

Housing Scrutiny Commission

Tuesday 21 July 2020

6.00 pm

Online/Virtual. Members of the public are welcome to attend the meeting. Please contact FitzroyAntonio.williams@southwark.gov.uk for a link to the online meeting.

Membership

Councillor Gavin Edwards (Chair)
Councillor Hamish McCallum (Vice-Chair)
Councillor Jack Buck
Councillor Dora Dixon-Fyle MBE
Councillor Jon Hartley
Councillor Nick Johnson
Councillor Bill Williams
Cris Claridge (Co-opted Member)
Ina Negoita (Co-opted Member)

Reserves

Councillor Anood Al-Samerai
Councillor Helen Dennis
Councillor Paul Fleming
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Charlie Smith

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 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

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 13 July 2020



Housing Scrutiny Commission

Tuesday 21 July 2020
6.00 pm

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Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
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	
	To approve as a correct record the Minutes of the meeting held on 24 June 2020.	To follow
5.	AYLESBURY ESTATE DISTRICT HEATING UPDATE	1 - 3
	To note the contents of the report in respect of the district heating at Aylesbury estate including compensation.	

Item No.	Title	Page No.
6.	DISTRICT HEATING - REPORT OF THE HOUSING SCRUTINY COMMISSION (DRAFT REPORT)	To follow
	To consider the draft report of the Housing Scrutiny Commission on district heating.	
7.	WORK PROGRAMME 2020/21	4 - 10
	To note the work programme as at 21 July 2020 and consider the addition of new items or allocation of previously identified items to specific meeting dates of the commission.	
	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: 13 July 2020

Item No. 5.	Classification: Open	Date: 21 July 2020	Meeting Name: Housing Scrutiny Commission
Report title:		Aylesbury Estate District Heating Update	
Ward(s) or groups affected:		North Walworth and Faraday	
From:		Director of Asset Management	

RECOMMENDATION

1. That the Housing Scrutiny Commission notes the contents of this report in respect of the district heating at Aylesbury estate including compensation.

BACKGROUND

2. On 9 March 2020 a report was presented to Housing Scrutiny Commission giving an overview of district heating outages.
3. It was requested that an update on the Aylesbury estate consultation be reported back in July 2020 and to give feedback on compensation for district heating outages.
4. Since March 2020 the council has conducted a review of the possible options to mitigate further outages and prepared a report with recommendations. The council has commissioned and appointed an independent specialist to review the technical report. This is to ensure it gives accurate technical solutions to resolve the issues and the works can extend the life of the district heating system a further ten years.
5. Currently a number of temporary boilers are in operation across the estate to provide heating and hot water. These are temporary solutions and require constant attention to ensure operation.
6. Since the end of June the Latimer block and plant room has suffered issues with hot water. Investigations and diagnostics have concluded that the only option to ensure hot water at this block is to turn the district heating on to avoid temporary boilers locking out. This maybe a discomfort to residents within this block but is the only current solution of providing hot water.
7. The current Covid-19 restrictions and the technical complexities of the existing system have meant that resident consultation has not yet been undertaken.

POSSIBLE HEATING SOLUTIONS

8. At this point in time and before independent review four possible solutions have been considered and costed to improve the heating and hot water system. These are;
- Keep hiring existing temporary boilers operating on oil.
 - Purchase temporary boilers and continue to run on oil.
 - Replace existing gas boilers and upgrade heating plant rooms.
 - Provide electrical installations to supply heat and hot water immersion heaters.
9. It is expected that the independent review will be completed by 1st week of September 2020 and then consultation with residents can begin.

