



**KOVF BOARD MEETING MINUTES
TUESDAY, 23RD FEBRUARY 2016
CARMELITA CENTRE
6.30PM**

**Summary 23 February 2016
6.30pm KOVF Public Meeting, Carmelita Centre**

1. Apologies and introduction from Chair

Apologies:

Cllr Simpson

KOVF Board members: Byron Green

Attendance:

A list of those registered at the meeting is given at Annex A.

The Chair welcomed the assembly and ran through the format of the evening. There were two items on the agenda: the workshop session, 'Who's being left out?' and a two presentations on the Housing Bill.

The Chair thanked her team of volunteers on the Board, particularly Andrea Hofling who had organised publicity in the form of posters and a leaflet drop to 5,000 households.

SESSION 1 – 'Who's being left out?' workshop

Reverend Fraser Dyer introduced the session. Attendees sat in groups of between 5 – 7 people and discussed first 'what existing groups/services/projects currently exist in this area for people in need' before each group's findings were collated onto flipchart notes. Next, each group addressed the question 'what gaps in services/groups/projects do you think currently exist? Who is not being supported?' A collation exercise was then carried out, the results captured again on a flipchart. The text of each table's answer to both these questions, and the summaries which were collated on flipchart pages, are given in Annex B.

The single over-riding conclusion was that while there were a number of agencies available to help, it was crucial that knowledge of their existence was better broadcast to reach those in need: there was a perceived lack of awareness among many potential beneficiaries. Young men (18-30), the elderly and those with complex, low-level and long-term health and unemployment issues were identified as being groups particularly at risk of falling through the gaps in existing provision.

SESSION 2 – Housing Bill

Following a Tea Break, Helen Monger resumed the Chair.

Presenters were:

- Cllr David Amos, Lambeth Council
- Ron Hollis, London Tenants' Federation

Presentations from both speakers are available at Annex C and Annex D.

Both speakers gave presentations, which explained their understanding of the terms and implications of the Housing Bill. Perhaps most saliently, both explained how Right To Buy put a financial burden on the taxpayer, who ultimately subsidised the scheme, and removed properties from the stock available for social housing.

There were numerous questions and speeches from the floor not all of which could be captured. The Chair intervened on several occasions stressing that KOV was an apolitical organisation. She explained that as this was a Bill going through Parliament at present and there were clear political divides, she could not accept either conjecture or party political statements. Here is a selection of some of the questions and answers received.

Q1 (Helen Monger). "Define social housing"

A: (Ron Hollis) "Council rent level homes"

Q1 (Ethne) "Can you re-designate land to save it from being designated as brownfield?"

A: (Cllr Amos) "I don't know"

Q2 (Charlie Holland) "High value is primarily about land worth. Could the Council transfer its assets into a charitable holding to protect them from sale and/or separate the land from the building standing on it if it does sell?"

A: (Cllr Amos) "I think the process is unclear. We're lobbying, but it's smothered with amendments. Homes for Lambeth may be able ring-fence properties which were excluded from Right To Buy, but that could then be scuppered by later legislation."

Q3 (??) "What is the problem with the five-year tenancies?"

A: (Ron Hollis) "The problem with the new five-year tenancies is that the government of the day will just be able to work out how much revenue they want to raise and set the 'high value property' ceiling to make sure it can secure the necessary amount".

Q4 (?) "I am trying to get a list of contacts at Lambeth TRAs, but am finding it difficult. Can you help?"

A: (Cllr Amos) "I'll get you one for Prince's Ward"

A: (Gerry Evans) "I can get you a work in progress one for the whole of Lambeth. It won't be perfect"

A: (Cllr Amos and Cllr Holland) "You can have our lists!"

Q5 (Malcolm Reading) "Homes for Lambeth just replicates the Housing Bill"

A: (Cllr Amos) "I totally disagree. It was set up with worthy intentions and you are putting a very negative, cynical twist on its motives."

ANY OTHER BUSINESS

Floral Ride presentation from Charlie Holland, Lambeth Cyclists

See Annex E. Charlie Holland gave a short presentation aimed at inspiring would-be Floral Riders to sign up for a Lambeth Cyclist parade at the Lambeth County Show for 2016.

