

Lambeth Housing Partnership

Annual Review 2023–24

Working in partnership with registered housing providers

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Foreword from Chair of the Lambeth Housing Partnership Steering Group

I am pleased to introduce the third annual review of the Lambeth Housing Partnership. This annual review showcases our continued progress in addressing Lambeth's key challenges, in line with the key priorities set out in both our new housing strategy and Lambeth's 2030: Our Future, Our Lambeth plan.

Our newly launched housing strategy emphasises three key priorities: increasing the supply of affordable homes, delivering excellent housing and repair services and supporting healthy and safe neighbourhoods. This strategic partnership is instrumental in achieving these goals, particularly in light of the escalating demand for housing in our borough. By working closely with RPs who are also navigating immense challenges such as mergers, restructures and financial pressures, we are better positioned to collectively address these challenges.

The recent merger of our Housing and Adult Social Care departments emphasises our commitment to a more holistic approach to housing. This holistic approach is reflected in the 'Health and Resilience in Housing' workstream, further highlighting the importance of collaboration with our RP partners.

The introduction of the new Regulator of Social Housing in April 2024 has brought added and welcomed scrutiny to our work, particularly concerning standards such as the Neighbourhood and Community Standard. I am encouraged and assured to see the progress made in this area, as demonstrated by our collaborative work through the 'Neighbourhoods and Community Safety' workstream.

LHP has evolved alongside the challenges faced by our residents and partners, adapting its priorities to remain responsive and effective service delivery. I look forward to seeing the work that the Lambeth Housing Partnership will take forward in light of this and hope we can build on this strong foundation to achieve our ambitious 2030 goals

Cllr Tim Windle
**Deputy Cabinet Member for Planning Strategy,
Investment and Housing Delivery**



Introduction – Working with Registered Providers

Welcome to our third annual review, highlighting the ongoing progress and achievements of our strategic housing partnership between Lambeth Council and Registered Providers (RPs). Together, we are responsible for the ownership and management of approximately 60,000 homes in Lambeth. This review reflects on our accomplishments throughout 2023-24, building on the successes highlighted in previous reviews and our ongoing commitment to working together with RPs. Through our established steering group and dedicated workstreams, driving progress towards the vision set out in Lambeth 2030.

The Lambeth Housing Partnership was first established in 2020 within Lambeth Council.

In Lambeth, RPs share the responsibility of providing social rented housing alongside the council, providing housing services to a third of the borough's population. Recognising their importance, we actively collaborated with ten major RPs over the last three years, aligning their strategic initiatives with the priorities of the borough plan to improve the wellbeing and safety of all residents.

Over 2023-24, LHP was presented with several key challenges. Both within the council and among RP partners, capacity constraints affected our ability to undertake joint projects as a result of the cost of living crisis and financial pressures, which continue to place a significant strain on residents and organisations. This has impacted a range of initiatives, such as those related to health and wellbeing, as well as those to improve safety in the borough.

Additionally, restructures and mergers across RP organisations meant that further capacity to undertake joint projects and initiatives, as well as consistent representation in workstream meetings, was a challenge. For Lambeth, increased violent incidents and ASB remain a key risk in the borough, particularly in areas linked to the night-time economy but additionally in instances of ASB in estates managed by RP organisations.

Reflecting on these challenges, a strong partnership approach is required to continue to prevent violent incidents in our neighbourhoods to ensure the safety of our residents, as well as seeing opportunities to improve the health and wellbeing of residents through a range of initiatives and projects with our RP organisations.

The housing growth workstream was paused in 2023-24 and is not included in this review. However, it is expected to relaunch in 2024-25, focusing on the new housing strategy's first priority, alongside the recently launched new homes programme.

As highlighted in previous annual reviews, the partnership complements, not replaces, existing operational relationships. Instead, it serves as a platform for better alignment of our strategic priorities. This year, we are particularly focused on how we can better align with health priorities to improve the health and wellbeing of our residents, alongside continued collaborative efforts to improve community safety and reduce anti social behaviour.

In 2023-24, the LHP was chaired and governed by the former Cabinet Member for Better Homes and Reducing Homelessness, alongside attendance from senior RP representatives through quarterly meetings. Now this is chaired and governed by the Deputy Cabinet Member for Planning Strategy, Investment and Homes. The group continue to meet quarterly.

