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# Overview and Scrutiny

## Housing Select Committee end of administration report

Spring 2018

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### Membership of the Housing Select Committee 2014-18:

#### 2014-15

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor Paul Bell  
Councillor John Coughlin  
Councillor Amada De Ryk  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Olurotimi Ogunbadewa  
Councillor Jonathan Slater  
Councillor Susan Wise

#### 2015-16

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor John Coughlin  
Councillor Amada De Ryk  
Councillor Liz Johnston-Franklin  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Olurotimi Ogunbadewa  
Councillor Jonathan Slater  
Councillor Susan Wise

#### 2016-17

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor John Coughlin  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Liz Johnston-Franklin  
Councillor Olurotimi Ogunbadewa  
Councillor John Paschoud  
Councillor Joan Reid  
Councillor Jonathan Slater

#### 2017-18

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor David Britton  
Councillor Bill Brown  
Councillor John Coughlin  
Councillor Sophie McGeevor  
Councillor Jamie Milne  
Councillor Olurotimi Ogunbadewa  
Councillor Pat Raven  
Councillor Jonathan Slater

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## **1. Introduction**

- 1.1. Lewisham has 54 Councillors, representing 18 wards. Lewisham also has an executive mayor, who is elected by the whole borough.
- 1.2. Nine of Lewisham's Councillors are chosen by the Mayor to form his Cabinet.
- 1.3. 45 non-executive councillors are all members of the Overview and Scrutiny Committee. The Committee usually met four times in each year of this administration to consider cross cutting issues of strategic importance. Members of the Overview and Scrutiny Committee also form six select committees, which take on the responsibilities of the Overview and Scrutiny Committee for specific areas of work. In this administration, there have been six standing select committees, each has usually met eight times a year:
  - Children and Young People Select Committee
  - Healthier Communities Select Committee
  - Housing Select Committee
  - Public Accounts Select Committee
  - Safer Stronger Communities Select Committee
  - Sustainable Development Select Committee
- 1.4. This report provides a short summary the activities and achievements of the Housing Select Committee in the 2014-18 administration.
- 1.5. The Housing Select Committee has a responsibility for reviewing and developing policy in relation to housing, as well as holding decision makers to account and monitoring the Council's performance. Throughout the course of this administration, the Committee has allocated time to respond to emerging issues and to review issues in depth. Each of the sections below sets out how the Committee has fulfilled its responsibilities over the past four years.
- 1.6. Over the course of the administration, the Committee has asked hundreds of questions of Council officers, guests and decision makers. It also has a formal option to send its views to the Council's executive Mayor and Cabinet through the use of referrals – to which the Executive is obliged to provide a written response. A summary of these referrals is included as an appendix to this report.

## 2. Overview

### 2.1. Meetings

- The Committee met seven times in 2014-15.
- It met eight times in 15-16, 16-17 and 17-18.
- In all there were 31 Committee meetings in 2014-18.
- The Committee made 4 referrals to Mayor and Cabinet.

### 2.2. Terms of reference

To fulfil all overview and scrutiny functions in relation to the discharge by the authority of its housing functions. This shall include the power to:-

(a) review and scrutinise decisions made or other action taken in connection with the discharge of the Council of its housing function

(b) make reports or recommendations to the authority and/or Mayor and Cabinet with respect to the discharge of these functions

(c) make recommendations to the authority and/or Mayor and Cabinet proposals for housing policy

(d) to review initiatives put in place by the Council with a view to achieving the Decent Homes standard, making recommendations and/or report thereon to the Council and/or Mayor and Cabinet

(e) To establish links with housing providers in the borough which are concerned with the provision of social housing

### 2.3. Leadership

2.4. Councillor Carl Handley has been the Chair of the Select Committee for the past four years. Councillor Peter Bernards has been the Vice-Chair for the same period.

2.5. Deciding on the work programme

2.6. At the beginning of each year of the administration, the Committee considered a range of topics for its upcoming work programme. This was comprised of:

- items the Committee was required to consider by virtue of its terms of reference;
- issues of importance to residents;
- the capacity for adding items to each meeting;
- suggestions already put forward by Members;
- issues arising from previous scrutiny;
- follow up to Committee referrals and reviews.

2.7. The Committee considered, discussed and prioritised the work programme using:

- the context for setting the work programme and advice from officers;
- criteria for selecting and prioritising topics developed from best practice.

