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## **AGENDA FOR THE HOUSING SCRUTINY COMMITTEE**

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Members of the Housing Scrutiny Committee are summoned to Town Hall on, **28 June 2021 at 7.30 pm.**

Enquiries to : Ola Adeoye  
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Despatched : 18 June 2021

### Membership

Councillor Michael O'Sullivan (Chair)  
Councillor Marian Spall (Vice-Chair)  
Councillor Valerie Bossman-Quarshie  
Councillor Theresa Debono  
Councillor Osh Gantly  
Councillor Phil Graham  
Councillor Jason Jackson  
Councillor Gulcin Ozdemir  
Dean Donaghey (Resident Observer) (Co-Optee)  
Rose Marie McDonald (Resident Observer) (Co-Optee)

### Substitute Members

Councillor Gary Heather  
Councillor Sara Hyde  
Councillor Anjna Khurana  
Councillor Roulin Khondoker  
Councillor Matt Nathan  
Councillor John Woolf

**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

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7. Public Questions

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>B. Items for Decision/Discussion</b>	<b>Page</b>
1. Membership, Terms of Reference and Dates of Meetings	7 - 10
2. Quarter 4 Performance Report Housing	11 - 16
3. Partners for Improvement -Reintegrating PFI properties into our Repairs and Major Works Services.	
4. Work Programme 2021/22	17 - 18

**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**

**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 13 July  
**2021WEBCASTING NOTICE**

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items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

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London Borough of Islington

## **Housing Scrutiny Committee - 19 April 2021**

Minutes of the Virtual meeting of the Housing Scrutiny Committee held at 7.00 pm.

**Present:**       **Councillors:**       O'Sullivan (Chair), Debono, Gallagher, Heather, Ozdemir and McDonald (Co-Optee)

### **Councillor Michael O'Sullivan in the Chair**

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

Apologies were received from Councillors Graham, Hamitouche and Spall

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

There were no declarations of substitute members

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

There were no declarations of interest

**259       MINUTES OF PREVIOUS MEETING (Item 4)**

**RESOLVED:**

That the minutes of the meeting held on 23 March 2021 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**260       CHAIR'S REPORT (Item 5)**

The Chair noted that scrutiny reviews into Communal Heating, the Triage system and Partners would continue in the new municipal year as there was still further evidence to be received. In addition, the Chair also requested that the review into Housing Associations be included in the Committee's work programme for the new municipal year.

**261       ORDER OF BUSINESS (Item 6)**

The order of business would be B2 and B1.

**262       PUBLIC QUESTIONS (Item 7)**

The Chair outlined the procedure for Public questions

**263       REGISTERED PROVIDERS -REGULATOR OF SOCIAL HOUSING DATA (Item B1)**

Ian Swift, Director of Housing, Needs and Strategy was present and outlined the report, during which the following main points were made –

- The Registered Social Housing Regulator regulates registered providers of social housing to promote a viable, efficient and well governed social housing sector able to deliver homes that meet a range of needs. The Regulator undertake economic regulation, focusing on governance, financial viability, and value for money that maintains lender confidence and protects the taxpayer. The Regulator also set consumer standards and may take action if these standards are breached and there is a serious detriment to tenants
- Data available from the Regulator of Social Housing indicates there are 49 registered providers with homes in Islington. The largest registered provider is Islington Council, with 25302 properties, and this represents 58.9% of all social housing in Islington. The second largest is Peabody Trust, with 5162 properties, representing 12% of all social housing in Islington. The registered provider with the lowest number of homes in Islington is Metropolitan Housing Trust with 2 homes. In total there are 42926 Registered Provider Homes in Islington
- There are 1877 sheltered housing of supported housing homes in Islington with the largest provider being Clarion Housing Association, who manage 34.6% of all sheltered housing or supported housing accommodation in Islington. The next largest provider is Peabody Trust with 382 properties, and in total there are 1877 sheltered housing or supported accommodation properties in Islington
- There are 1454 low cost home ownership properties in Islington, with Newlon Housing Trust having the largest number of low cost ownership homes totalling 334. Islington Council owns 102 low cost ownership homes. The average Islington rent is £116.69, compared to the average registered provider rent being £125.63. Consequently the average rent weekly charged for all affordable homes in Islington is £119.65
- Members were advised that Islington Council had not sold any properties to Housing Associations in the previous 10 years
- With regards to the 22 5BR (bed room) units or more available in the borough to rehouse large families, the Director acknowledged the lack of such dwellings built in the borough. The Director indicated that he would provide information of the number of families presently awaiting rehousing in properties of 5BR , noting the challenge and reiterating that discussions are taking place with such families to discuss their housing options especially as they had little chance of being accommodated in such units in the near future due to the lack of availability
- In response to a question, the Director acknowledged that the council is in discussions with Housing Associations as to future builds and nomination rights especially as the greatest need in the borough was for 2/3BR type of accommodation
- With regards to available data regarding sale of Housing Association properties in the borough, meeting was advised that this information could be obtained from the Regulator for only the financial year 2017-19 period , ie properties sold off by Housing Associations in the borough and this could be provided to the Committee