With the LHP now well established within the Council and among partners, collaborations have organically extended beyond the formal partnership framework. It is encouraging to see the diverse range of activities happening across the borough as a result of this partnership. In the following sections, we provide a comprehensive overview of:

- [Health and Resilience in Housing Workstream](#)
- [Neighbourhoods and Community Safety Workstream](#)
- [Feedback from our Partners](#)
- [Future priorities for 24-25](#)



Health and Resilience in Housing Workstream

This workstream focuses on identifying and amplifying the diverse health and wellbeing initiatives that our RP partners are undertaking across the borough to improve resident health outcomes. We have built on previous successes and found that RPs are supporting residents in various impactful ways. Central to this workstream, we engaged housing registered providers active in community investment, public health professionals, NHS Staff (including social prescribers and community connectors), GPs and Age UK.

Why is it important to work with RPs in this area?

We know that collaboration between health and housing sectors are key to addressing the complex health issues faced by many residents, especially those experiencing multiple inequalities. This focus aligns with both the Lambeth 2030 ‘Our Future, Our Lambeth’ plan and the Health and Wellbeing Strategy (2023-28).

Our involvement with the Housing and Health Network - initiated by a senior social prescribing link worker, who recognised the need for stronger connections between housing and health – solidified our understanding of this issue.

The network highlighted that Lambeth residents frequently present housing-related concerns to their GPs. Social prescribing link workers connect them to community support, but increasingly encounter situations where housing issues are some of the causes of poor health. Therefore partnering with RPs has been key to addressing these underlying determinants of health.

What did we set out to achieve in 2023-24?

The partnership set the following high-level objective:

"To develop a coordinated and collaborative approach between LBL and RPs to specifically improve outcomes for residents facing multiple health inequalities."

Through a jointly developed workplan, the partnership achieved the key achievements below:

Key achievements include:

- Successfully presented Lambeth's Health and Wellbeing Strategy (2023) to LHP members, ensuring key actions were integrated into our partnership work plan.
- Initiated discussions with housing partners actively involved in community investment to identify priority health and wellbeing areas and highlight successful initiatives that have positively improved residents' health and wellbeing
- Shared important health and wellbeing resources with our housing partners, designed to equip frontline staff with knowledge and raise awareness of available hubs, services and funding opportunities.
- Collaborated with housing partners to map community spaces across the borough, identifying existing activities and exploring potential expansion opportunities for health and wellbeing projects, including those focused on addressing food insecurity.
- Successfully facilitated an in-person workshop to increase awareness among housing partners regarding social prescribing link workers, primary care networks and the thriving communities initiative within the borough.
- MTVH successfully secured funding from Macmillan to fund roles dedicated to improving cancer detection outcomes for Lambeth residents. The project provides increased support and awareness for individuals and families affected by cancer.
- Successfully expanded LBL funded men's mental health projects to St Martins Estate in Lambeth, in partnership with MTVH, Notting Hill Genesis and Southern Housing.



Health and Resilience in Housing Workstream

Improving Health Outcomes: Case Studies of Projects led by RPs in Lambeth

Housing providers are much more than landlords; they are key contributors to the health and wellbeing of their residents. Through a range of initiatives—from improving housing quality and outdoor environments to providing support service, RPs are making a real difference in Lambeth. In this section we showcase a selection of inspiring projects led by our RP partners in the borough. These case studies, drawn from our individual meetings with Notting Hill Genesis, Southern Housing, Metropolitan Thames Valley Housing (MTVH) and Hyde, reveal the ways in which they are addressing resident health needs and promoting wellbeing.

Notting Hill Genesis Case Studies

Transforming Bolney Meadows Community Centre

In summer 2023, the St. Martins estate partnered with Aero Arts on a street art initiative funded by NHG, transforming blank walls into a vibrant mural that fostered pride and belonging. The Bolney Meadows community centre, now overseen by a dedicated trust, offers a range of events and services, including apprenticeship opportunities, "Income Maximising" sessions and Maths & English classes.

A digital kiosk allows residents to access financial advice, contributing to overall well-being. Additionally, the centre hosts Samba music on Mondays, enriching the community's cultural offerings. NHG further supported the local community by funding the High Trees scout hut on the St Martins estate, enabling ESOL and employment support programmes.

There was also a London Zoo trip for residents' community at Oak Square in the summer to help people to get to know their neighbours and enjoy London.



