

Open Agenda

Housing & Community Safety Scrutiny Sub-Committee

Monday 27 March 2017

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Tom Flynn (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Karl Eastham
Councillor Vijay Luthra
Councillor Damian O'Brien
Councillor Martin Seaton
Cris Claridge
John Nosworthy
Michael Orey

Reserves

Councillor Radha Burgess
Councillor James Coldwell
Councillor Catherine Dale
Councillor Lucas Green
Councillor David Hubber

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Access

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Contact Fitzroy Williams on 020 7525 7102 or email: Fitzroy.williams@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly
Chief Executive
Date: 17 March 2017



Housing & Community Safety Scrutiny Sub-Committee

Monday 27 March 2017

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

PART A - OPEN BUSINESS

1. APOLOGIES

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.

4. MINUTES

1 - 3

To approve as a correct record the Minutes of the open section of the meeting held on 7th February 2017.

5. CABINET MEMBER FOR HOUSING INTERVIEW - COUNCILLOR STEPHANIE CRYAN

To deputise for the Leader of the Council in his absence by representing the borough at external events, within the council and when necessary chairing cabinet.

To be responsible for the housing portfolio, including housing management, community housing services, homelessness and sheltered housing, housing allocations, the housing investment programme and leasehold management.

To work closely with the cabinet member for adult care and financial inclusion (with regard to the housing needs of vulnerable adults) and to work closely with the leader and cabinet member for regeneration and new homes with regard to delivering the long-term housing stock strategy and 11,000 new council houses.

The cabinet member will have particular responsibility for:

- relationships with tenants and residents associations;
- housing asset strategy including delivering a quality kitchen and bathroom for every council tenant;
- meeting tenant and leaseholder expectations of major works contracts;
- housing services;
- housing allocations;
- community housing including homelessness and sheltered housing
- housing repairs;
- engaging with council tenants and leaseholders;
- delivering a new leaseholder management company;
- rehousing arrangements as part of major regeneration projects;
- quality of estate environment including communal repairs, cleaning and pest control;
- lettings policy and policy on illegal subletting and estate security;
- response to the government's housing reforms.

6. TENANT'S AND RESIDENT'S ASSOCIATION - STRUCTURE AND RELATIONSHIP WITH THE COUNCIL

7. PHASING OUT OF 0800 NUMBER REPAIR LINE FOR 0300 NUMBER

Briefing paper from the Housing Modernisation Department.

DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING.

PART B - CLOSED BUSINESS

DISCUSSION OF ANY CLOSED ITEMS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 17 March 2017

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”



HOUSING & COMMUNITY SAFETY SCRUTINY SUB-COMMITTEE

MINUTES of the Housing & Community Safety Scrutiny Sub-Committee held on Tuesday 7 February 2017 at 7.00 pm at Ground Floor Meeting Room G01B - 160 Tooley Street, London SE1 2QH

| | |
|-------------------------------|---|
| PRESENT: | Councillor Tom Flynn (Chair) Councillor Ben Johnson (Vice-Chair) Councillor Samantha Jury-Dada Councillor Karl Eastham Councillor Damian O'Brien Councillor Martin Seaton Cris Claridge |
| OTHER MEMBERS PRESENT: | Councillor Barrie Hargrove Councillor Stephanie Cryan |
| OFFICER SUPPORT: | Shelley Burke - Head of Overview & Scrutiny Fitzroy Williams – Scrutiny officer |

1. APOLOGIES

1.1 Apologies for absence were received from Councillor Luthra, Vijay.

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

2.1 There were no urgent items.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

3.1 There were no disclosures of interests or dispensations.

4. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 December 2016 be agreed as a correct record.

VIDEO OF THE OPENING OF THE MEETING

<https://bambuser.com/v/6626420>

5. **CABINET MEMBER FOR COMMUNITIES AND SAFETY - COUNCILLOR BARRIE HARGROVE**

The Chair welcomed councillor Barrie Hargrove Cabinet Member of Communities and Safety to the meeting and requested a short introduction of the member's portfolio and update, members of the sub-committee would then ask their questions.