- The Chair mentioned a survey carried out in 2010 detailing Housing Association properties in the borough and would forward to the Director of Housing Needs and Strategy

RESOLVED:

- (a) That the Director of Housing Needs and Strategy be requested to contact the Regulator to ascertain details of properties sold off by Housing Associations as referred to above and provide such information to the Committee
- (b) That the information requested above on the number of residents awaiting rehousing in 5BR properties or above be circulated to Members of the Committee

The Chair thanked Ian Swift for his presentation

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**MAJOR SCRUTINY REVIEW - PARTNERS FOR IMPROVEMENT - PRESENTATIONS OF HANDBACK SURVEY FINDINGS & AN OVERVIEW OF THE HANDBACK SURVEY (Item B2)**

Saf Khan, PFI 2 Integration Programme Manager was present and made a presentation to the Committee, copy interleaved

Richard Hand, Ridge Consultants was also present and also made a presentation to the Committee, copy interleaved

During the presentation the following main points were made –

- There are 2 PFI street properties contracts with Partners for Improvement, referred to as PFI 1 and 2
- PFI 1 began in 2003 and is a 30 year contract and will end in 2033 and PFI 2 began in 2006 and is a 16 year contract and will end in April 2022
- PFI 2 – 1831 Street properties or blocks with 4002 homes, 2788 tenanted homes, 1224 leasehold homes. The handback survey was measured against contractual standards
- The Handback survey enabled the Council to conduct a survey to ensure properties are returned in line with contract requirements, and that any repairs identified are carried out by Partners before the end of the contract period. The value of the repairs are held in a retention fund until the repairs are completed. The Council clerk of works signs off repairs on a monthly basis and the value of completed repairs reimbursed to Partners. The value of any repairs not completed will be retained by the Council
- Ridge Consultancy were procured to undertake the surveys on behalf of the Council and the period of the survey was 6 months. Ridge employed a specialist team to undertake the stock condition survey and work with a number of varied clients
- 314 basement flats were surveyed and 940 other flats and homes were surveyed, making a total of 1254 surveys of tenants homes, from a total of

2778 tenanted homes. Nearly all 1831 roofs and external surveys will be completed by end of April

- 5% of external surveys identified a repair, 9% of roof surveys identified a repair, 46% of internal surveys identified a repair and no repairs were found in 56% of homes surveyed. Total value of repairs identified were £446k
- A schedule of rates was used to price the repairs and 41 homes related to £151k of the total value of the repair costs, 53% of repairs cost less than £100 and 75% of repairs cost less than £250. Noted breakdown of costs per repair
- 3 key categories of repairs identified for most repairs, windows, damp and roofs. Noted other categories of repair identified
- Window repairs account for 398 individual works at 270 homes, including missing window restrictors, stays, locks, catches, handles, draught seals and other significant repairs include ease and adjust windows, rot, sash cords and renewal/overhaul of windows. The overall value of window repairs amounts to £70537.77 or £177 per repair
- Damp repairs were found in 265 homes with one instance spotted externally. There are 4 damp related issues which are not signs of damp, redecorate repair, damp survey costs, condensation, temporary repairs and these account for 203 of the 497 repairs identified. Penetrating damp, high meter readings, and water ingress are clear signs of damp/water penetration and account for 36% of the damp related issues found. Damp issues were predominantly found in basement and ground floor properties, and 21% of homes surveyed identified damp of some kind
- Roof repairs – most repairs identified on the roofs related to missing, slipped or broken tiles and account for 70% of repairs. The roof photographs show the roofs to be in generally good condition. The largest single costs are scaffold costs, which account for 79% of the total roof repair costs - £60k from £76k
- Next steps – writing to tenants of basement homes where access was not provided to encourage them to raised damp issues, continue to monitor repairs being conducted by Partners and hold them to complete works to the required standards, focus on all high value repairs and get them signed off, delayed payment on high value damp works to ensure all issues fully resolved, continue to monitor volumes of repairs being carried out and timescale for completion by Partners to the end of the contract. Work with Property Services to ensure Council retained repairs identified are completed
- Noted that Ridge Consultants who had undertaken the surveys were specialists in undertaking stock condition surveys and had carried out an onsite visual assessment of year of installation, quantity, remaining life and +PFI specific repairs and combined these with schedule of rates and lifecycles and put these into the LBI SAM database
- Noted that a 30 year business plan, aligned to other LBI stock had been undertaken and data cloned to provide a 100% output with first renewal and lifecycle repeats



