

**Report of: Chair of Housing Scrutiny Committee**

Meeting of	Date	Ward(s)
Executive	19 April 2018	All
Delete as appropriate		Non-exempt

**Subject: The Council's New Build Programme Mini-Review  
– Findings of the Housing Scrutiny Committee****1. Synopsis**

- 1.1 This report requests that the Executive receive the recommendations of the Housing Scrutiny Committee following the completion of its mini-review of The Council's New Build Programme. A response to the recommendations set out in the report will be considered at a future meeting of the Executive.

**2. Recommendations**

- 2.1 That the report of the Housing Scrutiny Committee be received.
- 2.2 That the Executive Member's response be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Housing Scrutiny Committee's recommendations.

**3. Background**

- 3.1 The mini-review commenced in December 2017. The overall aim of the mini-review was to review the progress of the council's new build programme in comparison to other boroughs. The objectives of the mini-review included to review the principles underpinning the new build programme; to review the design, build, and environmental standards of the council's new build housing; to assess the obstacles to developing more council housing in Islington; and to evaluate the performance of the New Build team. Evidence was received over two meetings from council officers and officers of the neighbouring London Borough of Camden. The mini-review concluded in March 2018.

## **4. Implications**

### **4.1 Financial Implications**

The proposals in the report need to be costed before a response is made by the Executive.

### **4.2 Legal Implications**

Relevant legal implications will be considered as part of the response to the mini-review.

### **4.3 Environmental Implications**

There are no environmental implications at this stage. Any environmental implications will be identified as part of the Executive Member response.

### **4.4 Resident Impact Assessment**

The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

The Committee has had regard to any equalities implications and resident impacts identified by witnesses during the course of the mini-review. Details of any such implications are set out in the appended report. A Resident Impact Assessment has not been completed as the Executive is only asked to receive the report at this stage. The impact on residents will need to be fully considered as part of the Executive Member response to the mini-review, at which point a Resident Impact Assessment will be completed if required.

## **5. Conclusion and reasons for recommendations**

- 5.1 The Committee is supportive of the council's ambitious new build programme. Three recommendations have been made in response to the evidence received. These relate to increasing public engagement, lobbying for relaxed restrictions on right-to-buy receipts and HRA borrowing, and encouraging housing associations to deliver a greater amount of new affordable housing.
- 5.2 The Committee will continue to monitor the number of affordable new council and housing association homes built through quarterly performance monitoring reports. The Committee would like to thank the witnesses that gave evidence in relation to the scrutiny. The Executive is asked to endorse the Committee's recommendations.

### **Appendices:**

- The Council's New Build Programme Mini-Review – Report of the Housing Scrutiny Committee

### **Background papers:**

- None.

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