

Housing Select Committee			
Title	In-depth review into low cost home ownership – Evidence Session	Item No	3
Contributors	Scrutiny Manager		
Class	Part 1	Date	4 February 2013

1. Purpose of paper

- 1.1. The Housing Select Committee has agreed to undertake a review looking at low cost home ownership as part of its work programme for 2012/13. This report and appendices, coupled with evidence provided at the meeting, will provide information for the Committee to discuss as part of its review.

2. Recommendations

- 2.1. The Select Committee is asked to:
- note the content of the report and consider the information presented at Committee
 - consider the request to expand the scope of the review to include housing co-operatives as noted in section 5 of this report.

3. Background

- 3.1. At the meeting of the Housing Select Committee on September 11 the Committee resolved to undertake an in-depth review looking at low cost home ownership.
- 3.2. At its meeting on October 31 the Committee approved the scoping report for the review. This scoping paper, including information on key lines of inquiry, is attached in Appendix A.

4. Written Evidence

- 4.1. Written information about each of the four proposed options for low cost home ownership is attached in Appendix B.
- 4.2. At the meeting on 4 February the Committee will have the opportunity to question officers, representatives from Lewisham Homes and a leaseholder representative.

5. Expansion of scope

- 5.1. Councillor Davies has suggested that housing co-operatives be added to the scope of the review. Housing co-operatives are a membership based form of housing tenure that allow residents to collectively own property. Membership is granted by way of a share purchase in the overall co-operative entity.

- 5.2. If this were to be included in the scope of the review key lines of inquiry could include:
- What are the advantages and disadvantages of housing co-operatives (a) for tenants and (b) the council and the wider Lewisham population?
 - How many of these schemes exist (a) nationally and (b) in Lewisham?
 - How have housing co-operatives developed in Lewisham to date and the potential for, and desirability of, encouraging each option in the future?
 - How would housing co-operatives link with the Council's wider housing plans including the Housing Matters Programme?
 - What factors have restrained supply of housing co-operatives in Lewisham?

6. Further implications

- 6.1. At this stage there are no specific financial, legal, environmental, equalities or crime and disorder implications to consider. However, each will be addressed as part of the review.

If you have any questions about this report, please contact Joseph Dunton, Scrutiny Manager (ext. 43563)