



## **Housing Management and Almshouses Sub (Community and Children's Services) Committee**

**Date:** WEDNESDAY, 20 NOVEMBER 2019

**Time:** 2.00 pm

**Venue:** **\*\* GOLDEN LANE COMMUNITY CENTRE \*\* PLEASE NOTE VENUE \*\***

**Members:** John Fletcher (Chairman)  
Mary Durcan (Deputy Chairman)  
Randall Anderson  
Peter Bennett  
Marianne Fredericks  
Alderman David Graves  
Deputy the Revd Stephen Haines  
Barbara Newman  
Dhruv Patel  
Susan Pearson  
William Pimlott  
Jason Pritchard  
Ruby Sayed

**Enquiries:** Julie Mayer: 020 7332 1410  
julie.mayer@cityoflondon.gov.uk

**Lunch will be served in the Guildhall Club from 12.30 pm**

***NB: Part of this meeting may be subject to audio-visual recording***

**John Barradell  
Town Clerk and Chief Executive**

# **AGENDA**

## **Part 1 - Public Reports**

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**  
To approve the public minutes and non-public summary of the meeting on 16<sup>th</sup> September 2019.  
**For Decision**  
(Pages 1 - 8)
4. **OUTSTANDING ACTIONS LIST**  
Members are asked to note the Sub Committee's Outstanding Actions List.  
**For Information**  
(Pages 9 - 10)
5. **HOUSING MAJOR WORKS PROGRAMME - PROGRESS REPORT**  
Report of the Director of Community and Children's Services.  
**For Information**  
(Pages 11 - 20)
6. **RENTS POLICY**  
Report of the Director of Community and Children's Services.  
**For Decision**  
(Pages 21 - 30)
7. **HOUSING ESTATES - ALLOCATED MEMBERS' REPORT**  
Report of the Director of Community and Children's Services.  
**For Information**  
(Pages 31 - 38)
8. **LETTINGS/SALES POLICIES FOR NEW DEVELOPMENTS**  
Report of the Director of Community and Children's Services.  
**For Decision**  
(Pages 39 - 56)
9. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**
10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
11. **EXCLUSION OF THE PUBLIC**  
MOTION - 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.  
**For Decision**

## **Part 2 - Non-Public Reports**

12. **NON-PUBLIC MINUTES**  
To approve the non-public minutes of the meeting held on 16<sup>th</sup> September 2019.  
**For Decision**  
(Pages 57 - 60)
13. **HRA COMMERCIAL PROPERTY PERFORMANCE - SEPTEMBER QUARTER 2019**  
Report of the City Surveyor.  
**For Information**  
(Pages 61 - 64)
14. **HOUSING REVENUE ACCOUNT (HRA) COMMERCIAL PROPERTY - MIDDLESEX STREET COMPENSATION CLAIMS**  
Report of the Director of Community and Children's Services.  
**For Decision**  
(Pages 65 - 68)
15. **MIDDLESEX STREET ESTATE NON-EMERGENCY ELECTRICAL WORKS (LANDLORD'S) - PHASE 2 - GATEWAY 5 - ISSUES REPORT**  
Report of the Director of Community and Children's Services.  
**For Decision**  
(Pages 69 - 82)
16. **RENEWAL OF FLAT ROOF COVERINGS AT PETTICOAT SQUARE, MIDDLESEX STREET - GATEWAY 1-4 PROJECT PROPOSAL & OPTIONS APPRAISAL**  
Report of the Director of Community and Children's Services.  
**For Decision**  
(Pages 83 - 98)
17. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**
18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**