



## Mayor and Cabinet

### **Response to the recommendations of the Housing Retrofit Task and Finish Group**

**Date:** 14 September 2022

**Key decision:** No.

**Class:** Part 1.

**Ward(s) affected:** All (none specific)

**Contributor:** Executive Director for Housing, Regeneration and Public Realm

### **Outline and recommendations**

This report provides a response to the Housing Retrofit Task and Finish Group recommendations referred to Mayor and Cabinet on 9 March 2022.

It is recommended that Mayor and Cabinet agrees:

- that the response to the recommendations of the Housing Retrofit Task and Finish Group set out in this report is approved.
- that officers should apply for funding from the Government's Social Housing Decarbonisation Fund Wave 2 and the Public Sector Decarbonisation Scheme Phase 3 and that decision making on the details of the bids be delegated to the Executive Director for Housing Regeneration and Public Realm, in consultation with the Executive Director for Corporate Resources, due to the time limitations in applying for these funds.

### **Timeline of decision making**

The subject and membership of the Housing Retrofit Task and Finish Group were agreed by Overview and Scrutiny Committee on 26 May 2021.

Evidence gathering and engagement sessions were held between July 2021 and February 2022

The final report and recommendations of the Housing Retrofit Task and Finish Group were referred to Mayor and Cabinet on the 9 March 2022.

## 1. Summary

- 1.1. The Housing Retrofit Task and Finish Group was established in 2021 and delivered its report to Mayor and Cabinet on the 9 March 2022. This report sets out the response to those recommendations.

## 2. Recommendation

- 2.1. That Mayor and Cabinet agrees that
- the response to the recommendations of the Housing Retrofit Task and Finish Group as set out in this report is approved.
  - officers should apply for funding from the Government's Social Housing Decarbonisation Fund Wave 2 and Public Sector Decarbonisation Scheme Phase 3 and that decision making on the details of the bids be delegated to the Executive Director for Housing Regeneration and Public Realm in consultation with the Executive Director for Corporate Resources.

## 3. Policy context

- 3.1. The Council's Corporate Strategy for 2018-2022 sets out the following priorities:
- Open Lewisham - Lewisham is a welcoming place of safety for all, where we celebrate the diversity that strengthens us.
  - Tackling the housing crisis - Everyone has a decent home that is secure and affordable.
  - Giving children and young people the best start in life - Every child has access to an outstanding and inspiring education, and is given the support they need to keep them safe, well and able to achieve their full potential.
  - Building an inclusive local economy - Everyone can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
  - Delivering and defending: health, social care and support - Ensuring everyone receives the health, mental health, social care and support services they need.
  - Making Lewisham greener - Everyone enjoys our green spaces, and benefits from a healthy environment as we work to protect and improve our local environment.
  - Building safer communities - Every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.
- 3.2. The Council's new Corporate Strategy is expected to build on these priorities and the four strategic themes of Future Lewisham: an economically sound future; a healthy and well future; a greener future; and a future we all have a part in.
- 3.3. Taking action to respond to the climate emergency and in particular improve local housing by reducing energy demand and replacing fossil fuel heating with clean energy has the potential to deliver on all of these priorities.

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## 4. Recommendations of the Housing Retrofit Task and Finish Group

4.1. The table below sets out responses to the recommendations from the Housing Retrofit Task and Finish Group report published on the 9 March 2022.

