

Overview and Scrutiny



Task and Finish Group Proforma

This proforma has been designed to capture the information that the Overview and Scrutiny Committee will need in order to decide which task and finish groups to establish.

This proforma can be completed by individual councillors on their own or by colleagues working together and support is available. If you would like support in completing this proforma, you can approach the Chair of Overview and Scrutiny, one of the Select Committee Chairs or any member of the Scrutiny team.

<p>Proposed title <i>This should be written as a question. What is the main question that you are looking to answer? Ideally use “how” I.e. “How can we improve……XXX?”</i></p>	<p>Community at the Heart of Housing: How Can Lewisham Council Support Co-operatives, Self-Build, and Community Land Trust Developments to Deliver Affordable Homes?</p>
<p>Overview <i>Provide 2-3 sentences explaining the proposed investigation in more detail including the key areas that you are proposing to look at.</i></p>	<p>Lewisham has a celebrated history of self-build housing. Examples range from the Black-led self-build programme Nubia Way to Walters Way in Honor Oak and the recent RUSS community land trust development in Ladywell. This puts us in a strong position in Lewisham to learn from past successes. This investigation will explore how the council can support co-operative, self-build, and CLT (Community Land Trust) housing initiatives through collating best practice, building networks, leveraging council assets and engaging with social capital lenders to create sustainable, affordable housing solutions.</p>
<p>Reason for proposal <i>Why do you think that a task and finish group is the most appropriate way to address this issue / answer this question? Where has the suggestion come from? (I.e. through resident engagement, casework, external inspection, performance information.)</i></p>	<p>Expanding community-led housing initiatives could play an important role in helping the council meet its housing targets. The Small and medium sites are increasingly unviable for the council to develop, risking long-term vacancy. Furthermore, with private developments often provide limited affordable housing due to viability considerations. This Task and Finish Group (TFG) will investigate how to enhance support for co-operative, self-build, and CLT initiatives, focusing on unlocking these sites for affordable housing. By prioritising community-led projects, the TFG aims to ensure that housing solutions are inclusive, equitable, resilient, and sustainable.</p>
<p>Policy Context <i>How does the proposal support delivery of the Lewisham Corporate Strategy; national/regional policies, initiatives; legislation etc.</i></p>	<p>The council’s new Asset Management Strategy is identifying small and medium sized lots that are at risk of remaining long term vacant. This TFG would help to assess whether these would be appropriate for community led initiatives.</p> <p>This Task and Finish Group aligns with Lewisham’s Local Plan and Housing Strategy (2020-2026), both of which prioritise affordable housing and environmentally sustainable development. It also supports the national and regional policy emphasis on increasing</p>

	housing stock while promoting community involvement in housing delivery.
<p>Criteria for the investigation (Essential)</p> <ul style="list-style-type: none"> • <i>Is the proposed investigation timely? Why?</i> • <i>Is it a strategic and significant issue? How?</i> • <i>Is it of concern to one or more sections of the population? Who?</i> <p>(Desirable)</p> <ul style="list-style-type: none"> • <i>Is the issue of concern to partners or stakeholders? How?</i> • <i>Will the investigation add value in terms of improving the council's or partner's performance or service delivery? How?</i> • <i>Will the investigation be duplicating any other work? What?</i> • <i>What control or influence does the Council have in this area?</i> 	<p><i>Is the proposed investigation timely? Why?</i> Yes. Lewisham faces a growing housing crisis, and there is an urgent need to explore new ways to meet housing demands,</p> <p><i>Is it a strategic and significant issue? How?</i> Yes. Affordable housing is a core priority for the council, and this investigation offers a strategic opportunity to use council-owned assets effectively</p> <ul style="list-style-type: none"> • <i>Is it of concern to one or more sections of the population? Who?</i> (Desirable) Yes, it concerns all renters • <i>Is the issue of concern to partners or stakeholders? How?</i> Yes, CLT groups and networks, developers, finance • <i>Will the investigation add value in terms of improving the council's or partner's performance or service delivery? How?</i> Yes it could help contribute to housing targets • <i>Will the investigation be duplicating any other work? What?</i> No • <i>What control or influence does the Council have in this area?</i> It has particular control over council disposal which could be appropriate sites
<p>Sources of evidence <i>Do you have any thoughts/ideas on where you might gather evidence from? e.g. research or site visits. (Officers will be able to recommend suggestions and help with this.)</i></p>	<p>The TFG will collect the following evidence:</p> <p>What works: Investigate successful examples of co-operative, self-build, and CLT housing projects, both within Lewisham e.g. RUSS Community Land Trust and beyond. Identify the key factors that made these projects viable and sustainable.</p> <p>What support do CLTs need: Explore the specific support that community land trusts and self-build groups require from the council. This may include access to funding and borrowing, legal advice, planning assistance, and technical guidance to successfully develop and manage affordable housing projects.</p> <p>How do we support a replicable mode: Investigate how the Council can facilitate a replicable housing model and help secure sustainable financing options like grants and social financing. It could also help steward strong networks between community groups, housing associations, and funders to encourage collaboration, knowledge sharing, and scalability of these housing models.</p> <p>High quality, sustainable homes: Explore how we ensure developments are high quality, use sustainable building materials, efficient heating systems, renewable energy, green infrastructure, biodiversity net gain and water harvesting etc.</p>

<p>Co-optees / Technical advisors? <i>Would the task and finish group benefit from having expert input such as an academic or local expert?</i></p>	<p>A good co-optee would be the CEO of RUSS. Potentially someone from Triodos Bank</p>
<p>Suggested timeframe <i>Do you estimate / suggest that the investigation take 3, 6, 9 or 12 months? Outline your suggested timetable for evidence gathering.</i></p>	<p>The investigation is expected to take 7 months, divided into evidence gathering, financial model exploration, and reviewing potential sites both council owned, or otherwise identified in the Local Plan</p>
<p>Equalities Impact <i>Identify any equalities issues that might be applicable.</i></p>	<p>Positive equalities impact</p>
<p>Councillor(s) submitting the proposal <i>Please list the names of the submitting councillor(s)</i></p>	<p>Rudi Schmidt</p>