
**GRENFELL TOWER
PUBLIC INQUIRY**

Exhibit TC/9

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**HOUSING AND PROPERTY SCRUTINY COMMITTEE****- 13 JULY 2011****CABINET MEMBER FOR HOUSING AND PROPERTY****CABINET MEMBER REPORT ON CURRENT ISSUES**

The purpose of this report is to inform Members of recent policy and practice developments, which are likely to impact on the future work of the Business Group and to update Members on progress of important current projects.

FOR INFORMATION**HOUSING****1. Silchester Garages Site**

- 1.1 The procurement process to appoint a development partner for the creation of a new residential scheme on the edge of the Silchester Estate is progressing as programmed, with engagement from estate residents in the setting of priorities, and a competitive dialogue process to establish the best scheme at the best value to the Council. Final proposals and offers will be received from the two bidders at the end of June, allowing a period of analysis before a decision is taken at the Cabinet meeting of 22 September 2011.

2. Decant Strategy

- 2.1 A resident consultation process on a draft Decant Strategy for the Borough has concluded, and comments made by residents and their representative groups have been incorporated in the final draft for decision. The Decant Strategy sets out the way in which the Council will manage the process of closing down existing Council housing and transferring the residents to new homes when there are agreed proposals for the regeneration of their properties. It will first be used for moving the current residents of 1-27 Shalfleet Drive to facilitate the Silchester Garages Site development.

3. Elm Park Gardens Basements

- 3.1 The second phase of the Elm Park Gardens basement conversion project is reaching a successful completion, with 8 new homes handed over by the contractor on 30 June 2011. These include three large family homes, and five one-bedroom flats for Keyworkers. The scheme has transformed under-used basement space into high quality accommodation, funded entirely through market leasehold disposals of other disused basement areas for private housing. The end of this contract concludes the Council's work on the basements, with a number of unimproved basement spaces now remaining to be sold. The receipt, once the cost of works has been fully covered, will be ring-fenced for housing regeneration work elsewhere in the Royal Borough.

4. Housing Strategy

- 4.1 A new Housing Strategy for the Royal Borough is being drafted for consultation. It will be brought to the Housing and Property Scrutiny Committee for comments in the autumn. It will be formally agreed through the Key Decision Process later this year.

5. Stock Options

- 5.1 Following the formal closure of the Stock Options Review programme, having secured the position of the HRA, officers have established a group to continue to develop proposal flowing from the review. These include work on the HRA self-financing arrangements arising from the Localism Bill, efficiency savings and investigation into further regeneration and small sites development work on Council estates.

6. The Localism Bill

- 6.1 An Advisory Group of Councillors has been set up to scrutinise the impact of 'Affordable Housing' rent model. This will focus on the implications of the Affordable Rent for the Royal Borough it will report to Scrutiny Committee in the autumn.

7. The Travellers' Site

- 7.1 A Key Decision has been taken to award a contract for environmental improvements to the Stable Way Travellers' Site, and the contractor has visited the site and met residents prior to agreeing the work programme, detailed arrangements, and start on site date. The works have been agreed following extensive consultation with residents, and will take twelve weeks to complete once they begin. The Council's funding is being matched by the London Borough of Hammersmith and Fulham, who share responsibility for the site.

8. Fire Safety Requirements in Registered Provider Properties

- 8.1 At June 2010 Scrutiny Committee it was reported that the majority of Registered Providers (RPs) had responded to a survey on fire safety following a serious fire in Southwark in July 2009. Following a request from members in January, when the update on the Tenant Management Organisation managed stock was reported, this survey was repeated in March 2011 to ensure that RPs continue to comply with fire safety standards and recommendations by the London Fire Brigade. A positive response was received from providers as the table below shows. Full details of individual responses can be made available. There has been no response from five providers and these are being followed up on to ensure that fire safety measures are being implemented.

