

HOUSING MANAGEMENT AND ALMSHOUSES SUB (COMMUNITY AND CHILDREN'S SERVICES) COMMITTEE
Monday, 16 April 2018

Minutes of the meeting of the Housing Management and Almshouses Sub (Community and Children's Services) Committee held at Artizan Street Library and Community Centre, 1 Artizan St, London E1 7AF

Present

Members:

Randall Anderson (Chairman)
John Fletcher (Deputy Chairman)
Mary Durcan
Marianne Fredericks
Deputy Henry Jones
Barbara Newman
Dhruv Patel
Susan Pearson
Deputy John Tomlinson

Officers:

Jacquie Campbell	- Community and Children's Services
Paul Murtagh	- Community and Children's Services
Liam Gillespie	- Community and Children's Services
Sonia Marquis	- Community and Children's Services
Jacqueline Whitmore	- Community and Children's Services
Julie Mayer	- Town Clerk's

1. APOLOGIES

Apologies were received from Alderman David Graves and Elizabeth Rogula.

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

There were no declarations.

3. MINUTES

RESOLVED, that - the public minutes and non-public summary of the meeting held on 12 February 2018 be approved as a correct record.

Matters arising

Almshouses window replacement – pre planning enquiry

Further to their request at the last meeting of the Sub Committee, Members noted that it would cost in excess of £1,000 to provide the comparisons requested. Officers advised that the calculations were particularly complex and would require an external specialist. Members agreed that it would not be

prudent to commission this calculation and, in accordance with their suggestion at the last meeting, officers should proceed with the full planning application and appeal if rejected.

4. DISPOSAL OF PERSONAL PROPERTY POLICY

Members considered a report of the Director of Community and Children's Services, which outlined the purpose of the Disposal of Personal Property Policy. Officers advised that statute provided for at least 1 months' notice before stored items would be disposed of and the deadlines for collection would be made clear at the time of issuing notices. Members asked if the deadline could also be visible in the Policy, subject to notice.

RESOLVED, that – the Disposal of Personal Property Policy for use by the Housing and Neighbourhoods Team be approved, subject to including information about timescales in the Policy.

5. HOUSING MAJOR WORKS PROGRAMME - PROGRESS REPORT

Members received a report of the Director of Community and Children's Services which updated them on progress made with the Housing Major Works Programme and issues affecting progress on individual schemes. Members noted that, in order to give assurance that contractors were being challenged appropriately, more detail had been included about slippages.

The Director explained that the Procurement Director would be attending the next meeting of the Sub Committee to explain how City Procurement were working to attract suitable contractors. Members noted the work underway on soft market testing, packaging contracts and introducing a City Corporation Framework.

Members discussed the recent motion, which had been agreed by residents at the recent Cripplegate Wardmote. The Motion registered dissatisfaction regarding the start dates of the window replacement and other works on Golden Lane. The residents agreed that work should begin in 6 months' time (i.e. September 2018) and be completed, at the latest, by March 2020. The Director advised that a response had been drafted, ready for presenting to the Court of Common Council.

Members noted that the housing stock condition survey carried out by Savills (UK) Limited has now been completed and the final report submitted within the last few days. A report will be presented to the next meeting of the Community and Children's Service Committee outlining the findings of the survey and its implications for the Corporation in terms of future financial planning and the 30-Year HRA Business Plan. The 5-Year Major Works Programme is largely unaffected by the stock condition survey and the Director remains confident that this programme, along with the improvements identified by the recently completed Fire Risk Assessments, will be completed in a timely manner. The Chairman confirmed that resourcing and delivery were regular agenda items at his meetings with the Director. Members were reminded that the Community and Children's Services Committee received regular detailed monitoring reports in respect of the Major Works Programme.

In response to further questions, Members noted that any works to the communal water tanks would be fully monitored to ensure minimal disruption. A Member asked if the slippage in respect of Middlesex Street doors, windows and balconies could be expedited. In respect of warranties, Members noted that most defect periods for works programmes were for 12 months. In certain circumstances however, the Corporation may choose to take out 'extended warranties' for periods of up to 25 years. This has been done in the past, for example, on re-roofing works and, in such cases, an insurance-backed warranty is appropriate to protect against companies or manufacturers going into liquidation. In the case of insurance-backed warranties, they are usually tied in to specific maintenance regimes and inspections for the period of the warranty.

RESOLVED, that – the report be noted.

6. HOUSING ESTATES - ALLOCATED MEMBERS' REPORT

Members received a report of the Director of Community and Children's Services which provided an update on events and activities on the City Corporation's housing estates. Members were pleased to note that two apprentices had been employed at Estate Offices. The Chairman asked for the Committee's thanks to Elizabeth Rogula to go on record; Ms Rogula would be standing down, as a Member of this Sub Committee and as an Allocated Member, after many years of service to the Community and Children's Services Committee.

In response to questions, Members noted that there had been some delay to the boiler replacement programme at Golden Lane, as intended flue location was blocked by some temporary walls required for the curtain wall work at Great Arthur house. Allocated Members would also be invited to the opening of the new Golden Lane Community Centre and other forthcoming community events.

RESOLVED, that – the report be noted.

7. SEVERE WEATHER BRIEFING

Members received a report of the Director of Community and Children's Services which briefed Members on how the Estate Management Teams dealt with the recent bout of severe weather in London. Members commended officers for their work during these extreme conditions and noted that the City Corporation provided accommodation, for essential staff, during adverse weather. Members had noted that some of the open court yards had not been as well protected as the paths and asked if maps could be developed which would direct residents to safe paths. Officers agreed to take this request into consideration as part of the review of procedures.

RESOLVED, that – the report be noted.

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

Fire Safety update

Members noted that there would be a detailed review presented to the Community and Children's Services Committee on 11th May, which would include the outcome of the detailed Risk Assessments and the actions to be taken in respect of fire doors, alarms and sprinklers. Once approved by Members, they would be published on the web site. Members were reminded that any works of an urgent nature had been dealt with promptly.

COLPAI Development

In response to concerns raised about noise levels, the Assistant Director (Barbican and Property Services) advised that he had been working with the City Surveyor to expedite the windows programme.

In respect of consultation on the Management Plan, the Assistant Director (Housing and Neighbourhoods) advised Members that an Advisory Board had been set up at the Community Centre and hoped to be able use this model for similar consultations.

Key Workers

Following a Court Question last month about key workers, the Chairman advised that he had been working with the Member (who had asked the question) and the City Surveyor and discussions were underway with Guys Hospital. Members noted that two sites at Southwark and Lambeth had been identified and, if viable, would be presented to the Housing Delivery Programme Working Party (of the Policy and Resources Committee).

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

There was no other business.

10. **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.

Item
12-14

Paragraph
1, 2 & 3

11. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 12 February 2018 be approved as a correct record.

12. **MAIS HOUSE DECANT PROGRAMME - UPDATE**

Members received a report of the Director of Community and Children's Services in respect of progress on the Mais House decant programme and were pleased to note that the building was now very close to vacant

possession. Once this was achieved, Members suggested prompt demolition to offset the risk of squatters.

RESOLVED, that – the report be noted.

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

There were no non-public questions.

14. 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 3.25pm

Chairman

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