CP6	Mar						
Proposals for private rented sector licensing in Lewisham	Standard item	High	CP6	Mar						
Annual lettings plan	Standard item	Low	CP6	Mar						

	Item completed
	Item ongoing
	Item outstanding
	Proposed timeframe
	Item added

Meeting Dates:					
1)	Thursday	5 July	4)	Monday	17 December
2)	Tuesday	18 September	5)	Thursday	31 January
3)	Wednesday	31 October	6)	Wednesday	6 March

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FORWARD PLAN OF KEY DECISIONS

Forward Plan March 2019 - June 2019

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin Flaherty, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

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

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

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
December 2018	Annual Budget 2019-20	06/02/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
November 2018	Lewisham Transport Strategy and Local Implementation Plan 2019-2041	06/02/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Parks, Neighbourhoods and Transport (job share)		
January 2019	Income Generation Strategy	06/02/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance, Skills and Jobs (job share)		
January 2019	Social Value Policy	06/02/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance, Skills and Jobs (job share)		
December 2018	Council Budget Update	13/02/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		

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 2018	Determined Admission Arrangements 2019-20	13/02/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance		
December 2018	Financial Regulations and the Directorate Schemes of Delegation	13/02/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
December 2018	Demolition of Mayow Road Warehouse to build new Council Homes	13/02/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
November 2018	Corporate Strategy	13/02/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
November 2018	Adoption of Charter against Modern Slavery and Approval of 1st Annual Modern Slavery and Human Trafficking Statement	13/02/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		

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
December 2018	Public Health Neighbourhood Grants	13/02/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Jonathan Slater, Cabinet Member for Community Sector		
January 2019	Prevention and Inclusion Contract Extensions	13/02/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
January 2019	Athena (Violence against women and girls service) contract extension	13/02/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		
November 2018	Award of a Printing Services Contract for the ICT Shared Service Authorities	13/02/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
December 2018	Financial Regulations and the Directorate Schemes of Delegation	27/02/19 Council	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
November 2018	Annual Budget 2019-20	27/02/19	David Austin, Head of		

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
		Council	Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
November 2018	Adoption of Charter against Modern Slavery and Approval of 1st Annual Modern Slavery and Human Trafficking Statement	27/02/19 Council	Aileen Buckton, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		
January 2019	Corporate Strategy	27/02/19 Council	Janet Senior, Executive Director for Resources & Regeneration and Mayor Damien Egan, Mayor		
January 2019	Lewisham Homes Articles Amendment - Governance	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
December 2018	Redevelopment of PLACE/Ladywell site	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
October 2018	Public Health cuts revised proposals	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best,		