Para	Recommendation	Response
3.1	The Task and Finish Group believes that it is time for a comprehensive retrofit strategy – which brings together all of the initiatives relating to housing retrofit across housing types and tenures. This should utilise the broad range of the Council’s powers, its influence and its partnerships. The strategy should set out clear measurable short, medium and long-term targets describing a path to carbon neutrality by 2030.	<p>The recommendation for a comprehensive retrofit strategy is agreed.</p> <p>New governance arrangements supporting the ambition for the Council to be net zero carbon by 2030 have been approved by the Executive Management Team and a new internal officer Climate Emergency Board is being set up. Coordinating delivery of the strategic approach to housing retrofit and retrofit across all buildings will be a key early priority for the new Board.</p> <p>In relation to housing retrofit the key documents expected to determine this strategic approach will be:</p> <ul style="list-style-type: none"> <li>• A review and revision to the Council’s current Climate Emergency Action Plan</li> <li>• The Lewisham Homes Asset Management Strategy</li> <li>• The Housing Revenue Account Business Plan</li> </ul> <p>A comprehensive strategic approach to retrofit will need to address the different challenges and opportunities across tenures and involve engagement with social housing providers and private landlords as well as owner occupiers and other groups such as amenity societies and community groups. This work is being taken forward but in the meantime it will be important to take advantage of opportunities such as</p> <ul style="list-style-type: none"> <li>• The Green Homes Grant Local Authority Delivery Funding</li> <li>• The Social Housing Decarbonisation Fund</li> <li>• The Home Upgrade Grant</li> <li>• Voids</li> <li>• Major works – all major works should have an assessment of works to</li> </ul>

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		<p>incorporate energy efficiency measures</p> <ul style="list-style-type: none"> <li>• Property MOTs to include energy efficiency measures</li> </ul> <p>The following timetable is proposed in relation to delivery:</p> <ul style="list-style-type: none"> <li>• Voids – with immediate effect with a wider review to ensure the greatest impact can be achieved without reducing availability</li> <li>• Property MOTs – included in revised MOT checklist</li> <li>• Major Works- Is already part of the assessment for major works. However, if this is an improvement, there are Section 20 Leaseholder costs implications, so not always practicable.</li> <li>• Update to M&amp;C on Lewisham’s Climate Emergency Action Plan (March 2023)</li> <li>• Draft strategy to Housing Select Committee (Q1 2023/24)</li> <li>• Housing Retrofit Strategy agreed by M&amp;C Q2 2023/24</li> </ul>
3.2	<p>Progress on the development of the strategy (and the Group’s other recommendations) should be reported to the relevant scrutiny committees by the end of the 2022-23 municipal year.</p>	<p>An update will be provided to the Housing Scrutiny Committee as part of the development of the Lewisham Homes Asset Management Plan and the HRA Business Plan and a draft of the strategy will be presented to Housing Select Committee in Q1 2023/24.</p>
3.3a	<p>Mayor and Cabinet should: Consider how best to lead the step change needed to reach the Council’s ambition for net zero by 2030. The Task and Finish Group believes that the cabinet portfolios relating to the climate emergency, housing and planning are connected. It is recommended that discussions take place on how the cabinet portfolios might be formally linked.</p>	<p>Cabinet Member responsibilities are a matter for the Mayor. Regardless of the details of individual portfolios, officers will continue to support Mayor and Cabinet in discussions on how the Council’s ambition for net zero by 2030 is to be achieved.</p>
3.3b	<p>Mayor and Cabinet should: Hold discussions with leaders in neighbouring boroughs about their ambitions for net zero – and the potential to join resources, projects and ways of thinking together to meet some of the common challenges facing local authorities.</p>	<p>Officers liaise regularly with counterparts in neighbouring boroughs and across London including:</p> <ul style="list-style-type: none"> <li>• Participating on London Councils Climate Emergency thematic groups and through the Local Environment Directors Network</li> <li>• Regular liaison by the Planning Service with neighbouring Boroughs through our duty to cooperate and through</li> </ul>