COMPENSATION

10. Compensation payments are paid directly from the district heating budget for works and therefore reduce monies that can be spent on rectifying works. As result of the COVID 19 outbreak the council has spent significant sums of money on supporting our most vulnerable residents. The impact of this and uncertainty about future funding means that the council is uncertain on how affordable this is.
11. A revised compensation payment policy has been prepared and will shortly be presented to the strategic director of housing and modernisation.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Kieron Williams, Cabinet Member for Housing Management and Modernisation	
Lead Officer	Gavin Duncumb, Head of Engineering (Acting)	
Report Author	Gavin Duncumb, Head of Engineering (Acting)	
Version	Final	
Dated	10 July 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	No	-
Strategic Director of Finance and Governance	No	-
Cabinet Member	Yes	Yes
Date final report sent to Scrutiny Team		10 July 2020

Item No. 7.	Classification: Open	Date: 21 July 2020	Meeting Name: Housing Scrutiny Commission
Report title:		Housing Scrutiny Commission Work Programme 2020-21	
Ward(s) or groups affected:		N/a	
From:		Head of Overview and Scrutiny (Acting)	

RECOMMENDATIONS

1. That the housing scrutiny commission note the work programme as at 21 July 2020 attached as Appendix 1.
2. That the housing scrutiny commission consider the addition of new items or allocation of previously identified items to specific meeting dates of the commission.

BACKGROUND INFORMATION

3. The general terms of reference of the scrutiny commissions are set out in the council's constitution (overview and scrutiny procedure rules - paragraph 5). The constitution states that:

Within their terms of reference, all scrutiny committees/commissions will:

- a) review and scrutinise decisions made or actions taken in connection with the discharge of any of the council's functions
- b) review and scrutinise the decisions made by and performance of the cabinet and council officers both in relation to individual decisions and over time in areas covered by its terms of reference
- c) review and scrutinise the performance of the council in relation to its policy objectives, performance targets and/or particular service areas
- d) question members of the cabinet and officers about their decisions and performance, whether generally in comparison with service plans and targets over a period of time, or in relation to particular decisions, initiatives or projects and about their views on issues and proposals affecting the area
- e) assist council assembly and the cabinet in the development of its budget and policy framework by in-depth analysis of policy issues
- f) make reports and recommendations to the cabinet and or council assembly arising from the outcome of the scrutiny process
- g) consider any matter affecting the area or its inhabitants

- h) liaise with other external organisations operating in the area, whether national, regional or local, to ensure that the interests of local people are enhanced by collaborative working
 - i) review and scrutinise the performance of other public bodies in the area and invite reports from them by requesting them to address the scrutiny committee and local people about their activities and performance
 - j) conduct research and consultation on the analysis of policy issues and possible options
 - k) question and gather evidence from any other person (with their consent)
 - l) consider and implement mechanisms to encourage and enhance community participation in the scrutiny process and in the development of policy options
 - m) conclude inquiries promptly and normally within six months
4. The work programme document lists those items which have been or are to be considered in line with the committee's terms of reference.

KEY ISSUES FOR CONSIDERATION

5. The Housing service areas that fall within the scope of the Housing Scrutiny Commission are:
- Resident Services (which includes area management, strategy and business support, strategic business and support housing services).
 - Customer Experience Division (which includes the Contact Centre; Customer Resolution and Specialist Services, My Southwark Home Owners and the Housing Solutions Services).
 - Asset Management Division (which includes New Homes; Investment, Repairs & Maintenance and Engineering).
6. The cabinet portfolios linked to the work of the commission are held by the cabinet member for housing management and modernisation (Councillor Kieron Williams) and cabinet member for social regeneration, great estates and new council homes (Councillor Leo Pollak). The portfolio elements relating to this commission are listed below:

Housing Management and Modernisation (Housing related portfolio areas)

- delivering the long-term housing stock strategy
- 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

- My Southwark Homeowners Service
- rehousing arrangements as part of major regeneration projects
- quality of estate environment including repairs, cleaning and pest control
- lettings policy and policy on illegal subletting and estate security
- voids turnaround
- the Ledbury Estate

Social Regeneration, Great Estates and New Council Homes – Councillor Leo Pollak (Housing related portfolio areas)

- the council's long term housing strategy,
 - reform of right to buy
 - building more homes of every kind including 11,000 new council homes
 - 1,000 more homes at London Living Rent
 - Supporting residents to improve their estates
7. Set out in Appendix 1 (Work Programme) are the issues the housing scrutiny commission is due to consider in the 2020-21 municipal year.
8. The work programme is a standing item on the housing scrutiny commission agenda and enables the commission to consider, monitor and plan issues for consideration at each meeting.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Housing Scrutiny Commission agenda and minutes	Southwark Council Website	Everton Roberts 020 7525 7221
Link: http://modern.gov.southwark.gov.uk/ieListMeetings.aspx?CommitteId=520		

