

COMMITTEE, 14/07/2022

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE HOUSING & REGENERATION SCRUTINY SUB  
COMMITTEE**

**HELD AT 6.30 P.M. ON THURSDAY, 14 JULY 2022**

**COMMITTEE ROOM ONE – TOWN HALL, MULBERRY PLACE, 5  
CLOVE CRESCENT, LONDON E14 2BG**

**Members Present in Person:**

Councillor Abdul Mannan (Chair)

Councillor Nathalie Bienfait

Councillor Musthak Ahmed

Councillor Ahmodul Kabir

Councillor Marc Francis

Councillor Sabina Khan

**Officers Present in Person**

Mark Slowikowski -(Senior Strategy and Policy Officer)

Justina Bridgeman -(Democratic Services Officer, Committees)

Jennifer Peters -(Director of Planning and Building Control)

**Officers Present Remotely:**

Karen Swift -(Director, Housing and Regeneration)

Stephen Shapiro -(Acting Director Property & Major Programmes)

Sripriya Sudhakar -(Head of Regeneration)

Una Bedford -(Strategy and Policy Officer (Place))

**Apologies:**

Councillor Faroque Ahmed

Ann Sutcliffe -(Corporate Director (Place))

Joel West -(Democratic Services Team Leader, Committees)

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**1 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

There were no declarations of pecuniary interests.

**2 APPOINTMENT OF VICE-CHAIR**

The Chair requested nominations for the position of Vice-Chair of the Housing and Regeneration Scrutiny Sub Committee for the municipal year 2022/23. Councillor Mannan proposed Councillor Nathalie Bienfait for the position. This was seconded by Councillor Musthak Ahmed.

There were no further nominations.

The Housing and Regeneration Scrutiny Sub Committee;

**RESOLVED that:**

Councillor Nathalie Bienfait is elected Vice-chair of the Housing and Regeneration Scrutiny Sub-Committee for the municipal year 2022/23.

**3. MINUTES OF THE PREVIOUS MEETING(S)**

**RESOLVED that:**

The minutes of the Sub Committee meeting held on 15 March 2022 were approved as a correct record of proceedings.

Matters Arising

Councillor Marc Francis, who chaired the meeting held on 15 March 2022, reminded the subcommittee that a recommendation was made for Tower Hamlets Homes (THH) to attend the first meeting of the municipal year to discuss performance and include all data. This was not added to the agenda for 14 July 2022 meeting, as a review of performance monitoring for all social landlords was discussed in item 3.1.

The Chair indicated to the sub committee that a meeting with Andrea Baker, chair of Tower Hamlets Housing Forum (THHF) will take place in two weeks' time, and updates will be provided at the next meeting scheduled for October.

**3.1 OUTSTANDING ACTIONS**

3.1.1 - Social Landlords Performance Report – Councillor Marc Francis asked that this become a standing agenda item and that he would like to see their performance data over the course of the last 12 months in advance of the committee's next meeting in October.

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3.1.2 – Homelessness Action Plan - Councillor Marc Francis raised concerns over the quality and location of temporary accommodation used and the wider use of PRS to discharge the council's rehousing duty. He requested that the Sub Committee be provided with a written update on when an improvement in the Housing Options Service could be seen.

3.1.4 – A.O.B Letters to the Mayor (requesting Spitalfields Housing Association be referred to the Social Housing Regulator) and Clarion Housing Association (concerns over performance).

Councillor Francis stated that the previous chair of the Sub Committee had written to the former Mayor (while still in office) requesting him to refer Spitalfields Housing Association to the Social Housing Regulator. Councillor Francis then requested the Sub Committee agree the next steps with the new Mayor. This was seconded by Councillor Ahmed who also wanted more intervention by the Mayor and Lead Member for Housing to address the poor performance of social landlords operating in the borough, particularly on health and safety issues.

Councillor Francis also requested a discussion amongst members of the Sub Committee on the next steps to be taken to hold Clarion to account for specific actions, prior to the October meeting. A written update on both issues was requested ahead of the October meeting by Councillor Francis.

**RESOLVED that**

The outstanding actions be noted, and written updates be provided prior to the next meeting scheduled for the 20 October 2022.

**4. REPORTS FOR CONSIDERATION**

**Housing & Regeneration Scrutiny Sub Committee Terms of Reference, Quorum, Membership and Dates of Meetings 2022/23.**

Justina Bridgeman, Democratic Services Officer, requested the sub committee note the membership, terms of reference, meeting dates and confirm meeting start times as 6.30pm at the first meeting of the municipal year 2022/23.