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		<p>meeting with all London Boroughs and the GLA to discuss London wide issues.</p> <ul style="list-style-type: none"> <li>• The ongoing joint work between Lewisham, Lambeth and Southwark councils to develop local opportunities for jobs and skills across retrofit and the green agenda</li> </ul>
3.3c	<p>Mayor and Cabinet should: Give careful consideration to the mechanisms available to have discussions with amenity societies, stakeholders and local groups about the values and principles guiding conservation and carbon reduction measures. It is important to find a common ground that recognises and emphasises the value of both.</p>	<p>Retrofit is an item for discussion at the Community Forum and Agents Forum. This is allowing officers to understand key issues of concern or importance from the public and working agents/ developers in the borough. A meeting focused on retrofit has been arranged for 22 September 2022 to discuss the issue in more detail with community groups.</p>
3.4	<p>The Housing Select Committee should consider making retrofit a standing item on its agenda. This should include updates from social housing partners on their formal plans for net zero. In particular – the group recommends that the Committee invites Regenter to outline how it will work with the Council to improve the energy efficiency in the homes managed as part of the Brockley private finance initiative. We believe that there should be an expectation that all Council contracts with housing providers support Lewisham’s climate emergency declaration.</p>	<p>The Housing Select Committee’s annual work programme is a matter for that committee, subject to agreement by Business Panel who ensure a co-ordinated overview and scrutiny work programme.</p> <p>Officers will continue to support the Housing Select Committee in considering housing retrofit and the net zero carbon agenda more broadly. Officers intend to bring a report to the Housing Committee on the Council’s stock in 22/23 and to seek the committee’s views on the detail of the housing retrofit strategy in 23/24.</p>
3.5	<p>Further opportunities should be considered for all councillors to attend training and briefings on the impact of the climate crisis (with a specific focus on the importance of retrofit). The Committee suggest that this take place as part of the induction programme of new and existing Councillors at the start of the next administration, 2022.</p>	<p>The Governance team delivered a training session on climate emergency and planning to members on 5 July 2022. The Climate Resilience Team is working with HR to include a new Climate Literacy training package as part of the Council’s Learning Pool open to members and officers. Officers will continue to seek practical opportunities like this to raise awareness and engagement on climate change and the work of the council’s staff and members.</p>
3.6	<p>The Task and Finish Group welcomes the work being carried out by the economy, jobs and partnerships team (as below) – and it recommends that a further update on this work should be provided to the Sustainable Development Select Committee.</p>	<p>The joint work between Lewisham, Lambeth and Southwark councils to develop local opportunities for jobs and skills across retrofit and the green agenda is continuing. Key priorities that will reinforce the potential benefits for employment and skills locally include a</p>

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		new Lewisham Social Value Procurement Policy to be published in 22/23 and the Council's work with Lewisham College to develop training support and apprenticeships that will complement retrofit work by Lewisham Homes, Phoenix Community Housing and other registered providers with stock in Lewisham.
3.7	The Council should adopt a 'one stop shop' approach for residents to learn about the measures they can take to respond to the climate emergency. Work on this should commence immediately and, if possible, an on-line site be completed by the end of the calendar year 2022. The Council's 'one stop shop' of climate action advice, guidance and trusted links to reputable sources should draw on the best initiatives happening locally. The scale and purpose of this project should increase over time. It may start online with the intent to grow in ambition and reach, for example including exemplar retrofitted homes when available, and pop-up stalls/displays for assemblies and key Council events.	This recommendation is agreed and the Council's webpages will be updated by the end of 2022 to include a dedicated page with accessible information for all residents interested in home retrofit and decarbonisation. The information will also be promoted through the Council's social media channels. Residents seeking information on planning will be encouraged to also access this advice on retrofit.
3.8	The Council's communications team should work up a programme of Housing Retrofit advice items using all the usual channels and help residents link to the 'one stop shop'. Residents should be kept up-to-date with any key Council developments, funding news and innovations in this fast-changing area.	See above in 3.7.
3.9	Every effort should be made to work with our housing providers to ensure that tenants moving into retrofitted homes, fully understand the technology they are living with and how it differs from conventionally heated homes, to ensure the complete success of this step-change. This will become even more important when retrofitted homes change hands down the line.	A guide for tenants moving into retrofitted homes will be provided with the consultants/ contractor designing and carrying out the works charged with producing a draft for the Housing department to approve. This will avoid duplication as the consultants/ contractors may have already produced such guides, as well as ensuring information is tailored to the actual works carried out in individual properties.  The Tenancy Pack for new tenants moving into their home will have the guide as part of the pack to ensure information on retrofitted homes can be passed on.
3.10a	The Planning Department should:	The importance of developing knowledge and capacity on housing retrofit within the