The Baobab Steelpan Band

Funded by NHG's "Love Where You Live" fund, the Baobab Steelpan Band is a thriving community initiative in Lambeth aimed at improving health, wellbeing and reducing social isolation through music. Founded by local Ashley Hollis, the band provides twice-weekly music sessions for all ages at Bolney Meadow Community Centre for Lambeth residents of all ages.

Beyond music, the band focuses on improving well-being, developing connections and building resilience. The organisers are actively seeking additional funding and exploring opportunities to expand the project's positive impact in the community.



Health and Resilience in Housing Workstream

Improving Health Outcomes: Case Studies of Projects led by RPs in Lambeth

Metropolitan Thames Valley Housing (MTVH) Case Studies

Metropolitan Thames Valley Housing (MTVH) is actively engaged in a wide range of initiatives designed to improve the health and wellbeing of its residents. These efforts address both the immediate challenges of the cost of living crisis and the deeper, ongoing issue of social isolation. Moving forward, MTVH is committed to strengthening its ties with social prescribers, primary care networks and Lambeth's Thriving Communities programme.

Addressing Food Insecurity

On the Clapham Park estate, MTVH has established a weekend pantry providing affordable groceries, including culturally relevant options like Brazilian staples, to 70-80 residents weekly. This initiative directly combats the rising cost of living, easing the financial strain on many local families.

A similar model has been successfully replicated on the Moorland Estate, in partnership with the Healthy Living Platform, offering residents a £5 food pack containing 20 essential items.



Combating Social Isolation

MTVH tackles social isolation through various initiatives. Resident-led "warm hubs" provide social interaction, while women-only exercise classes provide a safe space for physical activity. Funded programmes engage youth in activities like drama, gaming, football and AI, while music production skills are nurtured in partnership with Code7. For older residents, sewing and social groups offer opportunities to combat loneliness and build connections.



Collaborating with others to improve Health and Wellbeing

MTVH works closely with social prescribers to offer Tai Chi classes that promote both physical and mental well-being. Free community lunches, combined with debt support services, are provided twice weekly on the Clapham Park estate.

Beyond individual estates, MTVH collaborates with two other housing associations on the St Martin's Estate in Tulse Hill. Over the past year, this partnership has delivered a diverse range of activities, including family aerobics, Pilates classes, and the popular Men's Den – a weekly session providing a safe space for men to connect and share their experiences.

MTVH is also partnering with Lambeth Public Health on a resident-led design process that seeks to transform the green space at Clapham Community Park into a vibrant hub that improves community health and well-being.

Health and Resilience in Housing Workstream

Improving Health Outcomes: Case Studies of Projects led by RPs in Lambeth

Hyde Case Study



Supporting residents during cost of living

In response to the ongoing cost of living crisis, Hyde hosted its second support event at the Old Laundry community space, providing targeted support to residents. Additionally, the 'Snug and Grub' warm hub at the Kennington Park Community Centre has offered vital support and signposting services for the past four months.

Health and Wellbeing Initiatives

Hyde's community investment programmes extend beyond immediate financial needs. The organisation facilitated Project Smith training sessions at the Old Laundry and expanded the 'Supporting Transitions' programme, providing in-school health mentors for Year 5 and 6 students, prioritising early intervention and young people's wellbeing.

Hyde collaborates with Lambeth Council and community partners on several initiatives. They co-hosted a visit from Northern Irish counterparts to learn about the 'Thriving Stockwell' model and partnered with Code7 on a Lambeth Public Health backed project addressing working-age male mental health.

Hyde's community assets in Lambeth, including the Old Laundry, Morley College, and the Kennington Park Community Centre, serve as hubs for various activities and services. The former Hyde office on Clapham Road is being transformed into a new health and community space, housing the Grantham GP practice.

Wider Hyde initiatives, such as developing community and place standards, a biodiversity and sustainability strategy, and introducing neighbourhood officers in Lambeth, further demonstrate their commitment to supporting residents. The 'Helping Hand' programme streamlines Hyde's individual grant schemes into a single referral process for easier access to support.

