



AGENDA FOR THE HOUSING SCRUTINY COMMITTEE

A meeting of the Housing Scrutiny Committee will be held in on, **8 September 2014 at 7.30 pm.**
in the Town Hall, Upper Street, London, N1 2UD

John Lynch
Head of Democratic Services

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Despatched : 29 August 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 1 - 4
5. Chairs Report
6. Order of Business

B. Scrutiny Items **Page**

7. Registered Providers - Presentation

8. Scrutiny Review - Estate Services Management - Presentation/SID

5 - 8

9. Housing Allocations - Presentation

10. Flats over Empty Shops - Presentation

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 2 October 2014

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Agenda Item 4

London Borough of Islington

Housing Scrutiny Committee - 14 July 2014

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

Present: **Councillors:** O'Sullivan (Chair), Kay (Vice-Chair), Fletcher, Erdogan, Williamson, Diner and O'Halloran

Councillor Michael O'Sullivan in the Chair

1 **APOLOGIES FOR ABSENCE (Item 1)**

Councillor Andrews

2 **DECLARATION OF SUBSTITUTE MEMBERS (Item 2)**

None

3 **DECLARATIONS OF INTERESTS (Item 3)**

None

4 **MINUTES OF PREVIOUS MEETING - NONE (Item 4)**

None

5 **MEMBERSHIP, TERMS OF REFERENCE (Item 5)**

The Chair circulated a list of possible topics for the work programme for the forthcoming municipal year. Following discussion Members expressed the view that there should only be a maximum of 2 main scrutiny topics, and these should be Estate Services Management and Scaffolding . The other suggested topics in the laid round document could be dealt with by presentations and mini scrutiny reviews, and if necessary, short concise recommendations forwarded to the Executive thereon.

RESOLVED:

- (a) That Estate Services Management and Scaffolding/Work Platforms be selected as the two main topics for scrutiny for the Committee 2014/15 and that a review of bringing services back in house be considered for scrutiny commencing in the New Year
- (b) That the work programme once finalised be submitted to the Members of the Committee once this is available
- (c) That the membership, terms of reference be noted
- (d) That the Committee consider report backs on a more frequent basis on the Tenant Management and Private Rented sector scrutiny reviews

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6 **CHAIRS REPORT (Item 6)**

None

7 **ORDER OF BUSINESS (Item 7)**

8 **SCRUTINY TOPICS 2014/15 - VERBAL (Item 8)**

This matter was dealt with under Minute 5 above.

9 **ESTATE PARKING (Item 9)**

David Salenius, Housing and Adult Social Services was present for discussion of this matter.

During consideration of the report the following main points were made –

- The consultation report would also be considered by the Disability Forum in September
- It was noted that most other boroughs did not have reserved spaces on estates
- 25% of spaces available were not let at present and there was a need to look at how to maximise usage and make it easier for residents to use them
- Whilst residents could still go to the Area Housing Office it was hoped that by developing an interactive GIS system this would reduce the number of people going to the Area Housing office. There was a need to make the website more accessible in order and to ensure that advertising space for non residents was provided. David Salenius stated that he would include this in the review
- Investigations were taking place as to the actual number of vacancies on each estate but the vast majority were known to be in the north of the borough and that this information would be used to advertise spaces when required
- It was stated that there were also a considerable number of empty garages and this was being looked with a view to addressing the situation once the issue with estate parking prices had been resolved
- With regard to waiting lists and the current waiting list system being replaced by a simpler and faster auto alert system Members were of the view that this was a good idea and officers were confident that the system would be suitable
- In relation to estate parking prices at present these were based on vehicle emissions. Discussion took place as to whether charges should be based on emissions and that prices should be increase for non residents to make it more competitive with private car parks in the borough.
The Committee were advised that prices were cheap, compared to private parking space rental, which could be up to £25 per day, compared to around £3-£9 a week for non residents and that this may prove to be a good option
- The Committee also considered that increasing that a similar pricing system should be introduced as that used for street parking based on vehicle emissions and whether charges could be reduced for residents if charges for non residents were increased. In response to a question it was stated that details of current street parking prices be circulated to Councillor Fletcher
- With regard to the application process it was stated that they considered that option 2 was the most favourable to make the application process more cost efficient including a minimum period of one month in advance
- In relation to a question as to whether a paperless permit system would affect action being taken regarding regarding vehicles owned by tenants causing ASB it was stated that action being taken with regard to ASB would normally be dealt with by the ASB team and not having a physical permit in the car would not affect this. The view was expressed that provided paper permits could still be made available if required they were in favour of a paperless system
- In relation to visitor bays it was stated that parity with street parking, as in option 2, and it was confirmed that there was a breakdown of where visitors bays are located. The Committee were of the view that that if a similar system could be used for street parking where visitors can be given spaces for a particular time. It was noted that visitors spaces often created a lot of complaints