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	<p>Seek to grow officers' knowledge and confidence in dealing with retrofit measures. This should include, if considered appropriate, employing a specialist climate change planning officer or as a minimum altering the functions of key roles to take on responsibility for developing specialist knowledge in this area (as is the case with conservation). Officers should utilise these skills to develop robust and evidence based Council policy to support sustainable, high quality retrofit – in line with the Council's ambitions for net zero.</p>	<p>planning service is agreed. The focus at this stage is on improving the knowledge of all officers rather than create a dedicated post. Officers will seek out opportunities to access good practice in the borough and elsewhere and to include retrofit and climate change within plans for professional development in the planning service.</p>
3.10b	<p>The Planning Department should: Review the advice it provides to households on retrofit. There should be up to date information on the Council's website for applicants considering retrofit measures including: internal and external solid wall insulation, heat pumps and energy efficient windows and doors.</p>	<p>Guidance is being produced for retrofit. It is proposed that a web page is created for the Council website.</p>
3.10c	<p>The Planning Department should: Consider how best (and when) the Council might proactively provide information and advice on retrofit measures during the planning application process.</p>	<p>It is recognised that wider advice on retrofit can be of benefit to applicants proposing modifications to existing buildings. Where relevant this advice is already provided as part of the pre-app process. Officers will consider how this can be strengthened and promoted further.</p> <p>In addition as identified in 3.10b the planning service will be undertaking a review of its website pages and guidance and as part of that, will ensure that guidance on retrofit and opportunities to make improvements are highlighted and promoted for all scales of development. This advice will connect to the information proposed under 3.7 to provide additional information generally on retrofit to residents.</p>
3.10d	<p>The Planning Department should: Review the existing extensions and alterations supplementary planning document – to include practical information and guidance on retrofit measures. It is recognised that this recommendation has resourcing implications (in terms of cost and officer time) and that this will require expert consideration and consultation. Accordingly, Members would welcome an assessment of the potential options and opportunities to deliver this work.</p>	<p>The Planning Service will review opportunities to enhance or supplement guidance in the existing SPD following completion of work to progress the Local Plan. The new local plan will include strengthened policy approaches to address the climate emergency, including support for retrofit measures. Following the hopeful adoption of the Local Plan by the end of 2023, officers will then have the capacity to review the position. In the</p>

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	The Group recognises the quality of the recent small sites SPD as an example of good practice and it recommends that the revised alterations and extension should be up to the same standard.	interim, guidance will be prepared and published online.
3.11	<p>The Council should explore the feasibility of recruiting an in-house retrofit coordination specialist. Likely based in the housing team – this role would support the Council’s leadership in bringing together partners and stakeholders to work on this issue. The holder of this post could also develop the proposed retrofit strategy. Furthermore, the Task and Finish Group believes that there is the potential for this role to act commercially by providing paid for retrofit coordination, project management and quality assurance support to housing providers, landlords and homeowners. This could be initiated on a trial basis in coordination with Lewisham’s partner organisations and grown according to demand.</p> <p>The Group notes the Public Accounts Select Committee’s work on commercialisation – and it believes that this proposal would align with the goal set by the select committee for the Council to trial new commercial ventures. With the growth of this market and the obvious need for ‘trusted providers’ there may also be an opportunity in the future for a small in house team to provide homeowners with a (gradually increasing level of complexity) menu of retrofit measures which could grow organically, much as the commercially successful Waltham Forest Council Service Store model.</p>	<p>New government funding for housing retrofit such as the Green Homes Grant Local Authority Delivery and Home Upgrade Grant require contractors to meet updated accreditation standards as set out in PAS 2035. PAS 2035 is a specification for what is called ‘whole-house’ or ‘whole building’ retrofit from a technical standpoint and considering factors like occupancy comfort. Retrofit Coordinators and a range of related specialist roles are a key part of this accreditation and the focus on the whole building and not just a single retrofit measure.</p> <p>There is currently huge demand for Retrofit Coordinators because of the focus of government funding and it would be difficult to recruit and retain the expertise in house when the market is likely to offer higher wages than the public sector could offer. The focus therefore is on working with Lewisham College and Green Skills Hub to support Lewisham residents in gaining the skills needed to become a Retrofit Coordinator. Officers will keep this under review as such an in house resource would be highly valuable in reducing costs and adding value to Council-led retrofit projects.</p>
3.12	The Council should continue to bid for pots of government funding to enable energy efficiency. The Executive Management Team should provide proactive and timely project management support in order to ensure that the council and our partners (where appropriate) are ready to bid and spend any funding in the limited timescales that it is most often available.	Officers will continue to proactively bid for new funding opportunities and to work creatively across the organisation to align external funding with existing priorities and capacity. This approach has the full support of the Executive Management Team.
3.13	The Council’s economy jobs and partnerships team should continue its proactive work in engaging with the local labour market of installers and builders to link up their needs with local education and skills providers. This	The joint work between Lewisham, Lambeth and Southwark councils to develop local opportunities for jobs and skills across retrofit and the green agenda is continuing.