## Housing Scrutiny Committee - 19 April 2021

- Stock profile – 2663 dwellings, of which 1231 surveyed, 1432 cloned. 1387 blocks (100%) plus review of upshot images were carried out in an extremely challenging year due to the pandemic and access issues
- Common issues – typical London street properties, better than average condition, evidence of works undertaken and there is need to continue to maintain. Some issues with dampness, subsidence, window repairs, removed window restrictors etc. internal decorations
- Survey findings - £162m over 30 years including leaseholder block costs, low catch up total, improvements include £32.4m of wall insulation, excludes revenue allowance, and this equates to £60.8k per unit but £48.7k if exclude wall insulation
- In response to a question it was stated that the Clerk of Works was responsible for signing off repairs and Partners were also providing detailed photographic evidence of completed repairs. Noted that monies were retained in a retention fund until the Council were satisfied repairs were completed satisfactorily, and this included for dampness works
- Noted that if roofing works were deemed necessary for Health and Safety reasons these would be carried out by Partners otherwise if they were minor they would be dealt with as part of the future cyclical maintenance programme
- Noted that as many properties as possible had been surveyed within the 6 month period, and that this had been impacted by the pandemic and residents shielding or not wanting to grant access to their properties. However tenants were being written in basement flats, in order to let the Council or Partners know of any outstanding repairs so that these can be taken account of. Members were of the view that all tenants and leaseholders should be contacted in this regard
- In response to a question it was stated that the Council paid the cost of the survey and there was no cost to tenants or leaseholders
- Reference was made to the problem of draughty homes and that this needed to be addressed. It was noted that this was an issue the Council would need to address in the future with net Zero carbon, however this had not been raised as a specific issue in the survey, however there had been issues with window defects that could attribute to this and some issues with boiler pressure. Noted that Green Homes funding had been obtained for a pilot scheme and this would look at the issues with street properties, in conjunction with UCL
- Noted that Partners were providing information on the schedule of boiler replacement and CP12 certification

### RESOLVED:

That the report be noted and consideration be given as to contacting all tenants and leaseholders in relation to outstanding repairs as referred to above

The Chair thanked Saf Khan and Richard Hands for attending

**265 WORK PROGRAMME 2020/21 (Item B3)**

RESOLVED:

That subject to the extension of the scrutiny reviews on Housing Associations, Communal Heating, the Triage system and PFI 2 transfer of properties into the next municipal year, the work programme be noted

**266 OTHER BUSINESS (Item )**

Councillor Ward stated that he had visited the Ringcross Estate and had been extremely concerned at the poor conditions in the communal areas and lack of cleaning. Councillor Ward stated that he had been in contact with Hyde Housing Association who managed the properties and they were undertaking a deep clean of the communal areas and he would be re-inspecting the estate later that month to ensure that this had taken place

The meeting ended at 8.40 p.m.

**CHAIR**

Report of: Director of Law and Governance

Meeting of	Date	Ward(s)
Housing Scrutiny Committee	28 June 2021	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 20 May 2021, terms of reference and dates of meetings of the Housing Scrutiny Committee for the municipal year 2021/22, 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



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Director of Law and Governance

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Date

Report author      Ola. Adeoye, Senior Democratic Services Officer  
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**HOUSING SCRUTINY COMMITTEE – 2021/22****1. COMMITTEE MEMBERSHIP**

<b>Councillors</b>	<b>Substitute Members</b>
Councillor Mick O’Sullivan (Chair)	Councillor Gary Heather
Councillor Marian Spall (Vice Chair)	Councillor Sara Hyde
Councillor Valerie Bossman-Quarshie	Councillor Anjna Khurana
Councillor Theresa Debono	Councillor Matt Nathan
Councillor Phil Graham	Councillor John Woolf
Councillor Osh Gantly	
Councillor Jason Jackson	
Councillor Gulcin Ozdemir	

**2. MEETING DATES**

- 28 June 2021
- 13 July 2021
- 21 September 2021
- 11 November 2021
- 13 December 2021
- 3 February 2022
- 21 March 2022
- 21 June 2022

The dates, times and locations of meetings are publicised on the council’s website – [democracy.islington.gov.uk](http://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.