2.8. At the end of each meeting the Committee reviewed the programme for upcoming meetings and decided on how the topics it had identified should be scrutinised. The Committee agreed at each meeting which items just required an information report to be provided to the Committee and which others required performance monitoring data or analysis to be presented. Typically, the majority of items took the form of single meeting items, where members:

- (a) agreed what information and analysis they wished to receive in order to achieve their desired outcomes;
- (b) received a report presenting that information and analysis;
- (c) asked questions of the presenting officer or guest;
- (d) agreed, following discussion of the report, whether the Committee would make recommendations or receive further information or analysis before summarising its views.

## 2.9. Guests at Committee meetings

2.10. There have been more than 50 guests, experts and witnesses for reviews at the Committee's meetings in this administration. They attended to give their views on issues of importance, or to provide the Committee with information or analysis about a specific topic. The Cabinet Member for Housing has also attended committee meetings to answer questions about the overarching vision for a policy - or to answer questions about the delivery of a service.

<b>Date</b>	<b>Name</b>	<b>Organisation</b>	<b>Item attended in relation to</b>
22-Jul-14	Andrew Potter	Lewisham Homes	Lewisham Homes business plan
11-Nov-14	Steve Bonvini	Brockley PFI	Brockley 6 month review
11-Nov-14	Tracey Jones	Brockley PFI	Brockley 6 month review
11-Nov-14	Maxeene McFarlane	Brockley PFI	Brockley 6 month review
11-Nov-14	Laurence Rudman	Brockley PFI	Brockley 6 month review
11-Nov-14	Andrew Potter	Lewisham Homes	Lewisham homes 6 month review
11-Nov-14	Jonathan Graham	Combined Heat and Power Association	Communal heating review
11-Nov-14	Peter North	Greater London Authority	Communal heating review
11-Nov-14	Robin Feeley	L&Q Energy	Communal heating review
17-Dec-14	Dayna Edwin	c/o Generation Rent	Private Sector Rented Licensing
17-Dec-14	Pru Waldorf	c/o Generation Rent	Private Sector Rented Licensing
17-Dec-14	Debi Waite	RB Greenwich	Private Sector Rented Licensing
17-Dec-14	Bertie Dixon	Max Fordham	Communal Heating Systems Review
17-Dec-14	James Gallagher	Parkside Residents Association	Communal Heating Systems Review
28-Jan-15	Vimal Bhana	Barratt Homes (London)	Communal Heating Systems Review
28-Jan-15	Jeremy Bungey	E.ON	Communal Heating Systems Review
11-Mar-15	David Montague	L&Q	Invitation to Registered Housing Providers
11-Mar-15	Tom McCormack	Hexagon	Invitation to Registered Housing Providers
11-Mar-15	Brendan Sarsfield	Family Mosaic	Invitation to Registered Housing Providers
11-Mar-15	Carol Carter	Hyde Housing	Invitation to Registered Housing Providers
11-Mar-15	Shaun Holdcroft	Hyde Housing	Invitation to Registered Housing Providers
11-Mar-15	David Westworth	Phoenix Community Housing	Invitation to Registered Housing Providers
<b>2016/17</b>			
27-Oct-15	Neil McCall	Affinity Sutton	Affordability Review
28-Oct-15	Steve Moseley	L&Q	Affordability Review

