

Housing & Community Safety Scrutiny Sub-Committee

Wednesday 31 January 2018

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 Radha Burgess
Councillor James Coldwell
Councillor Vijay Luthra
Councillor Martin Seaton
Councillor Rosie Shimell
Cris Claridge
John Nosworthy
Michael Orey

Reserves

Councillor Evelyn Akoto
Councillor David Hubber
Councillor Anne Kirby
Councillor Rebecca Lury
Councillor Michael Situ

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.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 23 January 2018



PRINTED ON
RECYCLED PAPER

Housing & Community Safety Scrutiny Sub-Committee

Wednesday 31 January 2018

7.00 pm

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

Order of Business

Item No.	Title	Page No.
----------	-------	----------

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 - 4

To approve as a correct record the Minutes of the open section of the meeting held on 4th December 2017.

5. CABINET MEMBER FOR HOUSING INTERVIEW - COUNCILLOR STEPHANIE CRYAN

5

Cabinet member for Housing portfolio attached for members information.

6. LEDBURY ESTATE LEASEHOLDERS

6 - 8

This report replaces the one that was published on 23rd January 2018.

7. FIRE SAFETY

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.

DISTRIBUTION LIST 2017-18

Date: 23 January 2018

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 OPEN section of the Housing & Community Safety Scrutiny Sub-Committee held on Monday 4 December 2017 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Tom Flynn (Chair)
Councillor Ben Johnson
Councillor Radha Burgess
Councillor James Coldwell
Councillor Vijay Luthra
Councillor Martin Seaton
Councillor Rosie Shimell

OTHER MEMBERS PRESENT: Councillor Barrie Hargrove

OFFICER SUPPORT: Stephen Douglass - Director of Communities
Shelley Burke – Head of Overview & Scrutiny
Cheryl Russell – Area Manager
Jeffery Brown – Senior Lawyer
Fitzroy Williams – Scrutiny Officer

1. APOLOGIES

1.1 There were none.

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 30 October 2017 be agreed as a correct record.

VIDEO - OPENING THE MEETING

https://www.youtube.com/watch?v=UiWzrK-flww&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx

5. LEDBURY ESTATE - UPDATE

5.1 The Chair welcomed Cheryl Russell Area Manager and Stephen Douglass Director of Communities to the meeting and asked the officers to give members an update and then take questions from the sub-committee and representatives from the Ledbury Estate.

RESOLVED: That the sub-committee receives a progress report on the position with leaseholders on the Ledbury Estate regarding their needs and options such as buy backs and compensation.

VIDEO - LEDBURY ESTATE UPDATE

https://www.youtube.com/watch?v=NCxsvwtgwMw&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=2

https://www.youtube.com/watch?v=PLuRV3CjneM&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=3

https://www.youtube.com/watch?v=ZaYydLyVHp8&index=4&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx

https://www.youtube.com/watch?v=VFa4HvxewpY&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=5

6. CABINET MEMBER FOR COMMUNITIES AND SAFETY INTERVIEW - COUNCILLOR BARRIE HARGROVE

6.1 The Chair welcomed the councillor Barrie Hargrove the Cabinet member for Communities and Safety and Stephen Douglass the Director of Communities. The chair asked the Cabinet member to give the sub-committee a summary of his portfolio and then take question from members.

6.2 The sub-committee highlighted the following areas for questions to the Cabinet member:-

- Knife Crime
- Women's Safety Charter
- Domestic Violence
- Licensing and Standards of Private Rented Sector Landlords
- Noise Nuisance
- Crime

VIDEO - INTERVIEW OF CABINET MEMBER FOR COMMUNITIES AND SAFETY (PART 1)

https://www.youtube.com/watch?v=Co58-K-3a58&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=6

https://www.youtube.com/watch?v=ZEGkml0B9uA&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=7

7. WORK PROGRAMME

- 7.1 The sub-committee agreed to add fire safety to the January 2018 agenda.
- 7.2 The Chair undertook to discuss knife crime with councillor Jasmine Ali to decide on the way forward with regard to this item.
- 7.3 The Chair with the agreement of the sub-committee decided to try and arrange a meeting of this sub-committee at the end of February 2018.

VIDEO - WORK PROGRAMME

https://www.youtube.com/watch?v=iqFnuSr_8WU&list=PL_maFEOk7e9hInJQi6wDFW1vPi1LGFJRx&index=8

Meeting ended at 8.59 pm

CHAIR:

DATED:

Cabinet Member for Housing

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.

Item 6	Date: 31 January 2018	To: Housing and Community Safety Scrutiny sub committee
Report title:	Ledbury Estate – Leaseholder Update	
From:	Director of Ledbury Estate	

