



AGENDA FOR THE HOUSING SCRUTINY COMMITTEE

Members of the Housing Scrutiny Committee are summoned to Committee Room 1, Town Hall, Upper Street, N1 2UD - Islington Town Hall on, **10 June 2019 at 7.30 pm.**

Enquiries to : Ola Adeoye
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Despatched : 30 May 2019

Membership

Councillor Michael O'Sullivan (Chair)
Councillor Sue Lukes (Vice-Chair)
Councillor Theresa Debono
Councillor Troy Gallagher
Councillor Mouna Hamitouche MBE
Councillor Gary Heather
Councillor Ben Mackmurdie
Councillor Marian Spall
Rose Marie McDonald (Resident Observer) (Co-Optee)
Dean Donaghey (Resident Observer) (Co-Optee)

Substitute Members

Councillor Vivien Cutler
Councillor Osh Gantly
Councillor Satnam Gill OBE
Councillor Sara Hyde
Councillor Jenny Kay
Councillor Roulin Khondoker
Councillor Nurullah Turan

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
5. Chair's Report
6. Order of Business
7. Public Questions

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For members of the public to ask questions relating to any subject on the

meeting agenda under Procedure Rule 70.5. Alternatively, the Chair may opt to accept questions from the public during the discussion on each agenda item.

B.	Items for Decision/Discussion	Page
1.	Membership, Terms of Reference and Dates of meetings	5 - 8
2.	Scrutiny Topics and Work Programme 2019/2020	9 - 10

C. Urgent non-exempt items (if any)

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

D. Exclusion of press and public

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 press and public during discussion thereof.

E.	Confidential/exempt items	Page
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F. 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 15 July 2019

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London Borough of Islington

Housing Scrutiny Committee - 23 April 2019

Minutes of the meeting of the Housing Scrutiny Committee held at Committee Room 1, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 23 April 2019 at 7.30 pm.

Present: **Councillors:** O'Sullivan (Chair), Lukes (Vice-Chair), Debono, Hamitouche, Heather, Khondoker, Mackmurdie and Russell.

Co-optee: McDonald and Donaghey

Councillor Michael O'Sullivan in the Chair

82 APOLOGIES FOR ABSENCE (Item 1)

Apologies were received from Councillor Gallagher.

83 DECLARATION OF SUBSTITUTE MEMBERS (Item 2)

There were no declarations of substitute members.

84 DECLARATIONS OF INTERESTS (Item 3)

There were no declarations of interest.

85 MINUTES OF PREVIOUS MEETING (Item 4)

With regard to Item 80 of the minutes- Fire Safety in Council Housing, it was noted that concerns about the evacuation plans for vulnerable residents in tower blocks had the Corporate Director of Housing comments that she will be discussing the PEEP with Islington's Housing Disability Panel at their next meeting in May 2018 had been omitted from the minutes.

The meeting was informed that in light of the recent fire incident in Clifton court, the Chair reiterated committee's recommendation about installing sprinklers in tower blocks and requested that this issue be revisited by the Executive Member for Housing as it does not only prevent the loss of life but also damage to the fabric of the property.

In relation to concerns of a possible compartilisation breach in Clifton Court , The Executive Member for Housing informed the Committee that he was not aware of any breach but he would look into this issue further.

Councillor Hamitouche informed the meeting that her apologies for the last meeting had not been recorded in the minutes.

RESOLVED:

That subject to amending the minutes to include the comments omitted in the minutes regarding fire safety and the inclusion of Councillor Hamitouche's apologies, the minutes of

the meeting held on 19 March be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

86 CHAIR'S REPORT (Item 5)

The Chair thanked members, officers and the public for their contribution to the committee's business in 2018/19 and in particular expressed his thanks to external organisations such as Clarion, Hyde and Partners for Improvement for sharing their performances and plans with Members. In addition special thanks was extended to the Executive Member for Housing having attended all the committee meetings and his valuable contribution.

The Chair formed members of a forthcoming housing award event for national housing associations being held in central London, an opportunity for members to have an insight into how the industry rates registered social landlords especially for those based in Islington.

87 ORDER OF BUSINESS (Item 6)

The order of business would be as per the agenda.