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
			Deputy Mayor		
October 2018	Neighbourhood CIL Strategy	13/03/19 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Mayor Damien Egan, Mayor		
January 2019	Waldron Health Centre S106 Bid	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
February 2019	Longfield Crescent	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
December 2018	Parking Policy Update	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Parks, Neighbourhoods and Transport (job share)		
December 2018	Beckenham Place Park update	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Parks, Neighbourhoods 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
			Transport (job share)		
December 2018	Commissioning of Older Adults Day Services parts 1 and 2	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
February 2019	Commissioning of Extra Care Housing, Parts 1 and 2	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
December 2018	Learning Disability Framework - shortlisting approval	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
January 2019	Retendering of the Occupational Health and Employee Assistant Programme	13/03/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
January 2019	Pay Statement	13/03/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
February 2019	Powered two wheelers in bus lanes	13/03/19 Mayor and Cabinet	Kevin Sheehan, 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
			Customer Services and Councillor Brenda Dacres, Cabinet Member for Parks, Neighbourhoods and Transport (job share)		
February 2019	Arrangements to provide Home Care Services in Neighbourhood 1	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
February 2019	Catford Regeneration Partnership Limited 2019-20 Business Plan	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
February 2019	Extension of Sexual Health Clinic Contract with LGT	13/03/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
February 2019	Lewisham and Greenwich Trust Site Acquisitions	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
February 2019	Residential Portfolio Acquisition	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member 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
			Housing		
February 2019	New Homes Development	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
February 2019	Lewisham Homes Acquisitions Programme	13/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
May 2018	Stillness School Kitchen and Dining Hall Contract	19/03/19 Executive Director for Children and Young People	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance		
December 2018	Heathside and Lethbridge Phases 5 & 6 Land Assembly. Part 1 & 2	27/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
February 2019	Local Democracy Review	27/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member 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
			Democracy, Refugees & Accountability		
February 2019	Boundary Commission Review	27/03/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
February 2019	Local Safeguarding Partnership - Future Arrangements	27/03/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance		
February 2019	Local Democracy Review	03/04/19 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
January 2019	Pay Statement	03/04/19 Council	David Austin, Head of Corporate Resources and Councillor Joe Dromey, Cabinet Member for Finance, Skills and Jobs (job share)		
November 2018	Neighbourhood CIL Strategy	03/04/19 Council	Janet Senior, Executive Director for Resources &		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Regeneration and Mayor Damien Egan, Mayor		
February 2019	Catford Regeneration Partnership Limited 2019-20 Business Plan	03/04/19 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
February 2019	Boundary Commission Review	03/04/19 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
December 2018	New Woodlands School Remodelling works Contract Award	24/04/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance		
February 2019	Watergate Special School Expansion Contract Award	24/04/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance		
December 2018	Proposals for private rented	24/04/19	Kevin Sheehan,		

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
	sector licensing in Lewisham	Mayor and Cabinet	Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
February 2019	Re-Procurement of Tier 4 Substance Misuse framework Contract for adult substance misuse services	24/04/19 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor		
October 2018	Chelwood Nursery Expansion	07/05/19 Executive Director for Resources and Regeneration	Kevin Sheehan, Executive Director for Customer Services and Councillor Chris Barnham, Cabinet Member for School Performance		
October 2018	Rockbourne Community Centre Refurbishment	07/05/19 Executive Director for Resources and Regeneration	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Parks, Neighbourhoods and Transport (job share)		
February 2019	Authorisation to consult on adoption of new Conservation Area Appraisal and Article 4 Direction Deptford High Street Conservation Area	08/05/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
August 2018	Lewisham Strategic Heat	05/06/19	Kevin Sheehan,		

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
	Network Business Case	Mayor and Cabinet	Executive Director for Customer Services and Mayor Damien Egan, Mayor		
February 2019	Adoption Lewisham Park Conservation Area, accompanying Article 4 direction, and appraisal document	26/06/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials

Housing Select Committee work programme 2019/20

Programme of work

Work item	Type of item	Priority	Strategic priority	Delivery deadline	April	June	July	September	October	December	January	March
Budget cuts proposals	Standard item	High	CP6	Ongoing								
Confirmation of Chair and Vice Chair	Constitutional req	High	CP6									
Work programme 2019-20	Constitutional req	High	CP6									
New Homes Programme	Standard item	High	CP6									
Lewisham Homes acquisitions programme	Standard item	High	CP6									
Lewisham Homes annual report and business plan	Performance monitoring	High	CP6									
Brockley PFI annual report and business plan	Performance monitoring	High	CP6									
In-depth review	In-depth review	High	CP6			Scope	Evidence session	Evidence session	Report			
Housing and mental health review update	Performance monitoring	High	CP6									
Resident engagement in estate redevelopment	Performance monitoring	High	CP6									
Fire safety update	Performance monitoring	High	CP6									
Lewisham Homelessness Forum	Performance monitoring	High	CP6									
Homelessness Reduction Act progress update	Performance monitoring	High	CP6									
Rent and service charge increases	Standard item	Medium	CP6									
Annual lettings plan	Standard item	Medium	CP6									

	Item completed
	Item on-going
	Item outstanding
	Proposed timeframe
	Item added

Meetings	
1)	5)
2)	6)
3)	7)
4)	8)

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