

<b>Item No.</b> 2.3	<b>Classification:</b> Open	<b>Date:</b> 23 January 2013	<b>Meeting Name:</b> Council Assembly
<b>Report title:</b>		Deputation Requests on the Theme – Affordable Housing and Social Housing	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

## RECOMMENDATIONS

1. That council assembly notes the deputation requests received for consideration by this meeting as listed in paragraph 3 of the report.
2. That council assembly considers whether or not to hear a deputation from the three groups listed in paragraph 8 of the report.

## BACKGROUND INFORMATION

### Deputations received for this meeting

3. The following deputation requests have been received by the deadline for consideration by this meeting and they are list in the order received below:
  - Leathermarket Joint Management Board
  - Southwark Citizen Advice Bureaux Service
  - Rotherhithe Area Housing Forum
  - Residents of Draper House SE1
  - Residents of Four Squares Estate.
4. The details for the deputations on the themed debate are set out in this report.

### Procedure at the meeting

5. The council assembly procedure rule 2.6 (11) states that no more than three deputations shall be considered at any one meeting, and deputations shall be considered in the order of receipt. However the meeting can decide to suspend this rule in order to hear more or vary the order.
6. When considering whether to hear the deputation request, council assembly can decide:
  - to receive the deputation at this meeting or a future meeting; *or*
  - that the deputation not be received; *or*
  - to refer the deputation to the most appropriate committee/sub-committee.
7. A deputation shall consist of no more than six people, including its spokesperson. One member of the deputation shall be allowed to address the meeting for no longer than five minutes. The deputation spokesperson or any member of the deputation nominated by him or her shall be invited to ask a question of the leader or relevant cabinet member. After this time councillors

may ask questions of the deputation for up to five minutes. At the conclusion of the questions, the deputation will be shown to the public seating area where they may listen to the remainder of the open section of the meeting.

## **KEY ISSUES FOR CONSIDERATION**

### **Deputation requests on the themed debate**

8. The following deputation requests were received on the theme. The deputations are listed in order of receipt.

#### **1. Deputation from Leathermarket Joint Management Board**

The deputation request states:

“We would like to reflect on the JMB’s experience of social housing issues in the north of the borough, working to deliver new housing in the area, the interaction with neighbourhood planning process and our reflections on the housing commission report.”

#### **2. Deputation Southwark Citizen Advice Bureaux Service**

The deputation request states:

“We would like to raise our concerns about how some of the government's welfare reform changes will affect the residents that we see.

“In particular we would like to highlight the difficulties that will face social housing tenants who will have their housing benefit reduced, because they are deemed to be under occupying their homes. It is estimated that over 4,000 residents will be affected.

“We would also like to raise concerns about how the direct payment of rent for social housing tenants may lead to an increase in rent arrears and subsequent eviction.”

#### **3. Deputation from Rotherhithe Area Housing Forum**

The deputation request states:

Every time we have a big development, the developers have to provide a certain amount of affordable housing. They usually are too expensive for locals. We're allowed to build now; don't give us affordable housing from developers, give us the money and we'll build ourselves. The estates are changing; people are having to move out because they can't afford it. The new benefits mean people are having to pay £14/week extra for unused rooms; we need more cheap housing that people can move into to fit them. Developers have agreed that they'd be happy to give us the money, if you can agree to take it and build houses with it.

At the last forum meeting, we talked about affordable housing; all local tenants there are in agreement. We want affordable housing for local tenants - take the money and build yourselves; this gives you stock that can relieve immediate pressure for local tenants. We are losing our communities because no one can afford to live in the area. Old people in

the area are neglected because their children can't afford to live nearby. There are areas that can be used to build on, if we have the money.

#### **4. Deputation Residents of Draper House SE1**

This deputation request has been received from a group of local residents. It states:

“Many residents at Draper House are concerned that the £5m major work scheme at has been poorly managed. The concern reached a crisis when one of our neighbours was rushed to hospital following a leak from a refitted boiler, which had been certified as safe by Southwark's contractors. Given the recent public apology from Councillor Wingfield regarding the call centre, many council tenants, tenants of leaseholders, and leaseholders in Draper House are concerned the lacklustre response to repairs reaches deep into the major works department. Many residents feel that the work is shoddy, contractor staff are unaccountable, and housing staff appear are unable to manage, or hold contractors to account. We would like to ask the deputy leader: When was he made aware of the problems at Draper House? Will he visit Draper House, or any of our regular meetings? Is he aware that the designs, proposals and plans are unpopular, and appear to have been foisted upon us?”

#### **5. Deputation from residents of Four Squares Estate**

This deputation request has been received from a group of local residents who state the deputation is about:

“Our satisfaction about the way our contracts are being managed. Tenants and leaseholders alike are happy the way the council and the contractors have conducted themselves so far. We know that the repairs have been slow and delayed, but over the last few years this has improved to fairly reasonable time scales. The quality of repairs is improving. We are extremely pleased that the council is bringing the call centre back in house. We would like to see resident engagement in this way on all future Major Works project on estates throughout the borough. We do not feel that a review of all major works is very helpful at the moment and we would be against that. More consultation with the Four Squares Estate is needed.”

#### **Other deputation requests received by the deadline**

9. There were no other deputation requests received by the deadline.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Procedure Rule 2.6, Southwark Constitution	Constitutional Team 160 Tooley Street, London SE1 2QH	Lesley John 020 7525 7228

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Lesley John, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 January 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
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