

Housing Scrutiny Commission

Wednesday 2 September 2020
6.00 pm

Online/Virtual meeting. 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 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

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: 24 August 2020



Housing Scrutiny Commission

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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 correct records the Minutes of the meetings held on 24 June 2020 and 21 July 2020.	To follow
5.	THE COUNCIL'S RELATIONSHIP WITH HOUSING ASSOCIATIONS IN THE BOROUGH - UPDATE FROM WANDLE HOUSING	
	To receive an update from Wandle Housing on actions taken since the Housing Scrutiny Commission meeting held on 9 March 2020 in respect of Clarson House.	
	The commission will also hear from residents of Clarson House.	

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 the district heating review.		
7.	WORK PROGRAMME 2020/21	1 - 7
To note the work programme as at 2 September 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: 24 August 2020

Item No. 7.	Classification: Open	Date: 2 September 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 2 September 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 committee.

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), cabinet member for social regeneration, great estates and new council homes (Councillor Leo Pollak), cabinet member for finance, performance and Brexit (Councillor Victoria Mills), and cabinet member for environment, transport and the climate emergency (Councillor Richard Livingstone). 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

Finance, Performance and Brexit – Councillor Victoria Mills (Housing related portfolio areas)

- Licensing and standards of private rented sector landlords

Environment, Transport and the Climate Emergence - Councillor Richard Livingstone (Housing related portfolio areas)

- Estate cleaning

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://moderngov.southwark.gov.uk/ieListMeetings.aspx?Committeeld=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	24 August 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	24 August 2020	

Work Programme 2020-21

Item	Meeting date							Commentary
	24 Jun 2020	21 July 2020	2 Sept 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	2 Sept 2020	14 Oct 2020	19 Jan 2021	29 Mar 2021		
Council's response to district heating failures – Aylesbury Estate Case Study	-	✓	-	-	-	-		Report back on progress considered at the July meeting.
The Council's Relationship with Housing Associations in the Borough	-	-	✓					On agenda Update from Wandle on Clarson House.
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.
Voids / Empty Homes	-	-	-	-	-			Meeting date to be identified Agreed at October meeting that issue should come back for discussion.

Item	Meeting date							Commentary
	24 Jun 2020	21 July 2020	2 Sept 2020	14 Oct 2020	19 Jan 2021	29 Mar 2021		
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			
Councillor Anood Al-Samerai Councillor Helen Dennis Councillor Paul Fleming Councillor Darren Merrill Councillor Victoria Olisa Councillor Charlie Smith			
Co-Opted Members			
Ina Negoita (Homeowners' Council) David Eyles (Homeowners' Council Reserve) Cris Claridge (Tenants' Council)			
		Total: 14	
		Dated: February 2020	