

# Housing, Community Safety and Community Engagement Scrutiny Commission

Tuesday 6 February 2024

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Membership

Councillor Sam Foster (Chair)  
Councillor Emily Tester (Vice-Chair)  
Councillor Ellie Cumbo  
Councillor Jane Salmon  
Councillor Barrie Hargrove  
Councillor Esme Hicks  
Councillor Victoria Mills  
Basseyy Basseyy (Co-opted member)  
Cris Claridge (Co-opted member)  
Ina Negoita (Co-opted member)

## Reserves

Councillor Portia Mwangangye  
Councillor Hamish McCallum  
Councillor Sam Dalton  
Councillor Adam Hood  
Councillor Joseph Vambe  
Councillor Ketzia Harper  
Councillor Cleo Soanes

---

## 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](http://www.southwark.gov.uk) or please contact the person below.

### Contact

Amit Alva on email: [amit.alva@southwark.gov.uk](mailto:amit.alva@southwark.gov.uk)

---

---

Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 29 January 2024



# Housing, Community Safety and Community Engagement Scrutiny Commission

Tuesday 6 February 2024

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## 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 the minutes of the meeting held on 14 December 2023.  
(*To follow*)

**5. HEATING AND HOT WATER OUTAGES**

To receive a report from Dave Hodgson, Director of Asset Management, Housing and Modernisation on heating and Hot Water outages. *(Report to follow)*

In addition, to hear from Rouel Road residents and service providers (TBC).

**6. INTERVIEW WITH CABINET MEMBER FOR COUNCIL HOMES**

To interview the Councillor Sarah King, Cabinet Member for Council Homes, giving a holistic overview of key strategies and projects under the portfolio, with a focus on but not limited to:

- Housing Repairs
- Major works and improvements to service in light of issues at Devonshire Mansion and Canada estate.
- Fire Safety Works
- Tenants and Residents Associations (TRA) in wards

**7. WORK PROGRAMME 2023-2024**

1 - 9

To note the work programme for the 2023-2024 year.

**DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING.**

Date: 29 January 2024

<b>Item No.</b> 7	<b>Classification:</b> Open	<b>Date:</b> 6 February 2024	<b>Meeting Name:</b> Housing, Community Safety and Community Engagement Scrutiny Commission
<b>Report title:</b>		Work Programme 2023-24	
<b>Ward(s) or groups affected:</b>		N/a	
<b>From:</b>		Scrutiny Officer	

## RECOMMENDATIONS

1. That the housing, community safety and community engagement scrutiny commission note the work programme as at 6 February 2024 attached as Appendix 1.
2. That the housing, community safety and community engagement 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 , Community Safety and Community Engagement 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. As of 27 November 2023 the commission also now has within in its remit the cabinet portfolio elements listed below:

### **Council Homes (Councillor Darren Merrill)**

- **Management of the council's homes** – including council homes, sheltered and extra care homes, council owned temporary accommodation, high needs hostels and homes and sites for Gypsy, Roma and traveller communities
- **Residents involvement and services** – including services and advice for council tenants, leaseholders and freeholders and support for Tenants and Resident Associations and Tenant Management Organisations
- **Housing maintenance** – including repairs and major works; heat networks; communal repairs; gas and electrical safety and refurbishment of voids
- **Fire safety** – ensuring council homes meet fire safety standards and leading the council's work on fire safety, cladding and remediation for private sector and housing association residential buildings
- **Housing allocations** – oversight of the council's Housing Solutions Service and the allocation of council homes, housing association, social rent and key worker homes to Southwark residents
- **Renewal of the Aylesbury, Tustin, Ledbury and Abbeyfield estates** – working with residents to deliver new and improved homes and estates (working with the Cabinet Member for New Homes and Sustainable Development)
- **Tenants and residents' halls** – including their maintenance, ongoing improvement and ensuring they are the best possible facilities for residents of our estates and broader community.