Chief Executive Department  
Town Hall, London N1 2UD

## Report of:

Meeting of:	Date:	Ward(s):
Housing Scrutiny Committee	28 <sup>th</sup> June 2021	All

Delete as appropriate	Exempt	Non-exempt
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## SUBJECT: Quarter 4 Performance Report: Housing

### 1. Synopsis

- 1.1 The council has in place a suite of corporate performance indicators to help monitor progress in delivering the outcomes set out in the council's Corporate Plan. Progress on key performance measures is reported through the council's Scrutiny Committees on a quarterly basis to ensure accountability to residents and to enable challenge where necessary.
- 1.2 This report sets out Quarter 4 progress against targets for those performance indicators that fall within the Housing outcome area, for which the Housing Scrutiny Committee has responsibility.

### 2. Recommendations

- 2.1 To note performance against targets in Quarter 4, 2020/21 for measures relating to Housing.

### 3. Background

- 3.1 A suite of corporate performance indicators has been agreed for 2018-22, which help track progress in delivering the seven priorities set out in the Council's Corporate Plan - *Building a Fairer Islington*. Targets are set on an annual basis and performance is monitored internally, through Departmental Management Teams, Corporate Management Board and Joint Board, and externally through the Scrutiny Committees.
- 3.2 The Housing Scrutiny Committee is responsible for monitoring and challenging performance for the following key outcome area: Housing: Delivering decent and genuinely affordable homes for all.

## 4. Quarter 4 performance update – Housing

### 4.1 Key performance indicators relating to Housing.

Yes	Indicator	2018/ 19 Actual	2019/ 20 Actual	2020/ 21 Target	2020/ 21 Year End	On target?	Q4 last year	Better than Q4 last year?
	H1	70	63	111	53	No	63	No
	H2	174	89	118	118	Yes	89	Yes
	H3	109	0	43	3	Yes	0	Yes
	H4	21	25	54	17	No	25	No
	H5	133	144	150	183	Yes	144	Yes
	H6	161	152	160	97	No	152	No
	H7	81.2%	87.7%	85.0%	92.9%	Yes	87.7%	Yes
	H8	14.0%	17.0%	15.0%	20.0%	No	17.0%	No
	H9	2.86%	3.92%	3.75%	4.71%	No	3.92%	No
	H10	2.95%	3.71%	3.25%	4.91%	No	3.71%	No
	H11	203	348	400	314	Yes	348	Yes
	H12	390	316	350	468	No	316	No
	H13	69	155	45	200	Yes	155	Yes



- 4.2 *H1: Number of genuinely affordable new homes (social rented or shared ownership) completed by the Council*  
This indicator was behind target for the year: In Q4 19 new homes were handed over at Dover Court and 27 at King Square, to complete phase 2 of those projects. Delays to the completion of Redbrick (55 new socially rented homes) and Belfont Walk (2 new socially rented homes) due to the knock-on effect of Covid-19 workplace restrictions have meant this target has been missed, but these will be completed in 2021/22.
- 4.3 *H2: Number of genuinely affordable new homes (social rented or shared ownership) completed by Developers*  
This indicator finished on target: 12 affordable new homes were completed at Hyde Village in Q4 of this year.
- 4.4 *H3: Number of planning permissions agreed for new council housing*  
This indicator finished off target: This is related to some delays around changing regulations, which have impacted the progress of the Braithwaite and Quaker Court schemes.
- 4.5 *H4: Total number of new council homes (net growth taking into account new homes and homes sold through right to buy)*  
This indicator has finished off target, due to the delays in completion as a part of H1. The indicator takes the number of council homes sold through right to buy from the total number of new council homes completed – overall this year there have been 36 right to buy completions, leaving the net growth of 17 socially rented properties delivered by the Council. Including properties built by developers, the number of genuinely affordable homes in the borough has increased by 135 this year.
- 4.6 *H5: Number of severely overcrowded households assisted to relieve their overcrowding*  
This indicator finished the year ahead of target: we have supported 183 households to relieve their overcrowding so far this year, which is the higher than 2018/19 and 2019/20, and ahead of the annual target of 150.
- 4.7 *H6: Number of under-occupied households that have downsized*  
This indicator finished the year below target: 97 households were supported to downsize, against an annual target of 160. Attainment against this indicator has been up and down all year, due to the difficulties of organising moves during lockdowns.
- 4.8 *H7: Percentage of LBI repairs fixed first time*  
This indicator has finished above target: Performance against this indicator continues to be high, with a completion rate of 92.9% ahead of the target and last year's performance. This is partly due to the prioritisation of emergency repairs, and which have a higher first time fix rate than the average repair.
- 4.9 *H8: Major works open over three months as a % of Partners' total completed major works repairs*  
This indicator finished the year off target at 20% is above the target of 15%; this is due to the knock-on effects of lockdowns and limitations to the number of people working on site.
- 4.10 *H9: Rent arrears as a proportion of the rent roll - LBI*

This indicator has finished the year off target: Rent arrears is one of the areas that have been hardest hit during the pandemic, with households losing income, more households moving on to Universal Credit, and a freeze on recovery activities.