88 PUBLIC QUESTIONS (Item 7)

None

89 HOUSING SERVICES FOR VULNERABLE PEOPLE REVIEW - 12-MONTH REPORT BACK (Item B1)

Helena Stephenson, Head of Housing Partnerships on behalf of Paul Byers introduced the report which provided a 12 month update on the Committee's review of services for vulnerable people and the following points were highlighted:

- A suggestion that the definition of the meaning of vulnerable resident should be extended to include elderly and frail persons was noted.
- A request for details including the cost to the Council about the recent judicial case that was settled in favour of a vulnerable resident which involved Now Medical was noted. The Executive Member for Housing indicated that the Council will be reviewing its relationship with Now Medical in the future.
- In response to a question on whether blind residents would be able to access the services available for vulnerable people published on the website, Members were invited to review the web page and provide feedback.
- On the issue of domestic abuse victims, meeting was advised that in comparison to other authorities, Islington has good practice in place to ensure that domestic abuse victims are protected and are not encouraged to relinquish their tenancies, however where safety is an issue, the Council will re house them away from their perpetrators.
- Members welcomed the efforts of Housing Services in keeping staff trained on how best to support tenants with additional needs as staff awareness and knowledge will have a practical impact on their work and how they interact with residents.
- Housing Services recognises the value of a skilled workforce to manage service users with different needs and has recently reviewed how staff are recruited as it is important that its staff have a more holistic approach when dealing with vulnerable residents. Officers were reminded that as part of its staff training that the Council's

Equalities strategy is taken on board.

- With regards to recommendation 8, Housing Services will be developing a resilience matrix which ensures that it is able to recognise crises and life changing events which could mean more people needing more extra support. Members were reminded that with the council children's services using resilience matrixes in their services, there is good practice in place available to learn from and build on. A suggestion that the resilience matrix should not be made available to all council tenants and not only vulnerable residents was noted.
- With regards to the essential information provided in welcome packs for vulnerable residents, Housing officers were advised that the Housing Disability Panel views should be taken on board as they will have a better insight on experiences of vulnerable residents.
- Members welcomed the Homes and Communities locality-focused pilot in the Tollington area which aims to bring key partners together to improve the range and quality of community services.
- In terms of recommendation 12, setting clear expectations for contractors working with disabled and vulnerable tenants, a suggestion that officers need to specify the level of training required from contractors right from the onset especially when the bid goes out was noted by the Assistant Director of Housing. Members agreed that compliance should be enforceable and regularly monitored to ensure that contractors are compliant with relevant disability legislation.
- On concerns about re housing homeless people discharged from hospital without proof of residency or proper identification, the meeting was informed that although not a requirement, the Council still has a duty to re house homeless people, however there will be instances where identification will be required and that each case is considered on its merits.

RESOLVED:

1. That the report be noted.
2. An officer update be scheduled in the work programme for 2019/20 Municipal year.

90 FURTHER DEVELOPMENT OF THE RESPONSIVE REPAIRS SERVICE - FINAL REPORT (Item B2)

The Committee considered the final report and recommendations. The following main points were noted in the discussion:

- Recommendation 1 should be reworded to read- The Service needs to focus on a detailed analysis of the root causes of service failures within the population of repair jobs not completed first time to identify the reasons for failure and put in place measures such as systems thinking approach to correct these failures.
- Recommendation 8 to be reworded to read - With regard to future building projects, planned maintenance projects and capital programmes, the Responsive Repairs

Housing Scrutiny Committee - 23 April 2019

Service should be consulted and their recommendations should be acted on.

RESOLVED:

That subject to the amendments to the recommendations noted above, the Committee agreed that the report be delegated to both the Chair of the Housing Scrutiny Committee and the Assistant Director of Housing to be signed off.

91 WORK PROGRAMME 2018/19 (Item B3)

RESOLVED:

That the work programme be noted

The meeting ended at 9.30 pm

CHAIR

Report of: Director of Law and Governance

Meeting of	Date	Ward(s)
Housing Scrutiny Committee	10 June 2019	All

Delete as appropriate		Non-exempt
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Subject: MEMBERSHIP, TERMS OF REFERENCE AND DATES OF MEETINGS OF THE 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 Annual Council on 16 May 2016, terms of reference and dates of meetings of the Housing Scrutiny Committee for the municipal year 2019/20, 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 are also set out at Appendix A for information.

4. Implications

4.1 Financial Implications

None.

4.2 Legal Implications

None.

4.3 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. A resident impact 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 papers not used at the meeting are recycled.

5. Conclusion and reasons for recommendations

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

Background Papers: None.

Appendices: Appendix A – Committee Membership, Future Meeting Dates, and Terms of Reference.

Final Report Clearance

Signed by

Director of Law and Governance

Date

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HOUSING SCRUTINY COMMITTEE – 2019/20**1. COMMITTEE MEMBERSHIP**

Councillors	Substitute Members
Councillor Mick O’Sullivan (Chair)	Councillor Vivien Cutler
Councillor Sue Lukes (Vice Chair)	Councillor Osh Gantly
Councillor Theresa Debono	Councillor Satnam Gill
Councillor Troy Gallagher	Councillor Sara Hyde
Councillor Mouna Hamitouche	Councillor Jenny Kay
Councillor Gary Heather	Councillor Roulin Khondoker
Councillor Ben Mackmurdie	Nurullah Turan
Councillor Marian Spall	

