

Housing Scrutiny Sub-committee 2018/19 Work Programme									
Meeting date	Council Strategic Priorities	Council Strategic Outcomes	Focus theme	Type of scrutiny	Item	Outcome	Service area's suggested focus	Committee members' scoping questions	Supporting officers attending
Wednesday 26 September	A borough that our residents are proud of and love to live in	People live in good quality affordable homes and well-designed neighbourhoods	Current housing supply	Planning	2018/19 Work Programme	To approve the Committee's work programme for the year			Rosy Wilkie/Abidah Kamali
				Spotlight	Social Housing Green Paper	Introduction to the Green Paper and how the Council and partners will respond		1. How does the Council plan to engage RPs to feedback to the Green Paper findings? (MH)	Mark Baigent
				Spotlight	Voids, Empty & Second Homes	To understand how many (Council & RP) voids there are and how quickly they are brought back into use; also stats on empty and second homes across the borough with a view to using council tax powers to reduce the number of empty and second homes		1. What is the process for reclaiming keys at the end of tenancies to avoid delays in reallocating housing? 2. Are locks changed to reclaim properties when tenants have withheld keys, to speed up the process? (DD) 3. How many empty and second properties are there in the borough, how does this compare with nearby local authorities? 4. What is the council's approach to taxation of second and empty properties? (DT)	Susmita Sen/Ann Otesanya/Sandra Fawcett
				Spotlight	Common Housing Register & allocations policy	To understand waiting lists and the prioritisation criteria and process especially in relation to mental health conditions and for assessing over-crowded conditions and under-occupation. Provide critical friend challenge to ensure allocations are fair and transparent		1. What are the criteria for being placed in the band for those with medical conditions - are mental health conditions included? 2. Is the process public or as transparent as it could be? (DD) 3. How long are families in different categories spending on the waiting list, both averages and extremes? (DT)	Rafiqul Hoque
				Strategic Performance Monitoring	Standing item	To understand progress in delivering the Strategic Plan and the key risks; also use this regular standing item to note the Registered Providers' performance report (circulated in advance of the meeting)			To be agreed
Tuesday 20 November	A borough that our residents are proud of and love to live in	People live in good quality affordable homes and well-designed neighbourhoods	Quality housing	Tracking recommendations	Under occupation Scrutiny Review	Tracking implementation of recommendations from 2016/17 review			Rafiqul Hoque
				Spotlight	Sub-letting	Review of the extent of sub-letting on Council properties, improve understanding of challenges and provide critical friend challenge to work around reducing sub-letting	Joint presentation by Tower Hamlets Homes and the Council's fraud team focusing on Council properties only.		Susmita Sen/Ann Otesanya
				Spotlight	Fire safety	To update the Committee on the Council's work on fire safety, including a report on Dame Judith Hackitt's report; and an update on the Fire Safety Scrutiny Review Report and Action Plan			Mark Baigent/John McGeary
				Strategic Performance Monitoring	Standing item	To understand progress in delivering the Strategic Plan and the key risks; also use this regular standing item to note the Registered Providers' performance report (circulated in advance of the meeting)			To be agreed
Tuesday 29 January	A borough that our residents are proud of and love to live in	People live in good quality affordable homes and well-designed neighbourhoods	Affordability/finances	Budget scrutiny	Budget scrutiny	Review housing budget allocation, including: a) housing revenue account b) housing vehicles To understand how the Council is delivering affordable housing and provide critical friend challenge around developing a sustainable model of delivery			Mark Baigent
				Spotlight	Preventing homelessness update	Review the Council's work towards preventing and reducing the amount of homelessness in the borough, including reference to the homelessness strategy currently out to consultation. Also to include rough sleeping.		1. What are the statistics for reductions in homelessness since the Act was introduced? 2. How are the provisions within the Act being used? (DD)	Rafiqul Hoque/Seema Chote
				Spotlight	Service charges for leaseholders	To understand the the issues behind the main areas of complaint, namely lack of control or influence over services received and how and by whom properties are managed; value for money; and the major works charge. Also leaseholder reform and the impact of it on residents.		1. The major works charge can result in large bills being received for payment at relatively short notice with a lack of transparency about the works being undertaken and the costs involved. What is the policy and process for managing major works? (AW) 2. How might transparency be increased generally in this area? (AW) 3. What is the policy and practice for handling leaseholders' concerns, finances and feedback and how does this compare with best practice elsewhere? 4. What possibilities might there be for collaboration between RPs on estates where there are multiple RPs with a view to making savings? (MH)	Susmita Sen/Richard Hards
				Spotlight	Universal Credit & rent arrears (THH & RP responses)	To better understand the scale of impending changes and the support being provided to tenants		1. What is being done to respond to UC? 2. What is it's estimated impact? 3. What can we learn about how to reduce it's negative impact? (DT)	Susmita Sen/Sandra Fawcett
Tuesday 9 April	A borough that our residents are proud of and love to live in	People live in good quality affordable homes and well-designed neighbourhoods	Planning and Infrastructure / future demand	Spotlight	Improving conditions in the private rented sector	To understand the actions being taken by the Council to improve conditions in the private rented sector			Dave Tolley
				Spotlight	Build Out Review	To understand the findings of Sir Oliver Letwin's Review, Government's response and the likely impact on services			Adele Maher
				Spotlight	Local Plan/Revised NPPF/new London Plan/Isle of Dogs and South Poplar Opportunity Area Planning Framework	To understand these developments in Planning and their cumulative impact on development in Tower Hamlets		1. What are the key impacts to the TH Planning system? (MH) 2. What are the risks and opportunities? (MH) 3. How the plans all fit together including the witechapel vision masterplan 4. The Local Plan, London Plan and OAPF have some extremely high housing & job numbers for TH and specifically on the IoD & South Poplar - these should be made clear together with housing growth forecasts in the short medium term 5. How does TH plan for infrastructure to support density and growth of local population	Adele Maher
				Spotlight	Infrastructure to support new housing	To review the Council's infrastructure delivery plan and developments and provide critical friend challenge to how the Council will meet future demand			Matthew Pullen
				Strategic Performance monitoring	Standing item	To understand progress in delivering the Strategic Plan and the key risks; also use this regular standing item to note the Registered Providers' performance report (circulated in advance of the meeting)			To be agreed

Scrutiny Reviews take place in sessions arranged separately from committee meetings but are noted here for completeness:

Type of scrutiny	Item	Outcome	Service area's suggested focus	Committee members' scoping questions	Supporting officers attending
Scrutiny review	Improving air quality through green spaces	To understand the relationship between RPs' management of estates and their green spaces and air quality. Suggestion is for a joint review with THH Residents' Panel that would look at estate management policies including: how can housing providers make better use of their green spaces to improve air quality in Tower Hamlets; what role can the Council play in pursuing this objective through housing providers?		1. As part of considering estates management, what provision is there for, and commitment to, bike racks (recognising cycling's contribution to improving air quality)? (DD)	

