

Housing Select Committee			
Title	Affordability Review – Evidence session 1	Item No.	3
Wards	All		
Contributors	Scrutiny Manager		
Class	Part 1	1 December 2015	

1. Purpose of paper

- 1.1. The Housing Select Committee has agreed to undertake a review looking at the topic of Affordability of Social Housing and the Private Rented Sector as part of its work programme for 2015/16. This report, coupled with evidence provided at the meeting, will provide information for the Committee to discuss as part of its review.

2. Recommendations

- 2.1. The Select Committee is asked to:

- note the content of the report and consider the information presented at Committee.

3. Background

- 3.1. At the meeting of the Housing Select Committee on 15 April 2015, the Committee decided as part of its work programme to undertake an in-depth review entitled Affordability.
- 3.2. The Committee considered and agreed a scoping report at its meeting on 16 September 2015 that set out the keys lines of enquiry for the review as well as the timetable. The Committee also agreed that the focus would be around the affordability of Social Housing and the Private Rented Sector. The key lines of enquiry for the Review are as follows:
- How can we define what ‘affordability’ means at a local level?
 - What are the factors that are causing affordability issues across all housing tenures in the borough?
 - What are the Council and its key housing partners doing to alleviate the issue of affordability of housing in the borough?
 - What is the Council doing in terms of working with developers to ensure affordability issues in developments are appropriately addressed in the borough?

- Are the Council's affordable housing objectives (as in the Sustainable Communities Strategy, the Core Strategy, the new Housing Strategy etc.) being met?
- What are the policy options that could help deliver more affordable housing across all tenures in Lewisham?
- Are there any current initiatives or research being conducted that could make housing more affordable in Lewisham?

3.3 This meeting will be the second evidence session of the Review.

4. Witnesses for the Second Evidence Session

4.1. Witnesses for the second evidence session for the Affordability Review have been invited from the following organisations:

- Savills plc
- London School of Economics and Political Science (LSE)

5. Savills

5.1. Savills plc are an international real estate services provider, with an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

5.2. Savills plc offers a wide range of specialist property services from investment advice, consultancy services and valuations to sourcing sites for development and estate management

5.3. Savills plc will be represented at the meeting by Dr Jacqui Daly, a Research & Consultancy Director, with her area of expertise being the Private Rented Sector.

6. LSE

6.1. LSE is a specialist university with an international intake and a global reach. Its research and teaching span the full breadth of the social sciences, from economics, politics and law to sociology, anthropology, accounting and finance. Founded in 1895, the School has an outstanding reputation for academic excellence. 16 Nobel prize winners have been LSE staff or alumni.

6.2. LSE will be represented at the meeting by Kath Scanlon, Deputy Director of the LSE. She has carried out a series of research projects looking at the Private Rented Sector in London, elsewhere in the UK and abroad.

7. Further implications

- 7.1. At this stage there are no specific financial, legal, environmental or equalities implications to consider. However, each will be addressed as part of the review.