

<b>Item No.</b> 17.	<b>Classification:</b> Open	<b>Date:</b> 12 September 2023	<b>Meeting Name:</b> Cabinet
<b>Report title</b>		Response to Health and Social Care Scrutiny Review: Access to Medical Appointments (key worker homes)	
<b>Ward(s) or groups affected:</b>		Borough wide	
<b>Cabinet Member:</b>		Councillor Helen Dennis, New Homes and Sustainable Development	

## **FOREWORD – COUNCILLOR HELEN DENNIS, NEW HOMES AND SUSTAINABLE DEVELOPMENT**

The council is more mindful than ever of the need to retain and support sustainable communities in the borough, and to ensure it is a place where front line workers will choose to live. The challenges that we are currently seeing in the Private Rented Sector (PRS) in particular, underline the need for the council to secure genuinely affordable housing for residents – both social housing and other “intermediate” forms of housing that meet the needs of individuals and families. This is why our council plan includes a target to see 500 Key Worker Homes (KWH) started in the next 4 years. Given the state of the housing market, build-cost inflation and the wider difficulties in the construction industry, this will not be without challenge. However it is an area that we are determined to prioritise and we will be working closely with our health partners, as well as those in social care and other vital sectors, to ensure the pipeline does its best to support the health & social care system in Southwark.

### **RECOMMENDATION**

1. That cabinet note the response to the recommendation.

### **BACKGROUND INFORMATION**

2. This report sets out a response to recommendation 9 to the Health and Social Care Commission’s scrutiny review report on access to medical appointments submitted to cabinet on 13 June 2023.
3. The response deals specifically with recommendation 9 of the report, to do with taking forward the council’s 2022 commitment to deliver 500 Key Worker Homes in the next 4 years. (Whilst there are a number of recommendations contained in the scrutiny report, the only recommendation that cabinet is required to respond to is recommendation 9; hence only recommendation 9 is addressed in this paper).

## KEY ISSUES FOR CONSIDERATION

### Response to report Recommendation 9

**Recommendation 9:** The Commission recommends that:

- the cabinet member for council homes and homelessness work with the cabinet member for health and wellbeing to link the council ambition to build 500 homes for key workers to the housing needs of GPs and other local Primary Care practitioners; and also
- calls for the council's commitment on the number of new key worker homes to be increased in future years.

### Response

4. We thank the Commission for this recommendation and agree with the need to deliver Key Worker Housing (KWH) which is linked to the housing needs of GPs and other local Primary Care practitioners, as well as those working in social care and other vital sectors.
5. The Cabinet Member for New Homes and Sustainable Development will have responsibility for taking the Key Worker Housing programme forward, working across two directorates: Planning & Growth (P&G) and Housing.
6. The focus of the housing directorate is to establish a list of potential KWH tenants; the focus of planning and growth is to progress Supplementary Planning guidance specifically for KWH and to progress emerging KWH developments with potential development partners. As of the current date, all work-streams are at a stage of work-in-progress.
7. The Planning Policy team (within P&G) is currently developing a new Supplementary Planning Document (SPD) for Affordable Housing and this will include KWH. It is expected that this SPD will set out a definition for KWH in Southwark, provide guidance on what the council means by KWH in terms of the housing model and set out the eligibility criteria including priority jobs.
8. The Housing and Modernisation team (within Housing) has developed its tenancy strategy and the tenancy policy for KWH, as set out in its Housing Intermediate Rent policy cabinet paper in March 2021. The paper sets out the intention to develop a list of eligible tenants, how the list would be applied, its eligibility criteria and the proposed priority system. The primary function of the eligible tenant list would be for any landlord delivering KWH schemes in the borough to draw upon. Within the five professions cited in the eligibility criteria table, are those related to the health sector: *'Nurses, doctors, and other clinical staff employed by NHS'*.
9. The Sustainable Growth Team (within P&G) has concluded the feasibility stage a pilot KWH scheme on General Fund land; this scheme is serving to spearhead a number of considerations for KWH partnership-led developments, including viability stress testing, grant allocation and tenure mix options. In parallel, the Sustainable Growth Team is in discussions with potential development partners,

including Guys and St Thomas' Trust (GSTT). Discussions with GSTT have focussed on nominations opportunities for its employees to KWH, given that GSTT already has a pipeline of eligible health practitioners who meet the eligibility criteria. So far GSTT has expressed interest in the possibilities of a 'soft-nominations' agreement to the council's pilot scheme (in close proximity to Guy's Hospital) and also to potential opportunities via developer British Land at Canada Water.

10. The Sustainable Growth Team regularly attends the Southwark Local Estates Forum, NHS SE London Clinical Commissioning Group; it is envisaged that, once the Affordable Housing SPD is formalised, KWH will be a regular agenda item on that forum and, through this, further connections can be made with the council KWH delivery programme and nominations from the health sector. It is also envisaged that future discussions will address where health partners may consider mixed-sector KWH within the Health estate portfolio. The Sustainable Growth Team is making good progress in identifying a potential delivery pipeline to meet our council plan target of starting 500 keyworker homes by 2026. It is anticipated that once the Affordable Housing SPD is published, even more developers will come forward with proposals for KWH.

### **Policy framework implications**

11. As above, further detailed policy guidance will be enshrined in the Affordable Housing SPD to the Southwark Plan 2022. The SPD does not set new policy but, rather, expands on existing policy; accordingly, the KWH guidance will come under existing Policy as an Intermediate tenure at rent levels equivalent to London Living Rent (LLR).

### **Community, equalities (including socio-economic) and health impacts**

#### **Community impact statement**

12. KWH for health-sector workers within the borough and near to their place of work, is in line with the objective of fostering community in local neighbourhoods.

#### **Equalities (including socio-economic) impact statement**

13. KWH for capped-level income health-sector workers, is in line with equalities objectives.

#### **Health impact statement**

14. KWH, with one of its characteristics being to enable key workers to live near to their place of work, supports a model of live/work balance and the implicit health benefits associated.

### **Climate change implications**

15. KWH, with one of its characteristics being to enable key workers to live near to their place of work, facilitates walking and travelling from home to work and a consequential reduction of car and transport usage.

**Resource implications**

16. None

**Legal implications**

17. None

**Financial implications**

18. None

**Consultation**

19. Non applicable.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Assistant Chief Executive, Governance and Assurance**

20. Non applicable.

**Strategic Director of Finance**

21. Non applicable.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Health and social care commission report to cabinet 13 June 2023	Online	
<b>Link (please copy and paste into browser):</b> <a href="https://modern.gov.southwark.gov.uk/documents/s114677/Appendix A Access to medical appointment scrutiny review report.pdf">modern.gov.southwark.gov.uk/documents/s114677/Appendix A Access to medical appointment scrutiny review report.pdf</a>		

**APPENDICES**

<b>No.</b>	<b>Title</b>
None	

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Helen Dennis, New Homes and Sustainable Development	
<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Catherine Brownell, Programme Manager	
<b>Version</b>	Final	
<b>Dated</b>	31 August 2023	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Assistant Chief Executive, Governance and Assurance	No	No
Strategic Director of Finance	No	No
<b>Cabinet Member</b>	Yes	No
<b>Date final report sent to Constitutional Team</b>		31 August 2023