**RESOLVED that** the sub committee

1. Note its Terms of Reference, Quorum, Membership, Dates of future meetings, as set out in the appendices and report.
2. The start times of the Housing and Regeneration Scrutiny Sub Committee were confirmed as 6.30pm.

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## **5. OVERVIEW FROM SERVICE DIRECTORS**

### **5.1 Overview of Place Directorate**

Jennifer Peters, Director of Planning & Building Control, provided a brief presentation on the Place Directorate, which detailed the organisational structure, key strategies, Place pledge status by Manifesto and challenges and priorities for 2022/23.

#### **RESOLVED that**

1. The presentation be noted.

### **5.2 Overview of Planning and Building Control**

Jennifer Peters, Director of Planning & Building Control, followed with a brief presentation on the service, which detailed the key functions of the service; strategic planning, infrastructure planning and building control. Jennifer also detailed the divisional support, spatial data and the digital and commercial innovation unit.

Further to questions from members of the sub committee, Jennifer;

- Explained that the service is actively looking at how the new local plan can deal with issues of women's safety and explore how places can be made to be and feel safer via urban design.
- Noted that the Public Realm team are considering how the borough can increase recycling options for residents, in line with the Reuse, Recycle and Waste, Supplementary Planning Document (SPD).

#### **RESOLVED that**

1. The presentation be noted.

### **5.3 Overview of Housing and THHF**

Karen Swift, Director of Housing and Regeneration, gave a brief presentation on the work the council undertakes in relation to statutory housing duties and other housing activity. Karen outlined the role of the housing division, the challenges and the priorities for 2022/23.

Further to questions from members of the sub committee, Karen;

- Explained that Tower Hamlet Homes (THH) does not have aluminium composite material (ACM) cladding on any sites. The remaining ACM in the borough exists on a small number of private sector buildings over 18m and following government funds now available, removal underway or planned

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imminent. London Fire Brigade undertake regular inspections of buildings and advise on interim measures. LFB and council work with developers (including taking enforcement action) to facilitate the remediation of dangerous materials.

- Estimated that the projected time to fulfil Mayor Rahman's pledge of building 1,000 social housing properties a year, with assistance from section 106 pipeline schemes for housing association homes is achievable.
- Explained that property inspections for temporary accommodation are undertaken regularly as part of the procurement exercise. A briefing note on the standards required for temporary accommodation can be submitted if the committee require it..
- Suggested the Chair raise concerns on contractors response times to THHF Chair Andrea Baker, at his scheduled meeting with her.
- Indicated that discussions will take place with Andy Simpson, Head of Strategy, Policy and Performance, regarding the council's resources to manage residents' concerns with their registered providers.

**RESOLVED that**

1. The presentation be noted.
2. A briefing note on standards required for temporary accommodation be submitted.

**5.4 Overview of Integrated Growth and Development**

Stephen Shapiro, Acting Director Property & Major Programmes, provided a brief presentation on the service, which detailed the property and major programmes, asset and facilities management and capital delivery. Stephen followed with an overview of the growth services key workstreams; employment, skills and support, careers and social mobility and key workstreams to tackle poverty.

**RESOLVED that**

1. The presentation be noted.

**5.5 Overview of Regeneration**

Sripriya Sudhakar, Head of Regeneration, gave a brief presentation of the services, the approach to regeneration, the team, the work programme and challenges and opportunities.

**RESOLVED that**

1. The presentation be noted.

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## **6 WORK PROGRAMME 2022/23**

Mark Slowikowski, Senior Strategy and Policy Officer, proposed topics to discuss at the remaining meetings for the 2022/23 municipal year. After deliberation consideration should be made to review the Refreshed Housing Strategy the following were added to the agenda for 20 October meeting:

- Social Landlord's Performance Report
- Council representation on the board for social landlord's
- Parking on Estates

Further to discussions from members of the sub committee, it was agreed that:

- Recycling Rates on Estates can be discussed alongside social landlord's performance.
- Air Quality concerns will be referred to the Health and Adults Scrutiny Sub Committee, as they are not in this sub committees remit.
- Registered Providers Repair Performance will be added to the agenda for 15 December meeting.

The sub committee were also informed that Mayor Rahman is currently exploring reforms to the Housing Options Service.

### **RESOLVED that**

1. Social Landlord's Performance and Parking on Estates be considered as topics for scrutiny for the 20 October 2022 meeting.
2. Council representation on the boards of social landlord's meeting scheduled for the 20 October 2022.
3. The report be noted.

## **7 ANY OTHER BUSINESS**

None

The meeting ended at 8.27pm  
Chair, Councillor Abdul Mannan  
Housing and Regeneration Scrutiny Sub Committee