

**HOUSING MANAGEMENT SUB (COMMUNITY AND CHILDREN'S SERVICES)  
COMMITTEE  
Thursday, 31 January 2013**

Minutes of the meeting of the Housing Management Sub (Community and Children's Services) Committee held at Committee Rooms, West Wing, Guildhall on Thursday, 31 January 2013 at 1.45 pm

**Present**

**Members:**

Deputy Billy Dove (Chairman)  
Virginia Rounding (Deputy Chairman)  
Revd Dr Martin Dudley  
Alderman David Graves  
Deputy Revd Stephen Haines  
Deputy Henry Jones  
Peter Leck  
Anthony Llewelyn-Davies  
Gareth Moore  
Angela Starling

**Officers:**

Caroline Webb	- Committee and Member Services Officer
Jacky Compton	- Committee and Member Services Officer
Mark Jarvis	- Chamberlains
Neal Hounsell	- Acting Director of Community & Children's Services
Jacquie Campbell	- Dept of Community & Children's Services
Carla Keegans	- Dept of Community & Children's Services
Mike Kettle	- Dept of Community & Children's Services
Anne Mason	- Dept of Community & Children's Services
Karen Tarbox	- Dept of Community & Children's Services
Wendy Giaccaglia	- Dept of Community & Children's Services
June Bridge	- Dept of Community & Children's Services
Mark Lowman	- City Surveyor

**1. APOLOGIES**

There were no apologies.

**2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

Gareth Moore declared a personal interest as a tenant of the Golden Lane Estate.

3. **MINUTES**

The public minutes and summary of the meeting held on 22 November 2012 were agreed as a correct record.

**Matters Arising**

**Welfare Reform** – The Chairman stated that the process was being dealt with across the Corporation.

4. **SHELTERED HOUSING SCHEMES**

The Sub Committee considered a report of the Director of Community & Children's Services outlining the current position regarding the City's sheltered housing schemes.

The Director of Community & Children's Services advised that a panel would need to be set up to discuss the review of the long-term strategy for the provision of accommodation for older people. The Chairman sought volunteers for the panel and the following Members were appointed:

Deputy Billy Dove  
Virginia Rounding  
Peter Leck

Members stated that they also wished the City of London Almshouses to be included in the review of sheltered housing.

**RESOLVED:** That Members

- agree the need for a review of sheltered accommodation;
- agree to the formation of a Member/officer Panel to lead the review;
- ask the Chairman to appoint one or more Members to the Panel, in liaison with the Housing Services Director; and
- delegate to the Housing Services Director the task of commissioning a consultant to carry out the review.

5. **RESIDENT INVOLVEMENT SECOND YEAR EVALUATION**

The Sub Committee received a report of the Director of Community & Children's Services providing Members with an overview and evaluation of the second year of the Resident Involvement Strategy (2010-2013).

**RESOLVED:** That Members note the contents of the report.

6. **GOLDEN LANE ESTATE – GREAT ARTHUR HOUSE - CURTAIN WALLING, WINDOWS, OTHER WORKS GATEWAY 4C DETAILED DESIGN**

The Sub Committee considered a report of the City Surveyor relating to the Golden Lane Estate – Great Arthur House: Curtain Walling/Windows/Other works Gateway 4c Detailed Design.

The Town Clerk advised that Projects Sub and Finance Committees had also approved the report.

In answer to a question relating to concrete repairs, the City Surveyor advised that a figure of £210,000 has been allowed for within the budget estimate for these works. Although concrete elements of the block were treated as part of a previous refurbishment project, it is important that the complete structure be reviewed in order to ensure the long term maintenance of the building. As part of the Design Team's survey works some areas of concrete spalling were noted and it is therefore proposed that further analysis be carried out and repair works undertaken as necessary at the same time as access is provided for other elevation works.

In answer to a question relating to roof level interface repairs, the City Surveyor stated that £73,000 has been estimated for works that will be required at roof level where the new cladding will abut the parapet and other roof elements. This figure has been included to cover the costs associated with necessary adjustment to ensure a sound and watertight connection between the new cladding and the existing structure.

The Sub Committee agreed that the Chairman and Deputy Chairman would receive regular reports from the Community & Children's Services Programme Board about the progress of the project.

