

Housing Select Committee Agenda

Wednesday, 10 July 2019

7.30 pm,

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: John Bardens (02083149976)

Part 1

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6. Private rented sector licensing: consultation update <i>Officers to deliver presentation at the meeting</i>	
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8. Referrals to Mayor and Cabinet	

Housing Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 10 July 2019.

Janet Senior, Acting Chief Executive
Tuesday, 2 July 2019

Councillor Peter Bernards (Chair)	
Councillor Stephen Penfold (Vice-Chair)	
Councillor Tom Copley	
Councillor Aisling Gallagher	
Councillor Leo Gibbons	
Councillor Sue Hordijkenko	
Councillor Silvana Kelleher	
Councillor Olurotimi Ogunbadewa	
Councillor Alan Smith	
Councillor Susan Wise	
Councillor Bill Brown (ex-Officio)	
Councillor Sakina Sheikh (ex-Officio)	

MINUTES OF THE HOUSING SELECT COMMITTEE

Tuesday 4 June 2019, 7.30pm

Present: Councillors Peter Bernards (Chair), Stephen Penfold (Vice Chair), Aisling Gallagher, Tom Copley, Olurotimi Ogunbadewa, Sue Hordijkenko, and Susan Wise.

Apologies: Cllrs Alan Smith and Silvana Kelleher.

Also present: Natasha Valladeres (Projects and New Supply Strategy Manager), Jon Kanareck (Director of Resident Experience, Lewisham Homes), Rowann Limon (Director of Finance and Technology, Lewisham Homes), Gordon Shepherd (RB3), Maxeene McFarlane (RB3), Kate Donovan (Pinnacle), Paul Bell (Cabinet Member for Housing), Kevin Sheehan (Executive Director for Customer Services), and John Bardens (Scrutiny Manager).

1. Minutes of the meeting held on 1 May 2019

Resolved: the minutes of the last meeting were agreed with the following amendments:

- 1.1 The inclusion of Cllr Alan Hall on the attendance list
- 1.2 The addition of the following comments under item 5, Lewisham Homes annual business plan:

One councillor asked why the Deputy Chief Executive and Finance Director of Lewisham Homes had left. The Chair of Lewisham Homes agreed to provide further details outside of the meeting.

- 1.3 The following amendment to para 5.12

The committee queried the specific reasons behind the eviction statistics and asked for a detailed breakdown of the reasons, for example, rent arrears, anti-social behaviour, succession, and if this could be set out in future reports.

2. Declarations of interest

The following non-prejudicial interests were declared:

- Cllr Olurotimi Ogunbadewa is a board member of Phoenix Housing.
- Cllr Sue Hordijkenko is a board member of Phoenix Housing.
- Cllr Susan Wise is a board member of Lewisham Homes.
- Cllr Silvana Kelleher is a Lewisham Homes tenant.
- Cllrs Aisling Gallagher is a Lewisham Homes tenant.

3. Responses from Mayor and Cabinet

There were no responses from Mayor and Cabinet.

4. Lewisham Homes acquisitions programme

Natasha Valladeres (Projects and New Supply Strategy Manager) introduced the report. The following key points were noted:

- 4.1 The acquisitions programme has allowed Lewisham Homes to acquire properties on the open market to increase the supply of temporary accommodation and reduce the use of nightly-paid temporary accommodation.
- 4.2 Mayor and Cabinet are due to consider a proposal to provide a loan of up to £5m for Lewisham Homes to continue the acquisitions programme.
- 4.3 The loan will allow Lewisham Homes to act quickly if properties become available, particularly “buybacks” (buying back homes previously sold under right-to-buy).
- 4.4 Lewisham Homes are carrying out extensive modelling to see how many properties can be acquired with £5m, but anticipate a minimum of 20. Lewisham Homes have to be able to pay back the loan with rents received at the Local Housing Allowance (LHA) rate.
- 4.5 The loan will be on an interest-only basis with the principal repaid by Lewisham Homes at the term of the loan. The interest rate will be established at the point the loan is drawdown.

Resolved: the committee noted the report and the proposed recommendations to M&C.