Housing Scrutiny Committee - 14 July 2014

- The Chair made reference to delivery firms who went on estates and the possibility of charging for use of parking on estates and it was stated that this would be looked at
- Discussion took place in relation to the proposals regarding numbered bays and it was stated that nearly all other London Authorities did not have numbered bays. Islington had had this practice however for many years and in previous consultation this system had been supported by residents. Members expressed the view that consideration should be given to instituting a Roama system, as used in street parking, where residents were given a 2.5 hour period where they could park anywhere. Members expressed the view that if there were proposals to remove numbered bays, there need to be full consultation with residents
- Councillor O'Halloran referred to the problems of misuse of parking spaces by motorbikes on St Lukes estate and that this was not being dealt with and that this should be looked at

RESOLVED:

- (a) That the comments of the Committee be noted for the consultation process
- (b) That the Director of Housing and Adult Social Services forward Councillor Fletcher details of current street parking prices in the borough
- (c) That the possibility of charging for delivery firms going onto estates be investigated
- (d) That consideration be given to using a Roama system, as used on street parking, whereby residents on estates could be given a 2.5 hour period where they could park anywhere
- (e) That the Director of Housing and Adult Social Services be requested to investigate the problem with the misuse of parking spaces by motorbikes on St.Lukes estate

DHASS

The meeting ended at 9.00p.m.

CHAIR

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Agenda Item 8

SCRUTINY REVIEW INITIATION DOCUMENT (SID)
Review: Estates Services Management
Scrutiny Review Committee: Housing Scrutiny Committee
Director leading the Review: Sean McLaughlin
Lead Officer: David Salenius
Overall aim: To review the effectiveness and value for money provided by the service
Objectives of the review: <ul style="list-style-type: none">• Define the scope of estates services management• Identify the performance of each part of the service• Identify the costs of each part of the service• Identify resident satisfaction with the service• Compare the service provided with other London Boroughs and Estates Services Benchmarking Club• Identify areas for improvement
How is the review to be carried out: (Use separate sheets as necessary for 1-3 below) It is proposed that the review be undertaken through a review of existing procedures and policies, performance data and obtaining witness evidence from officers, residents, other London Boroughs and from visits to provide a picture of the service and identify any areas for improvement. Scope of the Review Types of evidence will be assessed by the review: (add additional categories as needed) 1. Documentary submissions: Procedures and policies, budget reports, performance data 2. It is proposed that witness evidence be taken from:

- i) David Salenius
- ii) Estates Services Co-ordinators, Quality Assurance officers, other managers as required
- iii) TRAs, TMOs

3. Visits

- Estate(s)
- Caretakers meeting
- EMT Downham Road
- Completed Estates Improvement Schemes
- Other London Borough(s)

Additional Information:

Estates services management covers caretaking, communal repairs, grounds maintenance, special projects and estate parking.

Programme

Key output:	To be submitted to Committee on:
1. Scrutiny Initiation Document	September/October 2014
2. Timetable	
3. Interim Report	April 2015
4. Final Report	June 2015

**WORK PROGRAMME
HOUSING SCRUTINY COMMITTEE
2014/15**

08 September 2014

1. Scrutiny Review – Estate Services Management – Presentation/SID
2. Housing Allocations – Presentation
3. Flats over empty shops - Presentation
4. Registered Providers - Presentation

02 October 2014

1. Scrutiny Review – Estate Services Management – Witness evidence
2. IFC update
3. House Guardians Presentation
4. Leaseholder Valuation Tribunals – Presentation
5. Estate car parking – report on consultation

02 December 2014

1. Executive Member Housing and Development – Presentation to include updates on –
 - Illegal subletting
 - Empty Properties/Council lettings
 - Voids turnaround
2. Scrutiny Review – Estate Services Management – Witness evidence
3. Scrutiny Review – Scaffolding/Work Platforms – Presentation and approval of SID
4. Registered Providers – Presentation
5. Scrutiny Review TMO's – Report back on recommendations

26 January 2015

1. Scrutiny Review – Services coming back in house – Presentation
2. Scrutiny Review – Estate Services Management – Witness evidence
3. Scrutiny Review – Scaffolding/Work Platforms – Witness evidence
4. Registered Providers – Presentation

05 March 2015

1. Scrutiny Topic Private Rented Sector – 12 month report on recommendations
2. Registered Providers - Draft recommendations (if any)

3. Scrutiny Review – Estate Services Management – Witness evidence
4. Scrutiny Review – Services coming back in house – Witness evidence
5. Scrutiny Review – Scaffolding/Work Platforms – Witness evidence

13 April 2015

1. Scrutiny Review – Estate Services Management – Draft recommendations
2. Scrutiny Review – Scaffolding/Work Platforms – Draft recommendations
3. Scrutiny Review – Services coming back in house – Witness evidence

08 June 2015

1. Scrutiny Review – Estate Services Management – Final report
2. Scrutiny Review – Scaffolding/Work Platforms – Final report
3. Scrutiny Review – Services coming back in house – Witness evidence

Ongoing

Scrutiny Review – Bringing services back in house