01-Dec-15	Dr Jacqui Daly	Savills	Affordability Review - Evidence Session 2
01-Dec-15	Kath Scanlon	London School of Economics and Political Science (LSE))	Affordability Review - Evidence Session 2
01-Dec-15	Dave Baldock	London Borough of Newham	Affordability Review - Evidence Session 2
27-Oct-15	Neil McCall	Affinity Sutton	Affordability Review
<b>2015/16</b>			
07-Sep-16	Andrew Potter	Lewisham Homes	Lewisham Homes annual report
07-Sep-16	Adam Barrett	Lewisham Homes	RB3 annual report
07-Sep-16	Andrew Spearman	Rydon	RB3 annual report
07-Sep-16	Sandra Simpson	Pinnacle	RB3 annual report
07-Sep-16	Adis Pakic	Pinnacle	RB3 annual report
07-Sep-16	Tracy Jones	Regenter B3	RB3 annual report
25-Oct-16	Annabel Davidson	Phoenix Community Housing	Housing and mental health review
25-Oct-16	Phil James	Phoenix Community Housing	Housing and mental health review
25-Oct-16	Moira Griffiths	Family Mosaic	Housing and mental health review
25-Oct-16	Martin Pearce	Family Mosaic	Housing and mental health review
25-Oct-16	Sonia Bernard	L&Q	Housing and mental health review
16-Nov-16	Clare Hopkins	Lewisham Homes	Housing and mental health review
16-Nov-16	Maggie Houghton	Hyde Housing	Housing and mental health review
16-Nov-16	Michael Munson	Bromley and Lewisham Mind	Housing and mental health review
16-Nov-16	James Forrester	South London and Maudsley NHS Trust	Housing and mental health review
16-Nov-16	David Norman	South London and Maudsley NHS Trust	Housing and mental health review
16-Nov-16	Peter Wood	999 Club Lewisham	Housing and mental health review
10-Jan-17	Rupert Bateson	Shelter	Housing and mental health review
10-Jan-17	Emily Bird	National Housing Federation	Housing and mental health review
<b>2014/15</b>			
06-Jul-17	Andrew Potter	Lewisham Homes	Fire safety in tall buildings (Grenfell)
06-Jul-17	Steve Kilden	Lewisham Homes	Fire safety in tall buildings (Grenfell)
06-Sep-17	Calum Green	London Community Land Trust	New housing delivery models
06-Sep-17	Tom Chance	National CLT Network	New housing delivery models
06-Sep-17	Tony Rich	RUSS	New housing delivery models
06-Sep-17	Louise Vallace	Pinnacle	Brockley PFI annual report
06-Sep-17	Steve Bonvini	Regenter B3	Brockley PFI annual report
06-Sep-17	Hugo Marrias	Rydon	Brockley PFI annual report
06-Sep-17	Andrew Potter	Lewisham Homes	Lewisham Homes annual report

31-Jan-18	Adam Coates	Lewisham Homes	Rent and service charge increases
31-Jan-18	Jennifer Nelson-Twakor	Pinnacle	Rent and service charge increases
31-Jan-18	Louise Vallace	Pinnacle	Rent and service charge increases



### 3. Policy development

3.1. One of the committee's most important functions is to lead on the development of emerging council policy and to make recommendations to Mayor and Cabinet with committee's views, recommendations, concerns and endorsements. The committee has scrutinised the development of a broad range of council policies and strategies over the past four years, some notable examples include:

#### 3.2. Mental health and housing

3.3. In 2016/17 the committee carried out an in-depth review of mental health in social housing and the way people experiencing mental ill health are identified and supported by housing providers. The committee took evidence from a wide range of local stakeholders from housing, social care, mental health and the community and voluntary sectors, and made a series of recommendations to Mayor & Cabinet. This work led to the creation of a working group on mental health and housing with representation from housing, mental health support, and the council.

#### Overview and Scrutiny Housing and mental health

Housing Select Committee  
March 2017



3.4. The meetings of the working group focussed on partners gaining a better understanding of each other's roles and the services available in the borough. The working group is currently working to produce a handbook to serve as an induction and guide to the interface of mental health and housing in the borough. The work of the group will be shared with stakeholders at a borough event on mental health and the handbook made available on the council website.

Membership of the Housing  
Select Committee in 2016/17:

Councillor Carl Handley (Chair)  
Councillor Peter Bernards (Vice-Chair)  
Councillor John Coughlin  
Councillor Liz Johnston-Franklin  
Councillor Maja Hilton  
Councillor Simon Hooks  
Councillor Olurotimi Ogunbadewa  
Councillor John Paschoud  
Councillor Joan Reid  
Councillor Jonathan Stater



#### 3.5. Private rented sector discharge

3.6. The proposal to allow the council to discharge its homeless duty with an offer of suitable accommodation in the private rented sector (PRS) was approved by Mayor and Cabinet in March 2015. In 2016 the committee considered the draft policy before it went out for consultation. The committee made a number of comments on the draft policy, expressing concern that some of the exceptions were too narrow. Officers agreed to look at the exceptions to the draft policy again and reported back to the committee in March 2017 with the results of the consultation. The committee commented on the level of detail in the policy and officers agreed to transfer more detail from the supporting documents into the final policy document.

### 3.7. Handyperson service

- 3.8. The committee has closely scrutinised savings and income generation proposals over the course of the administration and referred its views to Mayor & Cabinet. During the 2016/17 round of savings this included the committee referring its views on proposals relating to the council's handyperson service. The committee noted that most of the users of the handyperson service were likely to be elderly or vulnerable and sought reassurances that the consultation process would involve everyone that had used the service and older people's groups. The committee also stressed that the council has a responsibility to make sure that any future provider of the handyperson services pays the living wage to its workers.
- 3.9. The committee scrutinised the proposals again in November and made a referral to Mayor & Cabinet highlighting its concerns for users of the service and recommending that officers speak to Lewisham Homes to find out if it would be viable for them to provide the handypersons service at a reasonable price. In March 2017 the committee was informed that Lewisham Homes were prepared to offer the service at an hourly rate which covers the running costs of the service.