5. Lewisham Homes – 2018/19 Performance Update

Jon Kanareck (Director of Resident Experience, Lewisham Homes) introduced the report. The following key points were noted:

- 5.1 Lewisham Homes is introducing a quarterly STAR (Survey of Tenants and Residents) and moving towards a Net Promoter Score for measuring tenant and leaseholder satisfaction. Residents who want to will be contacted to discuss dissatisfaction so that issues can be looked into in more detail.
- 5.2 Lewisham Homes has a large manual workforce and now has a referral process for staff to physiotherapy and a variety of other services.
- 5.3 The committee asked why only 18 new homes had been completed against a target of 31. Lewisham Homes noted that there had been issues with delivery, but that more homes are starting to come out of the ground. The committee asked to receive an update at a later meeting from the Director of Development at Lewisham Homes.

- 5.4 Lewisham Homes has achieved a 94% rent collection rate for Universal Credit claimants and is putting in additional resource as the number of claimants is expected to increase.
- 5.5 Lewisham Homes is working with the credit union to help tenants in temporary accommodation who are finding it difficult to access permanent accommodation because they are in arrears.
- 5.6 The committee noted that people with mental ill health are more likely to fall into arrears and asked what measures are in place to identify this before starting the eviction process.
- 5.7 Where there is an issue around vulnerability Lewisham Homes will work closely with the council to review the case and provide support from social workers and social care.
- 5.8 The committee asked to receive a breakdown of the reasons for evictions – rent arrears, anti-social behaviour, or succession, for example.

Resolved: the committee noted the report and agreed to receive a breakdown of the reasons for evictions.

6. Lewisham Homes – 2018/19 Performance Update

Gordon Shepherd (RB3) introduced the report. The following key points were noted:

- 6.1 The committee welcomed the creation of new Tenant and Resident Associations (TRAs).
- 6.2 Regenter have been working with the residents' panel to discuss responsibility and timescales for repairs. Tenants have asked for this information to be communicated better. The committee noted the timescales for repairs and maintenance asked to see examples of each repairs category.
- 6.3 Regenter are in ongoing discussions about who is responsible for aesthetic decoration following planned works like re-pointing, brickwork, and window repairs, for example.
- 6.4 The committee asked if tenants with mental health needs and other vulnerabilities are identified through the tenancy check process.
- 6.5 The tenancy check process is primarily intended to identify fraudulent subletting, but housing managers are trained to look out for any vulnerability issues. Regenter are looking to develop stronger links with relevant agencies in Lewisham over the next 12 months.
- 6.6 The committee expressed concern about anti-social behaviour and resident safety and asked what is being done to improve security in blocks?

- 6.7 Where Regenter believe that there's a particular security issue they approach the council about making security improvements to that block. Regenter offered to look into developing proposals for additional security measures on its blocks. As it is a PFI, any additional security would need to be funded by the council.
- 6.8 The committee requested further information on the number of tenants evicted for rent arrears.

Resolved: the committee noted the report and agreed to receive the further information specified in the minutes.

7. Resident engagement in housing development scoping paper

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

- 7.1 The committee discussed arranging visits to other local authorities as part of the review, including Islington, Southwark (Creation Trust), Hackney (King's Crescent Estate) and Camden (Cherry Court).
- 7.2 The committee suggested that the review should look into what the council has learned from previous engagement and whether this has led to any changes to internal processes and the way the council carries out engagement around housing development.
- 7.3 The committee suggested that the review should also seek to gather the views of the community on what the council has done well and what hasn't worked. The committee agreed to put out a public call for evidence on the council's website as part of the review. The scrutiny manager agreed to draft a set of questions for the call for evidence.
- 7.4 The committee suggested speaking to Tenant and Resident Association (TRA) chairs and reps on some of the estates that have been affected by housing development. The committee also suggested visiting some TRAs to have an informal discussion. The committee suggested that September/October would be the best time to engage with the TRAs and the public.
- 7.5 The committee queried whether the council had ever brought in external organisations to provide support to residents during engagement and consultation periods.
- 7.6 The committee expressed interest in attending any engagement activity happening in the borough during the course of the review.

Resolved: the committee agreed the key lines of enquiry and timetable for the review; the focus of the first evidence session; and to put out a call for evidence on the council website.

8. Select Committee work programme

John Bardens (Scrutiny Manager) introduced the work programme:

- 8.1 The committee discussed a councillor-produced briefing on overcrowding and agreed to include an item on overcrowding in its work programme – provisionally in July.
- 8.2 The committee discussed including an update on new development in its work programme and inviting Lewisham Homes' Director of Development and the council's Director Regeneration & Place.

