

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 16 <sup>th</sup> December 2003	<b>Meeting Name:</b> Executive
<b>Report title:</b>		Best Value Review Housing Management – Implementation: Future Number of Forums	
<b>Ward(s) or groups affected:</b>		Borough-wide	
<b>From:</b>		Strategic Director of Housing	

## RECOMMENDATIONS

1. That the Executive:
  - a) Receive the report.
  - b) Note paragraphs 7, 8 and 15 and support a separate Leathermarket Gardens area forum.
  - c) Agree to the proposal for 12 area forums as outlined in paragraph 14 and 17.
  - d) Agree that a review of the operation of the new forum structure be carried out in December 2004.

## BACKGROUND INFORMATION

2. During March – May 2003, neighbourhood forums received a presentation and a report on:
  - i) The number and boundaries of the future administrative areas for Housing Management.
  - ii) The number of forums that should operate in the areas.
  - iii) The main office proposals in the areas.
3. During the first round of consultation not all Neighbourhood Forums discussed this item and some feedback from forum delegates, prompted requests for additional opportunities to discuss housing areas.
4. When Executive considered this issue alongside the future number of administrative areas on 29<sup>th</sup> July 2003, and agreed on 8 housing areas, it was agreed that further consultation should be carried out in the 8 areas to finalise area forum proposals.

## KEY ISSUES FOR CONSIDERATION

5. The new Housing Management areas are made up of 2 or 3 Wards and are in line with the Community Council areas:

Housing Management Area:	Wards:
Bermondsey	Grange, Riverside and South Bermondsey
Borough & Bankside	Cathedral and Chaucer
Camberwell	Brunswick Park, Camberwell Green and South Camberwell

Dulwich	College, East Dulwich and Village
Nunhead & Peckham Rye	Nunhead, Peckham Rye and The Lane
Peckham	Peckham and Livesey (South)
Rotherhithe	Rotherhithe, Surrey Docks and Livesey (North)
Walworth	East Walworth, Faraday and Newington

6. Southwark Council own 55156 housing properties including over 10,000 leasehold properties. The property figures for the new housing areas range from 3263 in Dulwich to 11842 in Walworth. The figures for Council properties managed by Housing Management include the 4443 properties managed by Tenant Management Organisations (TMOs). The distribution of TMOs across the areas is not even, 3 new housing areas have no TMOs, while other areas have between 170 and 2808 TMO properties (Borough & Bankside).
7. The largest concentration of TMO properties in the borough is located between the new Borough & Bankside and Bermondsey housing management areas. The “Leathermarket Gardens” area of Leathermarket Joint Management Board (JMB) and Tabard Gardens Tenant Management Co-op (TMC). This is a distinct area of 2933 properties directly managed by two TMOs. Leathermarket Gardens Neighbourhood Forum has requested that they continue to have their own forum (over lapping the two new housing management areas), as Southwark does not directly manage them.
8. Leathermarket Gardens is serviced (administration and associated support) by the Housing Community Development Section. Future servicing and communication support needs to be considered, including the option that servicing could be provided by either Leathermarket JMB or Tabard Gardens TMC.
9. A template of the report that was considered by the area meetings is attached as Appendix B.

### **Resource Implications**

10. The cost of servicing housing area forums will be met out of existing budgets, and this is likely to be proportional to the number of properties covered in each area, the proposed number of forums in each new area should not result in additional resource implications.

### **Consultation**

11. Following the Executive decision (paragraph 4 above) eight further consultative meetings were arranged across the borough in the new housing management areas. (Appendix C) Each T&RA was written to twice with copies being sent to the T&RA Secretary and both Neighbourhood Forum Delegates and Deputies.
12. A summary of the comments and recommendations of the meetings is shown in Appendix A.
13. **Consultation with Leaseholder Council**

Leaseholder Council considered the report; Best Value Review Housing Management – Implementation: Future Number of Forums on Monday 10<sup>th</sup> November 2003 and noted the report.

#### 14. Consultation with Tenant Council

Tenant Council considered the report; Best Value Review Housing Management – Implementation: Future Number of Forums on Monday 24<sup>th</sup> November 2003. Wherein the feedback from the Area meetings (shown in Appendix A and recommending 13 - 14 forums and Leathermarket Gardens) was considered.

Alongside this was included the Strategic Director of Housing's comments that on a formula based on scale, number of T&RAs, having considered the views of the area meetings and existing boundary structure, the following profile for the future number of area forums emerges as the most sustainable and robust:

Housing Management Area:	Comments:
Bermondsey	2 Forums.
Borough & Bankside	1 Forum
Camberwell	2 Forums
Dulwich	1 Forum
Nunhead & Peckham Rye	1 Forum
Peckham	1 Forum based on the current area.
Rotherhithe	1 Forum
Walworth	3 Forums
Leathermarket Gardens	1 Forum
	12 Forums (Housing Management) + Leathermarket Gardens

Tenant Council made the following recommendation on the future number of Forums:

"Tenant Council recommends that the future number of Forums be retained as the current 17 Neighbourhood Housing Forums."

