

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

Meeting of	Date	Ward(s)
Executive	26 November 2020	All

Delete as appropriate		Non-exempt
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## **SUBJECT: MAJOR WORKS SCRUTINY 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 review into Major Works. 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 In July 2019 the Housing Scrutiny Committee commenced a review into Major Works as there were concerns that the present arrangement of works being carried out by contractors and the partnering arrangements were not sufficiently addressing resident concerns.
- 3.2 Members examined the types of major works that are carried out, where and when, and in particular reviewed the options available to deliver major works projects. The Committee also considered whether the delivery in-house option could be financially viable, provide a

superior service and whether the procurement of small contractors would be more manageable than one or two large contractors.

#### **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 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 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 review, at which point a Resident Impact Assessment will be completed if required.

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

- 5.1 The Committee is of the view that certain capital works can be carried out 'in house', and that a pilot project should be carried out, with a view to assessing whether major works should be brought 'in house'.

In addition to the above, the Committee are of the view that where capital works are to be carried out by contractors, there needs to be further improvement in communication with residents and leaseholders.

The Executive is asked to endorse the Committee's recommendations.

**Appendices:**

- Major Works – Report of the Housing Scrutiny Committee

**Background papers:**

- None.

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