

Cabinet **22 January 2018**

Report title: Homes for Lambeth Assured Lifetime Tenancy

Wards: All

Portfolio: Councillor Paul McGlone, Deputy Leader of the Council (Investment and Partnerships)

Report Authorised by: Sue Foster: Strategic Director for Neighbourhoods and Growth

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Report summary

This report sets out the proposed assured lifetime tenancy that Homes for Lambeth (HfL) will use to enable implementation of the Key Guarantees to secure tenants. The proposed tenancy is for those council tenants living on estates undergoing regeneration, who wish to take up an offer to remain living on their estate, moving into new homes built and managed by HfL. This report follows a detailed consultation exercise that took place during the autumn of 2017. The new proposed HfL assured lifetime tenancy is provided as Appendix A.

Lambeth has embarked on an ambitious programme to build better quality homes for thousands of existing residents and thousands more homes to help tackle London's housing crisis. To help build these homes the council is establishing HfL, a wholly council-owned company, so there is no loss of control to a private developer or external housing association.

A major part of HfL's delivery programme includes an estate regeneration programme, replacing existing poor quality homes on several estates with good quality new homes. In progressing the estate regeneration programme, the council is keen to enable local communities to stay together and for existing residents to remain living on their estate. To support this, the council adopted in March 2017 a set of Key Guarantees for those tenants and homeowners on such estates; the Key Guarantees set out commitments from the council to provide new homes on estates for those tenants and homeowners who wish to stay.

The HfL group of companies will include a housing association. Tenants who remain living on their estate will become tenants of this housing association – to be called HfL Homes Ltd. As a housing association, HfL Homes will not be able to offer "secure tenancies"; rather, as made clear in the council's Key Guarantees, HfL Homes will be able to provide existing secure tenants with assured lifetime tenancies with the same level of security as secure tenancies.

In producing the HfL Homes assured lifetime tenancies, the council has taken as a starting template the council's existing tenancy agreement and adapted this to address the different legislative requirements for assured tenancies and to amend certain sections to bring the existing secure tenancies up-to-date and ensure that they are appropriate for the types of modern properties that HfL will be building.

Consultation on the proposed tenancy began earlier in 2017 when our independent resident advisors (IAs) held workshops with tenants to find out from them what their concerns and questions were. An independent lawyer was then identified by the IAs to create a position paper to which the council has then responded; this process has informed the drafting of the tenancy.

Following revisions to the proposed tenancy, an extensive consultation exercise across the six estates was run over the autumn of 2017 to obtain resident feedback. The consultation documentation was distributed to 939 secure tenants (all secure tenant properties sited on the council's six estates undergoing regeneration). Of this total, there were 55 individual responses. The most substantive point commented on was a preference to keep the Right to Buy.

Further to this consultation exercise, and given the preference expressed by those tenants that responded to the consultation, it is proposed to include a Contractual Right to Buy within the new HfL assured lifetime tenancy; this will be only for those existing tenants who choose to move into a new HfL home on their current estate. The terms of this Contractual Right to Buy will provide equivalent rights as those which secure tenants currently have statutorily.

Although not explicitly asked, a significant number of the 55 respondents used the consultation to express a desire to stay as council tenants, rather than move to HfL. As part of the Key Guarantees, existing tenants do have the option to move to an alternative Council secure tenanted home in Lambeth. Beyond this, there were very limited comments related to specific individual clauses; this may be reflective of the fact that the terms of HfL lifetime assured tenancies are very similar to the existing Lambeth secure tenancies and that extensive engagement with tenants and their independent advisors was carried out prior to the final consultation exercise.

The Board of HfL Homes has agreed to adopt this tenancy for affordable housing held by HfL Homes.

Finance summary

Generally the recommendations within this report will have a limited financial impact; the exception is around Right to Buy provisions which have the potential to negatively impact on HfL.

Recommendations

- 1) To approve the assured lifetime tenancy as appended to this Cabinet Report for use by HfL Homes for those tenants who will be transferring from existing secure tenancies to a new home on their estate as part of estate regeneration projects.
- 2) To delegate to the Cabinet Member leading on estate regeneration and the Strategic Director for Neighbourhoods and Growth the authority to confirm the final form of the Contractual Right to Buy to be embedded in the HfL Tenancy.