#### 15. Issues Arising from Tenant Councils Recommendation

If, as Tenant Council recommends, the current Neighbourhood Forums are retained, they would not be in line with the new 8 Housing Management areas, already agreed by the Executive. This would result in some Area Housing Managers having to attend several meetings and a number of Area Managers having to attend the same meeting. This would result in 27 occasions per forum cycle (this refers to the length of time it takes for all of the forums to consider a report) when the 8 Area Managers could be required to attend a forum meeting. There would be similar implications for Councillors.

If the forums were directly co-terminus with the new Housing Management Areas, the Area Managers would only be required to attend 1 meeting of each forum in their area per cycle and in time this may be the preferred option. However, it is recognised that in some areas (e.g. Walworth) 1 forum for the whole area may be too unwieldy and the proposal put to Tenant Council and Leaseholder Council by Officers that 12 forums + Leathermarket Gardens be set up within the 8 Housing Areas, would mean only 12 occasions per forum cycle when Area Managers were required to attend.

Some further consideration needs to be given as to how more than one forum in a housing area would co-ordinate and develop strategically within the overall housing area. It may be possible to arrange joint forum agenda planning meetings, so that the Chair and Vice-Chair of each forum can meet regularly with the Area Housing Manager, to discuss area wide issues and area priorities (e.g. around investment issues). However the Tenant Council proposal to retain current Neighbourhood Forums would cut across Area boundaries to such an extent that strategic planning would prove very difficult.

**16. Cross-Area Issues.**

Four T&RAs are split across the boundaries of housing management areas; Barry Road Area RA, Bessemer Grange T&RA, Brandon III T&RA and Millpond T&RA. Each T&RA and RA was invited to each of the meetings covered by the area of benefit. They were also sent a letter requesting an invitation to a T&RA Committee meeting to discuss the implications of the split. None of the T&RAs or RA had responded by the time this report was written.

**17. Conclusion**

1 forum per Housing Area is not tenable at present. The Tenant Council proposal of 16 forums + Leathermarket Gardens cuts across the 8 Housing Management Areas to such a degree as to render them unworkable in terms of Strategic development within the 8 Housing Areas. The proposed 12 Area Forums provides a workable solution with sustainable forums and provides a step change, which should be reviewed after 1 year of operation.

**BACKGROUND DOCUMENTS**

Background Papers	Held At	Contact
Housing Management Best Value Review Files	9 Larcom Street	Barry Assinder ext 57773
Notes of the Area Meetings on the Future Number of Forums		
Area Reports on the Future Number of Forums		
Best Value Review Housing Management – Implementation: Future Number of Forums Reports to Tenant Council and Leaseholder Council.		

## Audit Trail

18. This section must be included in all reports.

Lead Officer	Chris Brown	
Report Author	Paul Horgan and Barry Assinder	
Version	Final	
Dated	03/12/03	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor & Secretary	No	No
Chief Finance Officer	No	No
List other Officers here		
Executive Member	Yes	No
Date final report sent to Constitutional Support Services		N/A

Housing Area:	Final Recommendation	Discussion Comments
Bermondsey	2 or 3 Forums. Agreed a West Bermondsey Forum (in line with Alfred Salter recommendation) and either an East Bermondsey Forum (parts of Cherry Gardens and Lynton Rd) or 2 small forums of 6 or 7 T&RAs.  2 small forums may be unsustainable - reps going back to their T&RAs to discuss further.	Alfred Salter Neighbourhood Forum remains opposed to the reduction in the number of housing areas from 16 to 8 because of the lack of consultation. However, should the decision remain the same, we believe that 24 T & RAs will be too many for the new Bermondsey area. We believe that there needs to be 2 forums, with clear boundaries going from East to West from Dunton Road, into Southwark Park Road and North up St. James' Road through Scott Lidgett Crescent. This keeps Alfred Salter Forum intact.
Borough & Bankside	1 Forum, based on Leathermarket Gardens being a separate forum.	The forum should remain the same as it is with the addition of Haddonhall Co-op.
Camberwell	No recommendation on number of forums until the housing management structure is explained.	Requested a meeting with the Executive Member for Housing.
Dulwich	1 Forum	Meeting stated that they were quite happy with one forum
Nunhead & Peckham Rye	No decision until review of Community Councils areas, support for northern part of Nunhead Ward moving into Peckham.	Some interest expressed about having 1 forum if change of Community Council area agreed. (It was requested that it be noted that only 4 of the T&RAs were represented at the meeting and the Executive should be made aware of this when the recommendation is put forward).
Peckham	No formal recommendation was made	The meeting indicated that it wishes to keep the current two forums in the area. In addition the T&RAs in the Acorn area would like the 3 T&RAs now in the Nunhead & Peckham Rye to move back into the Peckham area
Rotherhithe	1 Forum	Rotherhithe Housing Area should have one forum
Walworth	3 Forums: - Newington Ward (expanded West Walworth) and either East Walworth Ward and Faraday Ward <u>or</u> Newington, East Walworth Ward and Aylesbury Estate (NDC).	Meeting agreed a minimum of 3 forums. That the West Walworth area could be in line with Newington Ward taking in Draper and it was suggested that either Aylesbury Estate be a separate forum or at least Faraday Ward
Leathermarket Gardens	1 Forum.	Request for their own forum, as Housing Management does not manage them.
Total	13 –14 Forums (Housing Man.) + Leathermarket Gardens	

