

<b>Housing Select Committee</b>			
<b>Title</b>	Progress Update on Implementing the Recommendations of Models of Delivering New Housing Review		
<b>Key decision</b>	No	<b>Item no</b>	7
<b>Wards</b>	All Wards		
<b>Contributors</b>	Executive Director for Customer Services, Executive Director for Resources and Regeneration, Head of Law		
<b>Class</b>	Part 1	17 December 2018	

## **1 Reasons for Lateness and Urgency**

- 1.1 This report is late as officers wanted to ensure that the most accurate, up to date information was available for the committee to consider.
- 1.2 The report is urgent and cannot wait until the next meeting of the Housing Select Committee as it is a scheduled update to respond to a Housing Select Committee Review.
- 1.3 Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

## **2 Summary**

- 2.1 This report provides a progress update on the recommendations set out in the Models of Delivering New Housing Review undertaken by Housing Select Committee on the 31<sup>st</sup> January 2018.
- 2.2 This updates builds on the responses to the Housing Select Committee review given by Mayor and Cabinet on 27<sup>th</sup> June 2018.

## **3 Recommendations**

- 3.1 Housing Select Committee is recommended to note the updates on implementing the recommendations of the Models of Delivering New Housing Review as set out in section 6.

## **4 Policy Context**

4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

4.2 The proposed recommendations are also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

4.3 Lewisham's Housing Strategy was approved at Full Council in May 2015. This strategy sets out the Council's ambition to address the challenges in the borough through the following 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 greater quality in the social and private rented sectors

4.4 Lewisham's Core Strategy has the objective to make provision for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26, to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. The Core Strategy also has the objective to make provision to meet the housing needs of Lewisham's new and existing population, which will include:

- provision of affordable housing
- a mix of dwelling sizes and types, including family housing
- lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs
- bringing vacant dwellings back into use

## **5 Background**

5.1 At its meeting on 31<sup>st</sup> January 2018 Housing Select Committee held discussions on the Housing Delivery Review draft report. The committee

agreed recommendations therein and agreed that the draft report was to be considered the final report of its review

- 5.2 Housing Select Committee then presented this final report and recommendations to Mayor and Cabinet on 27<sup>th</sup> June 2018. Mayor and Cabinet agreed responses to each recommendation that covered how these recommendations would be delivered by the current administration.
- 5.3 The committee's recommendations together with the response agreed by Mayor and Cabinet are set out below.

#### **Recommendation 1: Land**

- 5.4 The committee notes the wide range of benefits of community-led housing, particularly in terms of affordability, quality and density, community engagement, and training opportunities, and recommends that officers create a register of sites in the Borough that would be appropriate for community-led development. As well as all pockets of land, this could also include empty properties which may be appropriate for self-help housing schemes

#### **Response to recommendation 1**

- 5.5 As part of planning for the delivery of the new administrations priorities - including the delivery of 1,000 new social homes and a new generation of Council homes for private rent - officers are currently compiling a pipeline of all potential development opportunities. As part of this, it will be possible to highlight places that may potentially support community-led development. To complete this exercise, it will be necessary to balance the competing priorities of meeting the objective to build new council homes and that of creating a number of community-led housing sites, as there is only a limited supply of land and development sites.

#### **Recommendation 2: Working in Partnership**

- 5.6 The committee notes the examples of community-led housing organisations successfully working in partnership with larger organisations, private developers and housing associations, to provide further community-led housing and recommends that officers explore the possibility of including community-led housing as part of future large-scale developments in the Borough. The committee appreciates that any development would have to align with the council's key strategic priority of housing those most in need

#### **Response to recommendation 2**

- 5.7 Officers will consider the benefits and opportunities that this approach might bring, along with the challenges of combining community and private sector led development. There is one example site in London, at St Clements in Tower Hamlets, and officers will use this example to test the potential of replicating it in Lewisham.

#### **Recommendation 3: Advice and support**

- 5.8 The committee notes the difficulty community groups often face accessing start-up advice and support and recommends that the council works with local partners to identify and reach out to other groups interested in community-led development in order to raise awareness of the help and support that is available. The committee recommends that the council and local partners work together to hold an event for interested groups in order to raise awareness of the community led housing process generally as well as help and support available. The committee recommends that this information is also made available on the council's website.