**RESOLVED:** That, subject to the amendment to Recommendation 5 where the tolerance figure should read **+5%** and not +25%, Members –

- approve the proposed design of the replacement for the curtain walling and associated works as set out in the report;
- approve a revised budget of £6,187,325, an increase of £1,318,325 over the previous estimated project cost (£3,815,904 from HRA and £2,371,421 from long leaseholder contributions);
- approve the continuation beyond RIBA Stage D to Stage L of the appointment of John Robertson Architects Ltd and Sweett (UK) Limited;
- approve the application to the Government Office for London (GOL) to obtain a further extension to obtaining the Government's Decent Homes Standard until July 2015; and
- approve the tolerance figure of +5% of the value of the works totalling £276,250 to address the potential risk of unforeseen construction elements.

**7. DETAILED OPTIONS APPRAISAL - AVONDALE SQUARE ESTATE, GEORGE ELLISTON AND ERIC WILKINS HOUSES - ROOFS AND WINDOWS**

The Sub Committee considered a report of the Director of Community & Children's Services relating to the Detailed Options Appraisal – Avondale Square Estate, George Elliston and Eric Wilkins Houses – Roofs and Windows.

**RESOLVED:** That Members –

- approve Option 3 for the provision of roof flats, new double glazed windows and associated fabric repairs and redecoration at George Elliston House and Eric Wilkins House;
- approve a budget of £1,856,000 - £1,203,000 from the Section 106 Affordable Housing Budget, £653,000 from the Housing Revenue Account, of which £149,000 is from Long Leaseholders contributions;
- approve the invitation of fee proposals from suitable firms of Architects/Surveyors to undertake the full design, costings, planning application, preparation of tenders/tender process, contract administration and health and safety (CDM) of the project up to a budget of £160,000 (with a tolerance of +10% or £16,000); and
- approve the tolerance figure of +5% of the value of the works which totals £83,000.

**8. PROJECT PROPOSAL – AVONDALE SQUARE AND YORK WAY ESTATES CAVITY WALL INSULATION**

The Sub Committee considered a report of the Director of Community & Children’s Services relating to the project proposal for Avondale Square and York Way Estates Cavity Wall insulation.

The Director of Community & Children’s Services advised that this report was for information only and not for decision as stated on the report.

The Director also advised that this report was to be considered through Gateway 1 and would be considered by the Committee at a later date.

**RECEIVED.**

**9. ASSAULTS ON HOUSING OFFICERS**

The Sub Committee received a report of the Director of Community & Children’s Services relating to the increase in cases of verbal and physical assaults against the City’s Housing officers, and what is being done to address it.

**RECEIVED.**

**10. HOUSING ESTATES - ALLOCATED MEMBERS' REPORT**

The Sub Committee received a report of the Director of Community & Children’s Services updating the Sub Committee on events and activities on the City of London Corporation’s social housing estates.

**RECEIVED.**

11. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were two urgent items.

**Caroline Webb** – The Chairman informed the Sub Committee that this was Caroline's last meeting as she was leaving the Corporation tomorrow. On behalf of the Sub Committee, the Chairman wished her well for the future and thanked her for all her help and support.

**Housing Strategy** – The Director of Community & Children's Services advised that this was currently being drafted and sought the views of the Committee as to whether any Members wished to volunteer to meet with senior officers on the way forward for the Strategy.

Two Members, namely the Deputy Chairman – Virginia Rounding and Gareth Moore, volunteered to meet with senior officers.

13. **EXCLUSION OF THE PUBLIC**

**RESOLVED:** That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act as follows:-

<b>Item No.</b>	<b>Exempt Paragraphs</b>
14-16	2, 3 and 4

14. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 22 November 2012 were agreed as a correct record.

15. **DCCS TECHNICAL SERVICES ORGANISATIONAL RESTRUCTURE**

The Sub Committee considered a report of the Director of Community & Children's Services relating to the Technical Services Organisational Restructure.

16. **GATEWAY 4 DETAILED OPTIONS APPRAISAL - AVONDALE SQUARE REDEVELOPMENT OF THE COMMUNITY CENTRE**

The Sub Committee considered a report of the Director of Community & Children's Services regarding the Gateway 4 Detailed Options Appraisal – Avondale Square Redevelopment of the Community Centre.

**17. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no urgent items.

**The meeting ended at 2.45pm**

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Chairman

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