



Mayor and Cabinet

Housing Select Committee comments on the Presentations by Social Housing Providers regarding their retrofitting work

Date: 11 January 2023

Key decision: No

Class: Part 1

Ward(s) affected: All

Outline and recommendations

This report informs Mayor and Cabinet of the views of the Housing Select Committee following consideration of the presentations that the Committee received from the Social Housing Providers who attended its meeting on 5th of January 2023, namely Lewisham Homes, Phoenix Community Housing and Regenter B3, to provide updates on their work on retrofitting. The Mayor and Cabinet is recommended to note the views and agree to provide a response.

- Mayor and Cabinet is recommended to note the views of the committee set out in Section 4 below and ensure that a response is provided to the Housing Select Committee.

1. Summary

- 1.1 This report informs Mayor and Cabinet of the views of the Housing Select Committee following consideration of the presentations that the Committee received from the Social Housing Providers who attended its meeting on 5th of January 2023, namely Lewisham Homes, Phoenix Community Housing and Regenter B3. Officers from all three social housing organisations presented at the meeting. Following questions to officers, the Committee agreed to refer its views to Mayor and Cabinet. The Mayor and Cabinet is recommended to note the views and agree to provide a response.

2. Recommendation

- 2.1 The Mayor and Cabinet is recommended to note the views of the committee as set out in section four of this referral and agree to provide a response.

3. Policy Context

- 3.1 Scrutiny's work programme has regard to the corporate strategy¹ which sets out the Council's values, priorities and focus for 2022-2026. These are categorised under the following headings:

¹ <https://lewisham.gov.uk/mayorandcouncil/corporate-strategy>

- Cleaner and Greener
- Strong Local Economy
- Quality Housing
- Children and Young People
- Safer Communities
- Open Lewisham
- Health and Wellbeing

4. Housing Select Committee's views

- 4.1 At its meeting on the 5th of January 2023, the Committee received presentations from three Social Housing Providers: Lewisham Homes, Phoenix Community Housing and Regenter B3. These presentations provided the Committee with an update on the retrofitting work undertaken by these housing providers.
- 4.2 The Housing Select Committee notes that Lewisham Council declared a 'Climate Emergency' in 2019 and aims that Lewisham will be carbon neutral by 2030.
- 4.3 The Committee further notes 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.
- 4.4 The Housing Select 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.
- 4.5 The Committee asks that a response to its referral is received from Mayor & Cabinet within the timeframe set out in the constitution.

5. Financial implications

- 5.1 There are no direct financial implications arising from this report. Taking the action suggested in this referral may have financial implications that will need to be considered by Mayor and Cabinet. These will need to be addressed in the response to this referral.

6. Legal implications

- 6.1 The Constitution provides for select committees to refer reports to the 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).
- 6.2 There are no direct legal implications arising from this report. Taking the action suggested in this referral may have legal implications that will need to be considered by Mayor and Cabinet. These will need to be addressed in the response to this referral.

7. Equalities implications

- 7.1 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.
- 7.2 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.

7.3 There are no direct equalities implications arising from this report. Taking the action suggested in this referral may have equalities implications that will need to be considered by Mayor and Cabinet. These will need to be addressed in the response to this referral.

8. Climate change and environmental implications

8.1 There are no direct climate change and environmental implications arising from this report. Taking the action suggested in this referral may have climate change implications that will need to be considered by Mayor and Cabinet. These will need to be addressed in the response to this referral.

9. Crime and disorder implications

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

10. Health and wellbeing implications

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

Background papers

[Housing Select Committee- Meeting Papers](#), 5th of January 2023

Report contact: Nidhi Patil, Scrutiny Manager, Nidhi.Patil@lewisham.gov.uk, 020 8314 7620