| | Inspections by London Fire Brigade (LFB) | Undertake regular fire risk assessments (FRAs) |
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| Affinity Sutton | Regular liaison across the boroughs with local fire officers who are satisfied with RP performance | Yes – completed and undertaking on-going monitoring. |
| Anchor Housing Association | Yes – but not in 3 K&C schemes recently | Yes – All scheme managers are trained in fire safety. |
| Family Mosaic | Yes – followed LFB advice to improve undertaking of statutory duties | Yes – All surveyors trained and qualified to undertake FRAs. High priority schemes all reviewed. |
| Genesis | Not been subject to any regulatory action by LFB | Yes – all properties had FRA in last 12 months, action implemented within agreed timescales. |
| Guinness | No direct contact from LFB with regard to three estates in borough | Yes – number of corrective and improvement works undertaken or planned. |
| Harrison Homes | Visit by LFB in 2009 identified compartmentalisation | Yes – attending to a number of items that were proposed. |

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| | issue; recent follow up which confirmed compliance | |
| Housing 21 | No recent contact from LFB. Upgrade works to RBKC properties will be completed this year. All stock to be compliant by end of 2013 | Yes – local fire officers undertake regular visits and audit FRAs. |
| Kensington Housing Trust (Catalyst Housing Group) | Recent contact about individual properties. | Yes – ongoing programme of assessments. Installing alarm systems in flats and master suited lock system in street properties and will set up programme of regular inspections. |
| London and Quadrant Group | Involved with a joint audit process with LFB | Yes – continuing programme of assessments with all high risk stock completed. |
| Look Ahead Housing and Care | Recent contact about an individual property, with the recommendations being implemented | Yes – new contractor for maintenance of alarm systems and fire equipment. |
| Notting Hill Housing | Regular meetings with head of Hammersmith and Fulham fire enforcement team. Fire Safety Strategy reviewed. | Yes – Developed a 3 year strategy. All assessments to be completed by April 2012. Higher risk properties assessed annually, lower risk every 3 years unless there are changes to the building. |
| Octavia Housing | Yes – remedial works have been carried out or planned as a result of contact. | Yes – Programme of fire safety improvement works ongoing and scheduled to finish by the end of 2012. |
| Sanctuary Housing | No contact from LFB – confident of compliance | Yes – reviewed on an annual basis. RBKC |

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| Association | | blocks completed in March. |
| Southern Housing Association | Yes – regular contact with LFB working closely to resolve issues raised from audits. There have been several inspections. | Yes – there is a rolling programme of between 1 and 3 years depending on the building. There are planned programmes of work. |
| Stadium Housing Association | No contact from LFB – follow LFB requirements for checks and repairs | Yes – full programme carried out last year. Improvement tasks graded and completed or incorporated in planned maintenance programme. High risk properties to be re-inspected this year. |
| Viridian Housing | Small number of ad-hoc visits by local officers but not LFB | Yes – FRAs undertaken for all stock except hard to access. All actions for high priority stock have been completed, with all stock to be completed in next two years. |
| Westway Housing Association | No contact from LFB | Yes – FRAs need to be undertaken on 5 remaining properties. Works either being undertaken or planned. |
| Women's Pioneer Housing Ltd | Yes – Meeting held where there was agreement on installation of alarms and inspections | Yes – FRAs have been updated. Any outstanding cases either picked up as part of cyclical maintenance works or interim measures agreed with fire |

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| | | safety officers would be installed. |
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Supporting People Updates

9. Amy Garvey House

- 9.1 Amy Garvey House was the first service where the service provider was chosen from the recently established Disabilities Framework. Look Ahead Housing and Care is the chosen provider from the list of preferred providers on the framework. The service will provide accommodation based integrated support for people with both learning and physical disabilities who are in transition to more independent living. Amy Garvey consists of 11 self contained units and a communal area.
- 9.2 Amy Garvey House was handed over to Look Ahead Housing and Care on the 26 April. From this date Look Ahead has taken responsibility for the day to day running of both the property and services provided there.
- 9.3 Eight of the clients have already moved into their new homes, the remaining clients will be moving into the property within the next week weeks.
- 9.4 Look Ahead have been in contact with local stakeholder links in the area including the All Saints Residents Association and shops and businesses.
- 9.5 Look Ahead and NHHG are planning an official opening of the building to take place in July.