The screenshot shows the Lewisham Homes website. At the top left is the Lewisham Homes logo. To its right is a language selection dropdown and a 'Powered by Google Translate' notice. A search bar is located in the top right corner. Below the header is a navigation menu with links: Home, Do it online, Your community, About us, New Homes, News, Events, Contact us, Careers, and Shop. The breadcrumb trail reads: Home / Your home / Repairs / Handyperson service. The main heading is 'Handyperson service' with a 'Listen to this' button. The text describes the scheme for residents aged 60+ or disabled, listing eligible jobs like plumbing, carpentry, and furniture moving. A 'Types of jobs a handyperson can help with' section lists: Small plumbing repairs, General carpentry, Moving furniture for easier access, and Fitting grab rails, hand rails and curtain rails. A 'REPAIRS MENU' sidebar lists: Repairs, Right to Repair, Who is responsible for what?, Lifts repairs, Gas servicing, Access to your home to carry out repairs, Carbon monoxide, Dealing with condensation, Decoration scheme, and Handyperson service.

### 3.10. Housing delivery models

- 3.11. In 2017/18 the committee carried out an in-depth review of models of delivering new housing. The review focused on community-led models and also considered the joint venture approach as demonstrated by the council's Besson Street development in New Cross. The committee heard evidence from established local schemes and other commentators, including the LGA. The committee's final report and recommendations were published in January 2018. The committee will continue to monitor the development of housing delivery models in Lewisham over the course of the 2018-22 administration.

#### 4. Performance monitoring

- 4.1. The committee allocated a significant part of its work programme in this administration to performance monitoring. The committee's performance monitoring scrutiny takes a number of different forms. It might include challenging decision makers on the decisions they have taken or include scrutiny of service delivery in a particular area. Some examples are:
- 4.2. Fire safety in tall buildings
- 4.3. The fire at Grenfell Tower on 14 June 2017 led to the committee closely scrutinising Lewisham's response to fire safety in tall buildings over a number of meetings. The committee first discussed the issue at its meeting on 26 June. It heard about the immediate steps being taken by the council and its partners and the plans for fire-safety testing across high-rise blocks in the borough. The committee received a more detailed update at its meeting in July, where it took evidence from Lewisham Homes, Building Control and the Executive Director for Customer Services. The committee discussed which tower blocks had been tested and which had been found to need their external cladding replaced. The committee also heard about interim safety measures being put in place while this work was organised and the plans for more intrusive fire-safety testing of tower blocks, looking at more than just the safety of external cladding. The committee noted that there were a number of internal fire-safety issues at Grenfell, as well as the external cladding, and queried what was being done to improve tenancy checks. The committee also expressed concern about poor tenant representation with larger social landlords and discussed ways of improving this.
- 4.4. The committee has received a number of further updates since in order to closely monitor the progress and results of cladding testing and the arrangements being made for its removal. Following comments received from the Sustainable Development Select Committee, the committee also had discussions with officers on what the council could do to encourage housing providers in the borough to share more fire-safety information with the council. At its meeting in January 2018 the committee heard that cladding had been fully removed from all council-owned buildings.
- 4.5. New homes programme
- 4.6. In 2012 the council embarked on a programme to build new council homes in response to an enduring under-supply of new affordable homes available to the council to meet the housing demands placed upon it. The committee has continued to scrutinise the New Homes Programme throughout this administration. A series of update reports has been provided to the committee outlining progress in meeting the target of delivering 500 new council homes by March 2018.



4.7. The committee has also closely monitored the progress of the PLACE/Ladywell scheme. The development provides 24 units of temporary accommodation using modern construction methods to deliver homes quicker and with less expense. The committee has discussed the facilities provided within the accommodation, the length of tenancies and the cost of relocating the building. The committee has also recently started monitoring the proposed development of PLACE/Deptford, a similar scheme being proposed in the north of the borough.

4.8. Housing Zones – joint scrutiny

4.9. Housing Zones are areas of land that have been designated by the Mayor of London for accelerated housing development. There are two housing zones in the borough. In 2016/17 the Housing Select Committee and Sustainable Development Committee jointly scrutinised the development of Housing Zones in the borough. Members scrutinised the levels of affordable housing for both housing zones and made a referral to Mayor & Cabinet that levels should reflect the housing need of the borough. The Chairs of the two committees also wrote to the Mayor of London to discuss housing zones.