Resolved: the committee agreed the work programme.

9. Referrals

There were no referrals.

The meeting ended at 21.25pm

Chair:

Date:

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Housing Select Committee			
Title	Declarations of Interest	Item No.	2
Contributor	Chief Executive		
Class	Part 1 (open)	10 July 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			
Report Title	New Homes Programme Update	Item No	4
Contributors	Assistant Director Regeneration & Place		
Class	Part 1	Date	10 July 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

Completed units

- 4.1. Over the past month, Lewisham Homes has taken handover of new social rented homes in Dacre Park and Longfield Crescent
- 4.2. Longfield Crescent includes two 3-storey blocks consisting of fourteen

1 and 2 bedroom flats and thirteen 3 bedroom family houses.

- 4.3. The development is spread over four sites which includes a run-down garage court, overgrown detached gardens and underused green space.
- 4.4. Dacre Park in Lee is located on the site of three underused garage courts. This development includes a mix of 1, 2, and 3 bedroom flats and maisonettes and consists of two blocks.
- 4.5. A 5-storey block includes the relocation of a substation, a renewed pre-school play area and improvements to the outdoor areas.
- 4.6. The 4-storey flat block bookends on to existing flats and includes a ground floor property designed for wheelchair access and off-street parking
- 4.7. Both schemes were designed by Pollard Thomas Edwards Architects.

Residents' Charter for Estate Regeneration

- 4.8. Following consultation on the draft Residents Charter which ran for 11 weeks from the Monday 5th November 2018 through till Sunday 20th January 2019, officers have been working up a final version for approval by Mayor and Cabinet on 10th July 2019. This will include the amendments suggested by HSC on the 18th September 2018.
- 4.9. The principles of the final Residents' Charter for Estate Regeneration are:
 1. Before any estate regeneration, a Residents' Ballot will take place to give you a say in the future of your estate. To help you make an informed decision, we will make you a formal offer - in writing – which you can then choose to accept or reject in the ballot.
 2. We guarantee to build an increased amount of homes for social rent. Any proposals for estate regeneration will be driven by our priority to increase genuinely affordable homes.
 3. We will communicate regularly with all residents, using a range of formats. As a minimum we will write to every affected resident every three months in the run up to a Residents' Ballot and then throughout the design, planning and eventual construction process, presenting transparent information that is accessible to everyone.
 4. Everyone will have the opportunity to help shape the proposals and all estate residents will be encouraged to participate in the design process and nominate individuals to form a Residents' Steering Group which will work alongside the Council's Estate Design Team to help inform decisions through the design, planning and construction phases.

5. If you are a Council tenant who wishes to stay on the estate, you will be guaranteed a new home at a social rent level on the rebuilt estate, with the same tenancy conditions that you have today and a Housing Needs Assessment will ensure you are provided with a home that matches your requirements.
6. If you are a resident leaseholder or freeholder who wishes to stay on the estate, you will be guaranteed a new home on the rebuilt estate. The Council will work with you to make sure that the new home offer meets your needs.
7. We will always strive to create and strengthen thriving communities that are inclusive and sustainable for existing and new residents. As part of this approach we will work to deliver new jobs and opportunities, a choice of shops, leisure and high quality open and green spaces.
8. The Council will work with all private tenants whose homes are affected to provide support and guidance to remain securely housed. In addition all private tenants will get priority in the allocation for all Council led intermediate affordable housing, such as London Living Rent and Shared Ownership properties.
9. The Council will work with all contractors on estate regeneration projects to minimise the pollution and disruption caused by demolition and construction works, and will ensure that all new homes are designed to be as energy efficient and sustainable as possible.

Bring it to the Table – Achilles Street Engagement Events

- 4.10. As part of the ongoing work to deliver a Resident Ballot that will decide if the estate regeneration proposals for Achilles Street go ahead, we are now carrying out weekly engagement sessions on the Achilles Street Estate.
- 4.11. Based in the renovated community room in Fenton House on the estate, Bring it to Table is running every Wednesday from 14:00-20:00. Residents from the estate can come and share food, ask questions and discuss any concerns they have about the ballot and the regeneration proposals.
- 4.12. The key questions asked are shared on the walls of the room, so every one can see what other residents' concerns are, and then see the answers to those questions displayed.
- 4.13. This approach is an attempt to break down barriers that traditional approaches to resident engagement create, and to allow conversations across the estate to take place on the positives and negatives of the current estate and the regeneration proposals.

