

COUNCIL ASSEMBLY

(ORDINARY MEETING)

17 JULY 2019

RESPONSE TO LATE QUESTION

1. QUESTION FROM COUNCILLOR ANOOD AL-SAMERAI TO THE LEADER OF THE COUNCIL

Can the leader explain why, according to latest figures¹, almost half of all 'Category 1' hazardous council homes in London are in Southwark?

RESPONSE

The Housing Health and Safety Rating System (HHSRS) assess all rented homes, including council homes, for any hazards that could be a risk to health. Category 1 hazards are the most serious and require action.

The figures that have been quoted in the question are not accurate. We have asked for these to be corrected.

There are currently 229 category 1 properties. 199 of these are on the Ledbury estate (the government figures incorrectly said 299 on the Ledbury), and the remaining 30 are individual properties with issues such as cooker locations or missing handrails.

The Ledbury properties have been correctly recorded as category 1 due to their structural issues. Further detailed surveys are currently being undertaken by specialist structural engineers on the Ledbury and an update report will be presented to cabinet in the autumn.

Many other boroughs that have similar issues are not recording these structural issues in the same way. However, I believe it is important that we are open about the challenges on our estates and are transparent with our tenants and residents, which is why we ensure that these figures are published.

I can reassure council assembly that we are taking action. Of those properties on the Ledbury, over three quarters are now empty, and of those that are still occupied we have a programme to move those living there where they want it. Of the 30 properties elsewhere in the borough they are all in our Quality Homes Investment Programme or are having specific works done to their individual homes. Officers have assured me that those in category 1 will be treated as a priority.

¹ The total figures are:

London: 764

Southwark: 340

They can be found here, under column FB (f5a)/sheet F, row 99, column AD

<https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2017-to-2018>