



CITY OF WESTMINSTER

# MINUTES

## Climate Action, Housing and Regeneration Policy and Scrutiny Committee

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Climate Action, Housing and Regeneration Policy and Scrutiny Committee** held on **7 December, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Gillian Arrindell, Laila Cunningham, Robert Eagleton, David Harvey, Elizabeth Hitchcock, Patricia McAllister, and Cara Sanquest.

**Also Present:** Councillor Liza Begum (Cabinet Member for Housing Services), Councillor Matt Noble (Cabinet Member for Climate Action, Regeneration and Renters), Martin Crank (Communication and Engagement), Damian Hemmings (Climate Emergency Programme Director), Linda Hunting (Policy & Scrutiny Advisor), Debbie Jackson (Executive Director Growth, Planning, and Housing), Gelina Menville (Head of Regeneration) and Neil Whiteman (Head of Housing).

**Apologies for Absence:** Councillor Alan Mendoza

#### 1. MEMBERSHIP

- 1.1 The Committee noted that Councillor Laila Cunningham was attending as substitute for Councillor Alan Mendoza.

#### 2. WELCOME AND INTRODUCTIONS

- 2.1 The Chair welcomed the Members of the Council and Cabinet Members Councillor Matt Noble (Cabinet Member for Climate Action, Regeneration and Renters) and Councillor Liza Begum (Cabinet Member for Housing Services) to the meeting.
- 2.2 The Chair requested that Members of the Committee introduce themselves when speaking and to provide responses in a clear and sufficient volume for the recording.
- 2.3 The Chair advised Members that senior officers would be attending the meeting virtually and reminded Members to mute their microphones when not speaking.

### **3. DECLARATIONS OF INTEREST**

3.1 The Committee noted there were no declarations of interest.

### **4. MINUTES**

4.1 The Committee approved the minutes of its meeting held on 14 November 2022.

#### **RESOLVED:**

4.2 That the minutes of the meeting held on 14 November be signed by the Chair as a correct record of proceedings.

### **5. PORTFLIO UPDATE - CABINET MEMBER FOR HOUSING SERVICES (Councillor Liza Begum)**

5.1 The Committee received an update from Councillor Liza Begum, Cabinet Member for Housing Services, on priorities for the portfolio and any updates that have arisen. The Cabinet Member responded to questions on the following topics:

- Working with residents in forming a resident's repair charter.
- Mould and condensation plans in Council properties, including the pilot scheme of the installation of smart metre's, the positive input ventilation (PIV) system, and whether it is mandatory in residents' homes, including, potential issues, and how these repair works are being prioritised by the Council.
- Housing officers, how residents know who they are, consistency with housing officers, issues with recruitment and retainment, covering housing officer absence, and the priorities on the Mozart estate, including the length of time Mozart has been without a housing officer and where there are gaps with housing officers on Estates.
- How housing issues on Estates could be avoided with more regular and consistent visits from housing officers and the length of time for officers to respond and resolve case work matters.
- The rollout of the RAPID App system to track details of residents in Council owned properties and as a management tool to ensure better responsiveness and communication with residents about housing issues, including, how the success of this will be measured.
- Green-flag status on the Hallfield Estate.
- The 10-year residency point scheme and how points are to be allocated and can be claimed by residents.
- Where the Council is the most exposed in delivering the repairs service with the rising costs of labour and materials.
- Security measures on the estates, including the six-month pilot scheme.
- Rough sleepers, the rough sleeping strategy, the assessment process, eligibility criteria, the statutory obligations of the Council, referrals and finding appropriate accommodation, and relocating people where appropriate.

- That guidance is needed about the use of tents and other dwellings in public places by rough sleepers and what services can be called upon for assistance.
- That Street Link is slow in sending reports to all Local Authorities, and the problems associated with other services for rough sleepers.

## **ACTIONS:**

1. Information to be provided to the Committee about the request from the Secretary of State regarding category 1 and 2 hazards in privately rented sector homes, what the Council is doing with its own housing stock, and the response the Council provided.
2. Information about where the Council is the most exposed in being able to deliver the repairs service and how the ability to deliver is affected with the rising costs of labour and materials.
3. Information to be provided to the Committee about the 10-year residency point scheme and how residents are informed, would apply, and are granted points at 10 years.
4. Information to be provided to the Committee about what company will be used to cover and improve security measures on the estates.
5. Data to be provided to the Committee (if available) on the increase (if any) in bigger / more complex repairs because of weather conditions, the types of repairs, and whether there has been a spike in these repairs.
6. Information to be provided about the Mozart Housing Surgery.

