

<b>Housing Select Committee</b>		
<b>Report Title</b>	Response from Mayor and Cabinet to matters referred by the Select Committee – Housing Challenges and Opportunities report	
<b>Key Decision</b>	No	Item No: 4
<b>Ward</b>	All	
<b>Contributors</b>	Executive Director for Customer Services	
<b>Class</b>	Part 1	Date: 7 March 2012

### 1. Summary

This report informs members of the response given at Mayor and Cabinet on 18 January 2012 to the Housing Select Committee's referral on the *Housing Challenges and Opportunities* report.

### 2. Purpose of the Report

To report to members the response given at Mayor and Cabinet to recommendations made by the Housing Select Committee.

### 3. Recommendation

The Housing Select Committee is recommended to receive the Mayoral response to their referral on the *Housing Challenges and Opportunities* report.

### 4. Mayoral Response

- 4.1 On 18 January 2012, the Mayor considered the Committee's referral. The attached excerpt from the minutes of the meeting outline his response.

## **BACKGROUND PAPERS**

Mayor & Cabinet minutes 18 January 2012

If you have any queries on this report, please contact Kevin Flaherty, Head of Business & Committee, 0208 314 9327

## Appendix A

Extract of MINUTES of the meeting of the MAYOR AND CABINET held on WEDNESDAY, 18 JANUARY 2012 at LEWISHAM TOWN HALL, CATFORD, SE6 4RU at 6.00 p.m.

### 6. Housing Challenges and Opportunities

The report was presented by the Cabinet Member for Customer Services, Councillor Susan Wise and by a representative of the Executive Director for Customer Services.

The Chair of the Housing Select Committee, Councillor Ami Ibitson then presented a reference report on behalf of her Committee. In response, Cabinet Members expressed concerns about possible delays to the appraisal should all of the recommendations of the Select Committee be taken up.

In conclusion the Mayor thanked Councillor Ibitson for her contribution and he responded to each point made by the Select Committee as shown in the resolution below.

RESOLVED That:

(i) the current and projected strategic housing demands and supply in the borough be noted;

(ii) the implications of changes to the local authority housing finance regime and the range of options for delivering its housing investment goals be noted;

(iii) a full technical and legal appraisal should be undertaken on how these policy challenges might be addressed to include the following two main options and the variants within each:

- **Council retains ownership of the housing stock including** – stay as we are, bring Lewisham Homes back into Council Management.
- **Council transfers ownership to another organisation including** – partial stock transfer, full stock transfer to an existing Housing Association, setting up a Co-op, Community Gateway or Council and Community Owned (CoCo) vehicle or setting up a Joint Venture vehicle;

(iv) one-off funding of £0.5m be provided from corporate resources to finance this appraisal;

(v) at the present time it is difficult to quantify the cost of carrying out this appraisal, and that although officers will seek to minimise the costs, the complexity and importance of the decision is such that requests for further funding might be required;

(vi) should any other funding model become available during the appraisal period, it be given consideration; and

(vii) that the findings of this exercise should be reported back to Mayor & Cabinet for a final decision.

(viii) the referral submitted by the Housing Select Committee be received and the Select committee be informed of the following Mayoral response to the points it had raised:

3.4 - Agreed

3.5 – Not agreed - The Mayor believes the appraisal should take place as soon as possible and that the pinning down of variables, while worthwhile, should not delay the process.

3.6 – The Mayor believes that given past experience, PFI should not be considered but that LSVT should form part of the appraisal.

3.7 – The Mayor believes this should be a matter for consideration by the Pensions Investment Committee.

3.8 – Agreed.

3.9 – Agreed.

3.10 – Agreed.

3.11 – Agreed.

3.12 - Not agreed – The Mayor believes the alternative suggested would delay the project.