

Item No: 5.	Classification: OPEN	Date: 13 September 2010	Meeting Name: Overview & Scrutiny Committee
Report Title:		Call-in: Maydew House – Results From The Residents Survey Consultation (Cabinet 9 August 2010)	
Ward(s) or Group affected:		Surrey Docks & Rotherhithe	
From:		Head of Overview & Scrutiny	

BACKGROUND INFORMATION

1. On 9 August 2010 the cabinet considered a report on the results from the Maydew House Residents Survey Consultation (open report included as appendix). The cabinet agreed that:
 - i) That the findings from the consultation with the tenants and leaseholders of Maydew House be noted.
 - ii) That it be noted that residents will be required to move out of their properties regardless of whether Maydew House is sold or retained and refurbished due to the nature and extent of the work required which is necessary to ensure that Maydew House meets the decent homes standard.
 - iii) That the long term future of Maydew House be considered as part of the current review of the council's decent homes investment strategy, which is due to report later this year, and to make any decision in full consultation with the residents of Maydew House. Such consultation to include consideration of the right of return for tenants.
 - iv) Without prejudicing the potential right of return as mentioned above, that the permanent re-housing of residents from Maydew House commence with immediate effect and in order to facilitate this, the special allocations scheme be applied in the council's lettings policy as it relates to re-housing on regeneration and improvement schemes (including awarding secure tenants band 1 priority for re-housing) and the local variation to the council's lettings policy as set out in paragraph 109 of the report be agreed.
 - v) To provide qualifying displaced residents with home loss and disturbance payments, under relevant legislation.
 - vi) To deduct any outstanding rent arrears (and in cases where a liability order has been obtained, outstanding council tax) from the home loss payment, in line with legal advice in paragraph 132 of the report, recognised good practice and sound financial management principles, with exceptions to this being considered each on their own merits by the strategic director of regeneration and neighbourhoods.

- vii) That the new units currently being built at Montreal House in Canada Water be ring fenced to secure tenants being re-housed from Maydew House and the Heygate estate, if they wish.
- viii) That officers investigate the viability of extending the cash incentive scheme currently in place, from within existing budgets, to assist secure tenants of Maydew House who may be interested in a move into home ownership and to prepare a report with recommendations to the deputy leader and cabinet member for housing management to consider.
- ix) That the acquisition of all leasehold interests in Maydew House, be funded from the housing investment programme and that the head of property be authorised to undertake the necessary negotiations.

REASONS FOR CALL-IN

- 2. On 17 August 2010 the Chair of Overview & Scrutiny Committee - Councillor Lisa Rajan - and three members of the committee (Councillors David Hubber, Tim McNally and Paul Noblet) requested a call-in of the decision on the following grounds:
 - a) That the consultation to date is insufficient, and is not considered by residents to be independent, inclusive and unbiased. The 'Have Your Say' questionnaire was used by the Cabinet to support their decision to decant, and yet it did not represent the full spectrum of residents' views.
 - b) That the costing and proposed works are based on the inspection of only two dwellings out of 144, which residents consider to be an insufficient basis for an accurate survey of need.
 - c) That residents were given insufficient time to respond to the last-minute addition of further options for Maydew House, which has been interpreted by residents as a lack of transparency.
 - d) Residents have yet to receive a full detailed breakdown of costs for essential works despite requesting this information.

CALL-IN MEETING

- 3. The committee will consider the call-in request and in particular whether or not the decision might be contrary to the policy framework or not wholly in accordance with the budget.
- 4. If, having considered the decision and all relevant advice, the committee is still concerned about it then it may either:
 - a) refer it back to the decision making person or body for reconsideration, setting out in writing the nature of its concerns, or
 - b) refer the matter to council assembly if the decision is deemed to be outside the policy and budget framework.

5. If the committee does not refer the matter back to the decision making person or body, the decision shall take effect on the date of the scrutiny meeting.

BACKGROUND DOCUMENTS

Background Papers	Held at	Contact
Agenda – Cabinet	160 Tooley Street London SE1 2TZ	Everton Roberts Constitutional Team 020 7525 7221

APPENDICES
Report to Cabinet, 9 August 2010

Audit Trail

Lead Officer	Shelley Burke, Head of Overview & Scrutiny	
Report Author	Fitzroy Williams, Scrutiny Project Assistant	
Version	Final	
Dated	4 September 2010	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Communities, Law & Governance	No	-
Cabinet Member	No	-