## **6. PORTFOLIO UPDATE - CABINET MEMBER FOR CLIMATE ACTION, REGENERATION AND RENTERS (Councillor Matt Noble)**

- 6.1 The Committee received an update from Councillor Matt Noble, Cabinet Member for Climate Action, Regeneration and Renters, on priorities for the portfolio and any updates that have arisen. The Cabinet Member responded to questions on the following topics:
  - Short term lets and a potential compulsory licensing or registration scheme and possible funding to devote more resources.
  - Gathering evidence and assistance from the public in order to expedite issues around short term lets.
  - Data on air quality, including the number of statutory air quality monitoring devices, and assistance and advice for residents.
  - The Councils plans and priorities on regeneration of business properties versus residential properties in each ward, as well as the regeneration of other community infrastructure.

- The Environmental Justice Measure indicators across the City and what will be done with this information, such as, informing the Councils priorities and opportunities for funding.
- Funding from the GLA (Greater London Authority), the dates for commencing construction in sites such as Church St and Ebury Bridge estates, the markers that need to be satisfied, and other regeneration work that will be carried out alongside construction.
- Mandatory House in Multiple Occupation (HMO) Licencing and other licencing applications.
- An update on the plans at Lillington Estate.
- Green Doctors and how residents are being informed about it, such as, energy efficiency, the available information in leisure and community centres, and interventions such as warm spaces and the hardship fund.

### **ACTIONS:**

1. That information will be provided to the Committee about how the information received from the Environmental Justice Indicators across the borough are used to rectify and implement plans to deal with the issues highlighted.
2. That the Committee will receive a briefing about Green Doctors so this information can be disseminated to residents by Councillors.
3. That information be provided to the Committee about the Warm Public Spaces and Places initiative in the borough and where they are located.

## **7. EBURY REGENERATION PROJECT AND SUPPORTING THE COMMUNITY THROUGH ESTATE REGENERATION.**

7.1 The Chair welcomed Gelina Menville (Head of Regeneration) and Martin Crank (Communications and Engagement Manager - Regeneration and Development) to introduce the report on the Councils' regeneration programme of the Ebury Bridge Estate and provide an overview of the report. The Head of Regeneration and the Communications and Engagement Manager - Regeneration and Development, responded to questions on the following topics:

- The responsibilities of the Council and officers to residents in the regeneration process, as well as ensuring they have active participation and knowledge in the process and facilities.
- The challenges for residents in a regeneration project, such as Ebury Bridge, particularly those residents with longevity on the estate, the relationship with residents, and the ballot process.
- The schedule of existing tenants and new leaseholders returning to the site, including, the number and different types of accommodation that will be available, and the quantity of affordable housing.
- Design features of the estate, such as, availability of natural light, mechanical ventilation and low-carbon heating, insulation, open spaces and balconies,

resident parking and disabled and emergency services access, and interior features for elderly or residents with mobility issues.

- Sustainability and biodiversity features of the estate and the savings and efficiency that is created.
- How the new estate features fit in with the local community framework and facilities and the potential social costs with the development, including feedback from residents and social cohesion considerations.
- The valuation process of the properties, when this was carried out, the price points available, and any potential risk implications to the Council, including, how the affordable housing and private housing sections will be set out on the estate and provision of loans to residents.
- The facilities on the estate and relevant service charges.
- Potential training and employment opportunities created.

## **8. 2022/2023 WORK PROGRAMME**

8.1 The Committee reviewed potential items to be prioritised for the 2022/23 work programme.

8.3 The Committee agreed the following items to be considered for the remaining two rounds of this municipal year's Work Programme:

- Temporary accommodation
- Out of Area Housing
- An update on the PDHU (Pimlico District Heating Undertaking)
- Future funding for housing retrofitting
- Homelessness and the Rough Sleeping Commissioning strategy

8.4 The Committee agreed that future potential items for 2023/24 would be considered by the Committee and reviewed prior to the next Committee meeting.

## **9. ANY OTHER BUSINESS**

9.1 The Committee agreed there were no other business items to be discussed.

## **10. TERMINATION OF MEETING**

10.1 The meeting ended at 8.45 pm.

CHAIR \_\_\_\_\_

DATE \_\_\_\_\_

