

Housing Scrutiny Commission

Wednesday 4 February 2026

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Jason Ochere (Chair)
Councillor Emily Tester (Vice-Chair)
Councillor Barrie Hargrove
Councillor Ketzia Harper
Councillor Richard Livingstone
Councillor Catherine Rose
Councillor Jane Salmon
Andrew Eke (Co-opted Member)
Ina Negoita (Co-opted Member)
Brendan O'Brien (Co-opted Member)

Reserves

Councillor Sunil Chopra
Councillor Ellie Cumbo
Councillor Adam Hood
Councillor Laura Johnson
Councillor Hamish McCallum
Councillor Bethan Roberts
Councillor Kath Whittam

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.

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Access

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Contact

Adam Wood on 020 7525 0265 or email: adam.wood@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 27 January 2026



Housing Scrutiny Commission

Wednesday 4 February 2026

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
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 2 December 2025.	

5.	REVIEW OF SOCIAL LANDLORD COMMUNICATIONS WITH RESIDENTS AND PARTNERS, AND SOCIAL LANDLORD PERFORMANCE	
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To hear from invited social landlords and housing organisations operating in Southwark about their approaches to Awaab's Law, repair response times, Damp and Mould performance, ASB and community safety and a range of other issues affecting residents.

Representatives of the following organisations have confirmed their attendance: Clarion Housing Association; Hexagon Housing Association; Hyde Housing Association; L&Q; Leathermarket JMB; Notting Hill Genesis; Peabody; Southern Housing; Wandle Housing Association.

6.	COMMISSION DISCUSSION OF POTENTIAL RECOMMENDATIONS TO CABINET	
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To discuss potential recommendations to Cabinet from the Commission's work in the 2025/6 Municipal Year.

7.	WORK PROGRAMME 2025-2026	1 - 8
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To consider the work programme for the 2025-2026 year.

Date: 27 January 2026

Meeting Name:	Housing Scrutiny Commission
Date:	4 February 2026
Report title:	Housing Scrutiny Commission Work Programme 2025-2026
Ward(s) or groups affected:	N/A
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Scrutiny Officer

RECOMMENDATION

1. That the Housing Scrutiny Commission agrees its work programme for the 2025-26 municipal year.

BACKGROUND INFORMATION

2. 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

The work programme document (Appendix 1) lists those items which have been or are to be considered in line with the committee's terms of reference.

KEY ISSUES FOR CONSIDERATION

3. The Housing service areas that fall within the scope of the Housing Scrutiny Commission are:
 - Housing Needs and Support – focused on supporting residents with accessing housing and tackling homelessness.
 - Landlord Services – which include Area Management (north, south and central), Resident Involvement and Tenancy Management and TMOs.
 - Southwark Construction – responsible for delivering the council's new homes programme.
 - Repairs and Maintenance – includes Building Safety and Compliance, Commercial and Contract Management, Planned Maintenance and Responsive Repairs.

4. The commission has within its remit the cabinet portfolio elements listed below:

Council Homes (Councillor Portia Mwangangye)

- **Delivering Southwark's Good Landlord Plan** - to provide better homes, better estates and a stronger voice for tenants and leaseholders
- **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
- **Housing allocations** – lettings policy and allocation policy. Allocation of council, social rent and key worker homes to Southwark residents, supporting them to find a home the right size for their needs
- **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, including Getting Involved Grants
- **Housing maintenance** - including repairs* and major works; heat networks; communal repairs*; gas and electrical safety and refurbishment of empty council homes
- **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
- **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

* The Customer Relationship Management function of housing repairs sits within the remit of the Environment, Community Safety and Engagement Scrutiny Commission, the operational function sits within the remit of the Housing Scrutiny Commission.

New Homes and 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; tackling empty homes across the private rented sector
- **Renewal of the Aylesbury, Tustin, Ledbury and Abbeyfield estates** -

working with residents to deliver new and improved homes and estates

Supported Housing (Councillor Sam Dalton)

- **Supported Housing Strategy** – Setting out the future provision of supported housing for older people, people with disabilities and vulnerable people
5. Set out in Appendix 1 are the dates of the Housing Scrutiny Commission for 2025-26 municipal year and any items identified for consideration prior to this meeting.
 6. 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
None		

APPENDICES

No.	Title
Appendix 1	Housing Scrutiny Commission Work Programme 2025-2026

AUDIT TRAIL

Lead Officer	Everton Roberts, Head of Scrutiny		
Report Author	Adam Wood, Scrutiny Officer		
Version	Final		
Dated	27 January 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments Included	
Assistant Chief Executive, Governance and Assurance	No	No	
Strategic Director of Resources	No	No	
Cabinet Member	No	No	