- 1.1 Housing represents one of the greatest challenges facing Lambeth. It is an issue that links all three major themes of the Lambeth Borough Plan (2016-2021) – Inclusive Growth, Reducing Inequality and Strong and Sustainable Neighbourhoods.
- 1.2 Over the past few years house prices have risen by 47% in Lambeth, putting home ownership in the open market out of the reach of an increasing number of local people. Private rents have risen by 27%, with an average two bed flat in the borough costing nearly £1600pcm; combined with reductions in benefits many families find themselves priced out of the community they know and love. Despite being one of the most effective boroughs in London in preventing homelessness we have seen the number of homeless families needing temporary accommodation rise to over 1800, including almost 5000 homeless children, a scandal in a prosperous city like London.
- 1.3 While Lambeth has exceeded its targets in the London Plan with an additional 5700 homes in the three years to April 2016, changes in government policy have seen too few social and affordable homes built across London. In Lambeth that has meant the waiting list for housing has grown to over 23000 people with fewer homes becoming available each year and overcrowding for families getting worse with over 1300 families severely overcrowded in their current home.
- 1.4 The council wants to make sure that the residents of Lambeth can continue to live in the Borough in which they grew up, to enable communities to stay together. At the same time, the council's planning policy seeks to make sure that urban regeneration and new developments sustain mixed communities in the Borough.
- 1.5 Lambeth is committed to tackling the housing crisis in the borough by maximising the number of new affordable homes to make sure residents aren't priced out of the housing market. Providing more and better homes for Lambeth residents is one of the council's key priorities.
- 1.6 The lack of affordable housing is one of the biggest issues facing our residents; across London as a whole, there is a growing housing crisis. According to the Land Registry Lambeth's average house price in 2016 was £518,088 – 15 times London's average annual wage.
- 1.7 As a landlord, Lambeth Council has a number of legal obligations to its tenants and leaseholders that must be adhered to within any regeneration process. The council is required by statute to provide suitable replacement homes for any tenants, who need to move home as a consequence of estate regeneration, where it represents good practice to provide such tenants with an equivalent level of security and in an equivalent location (close to the neighbourhood where they currently live).
- 1.8 The council's adopted Key Guarantees set out commitments to existing secure tenants, identifying what they can expect if they need to move home as a consequence of estate regeneration. These Key Guarantees include a commitment to provide a suitable new home on their estate, should they wish to remain living on their estate.
- 1.9 These new homes will be built and subsequently owned by the new company, HfL, which the council has established to deliver its estate regeneration programme. HfL will not be able to offer secure tenancies; HfL will instead be able to provide assured lifetime tenancies with the same level of security as provided by secure tenancies.
- 1.10 In preparing the assured lifetime tenancies, the council used the existing secure tenancies that it used as a template and only changed these where necessary in order to address the different legislative environment for assured tenancies or to bring the existing secure tenancies up-to-date and ensure that they are appropriate for the types of modern properties that HfL will be building.

- 1.11 A consultation process has been carried out (see Section 5 for more details) to ensure that those tenants directly affected by estate regeneration have an opportunity to influence the preparation of the final adopted assured lifetime tenancy. A detailed consultation report is attached as Appendix B.
- 1.12 The statutory grounds for possession for secure council tenancies come under the Housing Act 1985. For assured tenancies, such as the ones HfL will be issuing, the grounds come under the Housing Act 1988. Some of the 1988 grounds make it easier to evict tenants than it is under the 1985 Act. To make the HfL tenancies as secure as council ones, we have excluded these grounds contractually. We have also added in specific contractual rights for family members to succeed to the tenancies so that they reflect the same succession rights as existing Lambeth secure tenancies.
- 1.13 In addition to security of tenure, there is no automatic Right to Buy outside of council secure tenancies. The existing Right to Buy terms available to secure tenants can, however, be replicated contractually. As part of the consultation exercise, the council has considered whether or not to provide a Contractual Right to Buy within the new assured lifetime tenancies. Given that the assured lifetime tenancy represents a contract between parties, once the new tenancy has been given, it is effectively fixed for the duration of the contract; any Contractual Right to Buy that were to be offered would need to be defined at the outset.
- 1.14 Prior to the start of the formal consultation, there was considerable early engagement with residents on regeneration estates. Issues relating to future tenancies has represented an on-going discussion with existing secure tenants over the last few years and in particular in relation to engagement and consultation on the Key Guarantees. As part of this early engagement, the council committed to commission independent legal advisers to input into and then review drafts of the proposed assured lifetime tenancies.
- 1.15 From over nine months before any formal consultation took place, a process was therefore developed and published on the estate regeneration website (http://estatereneration.lambeth.gov.uk/independent_advice) – as set out below. This process was then followed through the period of preparation of the draft tenancies and in the lead up to commencement of formal consultation.

