

**HOUSING MANAGEMENT AND ALMSHOUSES SUB (COMMUNITY AND  
CHILDREN'S SERVICES) COMMITTEE**  
**Thursday, 10 July 2014**

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, 10 July 2014 at 1.45 pm

**Present**

**Members:**

Virginia Rounding (Chairman)  
Revd Dr Martin Dudley (Deputy Chairman)  
Deputy Billy Dove  
Deputy the Revd Stephen Haines  
Ann Holmes  
Gareth Moore  
Dhruv Patel  
Elizabeth Rogula

**Officers:**

Eddie Stevens	-	Community & Children's Services
Jacque Campbell	-	Community & Children's Services
Karen Tarbox	-	Community & Children's Services
Simon Cribbens	-	Community & Children's Services
Amy Carter	-	Community & Children's Services
Mark Jarvis	-	Chamberlain's Department
Philippa Sewell	-	Town Clerk's Department

**1. APOLOGIES**

Apologies were received from Alderman David Graves and Deputy Henry Jones.

**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.

**3. MINUTES**

**RESOLVED** – That the public minutes and non-public summary of the meeting held on 22 May 2014 be approved as a correct record, subject to the correction of two formatting errors.

**Matters Arising**

Emergency Access to Tower Blocks

Officers reported that discussions were ongoing and the report was deferred until the Sub Committee's meeting in September 2014.

### Christmas Hampers

Officers reported that giving vouchers rather than goods might affect the benefit status of Almshouses residents but, at the request of the Sub Committee, officers undertook to investigate further.

### Health and Wellbeing Events

Members noted that the report regarding Health and Wellbeing events on Estates would be presented at the Sub Committee meeting in September.

### Draft Asset Management Strategy

Officers reported that this was now able to be discussed in Public session. Members were advised that public consultation would begin next week.

#### **4. HRA - OUTTURN 2013/14**

Members received a joint report of the Chamberlain and the Director of Community and Children's Services which compared the outturn for the Housing Revenue Account (HRA) in 2013/14 with the final agreed budget for the year. Officers reported that the total net transfer to reserves for the year was £0.910m, against the final agreed budget of £0.541m. This represented a reduced requirement of £0.369m due to a better performance on rent collection than had been expected. Members noted a £0.183m reduction in the requirement from the Major Repairs Reserve, which was largely due to the re-phasing of capital projects.

In response to a Member's question concerning the benefits changes, officers advised that, in addition to those put into collection, extra resources had been put into services regarding debt prevention and money management. Members queried the overspend on heating, and officers responded this was due to increasing in energy costs, which were anticipated to outstrip rent in the next five years. Members were advised that this was one of the aspects covered in the Asset Management Strategy.

**RESOLVED** – That the report be noted.

#### **5. RESIDENT COMMUNICATIONS & ENGAGEMENT REVIEW & DRAFT STRATEGY**

Members received a report and a presentation of the Director of Community and Children's Services which outlined the review of Resident Communications & Engagement and the changes implemented as a result, and a draft Resident Communications & Engagement Strategy.

Members discussed the Strategy and the attendance of Members at tenants' meetings, noting that Ward and Allocated Members were welcome, provided the meetings remained solely for discussion of landlord issues with tenants and leaseholders. In response to a Member's question regarding the safeguards for community grants, officers advised that proof of spending was required. Any individual or group could apply, and notice would be given in estate newsletters when a grant was approved. In response to a Member's query, officers reported that, in addition to the Housing User Board (HUB), Estate Facebook pages were being set up with the aim to be as inclusive as possible.

**RESOLVED – That:**

- (a) The draft Resident Communications and Engagement Strategy be agreed in principle;
- (b) A detailed list of findings and actions from the review and links to the Estate Facebook pages be circulated electronically to Members; and
- (c) The report be noted.

**6. HORACE JONES HOUSE - LOCAL LETTINGS POLICY**

Members received a report of the Director of Community and Children's Services seeking approval for a Local Lettings Policy for the allocation of homes at Horace Jones House. Members queried the request for Delegated Authority and were advised it was in case of minor changes occurring outside of the meeting schedule.

**RESOLVED – That:**

- (a) The Local Lettings Policy of Horace Jones House be approved; and
- (b) Authority to approve minor changes that may be required be delegated to the Director of Community and Children's Services in consultation with Chairman.

**7. GATEWAY 3/4 OPTIONS APPRAISAL - DOOR ENTRY SYSTEMS AT THE GOLDEN LANE (PARTIAL), HOLLOWAY AND YORK WAY ESTATES**

**RESOLVED –** That Option 1, proceeding to procurement and Gateway 5 with refurbishment of the existing door entry systems with like-for-like functionality (therefore, audio-visual functionality at Golden Lane Estate and audio functionality at Holloway and York Way Estates) and a budget of £472,015.10 be recommended for approval by Projects Sub Committee.

**8. DECENT HOMES WORKS TO PROPERTIES PREVIOUSLY OMITTED FROM PROGRAMMES - GATEWAY 3/4 OPTIONS APPRAISAL**

**RESOLVED –** That Option 2, proceeding to Gateway 5 completing works as required throughout the 3 financial years and a budget of £500,000 from the Housing Revenue Account (HRA) be recommended for approval by Projects Sub Committee.

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

There were no questions.

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

The following items of business were raised:

Bernard Morgan House

The Policy Development Manager for Housing and Social Care reported that Police officers in Bernard Morgan House had been given notice to leave, and officers were now meeting with the City of London Police to understand the details and whether the Corporation had a duty to house or advise them. In response to Members' questions, it was noted that Bernard Morgan House was not used for Social Housing, and that it was being sold off as part of the Police Accommodation Review.

Resident Celebration Day and Almshouses Christmas Hamper visit

The Chairman reminded Members that the Resident Celebration Day was scheduled for 18<sup>th</sup> October 2014, and the Christmas Hamper visit to the Almshouses was scheduled for the morning of 10<sup>th</sup> December.

Vote of Thanks

The Housing Management and Almshouses Sub Committee formally recorded their thanks and appreciation to the Housing and Technical Services Director for his exemplary service to the Corporation's Housing Policy, and wished him well for the future. The Director responded, thanking Members for their treatment and praising the quality, leadership and passion of Housing officers.

11. **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 1 of Schedule 12A of the Local Government Act.

<b>Item</b>	<b>Paragraph</b>
12-13	3
14-15	-

12. **NON-PUBLIC MINUTES**

**RESOLVED** – That the non-public minutes of the meeting held on 22 May 2014 be approved as a correct record.

13. **HOLLOWAY ESTATE REWIRING OR LANDLORDS; AND TENANTS SERVICES - GATEWAY 3/4 OPTIONS APPRAISAL**

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

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**

There were no non-public questions.

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

There was no other business.

**The meeting ended at 2.32 pm**

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Chairman

**Contact Officer: Philippa Sewell**  
**tel. no.: 020 7332 1426**  
**philippa.sewell@cityoflondon.gov.uk**