

Housing Select Committee			
Title	Resident engagement in housing development Evidence Session with TPAS	Item	4
Contributors	Scrutiny Manager		
Class	Part 1	Date	30 October 2019

1. Purpose of paper

- 1.1 As part of its work programme the Housing Select Committee agreed to carry out an in-depth review of resident engagement in housing development. The scope of the review was agreed by the committee at its meeting on 4th June 2019.
- 1.2 At this evidence session the committee will receive a presentation from **TPAS (the Tenant Participation Advisory Service)**, a national tenant engagement organisation and author of the [National Tenant Engagement Standards](#).
- 1.3 Notes from recent evidence gathering activity for the review are also attached as appendices.

2. Recommendations

- 2.1 The committee is asked to consider and comment on the evidence presented.

3. Policy context

- 3.1 The Council's [Corporate Strategy \(2018-2022\)](#) outlines the Council's vision to deliver for residents over the next four years. Delivering this strategy includes the following priority outcomes that relate to the provision of new affordable homes:
 - *Tackling the Housing Crisis* – Providing a decent and secure home for everyone
 - *Building and Inclusive Economy* – Ensuring every resident can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
 - *Building Safer Communities* – Ensuring every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.
- 3.2 The [Homes for Lewisham](#), Lewisham's Housing strategy (2015–20), includes the following priority outcomes that relate to the provision of new affordable homes:
 - *Key Objective 1* – Helping residents in times of severe and urgent housing need.
 - *Key Objective 2* – Building the homes our residents need.
 - *Key Objective 4* – Promoting health and wellbeing by improving our resident's homes

4. Background

- 4.1 The review seeks to consider how the council and its housing partners engage with communities around housing development. The review has drawn on national research and experts as well as evidence from council officers and local partners. The committee also agreed to gather the views of the community on what has and hasn't worked well in term of resident engagement.

Key lines of enquiry (KLOE)

- 4.2 The following key lines of enquiry were agreed at the committee's meeting on 4th June 2019:

- *How does the council, and its housing partners, currently engage with communities around regeneration and housing development?*
- *What has the council learned from previous engagement and how has this influenced subsequent engagement and consultation?*
- *How does the council engage with often-excluded groups (young people and BAME, for example) and how does this affect the relationships between the council and residents?*
- *What role can TRAs and similar bodies play in community engagement and how is the creation of new TRAs and similar facilitated through our partner organisations?*
- *What is the role of councillors in bringing communities along with developments and what opportunities are there for member development?*
- *What can we learn from how other local authorities carry out engagement and consultation on housing development?*

5. Evidence Session – 10th July 2019

- 5.1 The Committee received evidence on the approach to resident engagement in Lewisham, including case studies on previous developments, from the following officers:

- James Masini, Regeneration & New Supply Manager, LB Lewisham
- Osama Shoush, Housing Delivery Manager, LB Lewisham
- Lis Rodrigues, Director of Development, Lewisham Homes

- 5.2 The minutes from this session have been agreed and published [online](#).

6 Evidence Session – 18th September 2019

- 6.1 The Committee received evidence from key local housing partners on their approach to resident engagement in housing development. This included:

- Angela Hardman, Head of Development, Phoenix Community Housing
- Say Leddington, Head of Performance, Phoenix Community Housing
- Anne McGurk, Chair, Phoenix Community Housing
- Phil Church, Head of New Business, Peabody (written submission)
- Joy Millet, Head of Development & Regeneration, L&Q (apologies)

- 6.2 The minutes from this session are in the agenda pack for this meeting.

7. Additional evidence gathering

7.1 Further to the evidence received at meetings, the review has also gathered evidence from a number of external visits - this includes:

- A workshop with the RB3 (Brockley PFI) Leaseholder Engagement Panel
- Attending the Achilles Street “Bring it to the table” engagement event.
- A workshop with Tenant and Resident Associations on Pepys Estate.
- A table discussion with residents local to Hillcrest Estate
- Attending Forest Estate Residents Association
- Attending Bampton Tenants and Residents Association
- Attending Tanners Hill Tenants and Residents Association
- Meeting with LB Hackney’s Head of Estate Regeneration
- Meeting with LB Southwark’s Community Engagement Manager
- Call for evidence on council website

Forthcoming visits:

- Meeting with LB Lambeth’s Head of Operations and Engagement (Friday 1st November, 11am)
- Attending Urban Design London on “Meaningful Engagement” (4th December, full day)
- Meeting with Lewisham Homes New Development Team (TBC)

8. Further implications

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

For more information on this report please contact John Bardens, Scrutiny Manager, on 020 8314 9976