### **Community Safety (Councillor Natasha Ennin)**

- **Reducing crime and anti-social behaviour** – including community wardens, antisocial behaviour team, noise service, CCTV, public spaces protection orders, preventing hate crime, tackling modern day slavery
- **Violence reduction** – working to end misogyny and violence against women and girls; and youth violence and the criminal exploitation of young people
- **Domestic abuse** – support for people who have experienced domestic abuse, Women's Safety Centre and safe spaces
- **Improving policing** – promoting equitable policing and strengthening community relations with the police

- **Licencing** – of premises serving alcohol or late night refreshment and of gambling
- **Environmental health** – including trading standards, food safety and environmental protection
- **Private rented housing** – increasing protections for private renters licencing and advice services for private sector renters.

### **New Homes & Sustainable Development (Councillor Helen Dennis)**

- **New council homes** – the council’s work to build thousands of new council homes; including new council homes for older people; net-zero homes; and working with the Cabinet Member for Council Homes to deliver new council homes on the Aylesbury, Tustin, Ledbury and Abbeyfield estates
- **New affordable homes** – including housing association social rent homes; keyworker homes; community land trusts and housing cooperatives; homes for refugees; and temporary accommodation.
- **Homelessness** – Including support for people who are at risk of being or who become homeless; working to end rough sleeping; securing good quality temporary accommodation; and establishing the council’s Good Lettings Agency
- **Empty homes and short-term lets** – including the council’s Empty Homes Action Plan; and the Good Lettings Agency.

### **Deputy Cabinet Member for Housing Allocations (Councillor Leo Pollak)**

- **New council homes** – the council’s work to build thousands of new council homes; including new council homes for older people; net-zero homes; and working with the Cabinet Member for Council Homes to deliver new council homes on the Aylesbury, Tustin, Ledbury and Abbeyfield estates
- **New affordable homes** – including housing association social rent homes; keyworker homes; community land trusts and housing cooperatives; homes for refugees; and temporary accommodation.
- **Homelessness** – Including support for people who are at risk of being or who become homeless; working to end rough sleeping; securing good quality temporary accommodation; and establishing the council’s Good Lettings Agency
- **Empty homes and short-term lets** – including the council’s Empty Homes Action Plan; and the Good Lettings Agency.



7. As of 5 October 2023 the commission also now has within in its remit the **Community Engagement** cabinet portfolio elements listed below:

**Cabinet Member for Communities, Democracy and Finance (Councillor Stephanie Cryan)**

**Community involvement** – including empowering communities programme, ward forums; volunteering and consultations.

**Cabinet Member for Neighbourhoods, Leisure and Parks (Councillor Catherine Rose)**

**Neighbourhoods** – working with residents to develop strategic plans to improve each neighbourhood as well as the council’s overarching strategy to transform the organisation to operate on a neighbourhood basis (working with the Cabinet Member for Communities, Democracy & Finance)

**Deputy Cabinet Member for Green Finance (Councillor Emily Hickson)**

**Engaging the residents** of the borough to support green finance initiatives.

8. Set out in Appendix 1 (Work Programme) are the issues the housing scrutiny commission is due to consider in the 2023-24 municipal year.
9. 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 and Community Safety Scrutiny Commission	Southwark Council Website	Amit Alva 020 7525 0496
Link: <a href="https://moderngov.southwark.gov.uk/ieListMeetings.aspx?CIId=605&amp;Year=2023">https://moderngov.southwark.gov.uk/ieListMeetings.aspx?CIId=605&amp;Year=2023</a>		

## APPENDICES

No.	Title
Appendix 1	Work Programme 2023/24

**AUDIT TRAIL**

<b>Lead Officer</b>	Amit Alva, Scrutiny Officer	
<b>Report Author</b>	Amit Alva	
<b>Version</b>	Final	
<b>Dated</b>	29 January 2024	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	No	No
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Scrutiny Team</b>	29 January 2024	

