

Item No. 3.3	Classification: Open	Date: 23 January 2013	Meeting Name: Council Assembly
Report title:		Motions on the Theme – Affordable Housing and Social Housing	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

BACKGROUND INFORMATION

During the themed debate, council assembly may debate motions. Members' motions on the theme will use present principles to allow sufficient political balance and for political groups to hold cabinet to account.¹

Members are limited to moving one motion and seconding one motion in the themed section of the meeting.

All motions shall be relevant to the topic under discussion and shall be conducted under the existing rules for members' motions. Normal deadlines shall apply for the submission of members' motions.

The order in which motions are debated and timings shall be determined by the Mayor.²

1. **MOTION FROM COUNCILLOR REBECCA LURY** (Seconded by Councillor Darren Merrill)

Genuinely affordable council housing for Southwark

1. Council Assembly welcomes the fact that the current Labour administration is:
 - Investing £326 million to ensure every council home in Southwark is warm, dry and safe by 2016
 - Building 1000 new council homes in Southwark over the next eight years - more than have been built in all of London in the last 10 years
 - Engaging in a borough-wide consultation into the proposals put forward by Southwark's groundbreaking independent housing commission which explored future housing options for strategy over the next 30 years
 - And rejecting the government's definition of affordable housing as up to 80% market rents, by ensuring rents on phase 1 of the Heygate were lowered from 65% to 50% market rents to reflect the wishes of local residents.

¹ Council assembly procedure rule 2.7 (3)

² Council assembly procedure rule 2.7 (9) and (10)

2. Council assembly regrets the complete failure of the previous administration when it came to housing, including:
 - No new council homes approved between 2002-2010
 - An unworkable and unfunded decent homes programme which was millions of pounds over budget and left many Southwark residents without decent homes
 - 7,800 fewer council homes in Southwark by the end of their time in office.
3. Council assembly believes the Tory Liberal Democrat government's housing policy is not geared towards providing more affordable and social housing and opposes:
 - The housing benefit cap
 - "Affordable rent" of up to 80% of market rent
 - The ending of secure tenancies
 - The slashing of the social housing budget by £3.9 billion
 - The Growth and Infrastructure Bill which allows developers to deliver 0% affordable housing on new developments
 - Right to buy discounts of up to £75,000.
4. Council assembly notes that Simon Hughes MP and the Liberal Democrats have supported all of these measures.
5. Council assembly notes that sites for the first phase of the Council's 1000 new homes have already been identified throughout the borough and calls on cabinet to draw up plans for consultation on the next phase of new council homes.

Note: If the motion is agreed, any proposals will be submitted to the cabinet for consideration.

2. MOTION FROM COUNCILLOR ANOOD AL-SAMERAI (Seconded by Councillor Catherine Bowman)

Major works and housing repairs

Council is increasingly alarmed about:

1. The council's serious failure to properly plan and manage major works contracts, specifically at Draper House and on the Four Squares Estate.
2. Serious complaints received by ward councillors from residents unhappy about the poor quality of repairs, the length of time taken to deal with them and the lack of proper monitoring of supposedly completed repairs.

3. The complete meltdown of the call centre resulting in residents waiting days for their enquiries to be answered.
4. The enormous waste of resources in not getting the basics right, and the failure to understand and tackle the problems with major works, repairs and the call centre.

Council therefore calls on:

1. The leader to launch an immediate review of major works and repairs contract management and the current call centre performance.
2. The deputy leader and cabinet member for housing management to take urgent action to end this shambolic 'customer experience' or to consider his position.

Note: If the motion is agreed, any proposals will be submitted to the cabinet for consideration.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Member Motions	Constitutional Team 160 Tooley Street London SE1 2QH	Andrew Weir 020 7525 7222

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager
Report Author	Andrew Weir, Constitutional Officer
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