10. Warwick Road

- 10.1 The new high support housing scheme at 34-38 Warwick Road opened on 16 May. As of 6 June, 14 people (5 women and 8 men) have accepted placements. The schemes should be full by the middle of June. The scheme has 24 bed spaces for entrenched Rough Sleepers and people with complex needs. A formal opening will be arranged for late summer.

11. Traveller Update

- 11.1 The procurement of a new provider to deliver site management services for the Stable Way Travellers Site is underway. To date, the specification for this service has been finalised, the advert has been posted and 2 Pre-Qualification Questionnaires (PQQs) have

been received from providers wishing to tender for this service. It is anticipated that the new provider will be in place by August 2011.

12. Framework Agreement For The Provision Of Housing Related Support Services

- 12.1 The London Borough of Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea are the joint lead authorities in procuring a new Framework Agreement.
- 12.2 The other participating authorities are: Brent, Ealing, Harrow, Hillingdon Hounslow and Westminster City Council. The new Framework will operate from April 2012, when the existing Framework expires.
- 12.3 Since the last Cabinet Member Report the Project Board has agreed a revised list of Lots. There will now be 7 Accommodation Based Lots and 3 Lots for floating support.

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| LOTS 1-7 SERVICE SPECIFICATION CATEGORY: ACCOMMODATION BASED SERVICES |
| LOT 1: Mental Health (high support) |
| LOT 2: Learning Disability |
| LOT 3: Physical and Sensory Disability |
| LOT 4: Older People Sheltered; Older People Extra Care; Older People With Mental Health Needs |
| LOT 5: Single Homeless, Refugees, Rough Sleepers, Offenders, Substance Use, Mental Health (low and medium support) |
| LOT 6: Young People |
| LOT 7: Homeless Families, Teenage Parents and Domestic Violence |
| LOTS 8-10 SERVICE SPECIFICATION CATEGORY: FLOATING SUPPORT |
| LOT 8: Floating Support for Disability Community Care Groups (Learning Disability, Physical and Sensory Disability.) |
| LOT 9: Floating Support for Generic and Socially Excluded Groups (rough sleepers, offenders, substance misuse, homeless families, domestic violence, teenage parents, young people, single homeless, mental health, generic, gypsies and travellers) |
| LOT 10: Floating Support For Older people |

- 12.4 Draft Service Specifications are currently out for Consultation with Key Stakeholders and service user groups. A notice inviting expressions of interest is due for publication on 8 June, requiring

interested providers to register on the London e-portal, the tendering process will be done electronically.

- 12.5 All current service providers in West London were briefed on the Authorities proposals at two seminars held at Ealing Old Town Hall.

13. Development Of a Supported Into Work and Housing Scheme

- 13.1 One of the Council's priorities is to help homeless people into, and for a short period, support them in work. Homeless people who are working often face additional difficulties in meeting the costs of expensive temporary accommodation, as Housing Benefit support is reduced or withdrawn.

- 13.2 One new scheme will be ready in July, Refurbishment of the second scheme in Whitchurch Road is due to commence in the near future. The Supported into Work and Housing Scheme has been developed in line with guidance from Government to promote in-work support to residents, and encourage them to gain and retain work.

- 13.3 This procurement is subject to a Key Decision Report.

14. Supporting People Occupation Audit

- 14.1 This project was held over pending the completion of the PBH decant programme and the opening of Warwick Road. The decanting of the main hostel at PBH highlighted a significant number of the residents in the hostel and the cluster flats were not using the service as their principle home. Those identified were served notice and either left voluntarily or were evicted.

- 14.2 The SP Team will be working with colleagues in Corporate Investigations to undertake an occupancy audit of all our preventative, medium and low support services over a three month period commencing in early July.

FOR INFORMATION

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Cabinet Member for Housing and property Services

Background Papers used in the Preparation of this Report: None

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