**Response to recommendation 3**

- 5.9 The Council is the only local authority in the UK working with two separate community land trusts. It is also working closely with the GLA which has recently created a Community Housing Hub to support community-led development. One of the CLTs, RUSS, will be establishing a "school of community housing" as part of its development. Officers will work in partnership with both CLTs and partners at the GLA to consider how this form of advice is currently provided and how it can be amplified. It may be, for instance, that the CLTs themselves are better placed to hold events and raise awareness, in partnership with and supported by the Council.

**Recommendation 4: Joint ventures**

- 5.10 The committee recognises the benefits of the joint venture approach to housing development, as demonstrated at the Besson Street development in New Cross, in terms of providing high-quality, affordable rented housing for Lewisham residents and in terms of providing a revenue stream for the Council. Given this, the committee requests more information about the potential for further similar developments in the Borough and an analysis of the expected "living rent" levels at the Besson Street development in the long term

**Response to recommendation 4**

- 5.11 In line with the response to recommendation one, officers are considering potential sites for all forms of new affordable housing delivery, and this includes future potential locations for joint venture developments in the same manner as at Besson Street. This can be reported back to Select Committee as part of a wider response to the first recommendation.
- 5.12 The current London Living Rent levels in the Telegraph Hill ward, where Besson Street is located, are outlined in table 1.

*Table 1 – current London Living Rent levels relevant for Besson Street*

One bed	Two bed	Three bed	Four bed	Five bed	Six bed
£1,005.13	£1,116.81	£1,228.49	£1,340.17	£1,451.85	£1,563.53

**6 Update on Delivery**

**Update on recommendation 1: Land**

- 6.1 Work on compiling a pipeline of sites for the 1000 social home programme is now well underway, and it is expected that officers will be able to present the pipeline to Housing Select Committee and Mayor and Cabinet in spring 2019. Once the programme has been established the potential to look at community-led developments on additional sites can be assessed.

**Update on recommendation 2: Working in Partnership**

- 6.2 Work is underway to explore how partnership can be encouraged between community-led housing organisations and the Council's other housing deliver partners. Officers have had preliminary discussions with the CLTs based in Lewisham, as well as other CTLs operating around London, about this approach and will continue to explore ways to facilitate greater community involvement in large scale developments.

**Update on recommendation 3: Advice and support**

- 6.3 The "school of community housing" created by RUSS is now up and running, and a space for it to be based as part of the Church Grove development has now received planning permission and will be completed in 2019. Officers continue to work closely with the two CLTs operating in Lewisham to help them provide advice across London to facilitate community led development.

**Update on recommendation 4: Joint ventures**

- 6.4 The Besson Street partnership has now been formally created and is working to deliver a new build-to-rent development in New Cross. As with recommendation 1, all sites with the potential to deliver new homes are being considered as part of the process to establish the 1000 social home programme. Once this programme has been assembled the potential to deliver a broader variety of homes can be considered.

## **7 Financial implications**

- 7.1 The purpose of this report is to update Housing Select Committee on the actions that officers have taken to deliver the recommendations of the Housing Delivery Review.
- 7.2 Whilst there are no specific financial implications arising from the report itself, future financial planning in relation to the issues noted in the report such as the delivery of 1,000 new social homes and a new generation of Council homes for private rent will need to be undertaken and reported on individually as the schemes progress.
- 7.3 The Council's current 30 year financial model for the Housing Revenue Account includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model. The delivery of Council owned social units, outlined above, will be met from this provision.
- 7.4 This model is currently undergoing a refresh to establish the available resources going forward after the delivery of the 500 home commitment.

## **8 Legal Implications**

- 8.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).
- 8.2 In addition, the Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 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.
- 8.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above.
- 8.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 8.6 The Equality and Human Rights Commission has 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

8.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

8.8 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

## **9 Crime and Disorder Implications**

9.1 There are no specific crime and disorder implications arising from this report

## **10 Equalities Implications**

10.1 There are no specific equalities implications arising from this report

## **11 Environmental Implications**

11.1 There are no specific environmental implications arising from this report.

## **12 Background documents and originator**

12.1 If you would like any further information on this report please contact Jeff Endean, Housing Strategy and Programmes Manager on 020 8314 6213.