## Appendix B

Area Meeting Template.dot

<b>Item No</b>	<b>Classification</b> OPEN	<b>Committee</b> [Insert name of area] Area Housing Meeting	<b>Date</b> [Insert date] 2003
<b>From</b> Strategic Director of Housing		<b>Title of Report</b> Best Value Review of Housing Management - Implementation: <b>Future number of Forums</b>	

### **RECOMMENDATION**

That [insert name of area] Area Housing Meeting agree:

1. To note and receive the report.
2. To make any comments and/or recommendations on the future number of forums in the [insert name of area] Area.

### **BACKGROUND INFORMATION**

3. During March – May 2003, Neighbourhood Forums received a presentation and a report on the:
  - i) Number and boundaries of the future administrative areas for Housing Management
  - ii) The number of Forums which should operate in the areas
  - iii) Main office proposals in the areas
4. During the first round of consultation not all neighbourhood forums discussed this item and from feedback from those who did, it became apparent that some Tenant and Resident Association representatives found it confusing for their Neighbourhood Forum to be discussing two or three different housing areas. Consequently when Executive considered this issue alongside the future number of administrative Areas on 29<sup>th</sup> July 2003, and agreed on 8 housing areas, it was agreed that further consultation should be carried out in the 8 Areas to finalise Area Forum proposals.
5. A report on the final proposals for Executive to consider has been provisionally scheduled for 4<sup>th</sup> November 2003.

### **KEY ISSUES FOR CONSIDERATION**

6. The [insert name of area] Housing Area covers the following existing Neighbourhood Forum(s).

<b>[Insert name of Ward]</b>	<b>[Insert name of Ward]</b>	<b>[Insert name of Ward]</b>
[Insert name of Neighbourhood Forum]	[Insert name of Neighbourhood Forum]	[Insert name of Neighbourhood Forum]

7. The following table shows the number of Tenant/Leaseholders and TMO tenancies within the [insert name of area] Housing Area.

	<b>[Insert name of Ward]</b>	<b>[Insert name of Ward]</b>	<b>[Insert name of Ward]</b>
Tenants	0	0	0
Co-op	0	0	0
Leaseholders	0	0	0
Total	0	0	<b>0</b>

8. The following table indicates the Tenant and Resident Associations located within the [insert name of area] Housing Area.

<b>T&amp;RAs in [insert name of area]</b>
<i>[Insert list of T&amp;RAs in the area]</i>

Report Author : Marian Nash – Strategic Project Manager

Lead Officer : Chris Brown – Acting Head of Housing Management

Background Papers  
Various BV documents

Held At  
BV Team,  
Larcom Street

Contact  
Marian Nash



**APPENDIX C**

<b>Date of Meeting</b>	<b>New Housing Area</b>	<b>Existing Neighbourhood Areas</b>	<b>Meeting Venue</b>
Wednesday 10th September 2003	Borough & Bankside	Library Street	Library Street NHO
Thursday 11th September 2003	Bermondsey	Abbeyfield, Alfred Salter, Cherry Gardens, Lynton Road	Lynton Road NHO
Thursday 18th September 2003	Rotherhithe	Abbeyfield, Cherry Gardens, Lynton Road	Silverlock TA Hall
Wednesday 24 <sup>th</sup> September 2003	Peckham	Acorn, Rosemary Gardens	Acorn NHO
Thursday 25 <sup>th</sup> September 2003	Walworth	Harris St., Rodney Rd, Taplow, West Camberwell, West Walworth	Rodney Road NHO
Monday 29 <sup>th</sup> September 2003	Dulwich	Crown House, Denmark Hill	Crown House NHO
Tuesday 30th September 2003	Nunhead & Peckham Rye	Acorn, Crown House, Parkside, Pelican	Parkside NHO
Thursday 2 <sup>nd</sup> October 2003	Camberwell	Crown House, Denmark Hill, Harris St, Pelican, West Camberwell	Town Hall