



AGENDA FOR THE HOUSING SCRUTINY COMMITTEE

A meeting of the Housing Scrutiny Committee will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **14 July 2014 at 7.30 pm.**

John Lynch
Head of Democratic Services

Enquiries to : Peter Moore
Tel : 020 7527 3252
E-mail : democracy@islington.gov.uk
Despatched : 4 July 2014

Membership 2013/14

Councillor Michael O'Sullivan (Chair)
Councillor Jenny Kay (Vice-Chair)
Councillor Raphael Andrews
Councillor Kat Fletcher
Councillor Aysegul Erdogan
Councillor Flora Williamson
Councillor Alex Diner
Councillor Una O'Halloran

Substitute Members

Councillor Mouna Hamitouche MBE
Councillor Jilani Chowdhury
Councillor Alice Perry
Councillor Gary Heather

Quorum: is 4 Councillors



A. Formal Matters **Page**

1. Apologies for Absence
2. Declaration of Substitute Members
3. Declarations of Interests

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

***(a)Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

4. Minutes of Previous meeting - None
5. Membership, Terms of Reference
6. Chairs Report
7. Order of Business

1 - 4

B. Scrutiny Items **Page**

8. Scrutiny Topics 2014/15 - Verbal

9. Estate Parking

5 - 8

C. Urgent Non Exempt Matters

Any non- exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

D. Exclusion of Public and Press

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure rules in the Constitution and if so, whether to exclude the Public and Press during discussion thereof

E. Urgent Exempt Items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

The next meeting of the Housing Scrutiny Committee will be on 8 September 2014

This page is intentionally left blank

Report of: Assistant Chief Executive – Governance and Human Resources
--

Meeting of	Date	Agenda Item	Ward(s)
Housing Scrutiny Committee	14 July 2014		All

Delete as appropriate		Non-exempt
-----------------------	--	-------------------

Subject: MEMBERSHIP, TERMS OF REFERENCE AND DATES OF MEETINGS OF HOUSING SCRUTINY COMMITTEE

1. Synopsis

To inform members of the terms of reference of the Housing Scrutiny Committee

2. Recommendations

- 2.1 To note the membership appointed by Council on 12 June 2014, terms of reference and dates of meetings of the Housing Scrutiny Committee for the municipal year 2014/15, as set out at Appendix A.

3. Background

- 3.1 The terms of reference of the Housing Scrutiny Committee (as contained in Part 5 of the Council’s Constitution) are set out at Appendix A.
- 3.2 The membership and dates of meetings agreed are also set out at Appendix A for information.

4. Implications

4.1 Financial Implications

None.

4.2 Legal Implications

None.

4.3 Equalities Impact Assessment

An equalities assessment is not relevant in this instance.

4.4 Environmental Implications

The environmental impacts have been considered and it was identified that the proposals in this report would have no adverse impacts on the following:

- Energy use and carbon emissions
- Use of natural resources
- Travel and transportation
- Waste and recycling
- Climate change adaptation
- Biodiversity
- Pollution

Papers are circulated electronically where possible and consideration is given to how many copies of the agenda might be required on a meeting by meeting basis with a view to minimising numbers. Any agenda not used at the meeting are recycled.

5. Conclusion and reasons for recommendations

The report is submitted to ensure members are fully informed of the remit of the Committee.

Background papers:

Islington Council's Constitution
Programme of Meetings

Final Report Clearance

Signed by



Assistant Chief Executive (Governance & HR)

Date

Received by

Head of Democratic Services

Date

Report author Peter Moore
Tel 020 7527 3252
E-mail peter.moore@islington.gov.uk

HOUSING SCRUTINY COMMITTEE - 2014/15**1. COMMITTEE MEMBERSHIP**

Councillors	Substitute Members
Councillor Mick O'Sullivan (Chair)	Councillor Alice Perry
Councillor Jenny Kay (Vice Chair)	Councillor Mouna Hamitouche
Councillor Alex Diner	Councillor Olly Parker
Councillor Aysegul Erdogan	Councillor Michelline Safi Ngongo
Councillor Kat Fletcher	Councillor Jilani Chowdhury
Councillor Flora Williamson	Three vacancies
Councillor Raphael Andrews	
Councillor Una O'Halloran	