5. Financial implications

- 5.1. This report recommends that the Housing select committee notes the update on the new homes programme and the 9 principles of the final Residents' Charter for Estate Regeneration.
- 5.2. 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.
- 5.3. The delivery of the HRA Social Units from the New Homes Better Places programme will be funded from this provision.
- 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.
- 5.6. Although current costs to develop the Resident's Charter have been met from existing resources, it should be noted that the future implementation and operation of Residents' Ballots may require additional staffing and support resources.
- 5.7. This will include preparation and printing of ballot papers, communications and independent advisors for residents and to oversee the ballot process etc. As noted above, it is expected that the required staffing resources to develop the Resident's Charter will be met from within existing resources. However, future resource implications will need to be considered in detail and a requirement for additional resources will be assessed once the final terms of the Resident's Charter are known and ballots progress.
- 5.8. Adopting the Resident Charter as currently proposed will invariably commit the authority to potential financial liability and risks relating to the re-provision of housing for tenants and non-tenants on estates. These financial liabilities and risks will need to be considered individually as each regeneration project proceeds and scheme specific offers are made.
- 5.9. Some of these risks can be mitigated via the scheme specific final offer put to non-tenants, such as through the offer of shared ownership/Equity. This will be set-out in more detail in the formal offer which will accompany each individual scheme.

5.10. The financial implications of any potential estate regeneration scheme will need to include any offers made to residents as part of the resident charter process and included in the financial viability analysis for these schemes. These 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 power under the Housing Act 1985 to acquire land for the provision of housing accommodation. The 1985 Act also empowers local authorities to acquire land compulsory (subject to authorisation from the Secretary of State) but only where this is in order to achieve a qualitative or quantitative housing gain.

6.2 Section 84 of the 1985 Act provides that the Court shall not make a possession order of a property let on a secure tenancy other than on one of the grounds set out in Schedule 2 to the Act.

6.3 Where the Council obtains possession against a secure tenant it is required to provide suitable alternative accommodation to the tenant. This is defined in the 1985 Act and requires consideration of the nature of the accommodation, distance from the tenants' family's places of work and schools, distance from other dependant members of the family, the needs of the tenant and family and the terms on which the accommodation is available.

6.4 There is a more limited statutory re-housing liability for leaseholders/freeholders whose properties are re-acquired by the Council under CPO or shadow of CPO powers. The duty imposed by Section 39 of the Land Compensation Act 1973 is to secure that any person displaced from residential accommodation is provided with suitable alternative accommodation where this is not otherwise available on reasonable terms. In line with the Council's previous regeneration schemes, the Residents Charter goes beyond this and guarantees all leaseholders/freeholders an offer of a new home on the rebuilt estate. This will be subject to eligibility and a detailed assessment of individual circumstances including financial circumstances. Other considerations are set out in the financial implications and these will all need to be considered individually on each estate regeneration project.

6.5 In accordance with the Land Compensation Act 1973, secure tenants will be entitled to home loss and disturbance payments. Leaseholders will be entitled to receive market value for their properties as well as home loss and disturbance payments where appropriate in accordance with the Land Compensation Act 1973. In both cases, the Land Compensation Act 1973 provides for these payments to be made whether or not the secure tenant or leaseholder (as the case may be) gives possession by agreement rather than requiring a possession order or CPO to be obtained.

6.6 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.

6.7 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.

6.8 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.

6.9 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 Mayor and Cabinet, bearing in mind the issues of relevance and proportionality. Members 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.

6.10 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.

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Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	7
Class	Part 1 (open)	10 July 2019	

1. Purpose

- 1.1 To advise members of the committee’s work programme for the 2019/20 municipal year and to agree the agenda items for the next meeting.

2. Summary

- 2.1 The committee drew up a draft work programme at the beginning of the municipal year for submission to the Business Panel for consideration.
- 2.2 The Business Panel considered the proposed work programmes of each committee on 7 May 2019 in order to agree a co-ordinated overview and scrutiny work programme.
- 2.3 The work programme can, however, be reviewed at each select committee meeting to take account of changing priorities.