APPENDICES

No.	Title
Appendix 1	Work Programme 2020-21

AUDIT TRAIL

Lead Officer	Everton Roberts, Head of Overview and Scrutiny (Acting)	
Report Author	Everton Roberts, Head of Overview and Scrutiny (Acting)	
Version	Final	
Dated	13 July 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Cabinet Member	No	No
Date final report sent to Scrutiny Team	13 July 2020	

Work Programme 2020-21

Item	Meeting date							Commentary
	24 Jun 2020	21 July 2020	14 Oct 2020	19 Jan 2021	29 Mar 2021			
Items for future consideration – either allocated (✓) or to be allocated.								
Homelessness in Southwark during and Post Covid-19 Lockdown	✓	-	-	-	-	-	-	
District Heating Case Study – Brandon Estate	✓	-	-	-	-	-	-	
Update on District Heating Strategy	✓	-	-	-	-	-	-	
District Heating – Report of the Housing Scrutiny Commission (Draft Report)	-	✓						On agenda

Item	Meeting date							Commentary
	24 Jun 2020	21 July 2020	14 Oct 2020	19 Jan 2021	29 Mar 2021			
Council's response to district heating failures – Aylesbury Estate Case Study	-	✓						On agenda Considered at the March meeting as part of scrutiny review into district heating. The commission requested a report back on progress to the next meeting.
The Council's Relationship with Housing Associations in the Borough	-	-	✓					Wandle Housing to be invited to the next meeting to report back on progress on issues raised in relation to Clarson House. Wandle to attend October meeting due to delay caused by Covid19.
The Housing Repairs Service – Report from Housing Scrutiny Commission – Response of Cabinet	-	-	✓	-	-	-	-	Scrutiny review report noted by cabinet on 7 April 2020. Response to scrutiny review anticipated to be considered at September Cabinet. Cabinet response to be submitted to next available scrutiny commission meeting for noting.
Temporary Accommodation and New Housing Allocations Scheme	-	-	-	-	-	-	-	Meeting date to be identified Identified at October 2019 meeting as a topic for further discussion.

Item	Meeting date							Commentary
	24 Jun 2020	21 July 2020	14 Oct 2020	19 Jan 2021	29 Mar 2021			
Voids / Empty Homes	-	-	-	-	-			Meeting date to be identified Agreed at October meeting that issue should come back for discussion.
Council Home Building Programme	-	-	-	-	-	-	-	Meeting date to be identified Identified as a potential scrutiny item in July 2019. Agreed at the time that the commission should check in on the delivery of new homes with a session in November 2019 and then decide on additional Scrutiny activity required at that point.
Cabinet member interview – Cabinet Member for Housing Management and Modernisation	-	-	-	-	-	-	-	Meeting date to be identified
Cabinet member interview – Cabinet Member for Social Regeneration, Great Estates and New Council Homes	-	-	--	-	-	-	-	Meeting date to be identified

HOUSING SCRUTINY COMMISSION**MUNICIPAL YEAR 2020-21****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
Electronic Copy		Aine Gallagher - Head of Cabinet Office and Public Affairs	
Members		External	
Councillor Gavin Edwards Councillor Hamish McCallum Councillor Jack Buck Councillor Dora Dixon-Fyle MBE Councillor Jon Hartley Councillor Nick Johnson Councillor Bill Williams		Caroline Vicent	
Reserves Members		Total: 14	
Councillor Anood Al-Samerai Councillor Helen Dennis Councillor Paul Fleming Councillor Darren Merrill Councillor Victoria Olisa Councillor Charlie Smith		Dated: February 2020	
Co-Opted Members			
Ina Negoita (Homeowners' Council) David Eyles (Homeowners' Council Reserve) Cris Claridge (Tenants' Council)			