## 5. **Future challenges**

5.1. Since 2010, Lewisham Council has delivered savings of £160m, at the same time as reorganising services and meeting increased demand. A further £4.8m of savings have been proposed for 2018/9, and in the years to 2020 further savings of around £35m will be required. This brings total savings since 2010 to almost £200m.

5.2. Savings are however becoming more difficult to achieve and the council's reserves have been used to balance the budget for the past four years. Projections for the end of the 2017/18 financial year are an overspend of £13m, with more than half of this amount relating to savings that have been agreed but not delivered.

5.3. Officers anticipate that post 2020 approximately £10m per year of savings will be required. As scrutiny committees devise their work programmes for the 2018-22 administration, they will need to give close consideration to the areas of council spending within their remit. For the Housing Select Committee this will include the following service areas: housing strategy and programmes; housing needs (including housing options and homeseach); and the private sector housing agency.

5.4. The housing strategy and non-housing revenue account services strand of the Lewisham Futures Programme represents less than 1% of the net General Fund Budget. It has a savings target for 2018/19 of £600,00 and has identified savings of £250,000. The service is on budget for 2017/18.

5.5. One of the most significant cost pressures within the housing-related services area is the cost of providing temporary accommodation, particularly nightly-paid temporary accommodation. The saving proposal for 2018/19 is to reduce the costs of providing nightly-paid accommodation by £250,000. This will be achieved by focusing on demand, cost, and developing more suitable alternative accommodation.

5.6. Over the course of the previous administration, the committee regularly monitored homelessness and temporary accommodation pressures and scrutinised measures to increase the supply of temporary accommodation. This included the acquisition of more than 100 properties on the open market, the conversion of existing buildings into temporary accommodations units, and constructing new temporary accommodation units using modern methods of construction, such as those at PLACE/Ladywell, for example.

5.7. Lewisham managed to reduce and stabilise the number of households in nightly-paid accommodation through these measures, but the numbers have started to increase again as a consequence of external pressures, particularly the decanting of Heathside and Lethbridge. The provision of temporary accommodation is likely to continue to be a significant area of focus for the committee over the 2018-22 administration, in particular the development of the PLACE/Deptford scheme.



5.8. Other key issues include the Homelessness Reduction Act coming into force in April 2018 and Lewisham's work as a Homelessness Prevention Trailblazer. The Homelessness Reduction Act places a greater duty on local authorities to provide assistance at an earlier stage and with a wider range of individuals. It is anticipated that Lewisham will experience a substantial increase in the number of households it supports.

5.9. Lewisham Council was also successful in bidding for £1m central government funding to become a Homelessness Prevention Trailblazer. The Trailblazer is focussing on two key streams of work: Predictive analytics, developing data-driven identification of households at risk of homelessness, and targeted upstream intervention and prevention work. These significant developments will also be key areas of focus for the committee over the next administration.

5.10. As part of the wider savings stream for asset rationalisation, work is ongoing to bring forward private rented sector development options as a way generating additional income for the Council and providing additional housing stock. The joint venture recently established to develop the Besson Street build-to-rent scheme is expected to generate income of around £500,000 a year for the council.

5.11. The value from this partnership will start to accrue from 2018/19. However, the risks and challenges to achieving this additional income will be the ability to appraise, design, procure, partner and deliver developments at pace and in line with the Council's financial, economic development, planning and social objectives.

- 5.12. The committee has closely monitored progress with the Besson Street scheme over the course of the 2014-18 administration. The scheme will create around 230 units of private rented accommodation, 35% of which will be affordable homes let at a discounted rent linked to local incomes.
- 5.13. The committee also carried out an in-depth review of housing delivery models in 2017/18, which featured evidence on the aims and approach of the joint venture approach and Besson Street development. The committee made a number of recommendation as part of its review and the development of the Besson Street scheme and the joint venture partnership will likely continue to be significant areas of focus for the committee over the 2018-22 administration.