Legal Advice on Future Tenancies and Leases

The following process has been put in place to enable tenants and leaseholders to have an input into the future Homes for Lambeth tenancies and leases.

- 1. The Independent Advisers across the six estates have committed to holding workshops with tenants and leaseholders to find out from them what their concerns and questions are around the future Homes for Lambeth tenancies and leases.*
- 2. An independent lawyer will be identified by the Independent Advisers (in consultation with the council to ensure no conflicts of interest).*
- 3. The Independent Advisers will collate the output of the workshops with residents from all six estates and hold a workshop with the selected independent lawyer with a view to putting all the issues and questions into a position paper to be presented to the council.*
- 4. When this position paper has been received, the council will take it into consideration during the drafting of Homes for Lambeth tenancies and leases.*
- 5. When the council has completed the draft tenancies and leases, it will commence a formal consultation process. Included with this consultation will be a response to the Position Paper that has been prepared by the Independent Advisers and their selected legal advisers.*
- 6. The council and Independent Advisers will engage with residents for a defined period of time on the proposed new tenancies and leases.*
- 7. Further to such engagement, further amendments may be made to the tenancies and leases*

8. *The tenancies and leases will be adopted. Once a resident has signed a lease or an assured lifetime tenancy, then they become a contract between parties and cannot be amended without the agreement of the tenant or leaseholder.*

- 1.16 The pack of material made available at the beginning of the consultation included the council's response to the commentary and advice that had been received from the independent legal advisers; this included a summary of the comments made by the legal advisers. There have subsequently been some requests for the original document issued to the council by the independent legal advisers and this has been made available to those who have requested it.
- 1.17 The Assured Lifetime Tenancy that is appended to this Cabinet Report represents the final document that has emerged from this process, with the exception of the clauses relating to the Contractual Right to Buy.

2 Proposal and Reasons

- 2.1 It is proposed that the council adopt the Assured Lifetime Tenancy, as appended to this Cabinet Report (see Appendix A) for use by HfL Homes.
- 2.2 This Assured Lifetime Tenancy will be used by HfL Homes for its affordable housing for those properties that are let out at council rents and local housing allowance rents. The Board of HfL Homes has agreed to adopt this tenancy for these purposes.
- 2.3 The Assured Lifetime Tenancy as attached will include a Contractual Right to Buy, which is defined to provide equivalent rights and benefits as the current statutory Right to Buy for secure tenants. This Contractual Right to Buy will only be offered to existing secure tenants moving into an HfL Homes home on their existing estate. This Contractual Right to Buy will be removed from the Assured Lifetime Tenancy and neither be offered to anyone transferring over to any other HfL Home on another estate or from elsewhere in Lambeth nor to any household currently on the housing register moving into an HfL Homes home.
- 2.4 The clauses in the Assured Lifetime Tenancy still need to be fully drafted and it is proposed that delegated authority is given to the Cabinet Member leading on estate regeneration and the Strategic Director for Neighbourhoods and Growth to confirm the final form of the Contractual Right to Buy to be embedded in the HfL Tenancy. It is intended that this Contractual RTB confers an equivalent right as that embedded in statute for secure tenants, taking into account current central government guidance and restrictions.
- 2.5 The purpose of adopting this Assured Lifetime Tenancy at this time is to provide greater certainty to existing secure tenants affected by estate regeneration, so that they can better understand the nature of the tenancy that they will be offered in an HfL Homes property. This will better enable existing secure tenants on estates undergoing regeneration to decide whether they wish to remain living on their estate or take up the offer in the Key Guarantees to move to an existing Lambeth council home elsewhere.
- 2.6 The council is committed to enabling communities to stay living together and for existing tenants to seek to remain living on their existing estate through and after estate regeneration takes place. In making the Assured Lifetime Tenancy as closely match as pragmatically possible the existing secure tenancies used by the council (in particular providing an equivalent level of housing security), the council hopes that the change in tenancy will not represent any barrier to this happening.
- 2.7 It is clear that of those that responded, there is still concern from a proportion of tenants about their future security and a preference to remain with the council on secure tenancies rather than go to

