



## Private Rented Sector in Lewisham Task and Finish Group

### Draft Report and Recommendations of Private Rented Sector in Lewisham Task and Finish Group

**Date:** 10 October 2024

**Key decision:** No

**Class:** Part 1

**Ward(s) affected:** All

**Contributors:** Nidhi Patil (Scrutiny Manager)

### Outline and recommendations

Following the review of a wide range of evidence, members of the Private Rented Sector in Lewisham Task and Finish Group are asked to:

- Consider, comment on and agree the final report attached as Appendix A.
- Agree recommendations for submission to the Mayor and Cabinet.

### Timeline of engagement and decision-making

This Task and Finish Group was established by the Overview and Scrutiny Committee on the 4<sup>th</sup> of July 2023.

The scope and key lines of enquiry for the review were agreed by the Private Rented Sector in Lewisham Task and Finish Group on the 21<sup>st</sup> of September 2023.

Between October 2023 and August 2024, the Task and Finish Group carried out a range of evidence gathering and engagement sessions (as detailed in the report attached as Appendix A).

## 1. Summary

- 1.1. The report attached as Appendix A sets out the key findings and recommendations of the Private Rented Sector in Lewisham Task and Finish Group.

## 2. Recommendations

- 2.1. The Task and Finish Group is asked to:
  - Consider, comment on and agree the final report attached as Appendix A.
  - Agree recommendations for submission to the Mayor and Cabinet.

## 3. Policy Context

- 3.1. The Council's Corporate Strategy (2022-2026) outlines the Council's ambitions for

Lewisham and details its approach towards achieving them. The work of this Task and Finish Group has been consistent with the Council's policy framework. It supports the achievement of the Corporate Strategy objective- 'Quality Housing'.

- 3.2. In its Corporate Strategy 2022-26, the Council commits to providing more support to renters in the borough through further landlord licensing, enforcement of poorly managed homes, holding landlords to account and giving a voice to renters in the borough.
- 3.3. The efforts of this Task and Finish group have been directed towards achieving this corporate strategy objective.

## **4. Background**

- 4.1. The subject of this Task and Finish group was agreed by the Overview and Scrutiny Committee on the 4<sup>th</sup> of July 2023. The Group has received evidence from a range of sources and activities and has produced a report summarising its findings attached as Appendix A.
- 4.2. The Task and Finish Group members are being asked to review the final report and agree any recommendations they wish to make.

## **5. Financial implications**

- 5.1. There are no direct financial implications arising from this report. Recommendations from the Task and Finish Group may have financial implications, and these need to be given due consideration in the preparation of the executive response.

## **6. Legal implications**

- 6.1. 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. The Private Rented Sector in Lewisham Task and Finish Group was re-established by the Overview and Scrutiny Committee on the 27<sup>th</sup> of March in light of disruption and delays caused by pre-election restrictions on publicity.
- 6.2. Task and Finish groups are to comprise of five members appointed by the Overview and Scrutiny Committee and examine specific issues in depth in accordance with terms of reference agreed by the Overview and Scrutiny Committee.
- 6.3. The Constitution provides for Task and Finish groups 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 Overview and Scrutiny Committee within two months (not including recess).
- 6.1. There are no direct legal implications arising from this report. Recommendations from the Task and Finish Group may have financial implications, and these need to be given due consideration in the preparation of the executive response.

## **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. Scrutiny tries to make sure that its work reflects the diversity of Lewisham's communities and that the views of residents are fairly represented in scrutiny processes.
- 7.4. There are no direct equalities implications arising from this report, but the recommendations made by the Task and Finish Group may have equalities implications and these need to be given due consideration in the preparation of the executive response.

## **8. Climate change and environmental implications**

- 8.1. There are no direct climate change and environmental implications arising from this report. Recommendations from the Task and Finish Group may have climate change and environmental implications, and these need to be given due consideration in the preparation of the executive response.

## **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. Recommendations from the Task and Finish Group may have health and wellbeing implications, and these need to be given due consideration in the preparation of the executive response.
- 10.2. The Task and Finish Group has focused on understanding the challenges in the Private Rented Sector in Lewisham and has made efforts to address them, with a focus on enhancing the support provided to residents, which may lead to positive impacts on their health and wellbeing.

## **11. Appendices**

- 11.1. Appendix A- Final report of the Private Rented Sector in Lewisham Task and Finish Group

## **12. Report author and contact**

- 12.1. If you have any questions about this report, please contact:  
Nidhi Patil (Scrutiny Manager): [nidhi.patil@lewisham.gov.uk](mailto:nidhi.patil@lewisham.gov.uk) or 020 8314 7620