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	<p>should include efforts to engage with contractors and suppliers in Lewisham’s ‘anchor organisations’ and make the most of the partnership working encouraged by the signatories to Lewisham Deal. Consideration should also be given to updating the curriculums of skills providers as soon as possible.</p>	<p>The Lewisham Deal Climate Subgroup brings together the borough’s anchor organisations with a focus on green jobs and skills and has recently been reinvigorated with the introduction of the lead member for Climate Emergency as chair.</p>
3.14	<p>Further work should take place between the Council’s housing and enforcement teams to consider how best to robustly enforce the minimum energy efficiency standards.</p>	<p>A Council wide review of enforcement powers and activities are ongoing. This work will include how officers can improve collaborative work and prioritise cases along with looking at opportunities to simplify current structures and includes within its scope enforcement under the Housing Health and Safety Rating System (HHSRS) within the private sector housing service and Energy Performance Certificates Minimum Energy Efficiency Standards which falls within Trading Standards. Given the financial pressures the Council is facing for the next few years it will be essential that any enhanced enforcement work is able to cover its costs.</p>
3.15	<p>Every opportunity should be taken to dovetail retrofit work with our social housing providers, namely Lewisham Homes, Regenter, Phoenix, and any successors, with work already planned, or when new opportunities arise, so that improvements to homes will not have to be re-done a few years after completion, with great cost to the Council. Whenever a void appears in the register, the home should be raised to as high a level of EPC rating as possible including total retrofit and energy production such as the installation of photovoltaic panels or tiles.</p>	<p>Officers support the idea that Lewisham’s social housing providers look to align investment in the borough’s housing stock with retrofit work.</p> <p>Further work is needed to understand the implications for potential retrofit work where this may impact on leaseholders.</p> <p>In relation to voids Housing will seek to carry out works like draft proofing, loft insulation and upgrading lighting and ventilation. There are financial and practical constraints on the level of work that can be achieved within current turnaround targets and a need to better understand how best to optimise thermal efficiency through retrofit within these constraints and wider pressures such as to provide properties for tenants housed in temporary accommodation. A review is planned to assess the right balance and the outcome of this review will be included in the proposed update to Housing Select Committee in Q1 2023/24 (see 3.1 above)</p>

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		<p>As part of the Council’s Buybacks programme all homes are expected to achieve an EPC D or equivalent, prior to first occupation. This is in line with Lewisham’s lettable standards for homes currently managed by Lewisham Homes. Achieving a higher standard is beyond the resources available to this programme and attaining the highest standards of EPC ratings may be practically impossible in some cases. Where the EPC is below this standard, works are carried out at the void stage to ensure that the property is EPC D or above, prior to first let. Any works above and beyond achieving lettable standards would impact on the allocated budgets required to purchase the required number of properties to add to the Council’s stock.</p>
3.16	<p>The housing revenue account maintenance plan should be used to ensure that any work tied to fire safety, which is currently the key priority, be seen as an opportunity to raise the EPC rating of the buildings being maintained, as has been done at the award winning Hatfield Close and Gerrard House project, now that United Living (the contractor on this project) have a 10 year partnership with Lewisham Homes. Members believe that the boroughs other housing providers should be encouraged to take a similar approach.</p>	<p>This is something that officers are actively working on and updates on progress will be provided to the Housing Select Committee.</p>
3.17	<p>Members recognise the importance of green infrastructure in mitigating the effects of the climate crisis, particularly in terms of urban cooling, and they recommend that the Sustainable Development Select Committee should further explore the potential for targeted urban greening to enhance the effectiveness of retrofit measures.</p>	<p>Achieving the borough’s ambition to be net zero carbon will enable Lewisham to be at the forefront of a transition to clean energy, make homes more efficient, create jobs and reduce local pollution and free up our streets. It will also make a significant contribution to reducing the impact of climate change but it will not prevent the borough being affected by a changing climate. As well as reducing our carbon emissions the borough needs to adapt to a future with more extreme weather events such as high temperatures, drought, flooding and storms.</p> <p>Green and blue infrastructure, our parks, open spaces, rivers and other watercourses have a fundamental role to play in mitigating those impacts. Built up cities in particular face the prospect of even higher</p>

