

**HOUSING MANAGEMENT AND ALMSHOUSES SUB (COMMUNITY AND CHILDREN'S SERVICES) COMMITTEE**  
**Thursday, 26 September 2013**

Minutes of the meeting of the Housing Management and Almshouses Sub (Community and Children's Services) Committee held at Committee Rooms, West Wing, Guildhall on Thursday, 26 September 2013 at 1.45 pm

**Present**

**Members:**

Deputy Billy Dove  
Deputy the Revd Stephen Haines  
Deputy Henry Jones  
Gareth Moore  
Adam Richardson

**Officers:**

Philippa Sewell	- Town Clerk's Department
Natasha Dogra	- Town Clerk's Department
James Goodsell	- Town Clerk's Department
Ade Adetosoye	- Community & Children's Services
Eddie Stevens	- Community & Children's Services
Jacqui Campbell	- Community & Children's Services
Mark Jarvis	- Chamberlain's Department
Karen Tarbox	- Community & Children's Services
Inez Cornwell	- Community & Children's Services
Anne Mason	- Community & Children's Services

**1. APOLOGIES**

Apologies for absence were received from Deputy Chairman Virginia Rounding, Revd Dr Martin Dudley, Alderman David Graves, Elizabeth Rogula and Angela Starling.

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

Mr Gareth Moore declared an interest in housing matters, as a tenant of Golden Lane Estate, and Deputy Henry Jones declared an interest in matters relating to the Middlesex Street Estate as he was a residential and business lease holder.

**3. MINUTES**

**RESOLVED** – That the public minutes and summary of the meeting held on 11 July 2013 be approved as a correct record.

**4. ASSAULTS ON STAFF UPDATE AND LONE WORKING POLICY**

The Sub Committee received a report from the Director of Community and Children's Services. Officers advised that despite a negligible number of assaults in the past, a significant rise last year led to measures being taken to ensure staff safety and subsequently incident levels for 2013 had dropped.

Members noted that a Lone Working Policy had also been drafted to improve safety for housing officers and social workers.

In response to Members' questions it was established that no common cause had been identified regarding the assaults, though there was an anecdotal increase in people with mental health issues and financial pressures could heighten agitation.

**5. GAS SAFETY REGULATIONS - LANDLORDS RESPONSIBILITIES**

The Sub Committee received a report from the Director of Community and Children's Services regarding Landlords' responsibilities for gas safety, as requested at the previous meeting by the Deputy Chairman. With regard to flats not managed by the Corporation, Members discussed the potential for accident as leaseholders had no obligation to ensure gas safety regulations were observed. Officers advised that negotiated boiler servicing rate was offered to leaseholders on a regular basis and, though take up was positive, it was thought that numbers totalled less than 50%.

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

The Sub Committee received a report from the Director of Community and Children's Services regarding the housing estate updates from Allocated Members. The Chairman praised the report and undertook to visit Lammas Green in addition to Mais House. Members discussed the issues of Japanese knotweed and damp at the almshouses, and it was noted that some of the properties affected housed particularly vulnerable people and significant work would be needed to support them and fix the problems.

Members discussed the success of the apprenticeship scheme, and the Chairman requested that a report summarising apprenticeships schemes throughout the Corporation be brought to Establishment Committee for their information. In response to a Member's question, officers advised that Spitalfields Market was not suitable for social housing and units were sold whenever they became available. It was agreed that an update on numbers would be reported to the next meeting. With regards to the concern over condition of windows at Holloway and York Way estates, the Director for Community and Children's Services advised that approval had been given to accelerate the window replacement programme, and that Holloway would be a priority for improvement work.

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

There were no questions.

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

There were no urgent items.

**9. EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds

that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

<b>Item</b>	<b>Paragraph</b>
10 – 11	3
12	1
13 – 16	3

**10. NON-PUBLIC MINUTES**

The non-public minutes and summary of the meeting held on 11 July 2013 were approved.

**11. COMPREHENSIVE LIFT MAINTENANCE CONTRACT**

The Sub Committee received a report from the Director of Community and Children's Services.

**12. CITY OF LONDON ALMSHOUSES - APPLICATIONS TO WAITING LIST**

The Sub Committee received a report from the Director of Community and Children's Services.

**13. FORMER TENANT ARREARS WRITE-OFF**

The Sub Committee received a report from the Director of Community and Children's Services.

**14. HOUSING PROJECTS PORTFOLIO UPDATE**

The Sub Committee received a report from the Director of Community and Children's Services.

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

There were no questions.

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

There were no items of urgent business.

**The meeting ended at 2.27 pm**

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Chairman

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