VIDEO OF COUNCILLOR BARRIE HARGROVE INTERVIEW

<https://bambuser.com/v/6626422>

<https://bambuser.com/v/6626429>

6. **TENANT'S AND RESIDENT'S ASSOCIATION - STRUCTURE AND RELATIONSHIP WITH THE COUNCIL**

The Chair welcomed Mr Ian Ritchie (Vice-chair of Tenant's Council) to the meeting and requested a short introduction and advised him that members of the sub-committee would wish to ask questions relating to the present tenant structures.

During the discussion it was made clear by Mr Ritchie and members that the lines of communications between the Council and Tenant's Council, Area Forums and Tenant's & Resident's Association requires improvement. Members also expressed an interested in improving communication with all stakeholders with the use technology such as SKYP, Facebook, Twitter and website.

RESOLVED: That the sub-committee recommend that the Cabinet Member and Strategic Director for Housing and Modernisation appoint an independent person to review the current structures in consultation with all stakeholders, specifically looking at lines of communication.

VIDEO OF TENANT'S & RESIDENT'S ASSOCIATION STRUCTURE AND RELATIONSHIP WITH THE COUNCIL

<https://bambuser.com/v/6626471>

<https://bambuser.com/v/6626475>

<https://bambuser.com/v/6626537>

7. AOB

Councillor O'Brien raised the following points for the sub-committees information:-

The sub-committee were informed that the St. Saviour's Estate leaseholders had challenged a major works bill and successfully had it reduced from £17k to £8K.

The sub-committee resolved to review general leaseholder charges at the next meeting of the sub-committee. Dominic Cain (Exchequer Services) – Finance.

The apparent new housing policy requiring leaseholder properties to be inspected and rules around what defines an HMO. The Chair and/or councillor O'Brien agreed try to get an answer and report back to the next meeting of the sub-committee.

VIDEO OF COUNCILLOR O'BRIEN - LEASEHOLDER ISSUES

<https://bambuser.com/v/6626526>

Meeting ended at 9.50 pm

CHAIR:

DATED:

HOUSING & COMMUNITY SAFETY SCRUTINY SUB-COMMITTEE**MUNICIPAL YEAR 2016-17****AGENDA DISTRIBUTION LIST (OPEN)****NOTE:** Original held by Scrutiny Team; all amendments/queries to Fitzroy Williams Tel: 020 7525 7102

| Name | No of copies | Name | No of copies |
|--|--------------|---|--------------|
| Sub-Committee Members | | Council Officers | |
| Councillor Tom Flynn (Chair) | 1 | Gerri Scott, Strategic Director of Housing & Community Services | 1 |
| Councillor Ben Johnson (Vice-Chair) | 1 | Deborah Collins, Strategic Director of Environment & Leisure | 1 |
| Councillor Samantha Jury-Dada | 1 | Shelley Burke, Head of Overview & Scrutiny | 1 |
| Councillor Vijay Luthra | 1 | Niko Baar, Political Assistant | 1 |
| Councillor Damian O'Brien | 1 | Barbara Asaam, Executive Assistant | 1 |
| Councillor Martin Seaton | 1 | Debbi Gooch – Head of Litigation | 1 |
| | | Fitzroy Williams, Scrutiny Team SPARES | 10 |
| Co-Opted Members | | External | |
| Michael Orey (Homeowners' Council) | | Caroline Vicent | 1 |
| John Nosworthy (Homeowners' Council Reserve) | 1 | | |
| Cris Claridge (Tenants' Council) | 1 | | |
| Electronic agenda (no hard copy) | | Total: 26 | |
| Sub-Committee Members | | Dated: May 2016 | |
| Councillor Karl Eastham | | | |
| Reserves | | | |
| Councillor Radha Burgess | | | |
| Councillor Catherine Dale | | | |
| Councillor Lucas Green | | | |
| Councillor David Hubber | | | |
| Councillor James Coldwell | | | |
| Councillor Gavin Edwards | | | |