## **Appendix:**

Appendix A – scrutiny committee terms of reference

Appendix B – committee referrals and responses from Mayor and Cabinet 2014-18

### **Appendix A – scrutiny committee terms of reference**

The following roles are common to all select committees:

#### (a) General functions

To review and scrutinise decisions made and actions taken in relation to executive and non-executive functions

To make reports and recommendations to the Council or the executive, arising out of such review and scrutiny in relation to any executive or non-executive function

To make reports or recommendations to the Council and/or Executive in relation to matters affecting the area or its residents

The right to require the attendance of members and officers to answer questions includes a right to require a member to attend to answer questions on up and coming decisions

#### (b) Policy development

To assist the executive in matters of policy development by in depth analysis of strategic policy issues facing the Council for report and/or recommendation to the Executive or Council or committee as appropriate

To conduct research, community and/or other consultation in the analysis of policy options available to the Council

To liaise with other public organisations operating in the borough – both national, regional and local, to ensure that the interests of local people are enhanced by collaborative working in policy development wherever possible

#### (c) Scrutiny

To scrutinise the decisions made by and the performance of the Executive and other committees and Council officers both in relation to individual decisions made and over time

To scrutinise previous performance of the Council in relation to its policy objectives/performance targets and/or particular service areas

To question members of the Executive or appropriate committees and executive directors personally about decisions

To question members of the Executive or appropriate committees and executive directors in relation to previous performance whether generally in comparison with service plans and targets over time or in relation to particular initiatives which have been implemented

To scrutinise the performance of other public bodies in the borough and to invite them to make reports to and/or address the select committee/Business Panel and local people about their activities and performance

To question and gather evidence from any person outside the Council (with their consent)

To make recommendations to the Executive or appropriate committee and/or Council arising from the outcome of the scrutiny process

(d) Community representation

To promote and put into effect closer links between overview and scrutiny members and the local community

To encourage and stimulate an enhanced community representative role for overview and scrutiny members including enhanced methods of consultation with local people

To liaise with the Council's ward assemblies so that the local community might participate in the democratic process and where it considers it appropriate to seek the views of the ward assemblies on matters that affect or are likely to affect the local areas, including accepting items for the agenda of the appropriate select committee from ward assemblies.

To keep the Council's local ward assemblies under review and to make recommendations to the Executive and/or Council as to how participation in the democratic process by local people can be enhanced

To receive petitions, deputations and representations from local people and other stakeholders about areas of concern within their overview and scrutiny remit, to refer them to the Executive, appropriate committee or officer for action, with a recommendation or report if the committee considers that necessary

To consider any referral within their remit referred to it by a member under the Councillor Call for Action, and if they consider it appropriate to scrutinise decisions and/or actions taken in relation to that matter, and/or make recommendations/report to the Executive (for executive matters) or the Council (non-executive matters)

(e) Finance

To exercise overall responsibility for finances made available to it for use in the performance of its overview and scrutiny function.

(f) Work programme

As far as possible to draw up a draft annual work programme in each municipal year for consideration by the overview and scrutiny Business Panel. Once approved by the Business Panel, the relevant select committee will implement the programme during that municipal year. Nothing in this arrangement inhibits the right of every member of a select committee (or the Business Panel) to place an item on the agenda of that select committee (or Business Panel respectively) for discussion.



The Council and the Executive will also be able to request that the overview and scrutiny select committee research and/or report on matters of concern and the select committee will consider whether the work can be carried out as requested. If it can be accommodated, the select committee will perform it. If the committee has reservations about performing the requested work, it will refer the matter to the Business Panel for decision.

The Housing Select Committee has these specific terms of reference:

To fulfil all overview and scrutiny functions in relation to the discharge by the authority of its housing functions. This shall include the power to:

(a) review and scrutinise decisions made or other action taken in connection with the discharge of the Council of its housing function

(b) make reports or recommendations to the authority and/or Mayor and Cabinet with respect to the discharge of these functions

(c) make recommendations to the authority and/or Mayor and Cabinet proposals for housing policy

(d) to review initiatives put in place by the Council with a view to achieving the Decent Homes standard, making recommendations and/or report thereon to the Council and/or Mayor and Cabinet

(e) To establish links with housing providers in the borough which are concerned with the provision of social housing

## Appendix B – committee referrals and responses from Mayor and Cabinet 2014-18

- New Homes Better Places Phase 2, 2<sup>nd</sup> September 2014

The Committee agreed to share its views with Mayor and Cabinet, as follows:

- The Committee commends the aims of the programme and is supportive of the progress that is being made.
- The Committee asks that it be kept updated about the future progress of the programme.
- The Committee expects that sufficient periods of advance notice will be given for pre-decision scrutiny of future decisions. In particular, it believes that any future recommendation to delegate decision making to officers or to implement recommendations that have been made following the delegation of decision making, should be available to be scrutinised as part of a full and frank process.
- The Committee recommends that the Council make best use of all opportunities to promote the benefits of the programme.
- The Committee intends to visit the development sites once work has commenced.
- Members of the Committee wish to be involved in the procurement process.