2. MEETING DATES

- 10 June 2019
- 15 July 2019
- 12 September 2019
- 31 October 2019
- 25 November 2019
- 20 January 2020
- 3 March 2020
- 28 April 2020
- 23 June 2020

The dates, times and locations of meetings are publicised on the council’s website – democracy.islington.gov.uk

3. TERMS OF REFERENCE

1. To carry out the functions of an overview and scrutiny committee in respect of matters relating to Housing Services.
2. To consider and make recommendations to the Executive, the Executive member for Housing and to Corporate Directors or other council officers with relevant delegated authority in relation to any aspect of the council’s housing landlord functions and services.
3. To consider and make recommendations to the Executive, the Executive member for Housing and to Corporate Directors or other council officers with relevant delegated authority in relation to other functions and services directly affecting any aspect of the council’s housing landlord functions and services.

4. To review the operation and effectiveness of the council's resident engagement arrangements from time to time.
5. To consider matters relating to the performance of the Council's partners, including RSLs, in respect of housing and housing related matters as appropriate.
6. To consider residents' experience of the borough's privately rented housing.
7. To seek and receive the views of residents concerning housing matters through the council's resident engagement arrangements.
8. To undertake a scrutiny review of its own choosing and any further reviews as directed by the Policy and Performance Scrutiny Committee and, consulting all relevant sections of the community, to make recommendations to the Executive thereon.
9. To carry out any review referred to it by the Policy and Performance Scrutiny Committee following consideration of a Councillor Call for Action referral.

HOUSING ON SCRUTINY COMMITTEE

SCRUTINY TOPICS AND WORK PROGRAMME 2019/20

(A) SCRUTINY REVIEW FOR 2019/2020

The Council's Constitution allows the Committee undertake one review of its own choosing, and carry out a further review subject to the agreement of the Policy and Performance Scrutiny Committee.

In recent years the Committee has carried out the following reviews:

- Capital Programming (2015/16)
- Responsive Repairs (2015/16) and 2017/18
- Housing Services for Vulnerable People (2016/17)
- Fire Safety (2017/18)
- Effectiveness of Housing Communications (2017/18)
- The Council's New Build Programme Mini-Review (2017/18)

The Chair has suggested that the following topics may be suitable for a review if the Committee is minded to in 2019/2020.

- Planned Maintenance
- Private Rented Sector
- Housing Association (Impact of universal Credit)

(B) ONE-OFF REPORTS

The Committee may also request one-off reports on housing-related matters. Following discussion with the Chair, the following items have been suggested for one-off report to the Committee.

- Fire Safety – A further update on the recommendations
- Housing Services for Vulnerable People - officer update
- Update on the performance of Tenant Led Organisations
- Planning for the end of PF12 in 2022

(C) OTHER REPORTS

The Committee will invite Housing Associations in the borough to attend committee meetings to report on their performances. The Committee is asked to select the Housing Associations to invite to meetings. The largest housing associations operating in the borough are Peabody (5,000 homes in the borough) and Clarion (3,700 homes in the borough). Other major housing associations are Southern (1,617), Hyde (1,492) and Newlon (861).

The Committee will also receive updates on reviews previously carried out by the Committee, findings of reviews and regular performance reports. The Committee is asked if it would prefer to receive performance reports on a quarterly or six-monthly basis.

10 JUNE 2019

- 1) Membership, Terms of Reference and Dates of Meetings
- 2) Quarterly Review of Housing Performance (Q4 2018/19)
- 3) Scrutiny Topics and Work Programme 2019/20

15 JULY 2019

- 1) Scrutiny Review: SID and Introductory Presentation
- 2) Work Programme 2019/2020

12 SEPTEMBER 2019

- 1) Fire Safety – A further officer update
- 2) Quarterly Review of Housing Performance (Q1 2019/20)
- 3) Scrutiny Review: Witness Evidence
- 4) Work Programme 2019/2020

31 OCTOBER 2019

- 1) Housing Association Scrutiny (Housing Association TBC)
- 2) Scrutiny Review: Witness Evidence
- 3) Work Programme 2019/2020

25 NOVEMBER 2019

- 1) Scrutiny Review: Witness Evidence
- 2) Quarterly Review of Housing Performance (Q2 2019/20)
- 3) Work Programme 2019/2020

20 JANUARY 2020

- 1) Housing Association Scrutiny (Housing Association TBC)
- 2) Scrutiny Review: Witness Evidence
- 3) Work Programme 2019/20/20

3 MARCH 2020

- 1) Annual Executive Member Presentation and Quarterly Review of Housing Performance (Q3 2019/20)
- 2) Scrutiny Review: Draft Recommendations

28 APRIL 2020

- 1) Scrutiny Review: Draft Report
- 2) Work Programme

23 JUNE 2020

- 1) Scrutiny Review: Final Report
 - 2) Work Programme
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