

## **PRESENT**

### **Members of the Committee**

Councillor Monica Press (Chair)  
Councillor Matthew Palmer (Vice-Chair)  
Councillor Adrian Berrill-Cox  
Councillor Judith Blakeman  
Councillor Janet Evans  
Councillor Ian Henderson  
Councillor Josh Rendall  
Councillor Dori Schmetterling

### **Others in Attendance**

Councillor Kim Taylor-Smith (Deputy Leader and Lead Member for Grenfell and Housing)  
Councillor Mary Weale (Lead Member for Finance and Modernisation)  
Richard Buckley (Head of Environmental Health)  
Paul McCarthy (Head of Asset Management)  
Dr Graham Coupar (fire safety)  
Doug Goldring (Director of Housing Management)  
Mark Grant (Head of Investment and Development)  
Jacqui Hird (Scrutiny Manager)  
Amanda Johnson (Head of Housing Commissioning)  
Steve Mellor (Group Finance Manager)  
Paul Orrett (Senior Procurement Manager)  
Adam Srodzinski (Head of Capital Projects)  
Martyn Carver (Governance Manager)

The Chair said it would be appropriate for the meeting to start by standing in silence for 72 seconds to remember all those who lost their lives in the Grenfell tragedy. Members of the Committee, officers and members of the public stood to observe the 72 second silence.

## **A1. MEMBERSHIP**

The Committee noted its membership and its Chair and Vice-Chair.

## **A2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr O'Connor.

### **A3. MEMBERS' DECLARATIONS OF INTEREST**

The Chair declared that she was a Council leaseholder.

### **A4. INDUCTION AND WORK PROGRAMME**

#### **(i) Corporate property**

Following a question about paragraph 2.2, Mr Srodzinski summarised the main defects at Kensington Leisure Centre and Holland Park School. Updates would be reported to Committee in due course as part of the regular Lead Member report.

In respect of paragraph 2.6 on Trellick Tower, the Chair described the problems around sharing information and surveys with residents. This issue had been explored by the Committee's working group and a report would be forthcoming.

On paragraph 3.2, residents present at the meeting asked about the reference to former TMO staff being accommodated at Pembroke Road. Cllr Weale said that they were now housing department staff and the reference was intended to make it clear that they were additional staff.

Referring to paragraph 3.7 Cllr Weale said that she would welcome the Committee's input in drawing up a standardised policy for future lettings.

Noted that paragraph 5.5 should refer to Lancaster Road Youth Club, not Latimer Road Youth Club.

On paragraph 3.4, it was noted that a progress report on Canalside House could be ready for the September meeting. Mr McCarthy confirmed that Canalside House was to be included within the Community Asset Review. However, he subsequently informed the Committee that whilst it was in scope originally, the boundaries of the review were subsequently narrowed and it was now no longer in scope. Given that the building had for many years been in community use, any available space at the building will continue to be used to satisfy voluntary sector/community requirements going forward.

On paragraph 4, facilities management, it was noted that penalties were being imposed on Amey. Cllr Weale said that she would talk to the Chair about scrutiny involvement, although some work needed to be carried out urgently.

In respect of Lots Road, paragraph 5.2, it was noted that consultation on the site would begin in late Autumn 2018. Cllr Henderson commented that remediation work could be carried out in site without the need incur costs by removing contaminated soil. Mr Grant said that he would talk to Cllr Henderson outside of the meeting.

#### **(ii) Housing Management**

Residents referred to paragraph 9 and asked about prioritisation of the fire door programme, in particular why Bramley House had not yet been tackled. Mr Goldring replied that the Lancaster West walkways had been prioritised as the Council had been

issued with deficiency notices by the London Fire Brigade. He undertook to find out when Bramley House would be addressed and advise.

**Action by: Doug Goldring**

Mr Goldring drew attention to paragraph 10. Housing was at the forefront of the Council's cultural change programme. He said that the housing complaints process had been redesigned and was now linked to the Council's procedures. Improvements were still required. Members welcomed the fact that there should no longer be disagreements about the definition of a complaint.

**A5. MINUTES OF THE ORDINARY MEETING HELD ON 13 MARCH 2018 AND OF THE SPECIAL MEETING HELD ON 23 MAY**

The Minutes of the meeting held on 13 March were confirmed as a correct record and were signed by the Chairman, subject to adding to A8 on page 4 that Cllr Blakeman was referring only to contractors for environmental improvements, not general repairs.

The Minutes of the special meeting held on 23 May were confirmed as a correct record and were signed by the Chairman.

**A6. BARLBY SCHOOLS LAND TRANSFER**

Mr Srodzinski introduced the report as being by way of background to a future decision. Consultation would begin next week. The Chair welcomed the early sight of the proposals. She said that the Residents Association was of the view that consultation was late and would be limited. Members asked that the Council be honest with residents about the proposals. The Committee discussed the plans.

