

MEETING**HOUSING COMMITTEE****DATE AND TIME****MONDAY 29TH JUNE, 2015****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5.	PUBLIC QUESTIONS AND COMMENTS (IF ANY)	1 - 62

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Quest no	Item No	Raised By	Question Raised	Answer
1	7.	Jasmin Parsons	<p>I'm stating for the record that although Cllr and council officer and other groups and private partners have had many weeks/months to read and comment on this policy</p> <p>I as an affected Barnet resident and concerned community member of Barnet have only gained access to this 218 page document on Friday afternoon 19th June 2015.</p> <p>I have had to spend my entire weekend trying to read through this document (did you Cllrs and council officers enjoy your weekend not reading through this 218 page document)?</p> <p>I have now had to use the remainder of my free time (huh that's a laugh) Monday & Tuesday 22nd & 23rd respectively to write a reply and send it in to</p>	<p style="text-align: right;">AGENDA ITEM 5</p>

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			<p>Hendon Toad Hall by Wednesday 24th. On the bright side two days is better than one....</p> <p>Agenda item 1 – page 3 item 10.</p> <p>Agenda item 6 – page 6 item 1.1 a Cllr Langleben, b Cllr Kath McGuirk, c Cllr Ross Houston, d Cllr Tim Roberts.</p> <p>Agenda item 7 – page 9 & page 10</p> <p>1. WHY THIS REPORT IS NEEDED</p> <p>1.1 Reference to Barnet council keeps refereeing to “the key <i>current housing challenges in the borough</i>” and “<i>accommodate a rapidly growing and changing population</i>” . Can Barnet council please clarify exactly what they mean by these two statements?</p>	<p>The housing challenges that arise from a growing population are explained in detail in the housing strategy. They include:</p> <ul style="list-style-type: none"> • Increased demand for housing leading to higher house prices and rental costs, • Fewer people able to meet their aspiration to own their home ownership, and more living in the private rented sector, • An increase in demand for housing and homelessness

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			<p>How Barnet was able to come to the above two statements? What evidence they have to substantiate the above two statements? ?</p>	<p>related services</p> <ul style="list-style-type: none"> • More emphasis is needed on helping people- particularly older and disabled adults- to live independently at home. <p>The development of the Housing Strategy included the compiling of an evidence base of housing data together with the latest population projections and Census 2011 data. This confirmed that Barnet is a growing and enterprising borough that is relatively well off and successful, but faces challenges associated with population increases and rising housing costs. The evidence base was published on the website as part of the consultation and will also be published on the website with the final approved strategy.</p>
2	7.	Jasmin Parsons	<p><u>All bullet points I have listed in alphabetical order to ease clarity.</u></p> <p>b. Can Barnet council please clarify exactly what they mean by afford?</p> <p>c. Can Barnet council please clarify exactly what they mean by Sustaining the quality of the private rented sector?</p> <p>d. Can Barnet council please clarify exactly what they mean by</p>	<p>These are all dealt with in detail within the Housing Strategy.</p>

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3	7.	Jasmin Parsons	<p>Tackling homelessness? e. Can Barnet council please clarify exactly what they mean by Providing housing related support to vulnerable people</p> <p>1.2 Can Barnet council please clarify exactly? When was the 12 week public consultation period decided? When was the 12 week public consultation period advertised? How was the 12 week public consultation period advertised? When was the 12 week public consultation period started? Who monitored the 12 week public consultation period? What was the borough spread of the 12 week public consultation period?</p>	<p>The public consultation was approved by the Housing Committee on 27 October 2014. The consultation ran from 5 January 2015 to 30 March 2015.</p> <p>The consultation was advertised on the Council's and Barnet Homes' home web sites and the Council's dedicated engage-space website. The Council spoke to Barnet Homes residents on the Performance Advisory Group and to partner organisations at the Housing Forum and Landlords Forum. The Council also held a focus group of residents with the Citizens Panel and there was an online survey which was completed by 93 respondents.</p> <p>The Housing Committee reviewed the consultation responses on 27 April 2015.</p> <p>The Council also highlighted that it was consulting on a new draft Housing Strategy in the evidence that it submitted and presented to the West Hendon CPO Inquiry in January 2015.</p> <p>The consultation covered the whole of the borough</p>

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4	7.	Jasmin Parsons	<p>The chapter tackling homelessness I find contradictory as it is the council itself that is causing much of the homelessness with their own policies which including this new draft policy if pursued will only make matters even worse than they already are.</p> <p>Rent risers for existing tenants many of who are already close to the bread line will only increase stress, broken homes/ families, housing benefit claims, loss of substantive jobs and increase in court and bailiff costs, adding to more homeless families and higher emergency and temporary accommodation acquisitions and costs.</p> <p><u>How will all the above contribute to an increased supply of council housing?</u></p>	<p>The proposed rent policy will raise additional income which will contribute to the building of new council homes. It is estimated that this approach will enable an additional 129 council homes to be built over the next five years. Existing tenants will see their rents increase initially by 7% following which they will increase at CPI+1% each year.</p>