First Saturday walks led by Michael Keane of the Vauxhall Society

Michael Keane encouraged those present to join the First Saturday walk which the Vauxhall Society had organised for Sat 5 March.

Details of walks, including itineraries, meeting points and start times were available at www.vauxhallcivicsociety.org.uk

The Chair closed the meeting at 9pm, thanking the speakers and the audience for their participation.

Annex A - Registration

Not everyone supplied their names but the list of those who did is below:

Fiona Clark
Liz Cook
Jacob Lister
Fraser Dyer
Leighton Carr
Alison Kennedy
A Saroy
Michael Keane
Emily Elkington
Harry Briggs
Marilyn Evers
Valerie D
David Ogbonna

Ron Hollis
Michael Phillips
Stephanie Reid
Charlie Holland
Brenda Kirson
Selma R
Rosie Love
M Farriols
Cllr Claire Holland
Helen Monger
Sara de Witt
Edith Holtham
Cllr David Amos

Cllr Paul McGlone
Phil Stanier
Katie Hunter
Malcolm Russell
Rodney Ovenden
Martin Osengor
Thomas Wood

Annex B i – Each table’s response to ‘what existing groups/services/projects currently exist in this area for people in need?’

Table 1: Vauxhall food bank, Friendship group for over-60s (St Anne’s & All Saints), Change Up (St Anselm) supported workspaces for people coming out of prison, drop-in facilities, Graham House Bondway (drugs/alcohol), hostels in Bondway/Parry Street, winter overnight accommodation scheme in certain churches

Table 2: Age UK, SAIL (Safe & Independent Living), supported housing from Lambeth Council, top floor of Vauxhall School (SEN school), Vauxhall food bank, library, VGCC, gardening groups in Archbishop’s Park, Roots + Shoots, Secret Santa, TRAs for VGERTA and Wyvil Estate, Vauxhall City Farm

Table 3: Black Prince Community Hub (affordable sport/leisure activity), hostels in Bondway (Graham House moving soon – general replacement by commercial organisations), St Luke’s Hostel, Robes Project (night shelter run by churches), food bank (Vauxhall, Waterloo), debt advice (St Mark’s, Oasis, Waterloo Action Centre), government money advice service (National Crime Agency), Under-5s children’s centres (Henry Fawcett, Vauxhall Primary), One o’clock clubs (Vauxhall Park, Oasis), Vauxhall City Farm (numerous community-orientated activities), Alford House (youth club), Bright Education Centre, intergenerational activities (Tate South Lambeth Library), English language classes at Tate South Lambeth Library, parent and toddler groups at TSL and Durning libraries and teen social club at TSL.

Table 4: 53 community groups in in Prince’s Ward and 30 community services of 35,000 residents. [No groups listed]

Table 5: Thames Reach/Graham House, St Mark’s Kennington for recovering alcoholics, St Anne’s & All Saints (alcoholics anonymous), All Nation’s Centre, Vauxhall City Farm (horse-riding for disabled), breakfast clubs in schools, Ashmole (older people), Tate South Lambeth library (blind persons), Oval (vulnerable children), tenants’ associations, libraries (after school), Lambeth day care, User Voice (ex-offenders), St Luke’s Hub, Van Gogh Café.

Annex B ii – Each table’s response to ‘what gaps in services/groups/projects do you think currently exist? Who is not being supported?’ (Note: Table numbers given here correspond with table numbers in Annex Bi)

Table 1: Facilities for young (black) people, homework groups, after school groups (especially for over 16s). Looking for ?? in hard-to-reach places – schools, churches etc are obvious. Identify social nexuses – leave leaflets in post offices and benefits offices, have information in the language of the target groups, mental health – often isolation, drop-in centres – Bishop’s site off Lambeth Walk. Cross-walking between housing and mental health. Access of non-English speakers to jobs. Ensure that different support groups work together and coordinate efforts. Language challenge of hard-to-reach communities. Mental health.