### Response, 1<sup>st</sup> October 2014

The Mayor resolved that the response shown below be submitted to the Select Committee.

- The Committee commends the aims of the programme and is supportive of the progress that is being made of the progress that is being made.

*The Mayor welcomed the Committee's support*

- The Committee asks that it be kept updated about the future progress of the programme.

*The Mayor asked Officers to ensure this was done*

- The Committee expects that sufficient periods of advance notice will be given for pre-decision scrutiny of future decisions. In particular, it believes that any future recommendation to delegate decision making to officers or to implement recommendations that have been made following the delegation of decision making, should be available to be scrutinised as part of a full and frank process.

*The Mayor noted the views of the Select Committee.*

- The Committee recommends that the Council make best use of all opportunities to promote the benefits of the programme.

*The Mayor welcomed the Committee's support*

- The Committee intends to visit the development sites once work has commenced.

*The Mayor noted the intention of the Select Committee.*

- Members of the Committee wish to be involved in the procurement process.  
*The Mayor sought advice from the Head of Law on the Select Committee's request to be involved in the procurement process. The Mayor was advised that such involvement would not be appropriate and that the existing Constitutional provisions relating to procurement decisions should prevail. The Mayor therefore suggested that should the Housing Select Committee have concerns about procurement outcomes, these be raised with the Overview and Scrutiny Business Panel which had the authority to subject any key decision to post decision scrutiny.*
- Kenton Court and Somerville Extra Care schemes, 11<sup>th</sup> November 2014

The Committee agreed to share its views with Mayor and Cabinet as follows:

*The Committee recommends that Mayor and Cabinet give particular consideration to the recommendations made in the Healthwatch consultation report.*

Response, 12<sup>th</sup> November 2015

The Committee's views were referenced by the Cabinet Member for Health, Wellbeing and Older People during Mayor & Cabinet's consideration of the schemes:

*In response, Councillor Best acknowledged to the Mayor that processes could be improved and that learning points for the future had emerged. She made reference to the comments of the Housing Select Committee which had been tabled and pointed out a revised equalities impact assessment had also been completed. Councillor Best explained the range of opportunities which would be available to the residents and said full engagement with the eight residents who had not yet agreed a transfer would follow once the Mayor had given his approval.*

- Housing action zones, 25<sup>th</sup> October 2016

The committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:

- The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.
- A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.
- Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.
- Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.

- Timings of planned key decisions for the development of the programme.
- A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.

The committee's also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the meaningful engagement of the public in the future of the scheme.

In relation to the New Bermondsey housing zone, the committees recommend that:

- Oversight of the section 106 agreement should be returned to strategic planning committee.
- An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.
- That further information should be made publicly available about the management structure and ownership of the developer.

The Chairs of the two committees also intend to write to the Mayor of London expressing concern about housing zones and the amount of affordable housing being provided. They will also request further assurances from the GLA that the necessary due diligence is being carried out on the use of housing zone funding by developers.

#### Response, 7 March 2017

The Committees recommend that Mayor and Cabinet seeks assurances from officers about key parts of the housing zones programme before proceeding with any further decision making. This should include:

- The maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.

#### Officer Response:

The height, appearance and design of any development in the borough is determined by planning policy, and any applications for development will follow the usual planning and statutory consultation processes. In addition, officers are in the process of preparing a masterplan for the town centre which will involve engagement and communication with members, local residents and stakeholders, to create a high quality, well designed scheme that meets the council's regeneration objectives for the town centre.

- A commitment that the level of affordable housing in both housing zones will reflect housing need in the borough. The Committees believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development.

#### Officer Response:

The level of affordable housing will be determined by the council's planning policy, which currently aims for 50% affordable housing in all new developments, although this also has to pass viability tests. The Housing Zone funding for Catford recognises the challenges that the scheme faces in delivering the Council's aspirations for a vibrant town centre and has

therefore been designed to support the council deliver as much affordable housing as is viable.

- Reassurance from TfL that a decision will be taken to realign the south circular in Catford in order to enable the redevelopment of the town centre.

Officer Response: Officers from TfL have been working with Council Officers over the last year or so reviewing various options which will allow for an optimal realignment of the south circular. The Council will shortly be in a position to assess these options against its aspirations for the town centre and then indicate a preferred option to enable TfL progress detail designs for the proposed realignment.

- Assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.

