



## **HOUSING SCRUTINY SUB-COMMITTEE**

MINUTES of the OPEN section of the meeting of the HOUSING SCRUTINY SUB-COMMITTEE held on 2<sup>ND</sup> JULY 2003 at 7.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor Anne YATES (Chair)  
Councillor Fiona COLLEY (Vice-Chair)  
Councillors Linda MANCHESTER [Reserve], Mark PURSEY [Reserve]  
and Charlie SMITH

**OFFICER** Keith Broxup – Strategic Director of Housing  
**SUPPORT** Shelley Burke – Head of Scrutiny  
Lucas Lundgren – Scrutiny Team  
Pat O'Reilly – Manager, Private Housing Renewal  
Rachel Sharpe – Head of Housing Strategy & Renewal  
Jenny Spick - Head of Capital and Regeneration

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Councillors Jonathan Hunt, Abdul Mohamed and Dr Abdur-Rahman Olayiwola.

### **CONFIRMATION OF VOTING MEMBERS**

The Members listed as being present were confirmed as the Voting Members.

### **NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMED URGENT**

There were none.

### **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests made nor dispensations notified.

### **RECORDING OF MEMBERS' VOTES**

Council Procedure Rule 1.17(5) allows a Member to record her/his vote in respect of any motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

## **BRIEFING FROM STRATEGIC DIRECTOR OF HOUSING** (see pages 58-61)

The Sub-Committee received a background briefing from the Strategic Director of Housing, intended to inform discussion of the Sub-Committee's Work Programme 2003/04. The briefing included information about government policy relevant to housing, housing legislation pending, key points in the Communities Plan, and key housing issues anticipated for Southwark Council for 2003/04. A copy of the presentation can be found on the Minute File.

## **2. PRIVATE SECTOR HOUSING RENEWAL POLICY** (see pages 1-57)

The Private Housing Renewal Manager introduced the report, and together with the Head of Housing Strategy & Renewal and the Head of Capital and Regeneration responded to Member questions on the draft policy as presented. Having considered the draft policy, Members

### **RESOLVED:**

That the following comments of the Housing Scrutiny Sub-Committee on the Council's draft Private Sector Housing Renewal Policy be referred via Overview & Scrutiny Committee to the Executive on 8<sup>th</sup> July 2003, i.e.

- a) That the Executive should address the issue of monitoring of standard of contractor work and behaviour in respect of renewal works, and to address whether contractors might be held liable for the work and behaviour of their sub-contractors;
- b) Whilst the Sub-Committee recognises that the Regulatory Reform Order requires the Council to publicise this policy, it asks the Council to be positively proactive in disseminating information to those to whom the Private Sector Renewal Scheme is targeted. Such action should include producing information in community languages [in particular Vietnamese], and talking to a range of relevant community groups about the scheme.
- c) That officers involved in providing advice to individuals about the scheme should be properly trained in giving financial advice.
- d) That officers should ensure that individual's signing up to the scheme are competent to do so, in order to avoid problems at such time as any loan is called-in.
- e) That the Executive consider the implications of the financial structure of such a scheme on the Muslim community, and take proper advice in respect of whether the scheme might be structured in such a way as to meet approval under Shariah [Islamic Law] and approval as an Islamic product.

## **1. SUB-COMMITTEE WORK PROGRAMME 2003/04**

A representative from the Scrutiny Team circulated a briefing including details of the items put forward for discussion by Overview & Scrutiny Committee, housing items considered by the former Housing & Regeneration Scrutiny Sub-Committee and possible items for 2003/04. The Strategic Director of Housing responded to Member questions about the implications of and existing timetables for matters proposed, and

**RESOLVED:**

1. That the following items form the draft 2003/04 Work Programme list for Housing Scrutiny Sub-Committee and be referred to Overview & Scrutiny for formal agreement, i.e.
  - Housing Strategy [input into 2004/05 strategy];
  - Tenants Halls;
  - BVR Tenant Involvement;
  - Review of Tenancy Agreement;
  - Allocation Review;
  - HRA and Rent-Setting Process; and
  - Interview(s) with Executive Member
2. That officers bring back a draft schedule for this work, based on the agreed schedule of meetings for this Sub-Committee to the next meeting.
3. That the issue of co-option to this Sub-Committee be revisited at the next meeting on 28<sup>th</sup> July 2003.

The meeting ended at 9.30 p.m.

**CHAIR:**

**DATED:**