Table 2: People in community care in a crisis – need for help quickly. Children with special needs need a place to play as excluded from school playground. Difficulty in motivating the elderly to take part in activities. Language barrier for some people – need to help. Replacement for any of the libraries that are closed – serve as an excellent centre for communication. Even where services exist, do people know about them? More rough sleepers around. No support for young men 18-30.

Table 3: unemployed (support to re-enter work), people with dyslexia, ADHD, learning difficulties. Lack of communications accessible and appropriate to people who need support. Void created by conversion/closure of local libraries. Lack of co-ordination of services already in existence. More support needed for carers. More centres needed for older people to end isolation. People with mental health problems, those addicted to drugs and alcohol and those wanting to leave gangs and those with long-term health problems.

Table 4: overcrowding and housing – vulnerable quality of housing, debt counselling (financial advice), healthcare, spiritual care. What are key indicators for success? Non-web users, youth on estates, point of contact, communications

Table 5: mentally ill/general disability/wheelchair users/learning disability, housing problems/homeless, coordination between groups – citizen’s advice, charity shops, local day centre for elderly, 50m swimming pool, local GPs, bereavement support

Annex Biii. Flip chart summaries of workshop session

Three pages summarising existing provision

Mentally ill – Bishop’s Site, Lambeth Walk

General disabilities – Joy of Sound, St Peter’s, Tate South Lambeth blind facilities

Learning disabilities – Roots & Shoots

Housing problems/homes – Light shelter, Robes project in churches

Citizen’s Advice Bureau

Charity Shops (Vassall Road, Tomorrow’s People)

GP shortage

Bereavement support

Coordinating services

Day centre for elderly – Fridays St Anne’s & All Saints

Unemployed (6 months and more)

Dyslexia, ADHD and all low level difficulties – need to identify and help

Closure of local libraries

Carers – support network – Lambeth Carers Hub

Gangs – youth on estates

Drugs and alcohol

Long-term health

Playspace for SEN

No support for young men 18-30

Barriers: not having English as first language, encouraging elderly people to do activities

Overcrowding

Debt counselling: Oasis, St Mark’s, St Luke’s Hub, Money Champions, Christians against poverty

Non-web users: silver surfers classes, digi-buddies, digital bazaars

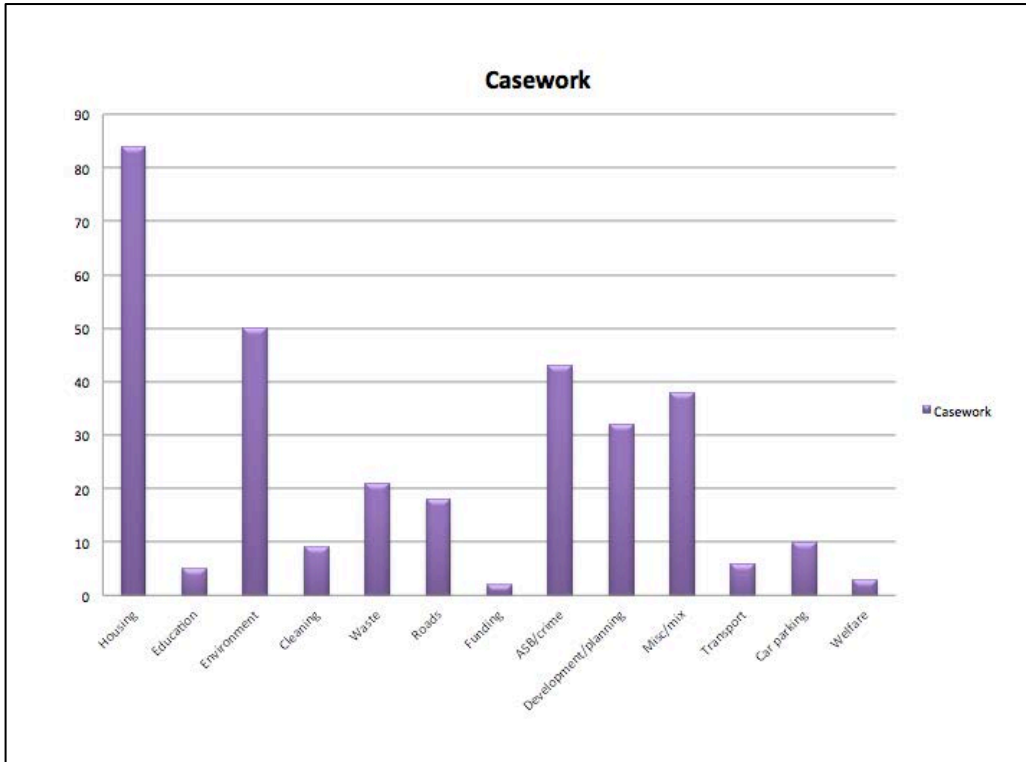
Central point of contact/info – maybe a new library at gasworks site?

