



Housing Select Committee

Report title: Resident engagement in housing development: Summary of evidence

Date: 30 January 2020

Key decision: No.

Class: Part 1

Ward(s) affected: All

Contributors: John Bardens, Scrutiny Manager

Outline and recommendations

The purpose of this paper is to present a summary of the evidence collected as part of the committee's review of resident engagement in housing development in order to inform the committee's discussion and consideration of possible recommendations to Mayor and Cabinet.

- The committee is asked to note and comment on the evidence presented.
- Consider and agree any recommendations to Mayor and Cabinet.

1. Summary

- 1.1. As part of its work programme for 2019/20 the committee agreed to carry out an in-depth review of resident engagement in housing development. The scope of the review was agreed at the committee's meeting on 4th June 2019.
- 1.2. Since then a wide range of evidence has been gathered for the review through committee evidence sessions, public engagement workshops and meetings with other local authorities. A full list of the evidence gathering activity for the review is set out in section 5.
- 1.3. The purpose of this paper is to present a summary of the evidence collected in order to inform the committee's discussion and consideration of possible recommendations to Mayor and Cabinet.
- 1.4. **The summary of evidence is set out in Appendix A.**

2. Recommendations

- 2.1. The committee is asked to note and comment on the evidence presented and to consider and agree any recommendations to Mayor and Cabinet.

3. Policy Context

- 3.1. The Council's *Corporate Strategy 2018-2022* outlines the Council's vision to deliver for residents and includes the following priorities that relate to the provision of new affordable homes:
 1. *Tackling the Housing Crisis* – Providing a decent and secure home for everyone
 2. *Building and Inclusive Economy* – Ensuring every resident can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
 3. *Building Safer Communities* – Ensuring every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.
- 3.2. The *Homes for Lewisham*, Lewisham's Housing strategy (2015–20), also includes the following priority outcomes that relate to the provision of new affordable homes:
 - Key Objective 1 – Helping residents in times of severe and urgent housing need.*
 - Key Objective 2 – Building the homes our residents need.*
 - Key Objective 4 – Promoting health and wellbeing by improving our resident's homes*

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4. Key lines of enquiry for the review

- 4.1. The review sought to consider how the council and its housing partners engage with communities around housing development and the following key lines of enquiry were agreed at the committee's meeting on 4th June 2019:
- *How does the council, and its housing partners, currently engage with communities around regeneration and housing development?*
 - *What has the council learned from previous engagement and how has this influenced subsequent engagement and consultation?*
 - *How does the council engage with often-excluded groups (young people and BAME, for example) and how does this affect the relationships between the council and residents?*
 - *What role can TRAs and similar bodies play in community engagement and how is the creation of new TRAs and similar facilitated through our partner organisations?*
 - *What is the role of councillors in bringing communities along with developments and what opportunities are there for member development?*
 - *What can we learn from how other local authorities carry out engagement and consultation on housing development?*

5. Evidence gathering timetable for the review

- 5.1. The review has drawn on national research, evidence from council officers and local partners, and the views of local residents. The evidence gathering timetable of the review was as follows:

4th June 2019 - scoping paper (attached as Appendix B)

The Committee received a scoping paper presenting the most relevant and up-to-date guidance on resident engagement and housing development in order to provide background research and inform the scope of the review.

10th July 2019 - first evidence session (see Appendix C)

The Committee received evidence on the approach to resident engagement in Lewisham, including case studies on previous developments, from Council and Lewisham Homes officers.

August to October 2019 - call for evidence on the council website

A call for evidence inviting residents to submit their views and opinions in relation to the review. This was promoted via social media.

5th September 2019 - workshop with the RB3 (Brockley PFI) residents

Residents provided their views on, among other things, the best ways for residents to be informed and involved; obstacles to engagement; and how to reach as wide a range of people as possible.

18th Sept 2019 - meeting with LB Hackney's Head of Estate Regeneration

Discussions centred on Hackney's recent experience and practice with resident engagement in relation to housing development.

18th September 2019 - second evidence session (see Appendix D)

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The Committee received evidence from key local housing partners on their approach to resident engagement in housing development, including Phoenix Community Housing and Peabody. L&Q were also invited.

30th September 2019 - meeting with residents local to Hillcrest Estate

Residents provided their views on the best ways for residents to be informed and involved; how to reach as wide a range of people as possible; and what should be done differently in the future.

3rd October 2019 - workshop with TRAS on Pepys Estate

Residents provided their views on the best ways for residents to be informed and involved; how to reach as wide a range of people as possible; and what should be done differently in the future.

10th Oct - meeting with LB Southwark's Community Engagement Manager

Discussions centred on Southwark's recent experience and practice with resident engagement in relation to housing development.

30th October 2019 - third evidence session (see *Appendix E*)

The Committee received evidence from [TPAS \(the Tenant Participation Advisory Service\)](#), a national tenant engagement organisation and author of the [National Tenant Engagement Standards](#).

1st Nov 2019 - meeting with Homes for Lambeth's Head of Operations

Discussions centred on Lambeth's recent experience and practice with resident engagement in relation to housing development.

6th December - meeting with Lewisham Homes New Development Team

Discussions centred on Lewisham Homes' recent experience and plans for resident engagement in relation to housing development. (*see Appendix F*)

6. Additional evidence gathering

- 6.1. As well as the evidence gathered through the activity set out above, officers and councillors also attended the following:
- Achilles Street "Bring it to the table" engagement event – 4th September
 - Forest Estate Residents Association meeting – 19th September
 - Tanners Hill Tenants and Residents Association – 26th September
 - Bampton Tenants and Residents Association meeting – 17th October
 - Urban Design London "Meaningful Engagement" event - 4th December

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7. Financial implications

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

8. Legal implications

- 8.1. There are no direct legal implications arising from the implementation of the recommendations in this report.

9. Equalities implications

- 9.1. 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.
- 9.2. 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. Climate change and environmental implications

- 10.1. There are no direct climate change or environmental implications arising from the implementation of the recommendations in this report.

11. Crime and disorder implications

- 11.1. There are no direct crime and disorder implications arising from the implementation of the recommendations in this report.

12. Health and wellbeing implications

- 12.1. There are no direct health and wellbeing implications arising from the implementation of the recommendations in this report.

13. Report contact

- 13.1. *John Bardens, Scrutiny Manager, john.bardens@lewisham.gov.uk 020 8314 9976*

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