Officer Response: As planning applications eventually come forward for site specific developments, following the masterplanning process, the implications of each development will be assessed as part of the statutory planning process and s.106 and CIL contributions will be required from developers. This will help mitigate any negative impacts of such developments, e.g. by funding additional school places, public health infrastructure etc. Also, relevant officers and partners (internal and external) will be engaged during the masterplanning process to ensure that the masterplan fully considers and mitigates any negative impact of the development as a whole on local public services.

- Timings of planned key decisions for the development of the programme.

Officer Response: All key decisions related to the delivery of Catford Regeneration Programme will be taken by Mayor and Cabinet. The dates and timing will be published as part of the council's key decision plan in the usual way.

- A commitment to clear and meaningful consultation with local councillors and residents – which aligns with the anticipated programme of key decisions.

Officer Response: Officers are developing a stakeholder engagement and communications strategy for the Catford programme. Indeed, elements of the strategy are currently being implemented through initial engagement with members as part of the "Catford Conversations" sessions. The final strategy will provide a clear outline of proposed methods of communication, including engagements with members and residents and a continual, inclusive online and social media approach to reach the widest range of local people and stakeholders. It will also provide a central, permanent place for sharing information and feedback throughout the masterplanning and development process.

- The Committees also requested details of the proposed governance arrangements for future development of Catford, including the plans for non-executive oversight and the meaningful engagement of the public in the future of the scheme.

Officer Response: Officers reported the governance arrangements for the Catford Regeneration programme to Mayor and Cabinet on 9th November 2016. The report, listed as a background paper here, has a section on the governance and programme delivery arrangement including communications and community engagement.

In relation to the New Bermondsey housing zone, the Committees recommend that:

- Oversight of the section 106 agreement should be returned to strategic planning committee.

Officer Response:

It is officers' understanding that this request related to amendments arising out of the fact that the Housing Action Zone funding of £20 million is no longer to comprise solely of loan

funding. Instead the GLA are proposing to grant fund the index linked £10m New Station Contribution (circa £12 million in total). Officers can reassure members that any changes to the Section 106 agreement would not be taken by officers under delegated authority but referred to Strategic Planning Committee for decision.

- An explanation should be sought from Renewal about its reasons for not making the New Bermondsey housing zone bid public.

Officer Response:

Renewal have agreed that Members may have access to an unredacted copy. It was intended that this be available to Members on a confidential basis when it is relied on as a background document in the report concerning the Memorandum of Understanding relating to the Housing Zone. Unredacted copies are available for inspection by all members on a confidential basis in Legal Services. Anyone wishing to view them should contact Siobhan Da Costa in Legal Services 0208 3149276 A redacted copy of the Housing Zone application and related documents can also be viewed here by members of the public.

<https://files.acrobat.com/a/preview/1934fab3-ee61-4701-bef6-08382209f496>

- That further information should be made publicly available about the management structure and ownership of the developer.

Officer Response: Renewal Group is a company registered in the Isle of Man. Details of the directors and management structure can be found on the Isle of Man Companies House website for a small fee through the link below.

[https://services.gov.im/ded/services/companiesregistry/compan\\_ysearch.iom](https://services.gov.im/ded/services/companiesregistry/compan_ysearch.iom)

The ultimate owners of Renewal Group Limited (the entity leading the redevelopment of the New Bermondsey project) are:

(1) Independent Advisors Incorporated (IAI), which is ultimately owned and controlled by the Malik family trust established solely for the benefit of Mushtaq Malik and his dependents.

(2) Incorporated Holdings Limited (IHL), which is ultimately owned and controlled by a charitable trust, for which the principal beneficiary is the Jack Petchey Foundation, a UK registered charity.

- Handyperson service, 16<sup>th</sup> November 2016

The Committee resolved to advise Mayor and Cabinet of the following:

*The committee notes that many Lewisham residents turn to the Council as a source of reliable and trustworthy services. The committee is concerned that some people may find it difficult without this or a similar service to turn to. With this in mind, the committee notes that Lewisham Homes already has a similar service in place and recommends that officers speak to Lewisham Homes to find out if it could be viable for them to provide the handypersons service at a reasonable price. The Committee recommend trialling any arrangement for a year – keeping the revenue and expenses separate from the Housing Revenue Account.*

Response, 18<sup>th</sup> April 2017

The Mayor and Cabinet received the referral and officers subsequently approached Lewisham Homes in order to move the request forward.

Lewisham Homes has since agreed to advertise the service on their website. Where homeowners request a particular service Lewisham Homes will charge an hourly rate to simply cover costs. This would ensure that rents paid by Lewisham tenants would not be subsidising homeowners.