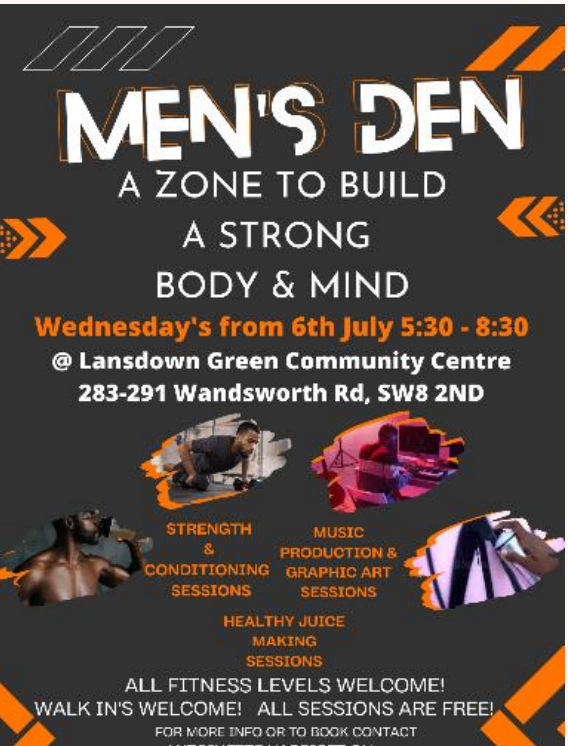
Southern Housing Case Study



Southern Housing, a leading provider of affordable housing, has proven that a home is more than just four walls. By implementing a range of wellbeing initiatives, they've transformed their communities into vibrant hubs of health, connection and empowerment. Southern Housing recognise that residents have diverse needs, spanning all ages and interests. To address these, they have designed a holistic programme that is focused on physical, mental and social wellbeing. They have implemented a range of initiatives, which includes;

- **Delivering pilates sessions** to residents on the Church Manor Estate, recognising the importance of physical activity for older residents.
- **InTouch Fresh Visions – Motivate.** This youth group meets weekly at the Church Manor Hub to provide a safe and engaging space for young people to connect, learn and develop skills.
- **Complementary Therapies Workshops** - Southern Housing partners with local organisations to offer a variety of complementary therapy workshops, including Kids Kitchen, to promote holistic wellbeing among its residents.
- Southern Housing joined forces with other RPs to create impactful community events at St Martin's Estate in Tulse Hill along with MTVH and NHG. The initiatives include events like "Love Where You Live", family aerobics classes, and the "Men's Den" programme, which provides a space for men to engage in physical activities and support one another.

These initiatives have had a significant impact on residents, who have reported improved physical and mental wellbeing, increased social connections and a greater sense of community.



Neighbourhood and Community Safety Workstream

Working together to Make Lambeth Safer

The focus of this workstream is to integrate housing associations more deeply into established partnerships that are dedicated to improving Community Safety. These partnerships include the Safer Lambeth Partnership and initiatives funded by the Violence Reduction Unit, which has identified Lambeth as a priority borough due to elevated levels of violence particularly affecting young people. This section of the report outlines key highlights and activities undertaken over the past year to improve community safety across Lambeth.

Lambeth’s Challenge and Strategic Response

Lambeth is unfortunately ranked among the top boroughs for weapon-related offences, particularly those involving knife possession and knife injuries among individuals under 24. To address this critical issue, the Lambeth Made Safer for Young People strategy guides our multi-agency partnership approach to preventing violence against this vulnerable group.

Why is it important to work with RPs in this area?

Improving community safety requires a strong partnership approach that involves all stakeholders. This is a key priority for Lambeth especially in light of the escalating incidents of violence. Within this workstream, we have actively sought to embed RPs into our strategic approach to reducing violence affecting young people.

Alignment with Lambeth 2030

The Lambeth 2030 ‘Our Future, Our Lambeth’ plan has a vision to make Lambeth one of the safest boroughs in London by 2030. In the third year of this workstream, we have made aligning our work plan with this objective a top priority. The emphasis on community safety is not only a council priority but also deeply resonates with the concerns of Lambeth residents.

What did we set out to achieve in 2023-24?

The partnership set the following high-level objective:

"Strengthening partnerships between LBL and RPs to reduce place-based violence against young people and ASB through joint initiatives, resource sharing and a shared commitment to making Lambeth one of the safest boroughs in London in support of Lambeth’s borough plan – Our Future, Our Lambeth 2030".

To achieve this, partners collectively agreed on a workplan. Key achievements that the partnership accomplished in 2023-24 is highlighted on the right.