2. FUTURE MEETING DATES

14 July 2014	08 September 2014	02 October 2014	02 December 2014
26 January 2015	05 March 2015	13 April 2015	08 June 2015

3. TERMS OF REFERENCE OF HOUSING SCRUTINY COMMITTEE**Housing Scrutiny Committee**

- 1 To carry out the functions of an overview and scrutiny committee in respect of matters relating to Housing Services
- 2 To consider matters relating to the performance of the Council's partners, including RSL's, in respect of housing and housing related matters, as appropriate
- 3 To consider resident's experience of the borough's privately rented housing
- 4 To seek and receive the views of residents concerning housing matters through the Council's resident engagement arrangements

- 5 To undertake a scrutiny review of its own choosing and any further reviews, as directed by the Policy and Performance Scrutiny Committee
- 6 To carry out any review referred to it by the Policy and Performance Scrutiny Committee following consideration of a Councillor call for action referral

Composition

Members of the Executive may not be Members of the Scrutiny Committee

No Member may be involved in scrutinising a decision which he/she has been directly involved

The Scrutiny Committee shall be entitled to appoint a number of people as non-voting co-optees

Quorum – The quorum of the Committee is 4 Members, not including co-opted Members



Report of: **Executive Member(s) for/ or Director (if Joint Board/committees)**

Meeting of: Housing Executive	Date	Agenda item	Ward(s)
Housing Scrutiny Committee	14 July 2014		

Delete as appropriate	Exempt	Non-exempt

SUBJECT: ESTATE PARKING

1. Synopsis

- 1.1 Included in this report is the consultation we have taken to Tenants and Residents Panels during June and July on matters relating to Estate parking.

2. Recommendations

As part of this consultation we seek the Housing Executive's views on the following possibilities:

- 2.1 Introduce GIS maps of estate car parks that display availability of vacant parking spaces.
- 2.2 Replace waiting lists with a message system that automatically alerts customers when a suitable parking space becomes available.
- 2.3 Simplify estate parking pricing arrangements and increase charges for non-residents.
- 2.4 Simplify application process and permit arrangements.
- 2.5 Review the effectiveness of current visitor parking arrangements.
- 2.6 Consider replacing the exclusive use of a specific numbered bay with the sale of permits that are valid for use in any available space.

3. Background

- 3.1 It has been several years since we last reviewed estate parking and consulted with residents on potential for change.
- 3.2 The current estate parking system is based on the allocation of individually numbered parking spaces.
- 3.3 Customers apply for estate parking spaces through Area Housing Offices, in person, by post or online. Once a space is allocated they pay a weekly rent and receive parking permits to display in vehicles.

- 3.4 Permits are renewed every two years. Currently customers can do this on-line, by post or in person. We are currently introducing the automatic renewal of permits.
- 3.5 Prices for estate parking vary according to the carbon emissions of the vehicle and whether the customer is an Islington Council resident or not. Islington Council residents who are disabled receive discounts of 50% - 100%. The current pricing calculator is attached at Appendix A.
- 3.6 The income from estate parking rents is deposited in to the Housing Revenues Account (HRA) and is used to fund estate services and maintenance.
- 3.7 There are vacant parking spaces on some estates and waiting lists for spaces on other estates.
- 3.8 Visitor spaces are provided on a minority of estates where demand for numbered spaces is lower. Visitor permits for use in visitor spaces are issued free to residents of that estate only.

4 AREAS WHERE WE SEEK PANEL VIEWS:

4.1 Estate Parking availability

Currently the location of vacant parking spaces is known internally by specialist staff, with the information accessible to the public by phone and email.

Option 1: Continue with the current system.

Option 2: Develop interactive GIS maps of estate car parks that display availability and have search features to assist the public in identifying suitable parking spaces.

4.2 Waiting Lists

At the moment there are around 700 customers on the waiting list. The current system allows customers to 'wait' for one particular numbered space.

