



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

Date: WEDNESDAY, 23 MAY 2012
Time: 11.30am
Venue: COMMITTEE ROOMS, WEST WING, GUILDHALL

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

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Lunch will be served in the Guildhall Club at the rising of the Sub Committee

Chris Duffield
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Reports

1. **APOLOGIES**
2. **DECLARATIONS BY MEMBERS OF PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**
3. **TERMS OF REFERENCE OF THE SUB COMMITTEE, AS AGREED AT THE 20 APRIL 2012 COMMUNITY AND CHILDREN'S SERVICES COMMITTEE MEETING (COPY ATTACHED)**

For Information
(Pages 1 - 2)
4. **ELECTION OF CHAIRMAN**
To elect a Chairman pursuant to Standing Order 29.

For Decision
5. **ELECTION OF DEPUTY CHAIRMAN**
To elect a Deputy Chairman pursuant to Standing Order 30.

For Decision
6. **MINUTES**
To agree the public minutes of the meeting held on 7 December 2011 (copy attached).

For Decision
(Pages 3 - 8)
7. **HOUSING PRESENTATION**
Presentation from the Head of User Involvement and Policy Development, Community & Children's Services.

For Information
8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
10. **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 as follows:-

Item No.	Exempt Paragraph(s) in Schedule 12A
11	3
12 - 13	-

Part 2 - Non-Public Reports

11. **RESIDENTIAL UNITS ABOVE OLD SPITALFIELDS MARKET -
RETENTION/DISPOSAL STRATEGY**
Report of the Director of Community & Children's Services (copy attached).
For Decision
(Pages 9 - 18)
12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND
WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE
PUBLIC ARE EXCLUDED**

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Housing Management Sub Committee Terms of Reference:

To be responsible for:-

- a) discharging the City of London Corporation's function in respect of the management of its existing social housing stock (with the Grand Committee retaining responsibility over policies affecting the City's Strategic Housing responsibilities);
- b) approving schemes affecting the City's existing social housing stock in accordance with the policies and strategies for investment agreed by the Grand Committee and having regard to the City Corporation's Project Approval Procedure;
- c) approve policies in relation to the management of housing services to tenants and leaseholders in City estates and review them as necessary; and
- d) advising the Grand Committee on:-
 - the general performance of the Social Housing Service; and
 - its recommendations concerning the Allocation Scheme in the City's Housing Registration process.

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HOUSING MANAGEMENT SUB COMMITTEE

7 December 2011

Minutes of the meeting of the HOUSING MANAGEMENT SUB COMMITTEE held at Guildhall, EC2 on WEDNESDAY, 7 DECEMBER 2011 at 1.45pm.

Present

Members:

Deputy Billy Dove (Chairman)
Virginia Rounding (Deputy Chairman)
The Revd Dr Martin Dudley
Alderman David Graves
Deputy the Revd Stephen Haines
Anthony Llewelyn-Davies
Gareth Moore
Henrika Priest
Angela Starling

Officers:

Caroline Webb	- Town Clerk's Department
Joy Hollister	- Director, Community and Children's Services Department
Eddie Stevens	- Department of Community and Children's Services
Carla Keegans	- Department of Community and Children's Services
Wendy Giaccaglia	- Department of Community and Children's Services
James Barber	- Department of Community and Children's Services
Mark Jarvis	- Chamberlain's Department
David Bacon	- Chamberlain's Department

1. APOLOGIES

There were no apologies.

2. DECLARATIONS BY MEMBERS OF PERSONAL OR PREJUDICIAL INTERESTS IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING

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

3. MINUTES

The public minutes of the meeting held on 19 September 2011 were approved.

4. HOUSING REVENUE ACCOUNT (HRA) AND CAPITAL BUDGETS 2011/12 AND 2012/13

The Sub Committee received a joint report of the Chamberlain and the Director of Community and Children's Services relative to the Housing Revenue Account (HRA) and Capital Budgets 2011/12 and 2012/13.

The significant variations between the original and latest approved budgets were outlined to Members. It was noted that the reserves of the latest approved budget for 2011/12 had decreased by £9.726m compared to the original budget due to the assumption that the £11.169m settlement to the government to buy ourselves out of the Housing Subsidy system by March 2012 would be funded from the major repairs reserve.

It was noted that the settlement figure to be paid to the government was non-negotiable and that the final figure to be finalised in January 2012 would be unlikely to vary significantly from the current £11.169m figure.

In response to a question from a Member, it was noted that loan charge interest was paid on an internal loan of £14m from the City Fund.

The development of a new asset management strategy would be fundamental in the planning and administering of future repair and maintenance works.