Key achievements include:

- Facilitated a productive workshop with key stakeholders (RPs and senior council colleagues) to inform the 2023-24 Neighbourhood and Community Safety Work Plan, ensuring alignment with Lambeth 2030. Insights were gathered on last year's activities, current challenges, and future opportunities, with a strong emphasis placed on joint efforts to reduce violence, particularly among young people.
- Engaged in proactive discussions and intelligence-sharing to prepare for events during the bank holidays, King's Coronation, and summer months, addressing concerns about void properties, potential violence, and ASB.
- Successfully identified and connected with key contacts from RPs/LBL who are committed to improving community safety in the borough, establishing a network of key contacts to include in the contact book directory for partners.
- Conducted meetings with RP community safety leads to understand their priorities and challenges, refining the workstream’s focus towards an action plan based on these insights.
- Provided an overview of Lambeth’s Contextual Safeguarding Service which supports young people at risk of harm (ages 10-25) and highlighted referral pathways for housing partners.
- Raised awareness with partners on other referral channels and funding opportunities to address community safety concerns.
- Actively participating to the Safer Lambeth Partnership, Lambeth Made Safer, Violence Against Women and Girls, and Housing Association Youth Network initiatives.
- Ensured partners were well-versed in event permissions, out-of-hours contacts, UME protocols, and incident reporting channels.
- Initiated and explored collaborative opportunities with LBL and RPs in Tulse Hill to engage and support young people, aiming to reduce crime and ASB, particularly during the summer months.
- Explored collaborative opportunities with LBL and RPs in Tulse Hill, focusing on engaging and supporting young people to reduce crime and ASB, particularly during the summer.
- Conducted an RP Forum for councillors: focusing on ASB and showcasing relevant case studies.
- Provided overview provided on new ASB power to ensure partners are aware of potential changes.

Neighbourhood and Community Safety Workstream

Mapping RP Resources allocated for Community Safety in Lambeth

A key work plan activity involved individual meetings with Registered Provider stakeholders leading community safety initiatives in the borough. We engaged with eight major RPs, seeking to understand:

1. What their strategic priorities for community safety and ASB reduction are in Lambeth.
2. The resources that have been allocated to improve community safety in these areas.
3. Opportunities and suggestions for strengthening our partnership approach even further.

Below is a summary of the key findings from the meetings which were implemented into the 2023-24 work plan:



RPs Strategic priorities for Community Safety and ASB reduction

- Individual meetings found that resident safety and wellbeing is a top strategic priority for RPs which aligns with Lambeth Council’s key priorities
- RP increasingly acknowledge that they cannot tackle community safety challenges alone and that strong partnerships with the council are important to resolve issues more effectively.
- RPs understand that each estate and community is unique with its own set of challenges so by engaging directly with residents through consultations and surveys they can develop solutions that are truly responsive to the specific needs of the community.



Resources Allocated to Improve Community Safety

- RPs are shifting towards proactive community engagement, including home visits, localised staff, and projects to improve the visual appeal of areas.
- Some RPs are deploying specialised teams that are being developed for community safety, noise management, and high-level ASB cases, with updated policies and training.
- Some RPs are Investing in technology and infrastructure to streamline ASB reporting, case management and deterrence.



Challenges

- Implementing a consistent preventative strategy across diverse locations poses a challenge for some RPs due to the differing nature of their organisations
- A centralised RP reports losing connections with local authority partnerships as their tenancy enforcement teams are desk-based and their presence in the borough is lower than other RPs on the partnership. The current model is spread too thin across their total stock leading to challenges.
- RPs reported that London experience more complex cases and underreporting in ASB than other regions in the UK.
- Securing consistent police assistance for ASB cases remains challenging, despite progress in some areas.
- One RP has lower profile in London and Lambeth, so may only be visible when issues arise. This reactive approach can prevent proactive collaboration.



Opportunities and suggestions for strengthening our partnership approach even further

- Continued collaboration with RPs, police, local authorities, and mental health organisations for coordinated approaches and resource allocation.
- Establishing a regular forum for partners to share initiatives, successes, challenges, and learnings.
- Providing mental health support and training for appropriate responses to ASB cases with mental health components.
- Collaborative review of security measures to identify potential improvements, such as coordinated CCTV across neighbouring areas.

Feedback from our Partnership Members

Recent feedback from LHP members regarding their overall experience with meetings and the partnership was overwhelmingly positive.

Partners cited productive discussions, valuable networking opportunities and the ability to share ideas and best practices as key benefits that have led to opportunities for securing funding. We received valuable feedback from thirteen members of the partnership.