However, it should be noted that the income recovery team have collected 98.5% of all rent owed this year and the arrears have grown by less this year than last year, in spite of the challenging conditions.

4.11 *H10: Rent arrears as a proportion of the rent roll - Partner properties*

This indicator has also finished the year off target: As noted above, rent arrears is one of the areas that have been hardest hit during the pandemic, with households losing income, more households moving on to Universal Credit, and a freeze on recovery activities.

4.12 *H11: Number of households accepted as homeless*

This indicator is has finished the year on target: 314 households have been accepted as homeless, which is lower than last year and the annual target.

4.13 *H12: Number of households in nightly-booked temporary accommodation*

This indicator finished the year off target; this has been heavily affected by the Everyone In programme in the early stages of the pandemic, and the difficulties around organising permanent housing for households during the pandemic. Work is ongoing to bring this number down, and deliver the forecast savings through the Temporary Accommodation budget.

4.14 *H13: Number of street homeless supported into accommodation*

This indicator has finished the year well above target; thanks in part to the Everyone In programme, we have supported 200 street homeless in to accommodation this year, compared with 155 last year. Internal records show that a total of 375 households were housed through the Everyone In programme in 2020/21, where the household were either sleeping rough or about to sleep rough.

## 5. **Implications**

### **Financial implications:**

5.1 The cost of providing resources to monitor performance is met within each service's core budget.

### **Legal Implications:**

5.2 There are no legal duties upon local authorities to set targets or monitor performance. However, these enable us to strive for continuous improvement.

### **Environmental Implications and contribution to achieving a net zero carbon Islington by 2030:**

5.3 There are no environmental impact arising from monitoring performance.

### **Resident Impact Assessment:**

- 5.4 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).
- 5.5 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.

### **6. Conclusion**

- 6.1 The Council's Corporate Plan sets out a clear set of priorities, underpinned by a set of firm commitments and actions that we will take over the next four years to work towards our vision of a Fairer Islington. The corporate performance indicators are one of a number of tools that enable us to ensure that we are making progress in delivering key priorities whilst maintaining good quality services.

### **Signed by:**



Maxine Holdsworth  
Corporate Director, Housing

Date:17.06.2021

Report Author: David Clifford  
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## HOUSING ON SCRUTINY COMMITTEE

### SCRUTINY TOPICS AND WORK PROGRAMME 2021/22

#### (A) SCRUTINY REVIEW FOR 2021/2022

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:

- Communal heating (2020/21)
- Triage System (2020/21)
- Partnership Improvement (2020/21)

The Chair has suggested that the above topics to be continued into the 2021/2022 Municipal year.

#### (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.

#### (C) OTHER REPORTS

The Committee may 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.

#### **28 JUNE 2021**

- 1) Membership, Terms of Reference and Dates of Meetings
- 2) Quarterly Review of Housing Performance (Q4 2020/21)
- 3) Main Scrutiny Review – Partners Improvement – Repairs and Capital Works
- 4) Scrutiny Topics and Work Programme 2021/22

#### **13 JULY 2021**

- 1) Scrutiny Review – Partners Improvement (HR and Digital Services)
- 2) Communal Heating – witness evidence
- 3) Work Programme 2021/22

#### **21 SEPTEMBER 2021**

- 1) Scrutiny Review: Triage System
- 2) Mini Scrutiny Review – Communal Heating – Draft Recommendations
- 3) Housing Association Scrutiny (Housing Association Tbc)

- 4) Quarterly Review of Housing Performance (Q1 2021/22)
- 5) Scrutiny Review: Partners Improvement - Evidence
- 6) Work Programme 2021/22

**11 NOVEMBER 2021**

- 1) Mini Scrutiny Review – Communal Heating – Final Report & Draft Recommendations
- 2) Mini Scrutiny Review: Triage System – Final Report and Draft Recommendations
- 3) Mini Scrutiny Review: Cladding in Private Housing and Housing Associations – SID
- 4) Work Programme 2021/22

**13 DECEMBER 2021**

- 1) Scrutiny Review: Partners Improvement - Draft Recommendations
- 2) Mini Review : Community Fibre Optics in Housing Estate - SID
- 3) Quarterly Review of Housing Performance ( Q2 2021/22)
- 4) Work Programme 2021/22