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	<p>temperatures through the Urban Heat Island Effect and sudden flooding as a result of rainfall and surface water. Trees, sustainable drainage and greening our streets will continue to be high priority for the Council and delivery of the Council's Open Spaces Strategy, Flood Risk Management Strategy, Air Quality Management Plan and other strategic documents will report progress across these areas.</p> <p>The draft Local Plan is incorporating robust policies on Green Infrastructure recognising its contribution to tackling climate change. Planning are also working with the parks team to fund projects such as the greening fund and additional street tree planting through Street Trees for Living.</p> <p>Where planning permission is required we have guidance within our current alterations and extensions SPD to encourage the retention and/or re-provision of urban greening. Some alterations to front gardens however are permitted development and do not require planning permission unless recognised as a heritage asset (listed or in a CA).</p> <p>Removal of trees in private gardens does not require permission unless they are in a CA or the tree is covered by a TPO. In all cases of tree felling our approach is to resist and/or to persuade applicants to reconsider. However the Council has limited powers to resist the felling of trees that are not visible from the public realm and the number of applications to fell trees, in Conservation Areas, in back gardens is considerable.</p> <p>Green Scene are working together with Highways Department colleagues to identify locations within highways enclosures (verges) to relax mowing regimes to create new areas of meadow and increase the activity of pollinators. We have also recently replaced the seasonal bedding to Civic Suite and Laurence House with more sustainable planting.</p>
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## 5. Funding opportunities

- 5.1. The Social Housing Decarbonisation Fund (SHDF) provides capital funding to decarbonise social housing. BEIS released guidance on SHDF Wave 2 on 20 July 2022<sup>1</sup>.
- 5.2. Bidding timescales are to be confirmed but submission is expected to be in October. The delivery window is March 2023 – June 2025. A successful bid by the Council in partnership with Lewisham Homes would create significant momentum on retrofit of the Lewisham Homes housing stock.
- 5.3. The draft SHDF criteria include:
  - A target annual space heating demand level of 90kwh/M2
  - EPC/SAP score targets – D,E,F,G improved up to at least a band C
  - Minimum number of homes to bid for is 100, no maximum
  - Match funding level expected is a minimum of 50%
- 5.4. The Public Sector Decarbonisation Fund (PSDS) provides capital funding for heat decarbonisation of public sector buildings including local authority buildings and schools. Lewisham Council successfully delivered £3m expenditure for 7 corporate sites and 3 schools under PSDS Round 1
- 5.5. PSDS Round 3b is expected to open for applications on a first come first served basis on Monday 19 September.<sup>2</sup>
- 5.6. Because of the timeframes for developing and submitting bids for these funding streams securing Mayor and Cabinet approval on final proposals is not practical. It is therefore proposed that Mayor and Cabinet approves in principle that officers develop bids for the Social Housing Decarbonisation Fund and the Public Sector Decarbonisation Fund and that responsibility for sign off of the bids is delegated to the Executive Director for Housing, Regeneration and Public Realm.

## 6. Financial implications

- 6.1. The responses to the Housing Retrofit Task and Finish Group recommendations do not have any direct financial implications as the cost of any work identified will be contained within existing service budgets.
- 6.2. This report is also requesting for delegated authority to be given to the Executive Director for Housing, Regeneration and Public Realm, in consultation with the Executive Director for Corporate Resources, to approve funding applications to the Social Housing Decarbonisation Fund and the Public Sector Decarbonisation Fund due to the time limitations of this process. Financial implications relating to these applications will be considered and provided in the delegated decision report.