We like to thank all of our partners, both internal and external, for their valuable contributions to this successful partnership.

What is your feedback on the Lambeth Housing Partnership meetings you attended?



"I have only started my position as an Area Housing Manager and attended my first Lambeth Housing Partnership meeting where I met with various stakeholders. The meeting was incredibly productive."

"I think the meetings are amazing"

"it is well run and is helpful"

"Everyone involved was very engaged."

"It's great to have all RP's in the one room and share ideas"

"Really valuable opportunity for Housing Providers to meet and address issues within the community."

"They have been great and very informative. Whilst appreciating the reasons for the Housing Growth workstream to have paused its activity, we welcomed the opportunity to have 121 contact with the Council on this subject."

"They are interesting and informative"

"It's great to have such important stakeholders together."



Please provide feedback on what you feel are the benefits of the Lambeth Housing Partnership and what you think could be improved

"I think it's great"

"It helps partners in the event of emergencies"

"The collaboration will assist in ensuring the right resources are delivered to the most impacted areas."

"Benefits - all RP's are under one roof so you can share good practice and get advice. Lambeth is there on the call and it's easier to ask question. Great action plans - very easy to read and understand . The meetings are always chaired very well and kept to time."

"Great opportunity to learn and share good practice."

"The benefits are the ability to meet peers and collaboration on projects. Wider and more regular attendance would help."

"the work around engagement can be useful to see how the council compares to other organisations and collaboration can be helpful in particular in areas with more needs"

"It's great that they happen at all. I don't always feel that there are actionable items coming from the meetings. "We said, we did" kind of actions"



Are there any areas that you would like to see the Lambeth Housing Partnership address in 2024/2025?

Lastly, we asked partners for their feedback on the areas that the LHP should address in 2024/2025 which will additionally help with formulating work plan priorities.

"We should be given more economic opportunities"

"How we can work together to re-home residents and perhaps do reciprocal agreements. Have a session totally on housing management"

"Hoarding is a big issue and it would be good to learn form good practice and agree a way forward so the issue gets that level of attention in needs."

"Restarting a conversation about housing growth and how we might be able to collaboration to meet the ambitions of the incoming government."

"The housing ombudsman's call for a royal commission 'to re-establish housing policy as a health intervention"

Future Priorities 2024-25

The Lambeth Housing Partnership successfully completed its 2023-24 goal of integrating Lambeth's 2030 Borough Plan objectives across all its workstreams. Building on this, the LHP has developed key priorities for 2024-25. These include collaborating with RPs to address complex mental health needs and look at ensuring housing compliance with partners in line with new regulatory standards.

In addition, the LHP aims to relaunch its Housing Growth workstream to enable the delivery of much needed affordable new homes in the borough. The partnership will also continue its ongoing efforts to improve the health and well being of residents, reduce place-based violence and improve community safety through various initiatives as outlined in the table below.

Year	LHP Actions	Workstream
2023-24	1. Support <u>Lambeth's New 2030 Borough Plan Objectives</u> and implementing this across all LHP workstreams	All
2023-25	2. Develop a coordinated and collaborative approach between LBL and registered providers to improve the health and wellbeing outcomes of Lambeth residents who experience multiple health inequalities	Health and Resilience in Housing
2023-25	3. Strengthen partnerships between LBL and RPs to reduce place-based violence against young people and ASB through joint initiatives, resource sharing and a shared commitment to making Lambeth one of the safest boroughs in London	Neighbourhoods and Community Safety
2024-25	4. Relaunch the Housing Growth Workstream now that the housing strategy and new homes programme have been published we will be exploring how we can work together with RPs to deliver much needed new homes in the borough.	Housing Growth
2024-25	5. Work with RPs to develop improved partnership approaches to complex mental health need in Lambeth. Maximising joint project and funding opportunities between LBL and Registered Providers to improve the health and wellbeing outcomes of Lambeth residents experiencing multiple health inequalities	Health and Resilience in Housing
2024-25	6. Working with RPs to continue make Lambeth Safer through the development of locality estate partnership action plans, proactively contributing to community safety partnerships and ASB benchmarking.	Neighbourhoods and Community Safety
2024-25	7. Launching a new workstream to ensure compliance, assurance and delivery on the new regulatory standards, while improving opportunities to share good practices.	Housing Compliance, Regulation and Policy



Lambeth Housing Partnership

www.lambeth.gov.uk

Contact us for enquiries about this review

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