One page summarising gaps in provision

1. Different groups coordinate services/central point of contact
2. Language challenge for hard-to-reach groups
3. Mental health – counselling and general support
4. Private rented accommodation – reaching people with difficulties
5. Human contact building communities
6. Reaching people with multiple needs
7. Homelessness/housing problems
8. Isolated older people

What the Housing Bill means for Kennington, Oval and Vauxhall

Cllr David Amos
KOV Forum
23rd February 2016



The Housing Bill

- Second reading in the House of Commons
- Now going through detailed scrutiny in committee
- Three main areas of concern:
 - Rent increases
 - Forced sale of council homes
 - Loss of s106 affordable homes from private developers

Rent Increases

- Average council rent in Lambeth for 2 bedroom flat = £110
- Proposal to charge households with over £40,000 extra = difference between council rent and the full market rent as a tax

	Market	Full Year
SW8:	£680	£29,500
SW9:	£401	£15,000
SE1:	£607	£26,000
SE11:	£481	£19,000

Sale of Council Homes

- “Voluntary” right to buy scheme agreed by Govt and some housing associations
- Discount paid for by forcing councils to sell vacant council homes
- Forecast based on a Govt guess – and bill councils in advance
- For Lambeth = c120 homes per year
- No guarantee of replacement by HAs

Starter Homes

- Lambeth: through planning process 2500 social/affordable rent homes over past 5 years
- Bill removes insistence on social rent homes and must include “starter homes”
- “Starter homes” to be sold at 20% discount up to £460,000
- After 5 years they can be sold at full market value

Other Issues

- Banning orders for rogue landlords
- Database of rogue landlords and letting agents
- Measures to recover rent from rogue landlords
- Reduction in regulation of private registered providers
- Changes to assessment of accommodation needs
- Access to Tenancy Deposit Scheme information
- Govt right to designate “neighbourhood” areas and facilitate “local plans”
- Increased Mayor’s right to be consulted
- Planning process changes – eg “Land Register”

Lambeth Council Action

- Engaging and working with residents
- Opposing the Bill
- Submitting evidence to remove worst features
- Building as many council homes as possible
- Since May: 600 homes approved by Cabinet
- Set up “Homes for Lambeth”: new model for estate regeneration

Petition

www.lambeth.gov.uk/ToryHousingBill

Housing and Planning Bill

(as published 13 Oct 2015)

Housing and Planning Bill

- **Ron Hollis**
 - Lambeth Council Tenant
 - Member of Lambeth Tenants Council
 - Represents LTC on the London-wide London Tenants Federation

Housing and Planning Bill

- **Key Elements of the Bill**

1. **Starter Homes**
2. **Extension of "Right to Buy" to Housing Association Tenants**
3. **Forced Sale of "High Value" Council Homes**
4. **"Pay to Stay" mandatory Rent for "High" income Council tenants**
5. **End of Secure tenancies for council tenants**

6. Duties on local authorities to keep ... registers of people seeking land for self build/custom house-building.
7. The introduction of a database of rogue landlords and letting agents ... and
8. Introduction of 'banning orders', to stop bad landlords from letting properties for at least six months.
9. Automatic planning permission 'in principle' on brownfield sites.