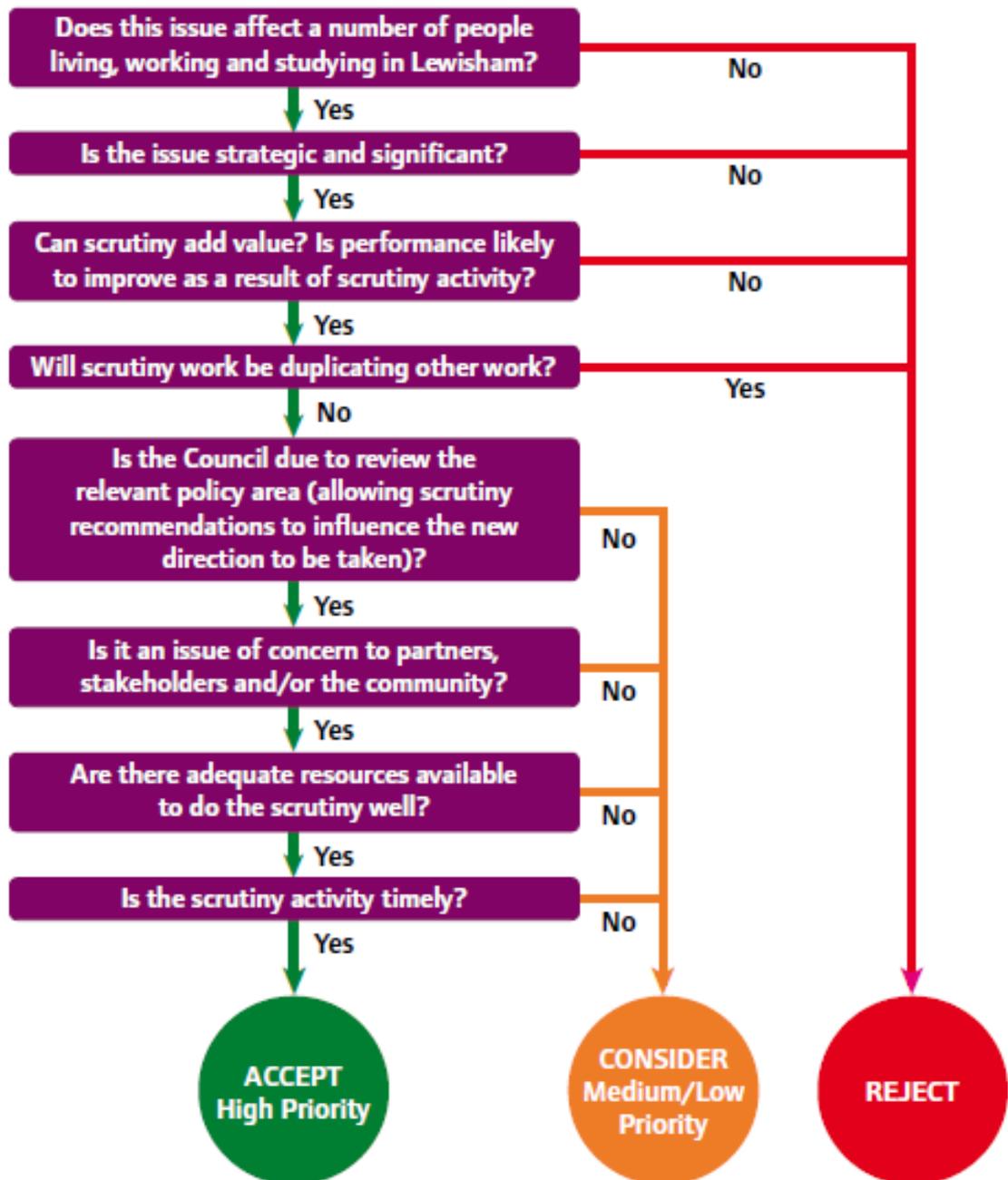
3. Recommendations

- 3.1 The Committee is asked to:
- consider the work programme attached at **Appendix B** – and discuss any issues arising from the programme
 - consider the items scheduled for the next meeting – and specify the information the committee requires to achieve its desired outcomes
 - review the forthcoming key decisions set out in **Appendix C** – and consider any items for further scrutiny

4. The work programme

- 4.1 The work programme for 2019/20 was agreed at the 1 May meeting.
- 4.2 Members are asked to consider if any urgent issues have arisen that require scrutiny and if any items should be removed from the work programme.
- 4.3 Any additional items should be considered against the prioritisation process before being added to the work programme (see flow chart below).
- 4.4 The committee’s work programme needs to be achievable in terms of the meeting time available. If the committee agrees to add additional items, members will also need to consider which lower-priority items should be removed to create sufficient capacity.

