

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>Delivering in Partnership: How Can the Council Engage in Innovative Investment Partnerships to Achieve its Social Housing and Supported Accommodation Goals?</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 is grappling with a growing housing crisis, marked by spiralling demand for social housing and temporary accommodation. This TFG will review the council's current approach to partnerships with private developers and financial institutions which deliver large-scale developments. Gathering evidence from successful developments in the borough and nation-wide delivered through public-private partnerships, a key focus will be on how the council balances ambition and risk. The investigation will delve into the complexities of sharing and managing risks alongside the financial implications of not building at scale. It will aim to gain a better understanding of how councils can innovate to deliver during a time of challenging financial and market constraints.</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>The complexities of this subject make a TFG an ideal forum for exploring this, as a single committee item would not allow the same depth and breadth of evidence gathering.</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>This TFG is supportive of Lewisham's Local Plan and Housing Strategy (2020-2026).</p>

	<p>At a broader level, the proposal adheres to national and regional policies, such as the National Planning Policy Framework (NPPF) and the Greater London Authority's (GLA) Housing Strategy. These frameworks stress the importance of increasing the housing supply and fostering sustainable communities through collaborative approaches to development.</p>
<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. The ongoing housing crisis in Lewisham necessitates a fresh look at how partnerships can be structured to deliver affordable housing effectively.</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>	<ul style="list-style-type: none"> • Public-Private Partnerships (PPPs): Review existing PPPs and joint ventures in housing within Lewisham and beyond. Assess their impact on delivering affordable homes and explore how the council can structure partnerships to support its social housing goals. • Alternative financial models: Explore opportunities for innovative financing, such as private financing bonds, social impact funds, and public investment funds, to provide new sources of capital for social housing projects. Assess how the council can collaborate with long-term financial partners, such as ethical banks and social impact investors, to support these ventures. • Leveraging council assets: Investigate how the council's Asset Management Strategy (2024-2034) can unlock underused land and buildings to support the creation of affordable homes. Identify potential sites, such as disused garages and brownfield locations, that can be repurposed for housing development. • High-Quality, Sustainable Design: Ensure that all new developments adhere to high design standards and contribute to net biodiversity gain, while addressing

	sustainability goals, such as energy-efficient design and renewable energy integration.
Co-optees / Technical advisors? <i>Would the task and finish group benefit from having expert input such as an academic or local expert?</i>	The group will benefit from expert input from housing finance specialists, urban planners, and sustainability experts to ensure that proposed partnerships are viable and aligned with best practices.
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>	The investigation is expected to take 7 months, focusing on reviewing partnerships, assessing financial models, and identifying suitable sites for development.
Equalities Impact <i>Identify any equalities issues that might be applicable.</i>	Positive equalities impact
Councillor(s) submitting the proposal <i>Please list the names of the submitting councillor(s)</i>	Rudi Schmidt