

HOUSING MANAGEMENT AND ALMSHOUSES SUB (COMMUNITY AND CHILDREN'S SERVICES) COMMITTEE
Monday, 17 April 2023

Minutes of the meeting of the Housing Management and Almshouses Sub (Community and Children's Services) Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 17 April 2023 at 11.00 am

Present

Members:

Deputy Marianne Fredericks (Chairman)
Timothy James McNally (Deputy Chairman)
Deputy John Fletcher
Mary Durcan
Helen Fentimen
Joanna Tufuo Abeyie

Officers:

Alan Bennetts	- Comptroller and City Solicitor's Department
Liam Gillespie	- Community and Children's Services Department
Jason Hayes	- Community and Children's Services Department
Paul Murtagh	- Community and Children's Services Department
Marie Rene	- Community and Children's Services Department
Mathew Stickley	- Town Clerk's Department

1. APOLOGIES

Apologies for absence were received from John Griffiths. Jamel Banda, Henrike Priest, Ruby Sayed, Ceri Wilkins joined online.

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

There were no declarations of interest.

3. MINUTES

In discussing matters arising from the previous meeting, the committee discussed mould in properties caused by lack of ventilation. Officers confirmed that provisions for ventilation were in place when new windows were installed in Corporation properties. The committee also discussed the work to install a communal heating system for Petticoat Tower and Middlesex Street ball game

courts, officer support for Community Infrastructure Levy bids, and that a report on guest flats would be brought to the next meeting of the committee.

RESOLVED – That the public minutes and non-public summary of the meeting held on 30 January 2023 be approved as a correct record.

4. **OUTSTANDING ACTIONS**

Members received a report of the Town Clerk regarding outstanding actions.

In response to questions, officers confirmed that reports on charging points and automatic door entries would be reported to the next meeting of the committee.

RESOLVED, that the report be noted.

5. **HOUSING MAJOR WORKS PROGRAMME - PROGRESS REPORT**

The Sub Committee received a report of the Director, Community and Children's Services, which updated Members on the Housing Major Works Programme and issues affecting progress on individual schemes.

The committee discussed what charges had been levied for heating and that officers would confirm this and if any losses needed to be recovered for residents. In response to questions, officers confirmed that the £95m Major Works Programme would be reported to the next meeting of the committee with spend per estate. The committee discussed causes of delays to works, the need to determine the funding of the currently £30m of works which were proposed but unfunded, and the decision of works at Crescent House to be completed with vacuum rather than triple glazing for reasons of affordability.

RESOLVED, that the report be noted.

6. **DURATION OF RIGHT TO BUY LEASES (HRA)**

The Sub Committee considered a report from the Director, Community and Children's Services regarding the duration of Right to Buy Leases (HRA).

Following receipt of a letter from tenant associations, the committee agreed to defer the report to allow for a more detailed report on the matter and related issues to be brought to the committee at a later date.

RESOLVED: To defer the report.

7. **GW5 ISSUES: DRON HOUSE WINDOW REPLACEMENT AND COMMON PARTS REDECORATIONS**

The Sub Committee considered a report from the Director, Community and Children's Services regarding GW5 Issues: Dron House Window Replacement and Common Parts Redecorations.

RESOLVED, to

1. approve the additional budget of £54,225 to reach Gateway 6 of which £48,010 is associated with the variation for AD Construction (works) and £6,215 for the extension of time for Contract Administration duties undertaken by Playle and Partners (fees).
2. Note the new total estimated cost of the project at £1,659,146

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

In response to a question from Timothy McNally regarding the provision of ten-storey ladders across London, in response to which officers agreed to bring a report to a future meeting of the committee outlining the policy on ladders for Corporation estates.

In response to a question from Deputy Marianne Fredericks regarding the repairs and reporting process on Corporation estates, a motion was moved by Deputy Marianne Fredericks, seconded by Timothy McNally, asking that officers investigate arbitration systems which could be implemented to handle housing-related complaints. This was put to the committee and agreed.

RESOLVED: that, with regard to the discussion at this meeting and accounting for members' comments shared in the coming weeks, officers are asked to investigate options for an arbitration system to address housing-related complaints, and that a report on this proposal is reported back to this sub committee in due course.

9. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Chairman advised the committee that she had accepted a report on the Independent Review of the Security of our Social Housing Estates as urgent business in line with the provisions of the Local Government Act 1972 to allow for full discussion at this sub committee to inform any decisions to be taken by the parent committee, and that such a decision is not delayed any further.

The committee discussed the implications on estate security of changes to access arrangements, the overall provision of security on Corporation housing estates, and the timeline for security improvement works.

RESOLVED: to note the recommendations emanating from the independent review into the security of Corporation social housing estates.

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.

11. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 30 January 2023 be approved as a correct record.

12. **MANAGEMENT UPDATE REPORT FOR THE CITY OF LONDON
ALMSHOUSES AND SHELTERED HOUSING LETTINGS**

The Sub-Committee considered a report of the Executive Director of Community and Children's Services regarding the City of London Almshouses and Shelters Housing lettings.

13. **SAVILLS - STRATEGIC REVIEW OF HRA COSTS AND SERVICES**

The Sub Committee received a report of the Chamberlain and Executive Director of Community and Children's Services regarding Savills Strategic Review of Housing Revenue Account Costs and 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**

Members received an update on fires on Corporation estates.

16. **The meeting ended at 13:08.**

Chairman

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