Most of the implementation by Ministers' Regulations

Housing and Planning Bill

- **Key Elements of the Bill**

Starter Homes:

**At £450,000 In London,
only affordable by
the wealthiest
30% of earners**

Housing and Planning Bill

- Key Elements of the Bill

Starter Homes:

At £450,000 in London,
only affordable by
the wealthiest
30% of earners –
on £77,000+ pa
who would be
able to buy anyway



Housing and Planning Bill

- Key Elements of the Bill

Starter Homes:

Will squeeze out all other forms of non-market home building:-
No more "affordable homes"
No more homes for social renting

Housing and Planning Bill

- Key Elements of the Bill

Extension of "Right to Buy" to Housing Association Tenants

Will get £100,000 subsidy each

Each will cost two homes from the social rented sector

– one from the Housing Association, and one from the Councils stock.

2 million HA tenants (in England)

30% (609,000) are not eligible

31% (620,000) eligible but cannot afford

28% (555,000) already have reserved right to buy (ex council tenants)

11% (221,000) eligible and could afford

40% will end up as private rented, subsidised by Housing Benefit.

Housing and Planning Bill

- Key Elements of the Bill

Forced Sale of "High Value" Council Homes

No definition of "High Value" in legislation

Raid by Government on LA's funds, esp in London

Minister will decide exactly what "High Value" is

Gov will decide what *should* have been sold, and charge LA's accordingly

Independent estimates suggest cost to LA's at £1.2bn pa and require sale of 113,000 council homes

2 for 1 promise not remotely credible either physically or financially

Will *drastically* reduce supply of family homes and make serious overcrowding inevitable

Housing and Planning Bill

- Key Elements of the Bill

"Pay to Stay" mandatory rent for "High" income Council tenants:- The Bob Crowe Law

"The Government's view is that tenants in social housing should not always benefit automatically from subsidised rents. There needs to be a better deal in the social housing sector, with housing at subsidised rents going to those people who genuinely need it.

On that basis, the Government has decided that social housing tenants with household incomes of £40,000 and above in London ... will be required to pay an increased level of rent for their accommodation if their rent is currently being subsidised below market rent levels.

Money raised by local authorities through increased rents will need to be returned to the exchequer to contribute to deficit reduction."

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- Key Elements of the Bill

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Housing and Planning Bill

- Key Elements of the Bill

"Pay to Stay" mandatory Rent for "High" income Council tenants

Social housing tenants' rents are **not subsidised**. Social rents cover all the costs of their homes.

And, between 1997 and 2008 council tenants paid **£1.9b** more in rent to central government than the government returned to councils to manage tenanted homes. In addition the government has hung onto over **£60bn** of RTB receipts, that were supposed to fund replacement socially rented homes, but never have.

Housing and Planning Bill

- Key Elements of the Bill

"Pay to Stay" mandatory Rent for "High" income Council tenants

Where does housing subsidy go?

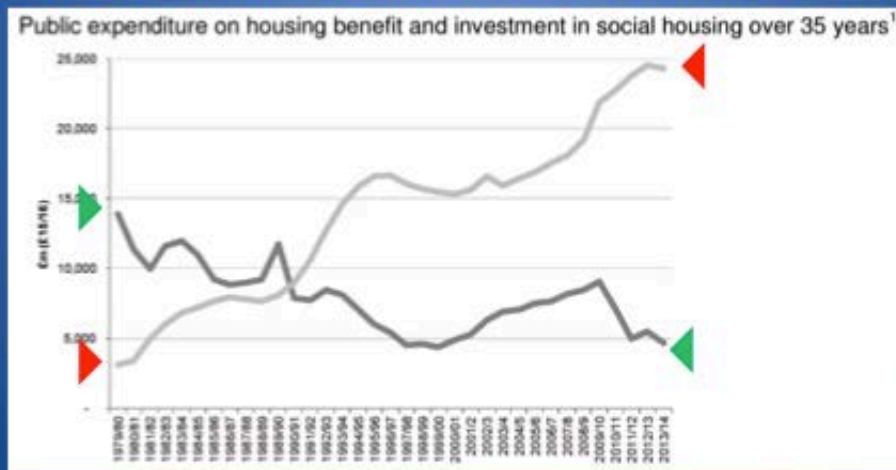
£14.72 billion supporting home ownership, by way of various tax reliefs' and discounts.

