

Housing Select Committee			
Title	Select Committee work programme		
Contributor	Scrutiny Manager	Item	6
Class	Part 1 (open)	28 January 2015	

1. Purpose

To advise Members of the proposed work programme for the municipal year 2014/15, and to decide on the agenda items for the next meeting.

2. Summary

2.1 At the beginning of the new administration, each select committee drew up a draft work programme for submission to the Business Panel for consideration.

2.2 The Business Panel considered the proposed work programmes of each of the select committees on 29 July 2014 and agreed a co-ordinated overview and scrutiny work programme. However, the work programme can be reviewed at each Select Committee meeting so that Members are able to include urgent, high priority items and remove items that are no longer a priority.

3. Recommendations

3.1 The Committee is asked to:

- note the work plan attached at **Appendix B** and discuss any issues arising from the programme;
- specify the information and analysis required in the report for each item on the agenda for the next meeting, based on desired outcomes, so that officers are clear on what they need to provide;
- review all forthcoming key decisions, attached at **Appendix C**, and consider any items for further scrutiny.

4. The work programme

4.1 The work programme for 2014/15 was agreed at the Committee's meeting on 22 July 2014.

4.2 The Committee is asked to consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority and can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help Members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider

which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

5.1 The following reports are scheduled for the meeting on 11 March 2015:

Agenda item	Review type	Link to Corporate Priority	Priority
Invitation to registered providers	Standard review	Decent homes for all	Medium
New Homes Better Places: phases 2, 3 and 4	Standard Item	Decent homes for all	High
Annual lettings plan	Standard Item	Decent homes for all	High
Communal heating review: review report	In-depth review	Decent homes for all	High
Key housing issues	Standard Item	Decent homes for all	Low

5.2 The five largest Registered Housing Providers in Lewisham have been invited to the Select Committee meeting on 11 March 2015. They are:

- L&Q
- Phoenix
- Hyde
- Hexagon
- Family Mosaic

5.3 They have been asked to provide information and answer questions on the following areas for the meeting:

- Their work to support eligible households to downsize
- Their thoughts on the recent decline in re-lets for new supply
- An update on their use of fixed term tenancies
- To update the Select Committee about affordable rents in their properties
- Their plans for tackling homelessness

5.4 Background information on the five largest Registered Housing Providers:

- **London and Quadrant Housing Trust (L&Q)**
 - L&Q manages over 70,000 homes in London and South-East England. As well as building homes, they also help manage the homes after completion

and are involved in community regeneration projects. Their 'L&Q Foundation' also invests £4 million each year in opportunities for local communities, including employment training, activities for young and older residents, financial advice and community building. L&Q are partnered with local authorities, voluntary organisations, faith groups, social enterprises and business networks.

- L&Q had a resident satisfaction rating of 78% in 2014, compared to 80% in 2013. In 2014, L&Q had a turnover of £579 million and a surplus of £174 million.
- L&Q manages over 7,000 properties in Lewisham. Their property portfolio in the borough mainly consists of properties the Council has transferred to them in the Grove Park, Catford, Rushey Green, Forest Hill and Sydenham areas. The first stock transfer from the Council to L&Q was Lewisham Park which took place in 2007.

- **Phoenix Community Housing Association Limited**

- Phoenix Housing is a not-for-profit housing association operating mainly in Bellingham, Whitefoot and Downham. Properties were transferred from Lewisham Council in a large-scale voluntary transfer in December 2007 following a positive ballot of all tenants. They use the "Community Gateway" approach, which allows tenants and leaseholders to be elected by residents and be part of the company's management board, allowing Phoenix to support local community initiatives.
- Phoenix had an overall resident satisfaction rating of 75.11% in 2012, in a customer survey that is conducted every 3 years. In 2013, Phoenix had a turnover of £34.1 million and a surplus of £7.4 million.
- Their stock numbers in Lewisham are presently around 6,500 and mainly consist of properties the Council transferred to them in 2007 in the areas of Bellingham, Downham and Whitefoot.

- **Hyde Housing Association Limited**

- Hyde Housing operates in London, East and South-East England and the East Midlands. They manage 49,000 homes, with £2.5 billion in assets. Their services with 'Hyde Plus' also manages youth activities, financial support and advice, employment advice, work placements and training for residents.

'Hyde Housing supports 'Homes for Britain' which is a campaign steered by Chartered Institute for Housing, Crisis, Home Builders Federation, National Housing Federation, NHBC, RIBA, RLA and RTPI. Homes for Britain, backed by housing associations and organisations throughout the country, that wants the next government to publish a long-term plan within a year of taking office that sets out how they will put an end to the housing crisis.

- In October 2014, Hyde received an overall resident satisfaction rating of 64.5%. In 2014, they had a group turnover of £282 million and an underlying surplus of £41.6 million.
- Hyde manages just over 2,400 properties in Lewisham, and spread across the borough. Around 80 of these properties were transferred to Hyde by the Council in 2008 as part of the Foreshore and Albermarle transfer in 2008.

- **Hexagon Housing Association Limited**

- Hexagon Housing manages approximately 4000 self-contained homes for single people or families, building around 70 new homes a year. They also provide specialist housing for those with support needs and two nursing homes for elderly people. Hexagon also partner with other organisations to provide temporary housing and help with maintaining homes after building work is completed, particularly regarding gas services.
- In 2014, Hexagon had a turnover of £26.2 million and a surplus of £8.8 million.
- Hexagon manages over 1,000 properties in Lewisham, predominantly in the south of the borough.

- **Family Mosaic**

- Family Mosaic has 24,000 homes in London, Essex and South-East England, operating with over 2,000 staff members. As well as building homes to rent, they provide a range of care in registered care homes from occasional visits to complex care. In 2012, Family Mosaic launched a manifesto for change through housing called 'Health, Wealth and Wellbeing', that set out a number of commitments for their future direction

- In 2014, Family Mosaic had an overall tenant satisfaction rating of 79%. In 2014, they had a turnover of £224 million and a surplus of £53 million
- Family Mosaic's manage approximately 1,000 properties in Lewisham, situated across the borough.

5.5 The Committee is asked to specify the information and analysis it would like to see in the reports for these items, based on the outcomes the Committee would like to achieve, so that officers are clear on what they need to provide for the next meeting.

6. Financial implications

There are no financial implications arising from this report. There will be implications from the items being considered as part of the Committee's work programme, these will need to be considered in due course.

7. Legal implications

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

8. Equalities implications

8.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.2 The Council must, in the exercise of its functions, have due regard to the need to:

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

8.3 There may be equalities implications arising from items on the work programme and all activities undertaken by the Select Committee will need to give due consideration to this.

9. Date of next meeting

The date of the next meeting is Wednesday 11 March 2015

Background Documents

Lewisham Council's Constitution

Centre for Public Scrutiny: the Good Scrutiny Guide

Scrutiny work programme – prioritisation process

