

| HEALTH AND WELLBEING BOARD |   |          |                 |
|----------------------------|---|----------|-----------------|
| <b>Report Title</b>        | Lewisham's Housing Strategy 2015-2020   |          |                 |
| <b>Contributors</b>        | Head of Strategic Housing   | Item No. | 4               |
| <b>Class</b>               | Part 1  | Date:    | 20 January 2015 |
| <b>Strategic Context</b>   | See section 3   |          |                 |
| <b>Pathway</b>             | The draft Housing Strategy has been considered by the Housing Select Committee. The Committee will scrutinise a final draft in February. The Strategy will be considered by Mayor and Cabinet in March. |          |                 |

## 1. Purpose

- 1.1 This report invites the Health and Wellbeing Board to comment on the Council's draft Housing Strategy.

## 2. Recommendation

The Health and Wellbeing Board is recommended to:

- 2.1 Support the objectives and priorities as set out in the draft Housing Strategy; **OR**
- 2.2 Advise on any changes to the draft Strategy that it would see as appropriate and would like to see.

## 3. Policy Context

- 3.1 The Housing Strategy will support other priorities that the Council and its partners have. Core principles identified in the overarching Sustainable Communities Strategy such as reducing inequality and improving equality of opportunity are reflected in this draft Housing Strategy.
- 3.2 Lewisham's Housing Strategy is also expected to be compliant with the Mayor of London's Housing Strategy which is based on:
- Increasing housing supply to levels not seen since the 1930s
  - Better supporting working Londoners and helping more of them into home ownership
  - Improving the private rented sector and promoting new purpose-built and well managed private rented housing
  - Pushing for a new, long-term financial settlement for London Government to drive housing delivery
  - Bringing forward land for development and accelerating the pace of housing delivery through Housing Zones and the London Housing Bank.

- 3.3 The main evidence base for the draft Housing Strategy is the [SE London Strategic Housing Market Assessment](#) (SHMA)
- 3.4 Homelessness is included in the draft Housing Strategy. There are no plans for producing a separate homelessness strategy.

#### **4. Background**

- 4.1 Public consultation on the draft Housing Strategy commenced on December 1<sup>st</sup> 2014 and is due to close on January 19<sup>th</sup> 2014. There is some scope for taking on board comments made after that date.
- 4.2 Following revision of the draft Housing Strategy it will be scrutinised by the Housing Select Committee (late January or a one off meeting in February) before being submitted to Mayor and Cabinet in March with a view to being published also in March.
- 4.3 The draft Strategy proposes 4 key objectives:
- Helping residents at times of severe and urgent housing need
  - Building the homes our residents need
  - Greater security and quality for private renters
  - Promoting health and wellbeing by improving our residents' homes
- 4.4 Health and wellbeing is explicitly referred to in one of these objectives but is likely to be relevant to all four objectives and many of the priorities proposed underneath those objectives.

#### **5 Financial implications**

- 5.1 The purpose of this report is to give the Board an opportunity to consider the key themes of the draft Housing Strategy, the main priorities for action and the strategic objectives. As such there are no financial implications arising from this report.
- 5.2 As the Housing Strategy develops, the financial implications of proposed actions will need to be considered as part of the Council's overall Budget Strategy.
- 5.3 Officers will also be exploring external funding and partnership opportunities to take the Strategy forward.

#### **6 Legal implications**

- 6.1 28<sup>th</sup> April 2014, the Department for Communities and Local Government (DCLG) updated its Policy "Providing housing support for older and vulnerable people". The Care Act 2014 and associated statutory guidance sets out the principles which underpin all adult safeguarding work and the duties which are placed on local authority social services and housing, health, the police and other agencies. Local housing authorities' responsibilities towards tackling

homelessness and helping homeless people are contained in the Housing Act 1996 and the Homelessness Act 2002.

- 6.2 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). 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.
- 6.3 In summary, 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.
- 6.4 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.5 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 6.6 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty

- 6.7 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:  
<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

## **7. Crime and Disorder Implications**

- 7.1 There are no particular crime and disorder implications that arise from this report.

## **8. Equalities Implications**

- 8.1 The SHMA makes particular reference to the needs of Black and Minority Ethnic communities and to older people.
- 8.2 An Equality Analysis Assessment (EAA) has yet to be carried out.
- 8.3 Addressing the most urgent and most serious housing need in the borough (e.g. as manifested by homelessness or overcrowding) is anticipated to be particularly relevant to most of the groups to which an equalities duty applies.

## **9. Environmental Implications**

- 9.1 There are no particular environmental implications that arise from this report.

## **10. Conclusion**

- 10.1 The consultation represents an opportunity to influence the Council's Housing Strategy.

## **Background Documents**

### [Draft Lewisham Housing Strategy 2015-2020](#)

If you have any difficulty in opening the links above or those within the body of the report, please contact Kalyan DasGupta ([kalyan.dasgupta@lewisham.gov.uk](mailto:kalyan.dasgupta@lewisham.gov.uk); 020 8314 8378), who will assist.

If there are any queries on this report please contact Dave Shiress, Housing Strategy Officer, on 020.8314.6096, or by email at: [dave.shiress@lewisham.gov.uk](mailto:dave.shiress@lewisham.gov.uk)