## Housing and Community Safety Scrutiny Commission Work Programme – 2023/24

Meeting	Agenda items	Comment
<b>13 July 2023</b>	Housing Allocations and Lettings policy for council homes and housing associations.	To receive a report/briefing from Deputy Cabinet Member Councillor Leo Pollak on the council's housing allocations and letting policy for council homes and housing associations.
<b>12 October 2023</b>	Overview of Southwark's Temporary Accommodation Policy	To receive a report from Karen Shaw Head of Housing Solutions on temporary accommodation including the current and future budget impact.
	Compensation scheme for heating outages	To receive a report from Simon Holmes, Head of Engineering and Tom Vosper Strategic Project Manager on the Compensation Scheme for heating outages.
<b>14 December 2023</b>	Interview with Borough Police Commander for Southwark	To interview Chief Superintendent Adjei-Addoh on <ul style="list-style-type: none"> <li>• All policing matters, initiatives and programmes</li> <li>• Changes or plans as a result of the Baroness Casey Review</li> <li>• Approach of the Local Police towards mental health issues/cases in the public.</li> </ul>
	Homelessness Strategy for Southwark (draft)	To receive the draft homelessness strategy from Councillor Helen Dennis, Cabinet Member for New Homes and Sustainable Development and officers.

Meeting	Agenda Items	Comment
<p><b>6 February 2024</b></p>	<ul style="list-style-type: none"> <li>● Heating and Hot Water Outages                             <ul style="list-style-type: none"> <li>➤ Rouel Road estate</li> <li>➤ Improvement works/programmes to district heating across the borough</li> </ul> </li> </ul>	<p>To receive a report from Dave Hodgson, Director of Asset Management, Housing and Modernisation on heating and Hot Water outages.</p> <p>In addition, to hear from Rouel Road residents and service providers (TBC).</p>
	<ul style="list-style-type: none"> <li>● Interview with Cabinet Member for Council Homes                             <ul style="list-style-type: none"> <li>➤ Housing Repairs</li> <li>➤ Major works and improvements to service in light of issues at Devonshire Mansion and Canada estate.</li> <li>➤ Fire Safety Works</li> <li>➤ Tenants and Residents Associations (TRA) in wards</li> </ul> </li> </ul>	<p>To interview the Councillor Darren Merrill, Cabinet Member for Council Homes, giving a holistic overview of key strategies and projects under the portfolio, with a focus on but not limited to; housing repair, major works, fire safety works and TRAs'</p>





## Housing, Community Safety and Community Engagement Scrutiny Commission

**MUNICIPAL YEAR 2023-24**

### AGENDA DISTRIBUTION LIST (OPEN)

**NOTE:** Original held by Scrutiny Team; all amendments/queries to Amit Alva Tel: 020 7525 0496

Name	No of copies	Name	No of copies
<b>Electronic Copy</b>		Joseph Brown- Senior Cabinet Officer	
<b>Members</b>		Euan Cadzow-Webb - Liberal Democrat Group Office	
Councillor Sam Foster (Chair)		Shehu, Sarauniya - Cabinet Office manager	
Councillor Emily Tester (Vice-Chair)		Arthur Holmes – Cabinet Officer	
Councillor Ellie Cumbo		Clara Fiti – Cabinet Officer	
Councillor Jane Salmon			
Councillor Barrie Hargrove			
Councillor Esme Hicks			
Councillor Victoria Mills			
<b>Reserves Members</b>			
Councillor Portia Mwangangye			
Councillor Sam Dalton			
Councillor Joseph Vambe			
Councillor Ketzia Harper			
Councillor Cleo Soanes			
Councillor Hamish McCallum			
Councillor Adam Hood			
<b>Co-Opted Members</b>			
Bassey Bassey (Southwark TMO)			
Cris Claridge (Tenants Forum)			
Ina Negoita (Homeowners Forum)			
		<b>Dated: 29 January 2024</b>	