Noted that up to 80 new homes could be built, but this would be subject to the Secretary of State for Education's approval to release the land from educational use. There would be a mix of tenure, but Cllr Taylor-Smith said that the Council intended to provide as much social housing as it could. Plans were in hand to provide new facilities before the old facilities were removed.

The Committee asked to be kept informed of progress.

**A7. FIRE SAFETY MANAGEMENT SYSTEM**

Mr Buckley drew attention to paragraph 5.1 and asked how the Committee would like officers to consult on the system. Members recommended consulting other relevant scrutiny committees, Audit and Transparency Committee, Tenants Consultative Committee, Residents' Associations and Councillors. In addition, the eight local neighbourhood meetings should be asked for their views. The Chair added that residents' local knowledge should be drawn upon during fire inspections.

Members asked how residents could check fire door certification. Mr Goldring said that tenants could be issued with a certificate or they could be kept at the Council. The Council would be getting independent checks carried out on replacement fire doors but there was currently a delay owing to the high demand.

Members asked about evacuations and how residents needing support would be identified. Mr Goldring said that Trellick Tower residents had been contacted and six had replied that they would need assistance. Members suggested that officers work with Action for Disability K&C as they had significant expertise.

#### **A8. PROCUREMENT STRATEGY FOR DELIVERING HRA CAPITAL WORKS PROGRAMME**

Mr Goldring advised that urgent procurement was needed to avoid further delays in starting works. Noted that the documentation for some contracts was not wholly available. Mr Orrett confirmed that these were mainly contracts with smaller suppliers for glazing, roofing works etc under £50k.

The Committee agreed that it had no concerns to raise with the Leadership Team about the strategy, although the Chair considered that there was generally too much sub-contracting. Mr Goldring replied that large companies would usually sub-contract. The strategy was an attempt to regain some control for the Council.

#### **A9. HOUSING REVENUE ACCOUNT UPDATE**

Mr Mellor advised the Committee that cost pressures set out in paragraph 2 would result in a HRA working balance deficit of £5m in 2022/23, which would be illegal. As we never budget for the Working Balance to drop below £5m, this meant effectively a shortfall of £10m by 2022/23.

Residents asked whether paragraph 2.1(iii) about budget provision for Lancaster West included Bramley House. Mr Goldring said that it was included in most of the initiatives. He undertook to speak to the Lancaster West Team about this and apologised for the omission.

The Chair asked for the more detailed report to the Leadership Team to be emailed to the Committee members.

#### **A10. HOUSING MANAGEMENT PERFORMANCE UPDATE**

The Chair welcomed the report and asked that it be a regular paper to each meeting.

Members raised performance indicators in respect of lift breakdowns. Lifts had to be out of action for 48 hours before they were recorded as such. Members said that quick and unsatisfactory repairs to get within the 48-hour period should be avoided. In addition, it was considered that the 4-hour time limit to rectify lift entrapments was too long.

The Vice-Chair spoke against anonymised data such as the graph on page 14. He considered that Councils should be identifiable. Mr Goldring said that data splitting inner London from outer London councils could be provided but not by individual council.

Mr Goldring said that he had discussed the matter of gas compliance with the Legal Department. The Council could not demand owners or leaseholders resident in the

property have their boilers serviced. However, such requirements could be made if the property was sub-let.

## **A11. MISCELLANEOUS MATTERS**

### **Rota visits**

The paragraph was noted. Members were encouraged to suggest visits.

### **Action tracker**

Referring to fire door replacement, Ms Johnson said that she had checked all the previous committee reports and could not find reference to a borough-wide replacement programme. 1,100 doors had been found to be non-compliant as a result of the fire risk assessment programme that was rolled out in 2010/11; where individual fire doors were deemed non-compliant these were then changed. The Committee had therefore not been misled. Members said that the TMO Board had been misled. The Chair asked Cllr Blakeman to see if she could provide more detail about the quoted figure of a £2m replacement programme and asked Housing Officers to undertake further research.

**Action by: Amanda Johnson**

With reference to Lowerwood Court, Mr Goldring said that the storage containers belonged to a sub-contractor of Repairs Direct and would be removed.

### **Forward Plan**

The Committee noted the Forward Plan. The Chair undertook to forward requests for diamond-ratings to all members of the Committee so that they may comment.

## **A12. OTHER BUSINESS**

### **(i) Working Groups**

The Chair recommended working groups as effective scrutiny forums. She suggested that topics might include Council leases policy including fees for the hire of community rooms; an extension of the current Trellick Tower working group; 'affordable' sheltered housing; and heating and hot water charges in the HRA. Members were asked to consider what working group(s) they might like to set up, bearing in mind that resources were limited.

### **(ii) Street Properties TCC**

Residents spoke of the need for councillors to attend the Street Properties TCC meetings. Members asked to be given the dates and they would try to attend.

**EXCLUSION OF PRESS AND PUBLIC FROM THE MEETING:**

There were no matters requiring the exclusion of the press and public from the meeting.

The meeting ended at 9pm.

Chair