Homes for Lambeth. In particular there was opposition to the removal of right to buy. Due to the similarity between the existing and new tenancies there were few concerns raised about any other of the specific terms in the HfL tenancy, and most parts of the consultation received relatively few comments.

- 2.8 Subsequent to adoption of the assured lifetime tenancy as appended to this Cabinet Report, the council will ensure that these tenancies are adopted for those secure tenants moving into a new HfL home on their estate as part of an estate regeneration project. The Board of the HfL Group and the Board of HfL Homes have agreed to adopt this tenancy for affordable housing held by HfL Homes.

3 Finance

- 3.1 The recommendations within this report generally have no direct financial implications on the viability or otherwise of Homes for Lambeth. The exception is around Right to Buy.
- 3.2 To determine the exact impact would require estimation of the number of residents who take up the option to purchase and the date they would do so, however it is possible to outline the broad impact. The Homes for Lambeth modelling works on the basis that rental income in the future will be able to contribute to the repayment of the initial construction and borrowing costs. If a property is disposed of before the expected rental value is achieved, then the overall income to Homes for Lambeth will be reduced, as the discount means the capital payment may well not fully compensate for lost rental. The direct impact is unlikely to be too significant however due to the relatively low level of social rents but the longer-term impact may be more important as the Council will have less affordable housing available in which to discharge its homelessness duty.
- 3.3 Therefore any decision to extend Right to Buy provisions is likely to negatively impact on the level of affordable housing that Homes for Lambeth can provide and the Council has access to.

4 Legal and Democracy

- 4.1 Section 105 of the 1985 Housing Act requires the council to maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management, including a new programme of maintenance, improvement or demolition:
- to be informed of the authority's proposals in respect of the matter; and,
 - to make their views known to the authority within a specified period.

The council is required, before making any decision on the matter, to consider any representations made to it in accordance with those arrangements.

- 4.2 In the case of *Moseley –v- Harringey*, the Supreme Court endorsed the ‘Sedley criteria’ as to what is fair consultation. These are:
- Consultation must be at a time when proposals are still at a formative stage
 - The proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response
 - Adequate time must be given for consideration and response
 - The product of consultation must be conscientiously taken into account.
- 4.3 Section 149 of the Equality Act 2010 sets out the public sector equality duty replacing the previous duties in relation to race, sex and disability and extending the duty to all the protected characteristics i.e. race, sex, disability, age, sexual orientation, religion or belief, pregnancy or maternity, marriage or civil partnership and gender reassignment. The public sector equality duty requires public authorities to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under that act
 - Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
 - Foster good relations between those who share a protected characteristic and those who do not share it, which involves having due regard, in particular, to the need to-
 - (a) tackle prejudice, and
 - (b) promote understanding.
- 4.4 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it, including, in particular, steps to take account of disabled persons' disabilities;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 4.5 Compliance with the duties in section 149 of the Act may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under the Act.
- 4.6 The Equality Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken - that is, in the development of policy options, and in making a final decision. A public body cannot satisfy the Equality Duty by justifying a decision after it has been taken.
- 4.7 Article 1 of The First Protocol of the Human Rights Act 1998 provides that every person is entitled to the peaceful enjoyment of their possessions and that no one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. These provisions do not impair the rights of the state to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.
- 4.8 Article 8 of the Human Rights Act gives everyone the right to respect for their private and family life, their home and their correspondence. A public authority is not permitted to interfere with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 4.9 When considering whether to adopt the recommendations of this report, the decision maker will be exercising discretion within the constraints of the duties referred to above and should therefore have in mind the following principles of administrative law:
- the decision must be within the council's powers;
 - all relevant information and consideration, including the council's fiduciary duty to the Council Tax payer, must be taken into account; and

- all irrelevant considerations, including unauthorised purposes, must be ignored.