Option 1: Continue with the current system.

Option 2: Replace the current waiting list system with a simpler and faster automatic alert message system. When a space becomes available the system uses the allocation policy to selects the highest priority customer and offer it to them. Islington council residents always receive the highest priority.

4.3 Estate parking prices

At the moment parking prices are based on vehicle emissions and increase annually for both residents and non-residents at the same rate, the 2014-15 increase is around 3.2% (linked to inflation).

Option 1: Continue with existing pricing system.

Option 2: Simplified pricing system; not using emission banding or reduced number of bands.

Option 3: Consider increasing the price for non-residents to make it more competitive with private car parks in the borough and increase the income for the councilⁱ.

Option 4: Increase the price of parking according to local demand for non-residents

4.4 Application process

At the moment a customer could rent a space for as short a period as 7 days. There are resource costs to the council associated with setting up a new customer on the system.

Option 1: Continue with the current system.

Option 2: Suggestion to make the application process more efficient and cost effective include a minimum rental period of one month and an upfront payment taken at the point of making the application, to secure the space while documents are checked.

4.5 Permits

Currently customers are given a paper permit to display in the windscreen. This is a paper-based resource intensive system.

Option 1: Continue with the paper based permit system.

Option 2: Replace paper permits with E-permits, as has been done already on public highways.

4.6 Visitor bays

There are 30 estates in the borough that have allocated around 200 visitor bays; residents are able to allow friends/relatives to park in the bays for free. There have been many complaints associated with the system as it is open to mis-use, with some residents/ visitors using the spaces regularly.

Option 1: Continue with the current system.

Option 2: Introduce a charge to minimise risk of mis-use.

Option 3: Limit visitors permits based on a certain number per annum

Option 4: Have no more visitor bays on estates

4.7 Numbered bays

Islington is one of the few boroughs to retain individually numbered parking bays and the only borough with this as the widespread system.

Option 1: Continue with the current system of individually numbered bays.

Option 2: Remove individually numbered bays and replace with a zoned estate bay system, with permits valid on any available space on the estate(s). Consideration would be provided to priority spaces for disabled badge users, as on public roads.

5. **Implications**

5.1 **Financial implications:**

Most of the changes are expected to increase income into the HRA as it will be easier and fairer to market available spaces to resident and non-residents looking for parking.

There will be additional savings to the HRA from removing the management of the current waiting list and simplifying the application process making it less resource intensive and allowing customers to apply online.

There will a reduction in charges to residents and a subsequent decrease in income to the HRA if the system of allocated numbered bays is replaced with a zoned estate bay system as the annual charge to customers per year will be lower in line with current street parking permit charges.

6. **Conclusion and reasons for recommendations**

6.1 Estate parking is under review in light of budget cuts and the following issues:

- Current system of numbered bays and garages is costly to run and difficult to manage.
- Around 5,300 spaces are currently rented with a further 1,400 vacant and available to rent. The council is keen to market availability and increase income into the HRA.
- Currently availability of vacant parking spaces is not widely publicised.
- The application process is lengthy and requires a visit by the customer during office hours

to provide personal documents, sign the agreement and receive paper permits.

- There are concerns with the distribution and usage of visitor parking spaces.

6.2 Possible benefits of potential changes include the following:

- Increased income into the HRA. Private car parks operated by NCP in south Islington cost £25 per day/ £125.00 per week. A non –resident renting an estate parking space in Islington currently pays £3.30- £9.66 per week.
- Benefit to Islington residents by increasing use of available estate parking spaces.
- Improved administrative efficiency and greater convenience for customers.
- Improved fairness around the current system of visitor bays.
- Simplified, faster and more accessible application process.

6.3 We will be collecting all feedback and any changes will return to panels and the executive for further more detailed consultation.

Final report clearance:

Signed by:

Director for Joint Board/Committees or Exec Member if going to the Executive	Date
---	------

Received by:

Head of Democratic Services	Date
-----------------------------	------

Report Author: David Hutchison, Estate Parking Manager
Tel: 020 7527 8666
Email: david.hutchison@islington.gov.uk