

HOUSING MANAGEMENT AND ALMSHOUSES SUB (COMMUNITY AND CHILDREN'S SERVICES) COMMITTEE

Monday, 16 January 2017

Minutes of the meeting of the Housing Management and Almshouses Sub (Community and Children's Services) Committee held at the Guildhall EC2 at 1.45 pm

Present

Members:

Virginia Rounding (Chairman)	John Fletcher
Ann Holmes (Deputy Chairman)	Gareth Moore
Randall Anderson	Deputy Elizabeth Rogula
Deputy John Barker	

Officers:

Philippa Sewell	-	Town Clerk's Department
Mark Jarvis	-	Chamberlain's Department
Jacquie Campbell	-	Community & Children's Services Department
Amy Carter	-	Community & Children's Services Department
Simon Cribbens	-	Community & Children's Services Department
Wendy Giaccaglia	-	Community & Children's Services Department
Liam Gillespie	-	Community & Children's Services Department
Charli Glover	-	Community & Children's Services Department
Bayo Igoh	-	Community & Children's Services Department
Paul Jackson	-	Community & Children's Services Department
Adam Johnstone	-	Community & Children's Services Department
Kirsty Leitch	-	Community & Children's Services Department
Paul Murtagh	-	Community & Children's Services Department

1. APOLOGIES

Apologies were received from Deputy the Revd. Stephen Haines, Deputy Henry Jones, Deputy Catherine McGuinness, Dhruv Patel and Mark Wheatley.

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 28 November 2016 be approved as a correct record.

Matters Arising

Housing Delivery Programme – Communications Strategy

Members noted that the new Communications Manager was now in post and the arrangements for the Member/Officer working party were underway.

4. **RESIDENT COMMUNICATIONS & ENGAGEMENT STRATEGY REVIEW**

The Sub Committee considered a report of the Director of Community & Children's Services regarding the Resident Communications and Engagement Strategy which had been developed in consultation with staff and residents to continue and expand on the work of the 2014 strategy to support the shaping of the work in the Housing & Neighbourhoods department.

In response to Members' questions, officers advised that the Strategy sought to develop use of technology in addition to existing hard-copy communications and undertook to look into options for electronic notice boards.

RESOLVED – That the Resident Communications and Engagement Strategy be approved.

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

The Sub Committee considered a report of the Director of Community & Children's Services which provided an update regarding the Mais House Decant Programme. Members noted that it was not in the Corporation's interest to defer housing applications of residents who refuse an offer or reduce their priority for rehousing. It was therefore proposed that conditions be waived for the purposes of rehousing Mais House residents under the decant programme and that where residents refuse an offer they continue to be considered for further offers in the interests of securing a satisfactory outcome. Members discussed the report and agreed that any waiver should be time-limited.

RESOLVED – That the report be noted and the conditions restricting the number of offers applicants can receive and refuse be waived for Mais House residents being rehoused under the decant programme for a period of 12 months or until planning consent was obtained (whichever occurred first).

6. **TENANCY POLICY**

The Sub Committee considered a report of the Director of Community & Children's Services proposing a Tenancy Policy for use by the Housing & Neighbourhoods department as part of the Estate Management practice. Members noted that some of the content of this policy would need updating once further detail had been received from the Government regarding the Housing and Planning Act 2016, but agreed that a public-facing document regarding these policies should be in place in advance. A Member raised a query regarding succession and officers undertook to clarify the wording in the policy prior to publication.

RESOLVED – That, subject to the clarification of some wording, the Tenancy Policy be approved.

7. **SHORT LETS (BREACH OF LEASE)**

The Sub Committee considered a report of the Director of Community & Children's Services regarding leased properties being used for short-term lets. Members discussed the options presented in the report and agreed that option two be approved, to raise awareness among residents that the City regards letting of homes in this way is a breach of lease conditions and, following any

estate management issues being identified, a staged warning and enforcement process be initiated. Whether action was initiated would be a question of fact and degree in each case. Members noted that staff training would be implemented to support this procedure.

RESOLVED – That Option Two be agreed: to raise awareness among residents that the City regards letting of homes in this way is a breach of lease conditions and, following any estate management issues being identified, a staged warning and enforcement process be initiated.

8. VOLUNTARY PAY TO STAY AND GOVERNMENT POLICY UPDATE

The Sub Committee considered a report of the Director of Community & Children's Services providing an update on the Autumn Statement 2016 with specific reference to Pay to Stay. In response to Members' queries, officers advised that a leasehold services review was being conducted, including the lease offered to ensure it was fit for purpose, and confirmed that any proposed changes would come back to this Sub Committee for consideration.

RESOLVED – That option one be approved: that the preference for social rent defined in the City Corporation's Tenancy Strategy be reaffirmed.

9. HOMES FOR LONDONERS: AFFORDABLE HOMES PROGRAMME 2016 - 2021

The Sub Committee received a report of the Director of Community & Children's Services regarding the Mayor of London's Homes for Londoners: Affordable Homes Programme 2016 – 21 funding prospectus, which sought to support the delivery of 90,000 new affordable homes.

RESOLVED – That the report be noted.

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

There were no questions.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

Lift Refurbishment – Middlesex Street Estate

The Sub Committee considered a late report of the Director of Community & Children's Services regarding the lift Refurbishment at Middlesex Street Estate. Members discussed the report and agreed that any costs incurred to service the newly constructed flats be met from the capital outlay and not part of the service charge levied to leaseholders.

RESOLVED – That:

- a) a change of project scope to incorporate installing additional lift stops for the two lifts in Petticoat Tower to serve flats 3a-3d be approved;
- b) the increase in total estimated budget to £1,032,500 to accommodate this additional work be noted;
- c) an additional sum of £8,000 professional fees be approved to reach Gateway 5; and

- d) any costs incurred to service the newly constructed flats be met from the capital outlay and not part of the service charge levied to leaseholders.

Royal British Legion Poppy Appeal

Officers reported that over £5,000 had been raised and Members congratulated all staff involved. Members also took the opportunity to welcome Bayo Igoh, the new Head of Estates.

12. 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	Paragraph
13-14	3
15-16	-

13. NON-PUBLIC MINUTES

RESOLVED – That, subject to the correction of a typo, the non-public minutes of the meeting held on 28 November 2016 be approved as a correct record.

14. FORMER TENANT ARREARS - PROPOSAL TO WRITE OFF UNRECOVERABLE DEBTS

The Sub Committee considered a report of the Director of Community & Children's Services.

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

There were no non-public questions.

16. 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 closed at 2.44 pm

Chairman

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