Scrutiny work programme – prioritisation process



- 4.5 Items within the committee's work programme should be linked to the priorities of the Council's Corporate Strategy.
- 4.6 The Council's Corporate Strategy for 2018-2022 was approved at full council in February 2019.
- 4.7 The strategic priorities of the [Corporate Strategy for 2018-2022](#) are:
1. ***Open Lewisham*** - Lewisham is a welcoming place of safety for all, where we celebrate the diversity that strengthens us.
 2. ***Tackling the housing crisis*** - Everyone has a decent home that is secure and affordable.
 3. ***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.
 4. ***Building an inclusive local economy*** - Everyone can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
 5. ***Delivering and defending: health, social care and support*** - Ensuring everyone receives the health, mental health, social care and support services they need.
 6. ***Making Lewisham greener*** - Everyone enjoys our green spaces, and benefits from a healthy environment as we work to protect and improve our local environment.
 7. ***Building safer communities*** - Every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.

5. The next meeting

5.1 The following items are scheduled for the next meeting on 18 September 2019.

5.2 The committee is asked to specify the information and analysis it requires for each item, based on the outcomes it would like to achieve, so that officers are clear about what information they need to provide.

Agenda item	Review type	Relevant Corporate Priority	Priority
Budget cuts proposals	Standard item	<i>Tackling the housing crisis</i>	High
Resident engagement in housing development	In-depth review	<i>Tackling the housing crisis</i>	High
Effects of being housed out of the borough	Standard item	<i>Tackling the housing crisis</i>	High
No Recourse to Public Funds (NRPF) review	Standard item	<i>Tackling the housing crisis</i>	High

6. Referrals

6.1 Below is a tracker of the referrals the committee has made in this municipal year:

Referral title	Date of referral	Date considered by Mayor & Cabinet	Response due at Mayor & Cabinet	Response due at committee

7. Information items

7.1 Some potential work programme items might be low priority and may only require a briefing report for information to be produced for the committee to note and will not need to be considered at a formal committee meeting.

7.2 Below is a tracker of the information items received by the committee:

Item	Date received
Lewisham Homes briefing note on fire doors	14th May 2019

8. Financial Implications

There are no financial implications arising from this report.

9. 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.

10. Equalities Implications

10.1 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.

10.2 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.

10.3 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.

11. Date of next meeting

The date of the next meeting is Wednesday 18 September 2019.

Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

Housing Select Committee work programme 2019/20

Work item	Type of item	Priority	Delivery	01-May	04-Jun	10-Jul	18-Sep	30-Oct	16-Dec	30-Jan	12-Mar
Budget cuts proposals	Standard item	High	Ongoing								
Confirmation of Chair and Vice Chair	Constitutional req	High	Apr								
Work programme 2019-20	Constitutional req	High	Apr								
Lewisham Homes annual business plan	Standard item	High	Apr								
New Homes Programme update	Information item	High	Apr								
Resident engagement in housing development	In-depth review	High	Jun		Scope						
Lewisham Homes Acquisitions Programme	Performance monitoring	High	Jun								
Lewisham Homes annual report	Performance monitoring	High	Jun								
Brockley PFI annual report and business plan	Performance monitoring	High	Jun								
New Homes Programme update	Standard item	High	Jul								
Private rented sector licensing: consultation update	Standard item	High	Jul								
Effects of housing people out of the borough	Performance monitoring	High	Sep								
No Recourse to Public Funds (NRPF) review	Performance monitoring	High	Sep								
Overcrowding	Standard item	High	Oct								
Lewisham Housing Strategy	Policy development	High	Oct								
Private rented sector licensing	Policy development	High	Oct								
Housing and mental health review update	Performance monitoring	High	Dec								
Homelessness Reduction Act progress update	Performance monitoring	High	Dec								
Rent and service charge increases	Standard item	High	Jan								
Annual lettings plan	Standard item	High	Mar								