Private sector housing development in England gets a package of financial support from Government for private sector housing investment amounts to more than **£30 billion**. This includes £518 million in grants, £13.7 billion in loans and £16.5 billion in guarantees.

Housing and Planning Bill

- Key Elements of the Bill

"Pay to Stay" mandatory Rent for "High" income Council tenants



Housing and Planning Bill

- Key Elements of the Bill

End of Secure tenancies for council tenants

"If there is one thing people want at Christmas, it's the security of having their family around them and a home that is safe."

David Cameron, Christmas 2015

'The threat of limited-term tenancies removes one of the last remaining secure types of housing available to people who cannot afford home ownership. It will leave people at the mercy of the insecurities of spiralling private rents and sky-high housing prices.'

Lord Adebowale (in Lords debate)

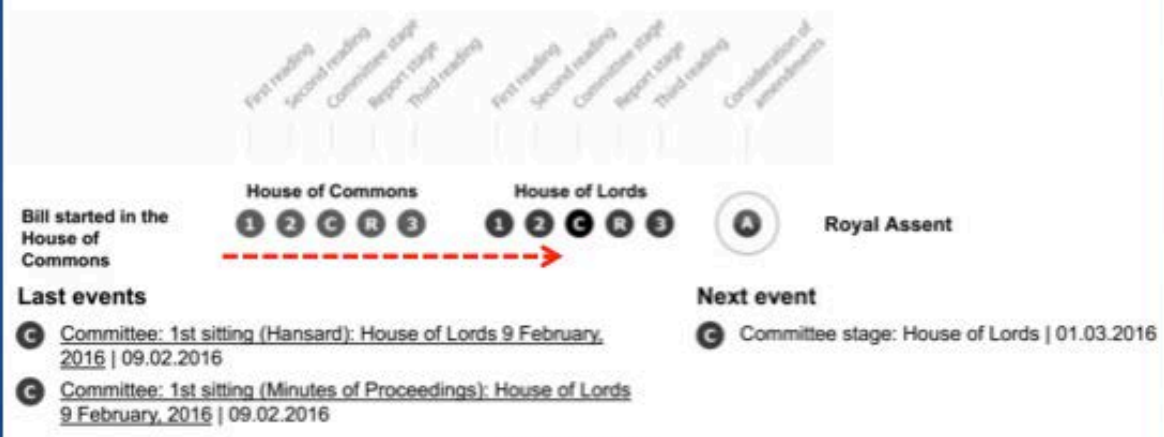
Housing and Planning Bill

• Key Elements of the Bill

1. Duties on local authorities to keep ... registers of people seeking land for self build/custom house-building.
2. The introduction of a database of rogue landlords and letting agents.
3. Introduction of 'banning orders', to stop bad landlords from letting properties for at least six months.
4. Automatic planning permission 'in principle' on brownfield sites.

Housing and Planning Bill

Progress of the Bill



Housing and Planning Bill

- **Debate in the Lord's**

"The House of Lords gave a second reading to the Housing and Planning Bill on Tuesday. What struck me reading through the debate was not just the scale and breadth of the opposition to key parts of the Bill, not just the 34 new powers for the secretary of state to override local decisions, but the sheer number of provisions that either do not stack up or are not yet spelled out."

Jules Birch

Housing and Planning Bill

- **Debate in the Lord's**

"The problem is that they exclude support for hundreds of thousands of households, with 70,000 out of a total of 240,000 new households formed each year not ... able ... to buy.

Lots of people ... in London ... many with good jobs, simply cannot afford to buy, even at 80% of market value. These will be the losers from a Bill that makes the home-ownership option effectively the only game in town.

Worse, the Bill ... actually reduces the existing stock available to those who cannot buy ... it is these less affluent households that will pay the price so people who are better off than them to buy a home ...

The biggest winners are those who were going to buy anyway and now get substantial financial benefits—for nothing."

Lord Best

Housing and Planning Bill

- **Debate in the Lord's**

"The most significant impact of the Bill is to promote one form of tenure, home ownership, at the expense of another, social rented housing ... social housing is being written out of the script.