5 Consultation and co-production

- 5.1 Consultation on the new tenancy was the final step in process to ensure that those tenants directly affected by estate regeneration had an opportunity to influence the preparation of the final adopted tenancy. This final step was preceded by a review of the Key Guarantees and a consultation on how they could be improved in 2016 and work undertaken by the IAs in 2017 as outlined in this report.
- 5.2 The tenancy was subject to a legal review, commissioned by the Independent Resident Advisors, which identified a number of minor helpful changes which were adopted. The draft tenancy was then sent to all affected tenants, together with a consultation booklet, which compared the assured lifetime tenancy with the existing secure tenancy and asked for views. Drop in sessions were also held on the estates allowing residents to ask questions and put forward their perspectives.
- 5.3 88 people took part in the consultation. In total we received 55 completed questionnaires, either online, by post / handed in or via attendance at a workshop. The full consultation report, written for the benefit of leaseholders is attached to this report. We have published all the responses to the consultation. The report aims to:
- share feedback with tenants transparently;
 - explain what our response is to the feedback received, and why;
 - clearly answer other questions arising from the consultation; and
 - increase the overall understanding of terms within the tenancy.
- 5.4 The terms within the secure tenancy and the lifetime assured tenancy are very similar which is likely to have limited the number of comments received. Of those that did respond it was often to provide one or two points rather than comment on all aspects of the tenancy.
- 5.5 The main findings from the consultation is that tenants would generally like to keep their right to buy. Of those that expressed a clear view, 19/22 (or 86%) preferred to keep the right to buy. Considered another way, only 19 out of 55 (or 35%) written responses felt strongly enough to express a clear view on the matter.
- 5.6 The Council is aware that a proportion of residents would prefer that estate regeneration was not undertaken. This was reflected in a number of comments which stated a preference to remain as council tenants, rather than have HfL as a landlord.
- 5.7 There were 4 respondents raised concerns over the lack of a Tenants' Handbook. This will be developed in due course by the managing agent, who is yet to be appointed.
- 5.8 In addition, residents raised a number of questions and concerns on a wide range of topics, not necessarily directly related to the detail within the tenancy agreement. All questions and answers are detailed in the attached consultation report, where comments were beyond the scope of the consultation exercise they have been recorded and distributed to the relevant Council officers. Please see Appendix B for further details.

6 Risk management

- 6.1 The proposed Assured Lifetime Tenancy is very similar to the tried and tested Secure Tenancy as already used by the council.

- 6.2 In preparing the Assured Lifetime Tenancy, the council has obtained both legal and surveyor advice to input into the drafting of the tenancy to ensure that it is up-to-date with latest best practice and is appropriate for households living in modern new built properties.
- 6.3 In addition to the above, intermediated by the Independent Advisers working across the six estates in the regeneration programme, advice was sought from independent specialist housing lawyers to advise on the new tenancies.
- 6.4 There are, therefore, no obvious risks associated with adoption of this tenancy.
- 6.5 By offering same level of security to tenants affected by estate regeneration, risks associated with delivery of the estate regeneration programme will be minimised at the time of seeking to decant tenants from their existing homes into newly built homes.

7 Equalities impact assessment

- 7.1 The impact of estate regeneration and the implementation of the Key Guarantees will be different for each project at different times and therefore EqlAs are required on a project basis and reviewed at regular intervals. No specific equalities impact assessment has been carried out to inform this Cabinet Report as they are being carried out at a project level. The Key Guarantees are, however, drafted in such a way that they enable the council to meet its public sector equalities duties.
- 7.2 In terms of the response to the tenancy consultation there was a small over representation of older people and white people in the responses compared to the mix of tenants on the estates. The gender split of respondents was proportionate.
- 7.3 At a programme level, in order to ensure that equalities matters are addressed, the following approach is taken.
- 7.4 In progressing estate regeneration projects, the Housing Regeneration team will abide by the council's approach to equalities. The principles that will be followed by the Housing Regeneration team will be:
- **Information.** Any equalities strategy for an estate regeneration project is only as good as the information it is based on. It is therefore essential to collect adequate information concerning those affected by estate regeneration and to maintain such information up-to-date. This is undertaken through the course of estate regeneration projects by means of activities such as housing needs assessments, which are carried out for all affected households.
 - **Training.** Equalities principles must be embedded in all minor decision-making throughout an estate regeneration project. This requires that those working on estates projects are continually mindful of equalities issues and have access to adequate training to ensure that they embrace such principles in their day-to-day work.
 - **Assessment.** Formal equalities impacts need to be carried out to inform any major decisions or commitments on the future of an estate. For a typical estate regeneration project, equalities impact assessments are required at the following stages:
 - Feasibility Stage – to help inform whether or what part of an estate will be redeveloped – an Equalities Impact Assessment accompanies the Cabinet Decision on the scale of redevelopment for an estate;
 - Masterplanning and Local Lettings Plan Stage – to help inform the design work and to ensure that the replacement homes adequately cater for the existing community of