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

Meetings			
1)	Wed 1st May 2019	5)	Wed 30th Oct 2019
2)	Tue 4th June 2019	6)	Mon 16th Dec 2019
3)	Wed 10th July 2019	7)	Thu 30th Jan 2020
4)	Wed 18th Sept 2019	8)	Thu 12th Mar 2020

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FORWARD PLAN OF KEY DECISIONS

Forward Plan July 2019 - October 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 0208 3149327, 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
March 2019	Procuring external consultancy support for managing a Travel and Transport Programme	26/06/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care		
April 2019	Financial Results 2018/19	26/06/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources		
May 2019	Besson Street Business Plan 2019/20 Part 1 and 2	26/06/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
March 2019	Children and Young People's Plan 2019-22	26/06/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		
May 2019	Lewisham library update	26/06/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Jonathan Slater, Cabinet Member for Community Sector		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 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		
February 2019	Provision of Services to Adults with Learning Disabilities - Contract Award	26/06/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care		
April 2019	Financial Forecasts 2019/20	26/06/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources		
April 2019	Medium Term Financial Strategy	26/06/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources		
May 2019	Extension and Variation CYP Core Assets contract	26/06/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
May 2019	Increase capacity of Young Persons Accommodation based pathway	26/06/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		
May 2019	Lewisham Homes Acquisitions Loan 3	26/06/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
May 2019	Evening and Night Time Offer - Lewisham's vision	26/06/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Andre Bourne, Cabinet member for Culture, Jobs and Skills (job share)		
May 2019	Rushey Green Primary School Instrument of Government	26/06/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		
June 2019	Contract Award Cleaner Air Village	09/07/19 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			for Environment and Transport (job share)		
June 2019	Lewisham Gateway - Further Longstop Extension	09/07/19 Overview and Scrutiny Business Panel	David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor		
June 2019	Update on development of Bakerloo Line Extension scheme	10/07/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share)		
April 2019	Revised List of Locally Listed Buildings	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
March 2019	Fleet Vehicle Replacement Programme	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share)		
April 2019	Future options for the Parks Service	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Sophie McGeever, Cabinet Member for Environment and Transport (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
April 2019	Permission to Tender Tier 2/3 Drug Services/Shared Care	10/07/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		
May 2019	New Cross Area Framework + Station Opportunity Study Supplementary Planning Document	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		
May 2019	Change of Age Range at Addey and Stanhope School	10/07/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		
May 2019	Approval for Single Tender action for Counter Fraud Hub	10/07/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources		
May 2019	Performance Monitoring	10/07/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
May 2019	Low Emission Vehicle Charging Strategy	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share)		
June 2019	Permission to Tender Sexual Health Promotion	10/07/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care		
June 2019	Disposal of Downham Business Enterprise Centre	10/07/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor		
June 2019	Contract Award Out of Hours Switchboard 2019-2022	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
June 2019	Permission to Procure Youth Services	10/07/19 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
June 2019	Adopting a Residents Charter for Lewisham	10/07/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing		
June 2019	Contract Award Refugee Resettlement Service	23/07/19 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability		
February 2019	Children and Young People's Plan 2019-22	24/07/19 Council	Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services		
November 2018	Neighbourhood CIL Strategy	24/07/19 Council	Janet Senior, Executive Director for Resources & Regeneration and Mayor Damien Egan, Mayor		
May 2019	Statement of Accounts	24/07/19 Council	David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and 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
June 2019	Appointment of Chief Executive	24/07/19 Council	Adam Bowles, Head of OD & HR and Councillor Jacq Paschoud, Chair of Council		
April 2019	Award of Contract Tier 4 Substance Misuse Framework	18/09/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		
April 2019	Anti-Idling Enforcement	18/09/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share)		
June 2019	Disposal of Horton Kirby Centre	10/10/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor		
June 2019	Disposal of Bryn Coedwig Outdoor Education Centre Alberllefeni Machynlleth	10/10/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor		
June 2019	Disposal of Tyn y Berth Centre, Corris, Machynlleth	10/10/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor		
February 2019	Insurance Renewal	30/10/19 Mayor and Cabinet	David Austin, Head of Corporate Resources and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Amanda De Ryk, Cabinet Member for Finance and Resources		
April 2019	Contract Award Tier 2/3 Drug Services/Shared Care	20/11/19 Mayor and Cabinet	Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities		
August 2018	Lewisham Strategic Heat Network Business Case	11/12/19 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor		

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