



Housing Select Committee

Report title: Repairs Update from Housing Providers

Date: 14th March 2024

Key decision: No

Class: Part 1

Ward(s) affected: All

Contributors: Director of Housing Strategy

Outline and recommendations

This report will be followed by presentations from housing providers regarding their repairs service. The housing providers presenting today are:

1. Clarion Housing Group
2. Hyde Housing
3. L&Q
4. Peabody
5. Southern Housing Group

The Committee is asked to:

- note the updates provided by the housing providers and comment on the content of the updates.

Timeline of engagement and decision-making

9 th March 2023	Updates provided to Housing Select Committee by Clarion Housing Group, Hyde Housing, L&Q, Peabody and Southern Housing.
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1 Summary

- 1.1. The Housing Select Committee has invited five housing providers to update the Committee on their repairs service. These five housing providers are- Clarion Housing Group, Hyde Housing, L&Q, Peabody and Southern Housing Group. These updates will be delivered by means of PowerPoint presentations, following which members of the Committee will have an opportunity to ask questions.

2. Recommendations

- 2.1. The Committee is asked to note the updates provided by the housing providers and comment on the content of the updates.

3. Policy context

- 3.1. Receiving these repairs update from housing providers supports the aims and objectives of the Council's Corporate Strategy, namely:
 - 3.1.1. *Quality Housing* - to provide as many people as possible with safe, comfortable accommodation that they can be proud of and holding landlords to account.

4. Background

- 4.1. The Housing Select Committee's terms of reference state that the Committee has the responsibility to establish links with housing providers in the borough which are concerned with the provision of social housing. To meet this responsibility, the Committee needs to ensure that it engages with local registered social housing providers and scrutinise their activities and performance.
- 4.2. On the 9th of March 2023 updates on the repairs services of 5 housing providers were given to the Housing Select Committee by Clarion Housing Group, Hyde Housing, L&Q, Peabody and Southern Housing. The Committee has invited these providers to return to its meeting on the 14th of March 2024 to provide a further update on their repairs service.
- 4.3. The updates will cover several key issues such as-
 - Progress in repair services over the last 12 months since the last Housing Select Committee meeting in March 2023
 - A brief overview of policies regarding 'voids'
 - An overview of the impact of the Social Housing (Regulation) Act 2023 on repairs services; and details on how providers are preparing for the new regulatory standards that come into force in April 2024.
 - A brief update on use of Schedule 2, Ground 8 of the Housing Act 1988 in rent arrears cases

5. Financial Implications

- 5.1. There are no direct financial implications arising from the content of this report.

6. Legal Implications

- 6.1. There are no direct legal implications arising from the content of this report.

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

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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 the content of this report.

8. Climate change and environmental implications

- 8.1. There are no anticipated climate change and environmental implications.

9. Crime and disorder implications

- 9.1. There are no anticipated crime and disorder implications.

10. Health and wellbeing implications

- 10.1. There are no direct health and wellbeing implications arising from the content of this report. However, the condition of a person's home has a major impact on their physical and mental health and wellbeing. Ensuring residents can easily access the repairs service and that the homes are maintained in a good condition will have a positive impact on the residents' health and well-being. In particular, ensuring that housing providers deal with repairs relating to damp and mould effectively is an important part of securing better health outcomes for all residents living in social housing.

11. Report author and contact

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