RESOLVED: That:

- (i) the latest approved budget for 2011/12 be noted;
- (ii) the proposed budget for 2012/13 was critically examined and approved for submission to the Finance Committee;
- (iii) the draft capital budget be approved; and
- (iv) Members noted that the HRA subsidy settlement had not yet been finalised and would be the subject of a further report. The result of the settlement and funding would have an effect on the latest approved budget for 2011/12 and the proposed budget for 2012/13.

5. HOUSING REVENUE ACCOUNT – SELF FINANCING – 30 YEAR (DRAFT) BUSINESS PLAN

The Sub Committee received a joint report of the Chamberlain and the Director of Community & Children's Services relative to the draft 30 year business plan which invited Members to provide comments on the business plan to officers.

Members were informed that the business plan would be implemented in April 2012 with an asset management strategy developed by March 2013. There is a proposal to establish a new Housing Management Board to manage the budgets, monitor the business plan and overall performance of all the housing services. Officers offered to provide more detail on this before March 2012 if Members wished to explore options. The housing allocation policy, to be reviewed in 2012, would also be a key part of the business plan.

It was highlighted that the funding for the payment to the government to buy ourselves out of the national HRA subsidy system was not yet agreed but there were three options available, one of which would be decided upon in February/March 2012 by the Finance and Policy and Resources Committees and the Court of Common Council.

It was noted that there were incidents of technical language throughout the draft business plan and that a simplified version may need to be produced in

order to be more accessible to residents and the general public. It was also noted that it may be useful to include a glossary of technical terms with the plan if needed.

RECEIVED.

6. OPTIONS APPRAISALS FOR AVONDALE SQUARE ESTATE AND GOLDEN LANE ESTATE: EXTERNAL AND INTERNAL REPAIRS AND DECORATION

The Sub Committee received a report of the Director of Community & Children's Services relative to two Housing Revenue Account projects for three year phases of works for cyclical external and internal repairs and redecoration works to Avondale Square and Golden Lane estate.

RESOLVED: That:

- (i) the phased external and internal repairs and redecoration projects for Avondale Square estate and Golden Lane estate totalling £2,112,000, which is to be funded from the ring-fenced Housing Revenue Account with relevant costs being recovered from long lessees be approved; and
- (ii) budgets for works and fees and staff costs be included in the HRA's Housing Revenue Programme estimates from 2011/12 to 2014/15 as follows:

Avondale Square: External & Internal Repairs & Redecoration 2012/13 to 2014/15	Totals £'s	2011/12 £'s	2012/13 £'s	2013/14 £'s	2014/15 £'s
Works	1,277,000		244,000	533,000	500,000
Fees & Staff Costs (incl £2,000 for option appraisal)	147,000	15,000	53,000	50,000	29,000
Avondale Totals (A)	1,424,000	15,000	297,000	583,000	529,000
Golden Lane Estate: External & Internal Repairs & Redecoration, 2012/13 to 2014/15	Totals £'s	2011/12 £'s	2012/13 £'s	2013/14 £'s	2014/15 £'s
Works	585,000		264,000	321,000	
Fees & Staff Costs (incl £2,000 for options appraisal)	103,000	18,000	42,000	43,000	
Golden Lane Totals (B)	688,000	18,000	306,000	364,000	
GRAND TOTALS(A+B)	2,112,000	33,000	603,000	947,000	529,000

7. PAN LONDON HOUSING MOBILITY

The Sub Committee received a report of the Director of Community & Children's Services relative to a new pan London housing mobility scheme proposed by the Mayor of London.

The Sub Committee was informed that it was up to Officers to decide which properties would be entered in to the scheme and that properties owned by the City of London Corporation that reside in neighbouring boroughs could also be put forward.

It was noted that a bidding system would be used to determine who would move in to the allocated properties, with priority given to certain residents i.e. if they were looking to move closer to work or sick relatives.

RESOLVED: That the participation of the City of London in the 'Housingmoves' scheme be agreed.

8. RESIDENT INVOLVEMENT FIRST YEAR EVALUATION

The Sub Committee received a report of the Director of Community & Children's Services that provided Members with an overview and evaluation of the first year of the Resident Involvement Service Plan 2010-2013.

The Chairman expressed gratitude toward the staff for their hard work on the Resident Involvement Service Plan 2010-2013.

It was noted that the number of tenants involved in the service was steadily increasing. Officers were hopeful for a Scrutiny Panel to be set up later in 2012.

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9. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent items.

11. 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:-

Item No.	Exempt Paragraph(s) in Schedule 12A
12	2 & 3
13-14	-

12. MINUTES

The non-public minutes of the meeting held on the 19 September 2011 were approved.

13. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no non-public questions.

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

There were no non-public urgent items of business.

The meeting closed at 2.35pm

CHAIRMAN

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Agenda Item 11

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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