residents, whose homes are being demolished – an Equalities Impact Assessment then accompanies any Cabinet Report that seeks authorisation for a compulsory purchase order; and

- Allocations – to help inform the allocations process to ensure that homes are allocated in a way that conforms with equalities principles – once construction and decanting has commenced, equalities reviews will be undertaken at pre-defined intervals specific to each estate.

7.5 Recognising the over-representation in the consultation responses of older people and white people, further consideration needs to be given as schemes are progressed to ensure that all parts of communities on regeneration estates are fully represented and involved in the redevelopment activity. This will be looked at further in the equalities strategies that are formulated for each estate on the back of equalities impact assessments.

8 Community safety

8.1 Not relevant. Community safety is a factor for consideration on individual estate regeneration projects.

9 Organisational implications

9.1 Environmental: Not applicable.

9.2 Staffing and accommodation: Delivery of the Key Guarantees will take place through the estate regeneration programme and will be implemented by the Housing Regeneration team.

9.3 Procurement: There is a commitment to keep Independent Advisers engaged on each estate regeneration project for the full life of the project. This will require re-procuring the current Independent Advisers, as it will mean for most projects that such fees will go above OJEU thresholds.

9.4 Health: The Key Guarantees help to reduce uncertainty around estate regeneration projects and should therefore reduce any stress experienced by those residents on estates experiencing estate regeneration. The Key Guarantees embed within them commitments to ensuring that those with disabilities and special needs are given the extra help that they require to enable them to move home.

10 Timetable for implementation

10.1 As shareholder of Homes for Lambeth, the council will direct the Boards of the companies to adopt the appended assured lifetime tenancy for those tenants moving into new Homes for Lambeth homes at the next appropriate HFL Board meeting.

10.2 Thereafter use of these new assured lifetime tenancies by HFL Homes will depend upon the delivery programme of regeneration on each estate.

Audit Trail				
Consultation				
Name/Position	Lambeth directorate/department or partner	Date Sent	Date Received	Comments in para:

Cllr Paul McGlone	Deputy Leader of the Council (Investment and Partnerships)	05.01.18	12.01.18	All
Sue Foster	Strategic Director for Neighbourhoods and Growth	21.12.17	11.01.18	All
Rachel Sharpe	Director Strategic Housing, Regeneration and Communities	21.12.17	02.01.18	All
Matthew Gaynor, Finance	Corporate Resources	21.12.17	04.01.18	3.1 to 3.3
Greg Carson, Legal Services	Corporate Resources	21.12.17	22.12.17	4.1 to 4.9
Henry Langford, Democratic Services	Corporate Resources	21.12.17	05.01.18	All

Report History	
Original discussion with Cabinet Member	8.11.17
Report deadline	10.01.18
Date final report sent	12.01.18
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	10.11.17
Key decision reasons	Community impact
Background information	<p>Improving the Key Guarantees https://moderngov.lambeth.gov.uk/documents/s87381/02b%20Cabinet%20report%20-%20Key%20Guarantees%20-%20March%202017%20-%20final%20clean.pdf</p> <p>Incorporating and Mobilising Homes for Lambeth https://moderngov.lambeth.gov.uk/documents/s88683/Cabinet%20Report%20-%20Incorporating%20and%20Mobilising%20Homes%20for%20Lambeth%20-%20May%202017.pdf</p>
Appendices	Appendix A – HFL Assured Lifetime Tenancy Appendix B – HFL Tenancy Consultation Report