

**Overview and Scrutiny Committee**  
**Councillor Dipa Das - Scrutiny Lead for Place and Chair of HSSC**  
**28 January 2019**

1. The HSSC through its theme focused work programme has in this financial year looked at housing supply and quality housing. In particular:
  - a) Exploring measures to speed up the re-let of void housing stock
  - b) Empty and second homes – whilst still in large numbers there is a visible decline since 2011, possible influencers include a stronger housing market, empty homes surcharge.
  - c) Common Housing Register and Allocations Policy – Explored prioritisation criteria, bandings and targets, medical need decisions. We did have concerns raised on band 3 applicants (not in housing need) and 3% target – because about 2,000 of the 8,000 applicants registered have been waiting 12 years. A review of the allocations policy is planned and HSSC has asked to feed into this process into this process.
  - d) Social Housing Green paper – explored proposals, the TH view, likely impact and resident engagement. The SHGP is only a small step towards delivering more social homes.
  - e) Under occupation scrutiny review, tracking delivery of recommendations. C. 1k under occupiers on housing waiting list, encouraging and supporting of moves should be strengthened.
  - f) Social housing fraud – explored landlord interventions to identify and tackle fraud. c. £12m secured across borough via court actions.
  - g) Fire safety – No Council high rises with remaining Aluminium Composite Material (ACM) cladding, RPs have 9 blocks with ACM cladding remaining with wardens and evacuation plans and remedial actions in place. Government message for building owners to cover costs of removal and replacements from insurance, however charging leaseholders could result in increased evictions. RPs will access Gov grant £400m as required. Awaiting legislative changes to building regulations.
  - h) Reviewed strategic plan performance, priorities, challenges and next steps, next updated to include Mayoral pledges.
  - i) Reviewed social landlord performance report, concerns raised around underperformance (clarion HA). This was discussed with the THHF benchmarking sub group who have also been asked agree a measure to report on evictions for those in receipt of universal credit (in rent arrears).
2. **Next meeting** – 29<sup>th</sup> January 2019 – Affordability / finances
  - a) Items include budget scrutiny, service charges for leaseholders and the THH strategic review (options appraisal).
3. **Scrutiny review** - Improving health, environmental quality, economic and social outcomes through Housing Open Spaces. Desired outcomes include: to establish good practice and encourage adoption by social landlords, Identify funding opportunities; promote the green flag awards and accreditation, establish a Borough wide Housing Estate Best (use of) Green Space competition, and investigate appetite for outdoor gyms.

**Evidence collection sessions:**

|   | <b>Presenters</b>  |
|---|--|
| 19 February - intro, roles and responsibilities, external experts       | Groundwork London<br>Seeds for Growth<br>TH Cemetery Park<br>Trees for Cities  |
| 12 March – Open space priorities and management / funding opportunities | Public Health<br>Council teams – open spaces, parks, air quality, bio diversity  |
| 18 March / 23 <sup>rd</sup> March                                       | Women's Environment networks<br>Community greening / food growing projects – and visits<br>East End Homes/Poplar HARCA |

4. **Waste Delivery option** (in house): Met with the Divisional and Strategic Director on 23<sup>rd</sup> Jan. Discussion focussed on:

- Project plans, progress, challenges and risks
- Mobilisation team – experts and advisors
- Planned service improvements and performance monitoring
- Staffing - service continuation, TUPE challenges, pension costs, workforce development and offer, local training and recruitment
- Marketing plan (commercial waste income) – improving delivery offer and uptake
- Fleet – planned improvements including environmental priorities, submit letter of intent to Dennis Eagle by Feb 19, vehicles available by Jan 2020

Recommendations:

- Briefing note to O&S (for information) with attendance at the April / May meeting rather than in March, when there will be more to report back on.
- Quarterly meetings with Cllr Das to monitor progress, challenges and risks