## 7. Legal implications

- 7.1. Under S1 of the Localism Act 2011 the Council has a general power of competence to do anything which an individual may do unless it is expressly prohibited.
- 7.2. The bid for the funding is in line with the UK's obligations and commitments to Subsidy

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1092561/shdf-wave-2.1-competition-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1092561/shdf-wave-2.1-competition-guidance.pdf)

<sup>2</sup> <https://www.salixfinance.co.uk/Phase3bPSDS>

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Control, outlined in the EU-UK Trade and Cooperation Agreement (TCA). Currently there are no upper limits to the amount of money that can be applied for under the TCA. Where a subsidy is being awarded, applicants need to ensure compliance with the TCA principles, including a justification as to why the subsidy is proportionate and limited to achieve the relevant objective. In this instance the Council in partnership with Lewisham Homes will be using the funding on their own social housing stock – this will not be considered a subsidy.

- 7.3. The council may adopt an energy strategy including bidding for funds for energy measures to effect the reduction of carbon emissions under the powers granted by section 111 of the Local Government Act 1972 which enables the council to carry out any activity that is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.
- 7.4. The Council's Constitution provides at paragraph 6.11, Article 6 that the Overview and Scrutiny Committee may from time to time appoint sub-committees, to be known as task and finish groups which will exist for a period of no less than 3 months, nor more than 12 months from the date of their creation. It further adds that 'Any task and finish group shall consist of 5 members and be established for the purpose of examining a particular issue in depth. The terms of reference of any task and finish group shall be agreed by the Overview and Scrutiny Committee which shall also appoint members to it.'
- 7.5. The Constitution provides for committees to refer reports to Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).
- 7.6. The successful bid by the Council in partnership with Lewisham Homes would create significant momentum on retrofit of the Lewisham Homes housing stock by meeting the Council duty to improve and promote the social, economic and environmental well-being of the borough.
- 7.7. The Executive will adhere to the principles of decision making set out in Article 16 of the Constitution in the same way as the Council itself, its committees and sub committees. When the Mayor or any other member(s) make any executive decision, they will do so on the basis of written reports which contain service, legal and financial implications as well as a consideration of options where appropriate. Members will only take such executive decisions in the presence of the Head of Paid Service, Chief Finance Officer or Director of Law, Governance Elections & Monitoring Officer or their nominee to approve the funding applications to the Social Housing Decarbonisation Fund and the Public Sector Decarbonisation Fund due to the time limitations of this process.

## 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.

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- foster good relations between people who share a protected characteristic and those who do not.

8.3. There are no direct equalities implications arising from the implementation of the recommendations in this report.

## 9. Climate change and environmental implications

9.1. According to the Government's latest data on carbon emissions at a local authority level<sup>3</sup> Lewisham's annual CO<sub>2</sub> emissions estimate for 2020 was 690.6 ktCO<sub>2</sub>e of which 47% was associated with housing. Housing on this measure is the most significant source of carbon emissions and retrofitting the borough's housing needs to be a key priority in delivering on the ambition for Lewisham to be net zero carbon by 2030.

## 10. Crime and disorder implications

10.1. There are no crime and disorder implications arising from this report.

## 11. Health and wellbeing implications

11.1. There are no health and wellbeing implications arising from this report.

## 12. Report author and contact

12.1. Questions on this report should be raised in the first instance with: Martin O'Brien, Climate Resilience Manager, [martin.o'brien@lewisham.gov.uk](mailto:martin.o'brien@lewisham.gov.uk)

11.2. Legal implications: Fola Ibikunle: Locum Property Lawyer;  
[Olufolake.Ibikunle@lewisham.gov.uk](mailto:Olufolake.Ibikunle@lewisham.gov.uk)

11.3. Financial implications Shola Ojo: Principal Accountant Corporate Resources;  
[shola.ojo@lewsham.gov.uk](mailto:shola.ojo@lewsham.gov.uk)

Background documents

<https://councilmeetings.lewisham.gov.uk/documents/s96789/Final%20report%20of%20the%20Housing%20Retrofit%20Task%20and%20Finish%20Group.pdf>

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<sup>3</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2020>

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