Housing Scrutiny Commission Work Programme 2025-2026

Meeting	Agenda items	Comment
28 July 2025	Outcome of the Review of the Canada Estate 2017/18, Fair Street/Devon Mansions 2018/19 and Kirby Estate 2018/19 QHIP Major Works Projects	To receive and comment on: - The outcome of the Task and Finishing Team's internal review of the Canada Estate (Phase 2) 2017/18, Fair Street/Devon Mansions 2018/19, and Kirby Estate 2018/19 QHIP Major Works Projects. - The outcome of the independent external reviews carried out by Pellings. - The action plan submitted by the Director of Repairs and Maintenance in response to the recommendations made in the respective reports of the Task and Finishing Team and Pellings contained in the following item.
	Management Response to the Outcome of the Review of the Canada Estate 2017/18, Fair Street/Devon Mansions 2018/19 and Kirby Estate 2018/19 QHIP Major Works Projects	To receive and comment on the management response and action plan submitted by the Director of Repairs and Maintenance in response to the outcome of the Task and Finishing Team's internal review of the Canada Estate (Phase 2) 2017/18, Fair Street/Devon Mansions 2018/19, and the Kirby Estate 2018/19 QHIP major works projects. To note the response of the Director of Repairs and Maintenance to specific recommendations made by Pellings in relation to leaseholders.
14 October 2025	Good Landlord Plan Progress Update	To receive a report, <i>Good Landlord Plan Progress Update</i> , noting the progress and status of the Good Landlord Plan.
	The Revised Resident Engagement Strategy	To receive and comment on the revised Resident Engagement Strategy which responds to engagement with residents, the recommendations of the Housing, Community Safety and Community Engagement Scrutiny Commission and an independent review of resident consultation.
	<i>Tenda Road (New Build Homes)</i> <i>[The report was received by the Commission but substantive discussion was deferred until the report of the independent investigator becomes available.]</i>	<i>To receive a report, Tenda Road (New Build Homes) – Overview and Next Steps, noting the project's complex history and the action plan in place to address concerns and resolve the matter as well as the appointment of an independent investigator.</i>

	Post-Grenfell Compliance and Future Fire Safety Investment	To receive a report, Response to Housing Scrutiny Commission on Post Grenfell Compliance & Future Fire Safety Investment, noting how the Council currently stands in relation to updated fire safety legislation and the implementation of fire safety-specific modifications to housing stock as well as its plans for future fire safety investment.
	Marie Curie - Recommendation to Demolish Subject to Cabinet Decision	To receive a report, Marie Curie - Recommendation to demolish subject to Cabinet Decision in December 2025, noting the options considered in arriving at this recommendation and the reasons for departing from the original (2022) Cabinet recommendation.
	Housing Scrutiny Commission Work Programme 2025-2026	To consider the Work Programme for the 2025-2026 municipal year.
	Cabinet Responses to the Housing, Community Safety and Community Engagement Scrutiny Commission's: "Scrutiny Review of Tenant Structures (Draft Resident Involvement Strategy)" Interim Report	To note Cabinet's responses to the Housing, Community Safety and Community Engagement Scrutiny Commission's: "Scrutiny Review of Tenant Structures (Draft Resident Involvement Strategy)".
2 December 2025	Review of the current challenges and context around housing delivery	To hear from officers and from representatives of the Council's developer partners on the current context around and approaches to housebuilding and wider development.
	Review of District Heating and Related Issues	To receive a report, <i>Review of District Heating and Related Issues</i> , noting the responses to the Commission's enquiries.
	Update on progress implementing the Good Landlord Plan	To receive a report, <i>Good Landlord Plan Progress Update</i> , noting the Plan's status and progress.

4 February 2026	Review of social landlord communications with residents and partners, and social landlord performance	To hear from invited social landlords and housing organisations operating in Southwark about their approaches to Awaab's Law, repair response times, Damp and Mould performance, ASB and community safety and a range of other issues affecting residents.
	Commission discussion of potential recommendations to Cabinet	To discuss potential recommendations to Cabinet from the Commission's work in the 2025/6 Municipal Year

Upcoming Meetings	Agenda Items	Comment
5 March 2026	Interview with the Cabinet Member for Council Homes	To question and hear from the Cabinet Member regarding: - the Council's progress implementing the recommendations from reviews of the Canada Estate, Fair Street / Devon Mansions and Kirby Estate and from its own investigations - progress implementing The Good Landlord Plan - the Council's work on Empty Homes / Voids and related issues - the Council's work supporting social landlord performance and communications
	Tenda Road (New Build Homes) [dependent on the report of the independent investigator being published – see 14 October 2025 meeting above]	
	Review of draft of Housing Scrutiny Commission's recommendations to Cabinet for the 2025/6 Municipal Year	

Remaining items from earlier planning	TMOs – scope the state of knowledge about them and their performance; explore their structures, financing, and accountability to residents and the Council, as well as broader ways they work; review how the Council supports TMOs; hear from residents about their experiences with TMOs.	
	Follow up review, Gateway 1 Housing - Procurement Support and Supply Chain Management System (Scrutiny Call-in)	
	Temporary Accommodation	

HOUSING SCRUTINY COMMISSION

MUNICIPAL YEAR 25/26

AGENDA DISTRIBUTION LIST (OPEN)

NOTE: Original held by Scrutiny Team; all amendments/queries to Adam Wood Tel: 020 7525 0265

Name	No of copies	Name	No of copies
Housing Scrutiny Commission Members		Officers	
Electronic copy		Joseph Brown – Cabinet Office	
Councillor Jason Ochere (Chair)		Arthur Holmes – Cabinet Office	
Councillor Emily Tester (Vice-Chair)		Shehu, Sarauniya – Cabinet Office	
Councillor Barrie Hargrove		Oliver Bradfield – Liberal Democrat	
Councillor Ketzia Harper		Group Office	
Councillor Richard Livingstone		Everton Roberts – Head of Scrutiny	
Councillor Catherine Rose		Adam Wood – Scrutiny (Spares)	10
Councillor Jane Salmon			
Co-opted Members			
for Southwark TMO			
for Tenants Forum			
for Homeowners Forum			
RESERVES			
Councillor Sunil Chopra			
Councillor Ellie Cumbo			
Councillor Adam Hood			
Councillor Laura Johnson			
Councillor Hamish McCallum			
Councillor Bethan Roberts			
Councillor Kath Whittam			
		Dated: May 2025	