This effectively ends the post-war consensus on housing and the extremely successful partnership with housing associations begun in the 1980s.

To deliver this change, the Government are taking centralising powers that entirely cut across their localist philosophy.

But ... I have real doubts about whether they will actually deliver the new homes of all types that this country so badly needs."

Lord Kerslake (Ex head of Civil Service)

Housing and Planning Bill

- **Debate in the Lord's**

"the Bill is all about delivering more homes ... we do not need more initiatives; we need more homes' "

Lord Lansley (ex Conservative Cabinet Minister)

Housing and Planning Bill

- **Debate in the Lord's**

"if there is one thing people want at Christmas, it's the security of having their family around them and a home that is safe."

David Cameron – Christmas Message 2015

"The threat of limited-term tenancies removes one of the last remaining secure types of housing available to people who cannot afford home ownership. It will leave people at the mercy of the insecurities of spiralling private rents and sky-high housing prices."

Lord Adebowale – House of Lords Debate

Housing and Planning Bill

- **Ron Hollis**

- London Tenants Federation
- <http://www.londontenants.org/>

LAMBETH FLORAL RIDE
to Lambeth Country Show
Sunday July 17, 11am to 12.30pm



Lambeth Floral Ride
to Lambeth Country Show

A distinctive Lambeth Event

- Ecologically friendly
- Inclusive
- Family-friendly
- Participative
- Community
- A great way to get to a great event



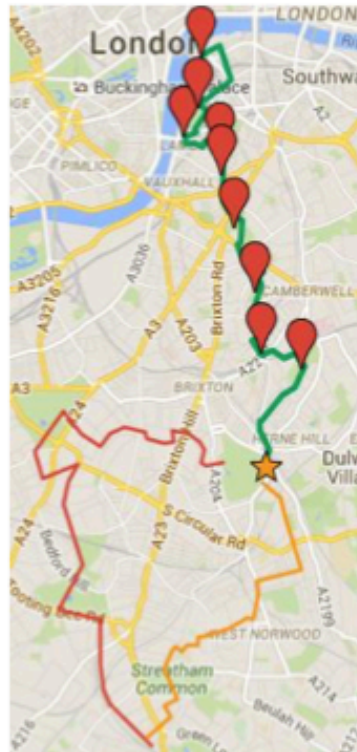
Lambeth Floral Ride(s)

Potential route(s)

Watch floral cycle floats go past then hop on your floral bike, join in and ride to Lambeth Country Show.

Year 1

- A potentially small, but high quality first year, spectacularly setting the scene for future years
- One ride, maybe from north Lambeth, focus on critical mass in first year
- In future years (this one if real enthusiasm), rides from other parts of the borough
- Some funding from Lambeth to support some key floral cycles/ cycle floats
- Inclusive and welcoming



Choose how to participate

- Come up with an idea
- Work independently or with others (we may be able to help you find people to work with)
- Find cycles and riders
- Grow, ask for or buy flowers/ plants
- Arrange flowers or plants (or work with a florist)
- Provide a prize for a 'most original idea' or 'best float' etc.
- Help with promotion or organisation



You could add
flowers or plants to a bike



Add flowers to clothes or hair



Why not take part?

- Community event
- We'll help find people to collaborate with to share the load
- You can publicise your involvement
- Good Team building
- Get to know other people/businesses
- Great way to get to Lambeth Country Show



Conditions

- Must be pedal powered
- Flowers or plants - ideally grown in Lambeth, failing that London, or England if can't be avoided (no overseas)
- Vegetables/greenery welcome too
- Dried flowers are welcome, but not fake (plastic, silk etc.) flowers
- Aim to use second-hand or reusable/recyclable materials on floats
- Cycles/ cycle floats must be roadworthy – participants' responsibility. Allow for wind or rain if forecast
- Branding is allowed so long as it is secondary to the floral display



Any questions and will you take part?

Contacts:

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Lambeth Cyclists

lambeth_cyclists@hotmail.com

Suzy Harrison

Lambeth Sustainable

Transport Team

sharrison@lambeth.gov.uk

