

Decisions taken by the Housing Select Committee on Thursday, 5 January 2023

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A1	Minutes of the meeting held on 17 November 2022	1.1. RESOLVED: that the minutes of the last meeting be agreed as a true record.
A2	Declarations of interest	<p>2.1. Councillor Cooper declared an interest as a service manager for Community Advice Works- which provides advice and advocacy for people regarding housing matters in Lewisham.</p> <p>2.2. Councillor Penfold declared an interest as an employee of the Lewisham Refugee and Migrant Network- which provides advice to refugees and migrants in Lewisham.</p> <p>2.3. Councillor Harding declared an interest as an employee of Centre Point- a youth homelessness charity- which manages property in Lewisham.</p>
A3	Responses from Mayor and Cabinet	3.1. There were none.
A4	Rent and Service Charge increases 2023-24	<p>RESOLVED: that the Committee would refer its views to the Mayor & Cabinet as follows –</p> <ul style="list-style-type: none"> • The Committee believed that it was inequitable to charge one group of social tenants an increase below inflation (Lewisham Homes) and the other not (Regenter B3). • The Committee recommends to Mayor & Cabinet that they look again at the proposal to pass on in full the service charge increase in line with RPIX + 1% for Regenter B3 tenants. This recommendation is made in the full knowledge that there are financial limitations and that the Council needs to ensure the

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		HRA is not in deficit, but the Committee asks Mayor & Cabinet to look at this again and see if some dispensation can be made to assist RB3 tenants given the Cost-of-Living crisis.
A5	Climate Emergency Action Plan update- Housing retrofit	<p>RESOLVED: That</p> <ul style="list-style-type: none"> • the Committee encouraged collaboration between the three main social housing providers in the borough namely Lewisham Homes, Phoenix Social Housing and Regenter B3 regarding working towards achieving the Council's aim to be carbon neutral by 2030; • the Committee would refer its views to the Mayor & Cabinet as follows: <ul style="list-style-type: none"> ○ The Committee noted with concern that Regenter B3 are taking no steps to retrofit any of the housing stock they currently manage as it is not a part of their contract with Lewisham Council. ○ The Committee recommends that there are meetings between the relevant Cabinet lead, Lewisham Council officers and Regenter B3 as soon as possible to find ways of assisting Regenter B3 in commencing a retrofitting programme to include, if necessary, amending, varying or adding to the existing contract between Lewisham Council and Regenter B3.
A6	Update on Supported Exempt Accommodation	RESOLVED:

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		<ul style="list-style-type: none"> • That the report be noted.
A7	Select Committee work programme	<p>RESOLVED: That</p> <ul style="list-style-type: none"> • the following housing providers be invited for the Repairs update agenda item- L&Q, Clarion, Peabody, Hyde and Optivo (now Southern Housing); • the agenda for the next meeting on the 9th of March 2023 be agreed after making the suggested changes.