Recommendation

1. Housing and Community Safety Scrutiny sub committee is asked to note the contents of this report.

Background

2. This report provides an update to the previous reports to OSC and Housing and Community Safety Scrutiny sub committee, respectively on 13 July 2017, 11 September 2017, 15 November 2017 and 4 December 2017.
3. As requested at the meeting held on 4 December 2017, this report specifically reports on the situation with leaseholders from the Ledbury Towers.
4. As previously advised, the four 14 storey towers (Bromyard, Peterchurch, Skenfrith and Sarnsfield) on the Ledbury Estate comprise of 224 properties in total, 76 one bedroom, 72 two bedroom and 76 three bedroom.
5. The blocks are large panel system construction, built by Taylor Woodrow between 1968 and 1970 and are former GLC properties which transferred to Southwark Council in 1982.
6. Since the last report to housing and community safety scrutiny sub committee, the automated fire alarms in the blocks are now live and the number of fire wardens in the blocks have been reduced from seven per block to two. At the same time the door entry system for each of the four blocks has been re-instated.
7. Following the completion of the emergency works, the team of officers solely dedicated to the Ledbury Estate has been reduced. At present the team is headed by the Director of Ledbury Estate, with staff from Housing Solutions and Resident Services. The office remains open 8am to 8pm daily and is staffed 24 hours every day to deal with emergencies.
8. There are 33 leasehold homes in the Ledbury Towers, 17 have absentee landlords and are rented out by the leaseholders concerned, and 16 are resident homeowners.
9. The leaseholders are engaged with the Officers in Ledbury Team and have raised a number of issues following two public meetings with them, to which they have been responded to. These are captured through the Frequently Asked Questions section of the Ledbury page on the Southwark Council website.

Emergency Works and Recharging

10. The Emergency works undertaken by the Council in the summer to deal with the gaps and cracks will not be recharged to leaseholders. Because these works were temporary to ensure that there were no compartmentation issues in the blocks, the areas where the cracks were have not been redecorated. This is a concern to

some of the leaseholders, however it has been explained that should the option to refurbish the Ledbury Towers be taken, further permanent works will need to be done to these areas, and in the long term they would need some form of access panels in these areas due to the need to periodically inspect them.

11. The other emergency work undertaken in the late summer was to replace the individual gas central heating system in each home, with a communal diesel fired boiler external to the blocks. This work was carried out in order to ensure that gas was completely removed from the blocks. This emergency work has not been recharged to leaseholders and due to the need to get a quick solution to providing heating and hot water prior to the cold weather, the diesel solution was the swiftest option. Diesel is much more expensive than a gas fired boiler and until this is replaced by an external gas fired system, both leaseholders and tenants will not be recharged the cost of providing heating and hot water.
12. All residents who had gas fuelled cooking, had the option to arrange their own replacement electric cookers or ovens and hobs or to choose from the options sourced by Southwark Council. Those who made their own arrangements were compensated up to £400 by Southwark Council.

Option to Move/Homeowner buy backs

13. As Members of the Housing and Community Safety Scrutiny sub committee will know from previous reports, tenants residing in the four towers have had the option to move since the summer and as at Monday 8 January 2018, of the 191 tenants, 47 have moved and a further 29 have accepted new homes.
14. Leaseholders have also been given the option for Southwark Council to buy back their homes, so that they can move. The offer has been made on the basis that the homes are valued as if the current emergency situation has not happened and the leaseholders are compensated on the basis of losing their home if the home was subject to a regeneration scheme. This was agreed by Cabinet at their meeting in December 2017.
15. Therefore resident homeowners will be given 10% on top of the value of their home should they accept the offer made by Southwark Council to purchase their home and non-resident leaseholders will be given 7.5% on top of the value of their property.
16. Resident homeowners, will be provided additional financial assistance by compensating the costs related to their move including;
 - the fees of Carter Jonas and their own independent surveyor
 - both Southwark council's and the leaseholder's reasonable legal fees including stamp duty on the purchase of any new property
 - mortgage redemption fees where necessary and appropriate removal costs
17. Non resident leaseholders, will be provided financial assistance by paying incidental costs including;
 - the fees of Carter Jonas and their own independent surveyor
 - Southwark council's legal expenses and the leaseholder's reasonable legal fees including stamp duty to the value of the leaseholder's existing property

18. 16 leaseholders have shown an interest in Southwark purchasing their properties and the council's valuers have visited each of the properties. Valuations are due to be sent to the 16 by the end of January 2018.

Next Steps

19. A Resident Project Group which is made up from both residents and homeowners has been set up for the Ledbury Towers and, following the ARUP report which was published in November, they are currently working with officers on identifying the works that need to be costed for an independent consultant to carry out an options appraisal for the blocks. If following consideration of the options, the option to refurbish the blocks is chosen, leaseholders have been advised that they will not be recharged the costs of the works.

Conclusion

20. As reported at the November 2017 meeting of Scrutiny the situation at Ledbury Towers is constantly evolving and is being overseen by the Director for Ledbury Estate to ensure that there is a response to all of the operational issues captured by the locally based team, as well as the broader issues associated with the next steps of the options appraisal process.
21. The locally based team have been in place since the end of September 2017 and they have built up strong relationships with the residents. Their ethos is to ensure that residents have all the information and support they need to make their own decision about their future housing.
22. The information contained in this report is current at the time of writing, however officers will provide further updates at the meeting on 30 January 2018.

HOUSING & COMMUNITY SAFETY SCRUTINY SUB-COMMITTEE

MUNICIPAL YEAR 2017-18

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
Co-Opted Members		Fitzroy Williams, Scrutiny Team SPARES	10
Michael Orey (Homeowners' Council)	1	External	
John Nosworthy (Homeowners' Council Reserve)	1	Caroline Vicent	1
Cris Claridge (Tenants' Council)	1		
		Total: 14	
		Dated: June 2017	