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5	7.	Jasmin Parsons	1.3 Who recommended that the Housing Committee approves the final draft of the Housing Strategy in Appendix 1?	Council officers have recommended that the Housing Committee approve the final draft of the Housing Strategy.
6	7.	Jasmin Parsons	<p>2. REASONS FOR RECOMMENDATIONS</p> <p>2.2 Can Barnet council please clarify exactly why Barnet is so attractive and popular?</p> <p>Can Barnet council please clarify exactly who has found Barnet so attractive and popular?</p> <p>Can Barnet council please clarify exactly which particular areas in Barnet were found to be so attractive and popular and why?</p> <p>Can Barnet council please clarify exactly how this draft policy benefits these performing schools as they will now be depleted as a direct result of the</p>	<p>That Barnet is an attractive and popular place is evidenced by the boroughs at open spaces, high performing schools and excellent transport links, factors which are contributing to population growth in the borough. This view is reinforced in the findings of the Council's resident perception survey.</p> <p>Chapter 4 of the Housing Strategy explains what the Council is doing to ensure that Barnet remains an attractive place through its planning policies as embodied in the Local Plan, which seeks to focus growth on those areas of the borough that need investment whilst conserving the classic suburban environment and protecting communal open spaces, particularly the Green Belt.</p> <p>The Council's recently adopted Corporate Plan also gives more information on Barnet the place.</p> <p>This Housing Strategy focuses on the delivery of housing specifically. The Council's planning policies ensure that new housing, including regeneration schemes, is supported by</p>

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			<p>regeneration projects?</p> <p>Can Barnet council please clarify exactly how they can boast about acres of green open space when they are knowingly burying acres of green open space in areas that need them most, such Clitterhouse, Whitefields/ Brent cross, Sweets Way, Colindale and West Hendon?</p> <p>Can Barnet council please clarify exactly what they are proud of in each and every area stated above?</p> <p>Can Barnet council please clarify exactly why they are proud of deliberately ignoring and removing all traces of real local history and historical heritage without any thought or consideration to the residents who are proud of their history in this borough?</p>	<p>appropriate infrastructure including schools and green spaces</p> <ul style="list-style-type: none"> The planning system also provides a mechanism to protect key heritage assets.

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7	7.	Jasmin Parsons	2.3 Can Barnet council please clarify exactly what they mean by “ <i>the borough’s evolving demographic profile</i> ”.	The housing strategy explains in more detail about how the population is changing, for example increasing ethnic diversity as demonstrated by census data.
8	7.	Jasmin Parsons	2.4 Barnet has always been a reasonable place to live and to rent both socially and privately, the new policies that the Cllrs have chosen to pursue since 2002 and more recently the council officers and Capita have dramatically change the whole financial face of Barnet both in breadth and depth, it will continue to do so at the detriment of the majority of its local populace and small businesses.	The comment is noted.
9	7.	Jasmin Parsons	2.5 This paragraph is discriminatory, if low income people and families are to be forced out of Barnet by the policy deciding Cllrs then so should the rich, well-off and the affluent in	The cost of housing in Barnet and other London boroughs is a result of market factors beyond the control of the Council. The strategy sets a range of ways in which the Council aims to ensure that there is a range of housing available for people at different income levels.

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10	7.	Jasmin Parsons	<p>equal measures. This is a clear statement of Barnet council's intention to deliberately violate the rights of the low income persons and their families.</p> <p>2.6 Can Barnet council please clarify exactly who are the customers that they refer to appertaining to "<i>customer satisfaction</i>"?</p> <p>Can Barnet council please clarify exactly how they are going to invest housing?</p> <p>Can Barnet council please clarify exactly what they are going to invest council housing?</p> <p>Can Barnet council please clarify exactly where this council housing are going to be?</p> <p>Can Barnet council please clarify exactly who will be the beneficiaries of these council</p>	<p>The Council measures customer satisfaction through its quarterly Residents Perception Survey. In addition Barnet Homes carries out surveys of tenant satisfaction.</p> <p>Appendix 1 of the Housing Strategy explains how the council will invest in housing</p> <p>New council housing will be built on existing land owned by the council across the borough, subject to planning permission.</p> <p>Planning permission has been granted at the following locations: Bedford Road NW7, Brent Place EN5, Haldane Close N10, Tarling Road N2, Wade Court N10 and Green Lane HA8.</p> <p>New council housing will be allocated in accordance with the Council's Housing Allocations Scheme.</p>

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11	7.	Jasmin Parsons	<p>housing?</p> <p>2.7 Can Barnet council please clarify exactly the partnership has assisted households affected?</p> <p>Can Barnet council please clarify exactly how they are able to move tenants into more affordable accommodation when they are actively removing the very council homes with rents that are affordable and allowing them to be replaced by private accommodation that is unaffordable to this same group of tenants?</p>	<p>The welfare reform taskforce has assisted households affected by the benefits cap to find work or to move to affordable accommodation.</p>
			<p>3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED</p> <p>3.1 Can Barnet council please furnish me with a copy of the same <u>New draft London Housing Strategy</u> describing the London</p>	<p>The London Housing Strategy can be found on the GLA website here: http://www.london.gov.uk/priorities/housing-land/draft-london-housing-strategy</p>

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			Mayor's housing objectives.	
12	7.	Jasmin Parsons	<p>4. POST DECISION IMPLEMENTATION</p> <p>4.1 There is no reason to tie Barnet Homes to the Housing Strategy as they are a standalone entity. Any decision to use Barnet Homes as the management arm of Barnet council should be made apart from the rest of this policy as management of Barnet council housing stock and their residents should continuous completely separate.</p>	<p>Barnet Homes is a key partner to the council in terms of delivering the housing strategy. The new management agreement for Barnet Homes is dealt with through item 9 of this agenda.</p>
13	7.	Jasmin Parsons	<p>5.1.1 Can Barnet council please clarify exactly who are the "local, regional and national partners that Barnet council are working with"?</p> <p>a. This statement is contrary to</p>	<p>The partners are described in appendix 4 of the housing strategy.</p>

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			<p>what is currently happening with each and every single regeneration programme.</p> <p>b. This whole statement is a contradiction of the actual process and actions that are currently being taken by this council. Again we hear the statement that provides further damning evidence that the council is more interested in pushing low income households out of this borough rather trying to genuinely help supporting them remain in their current home environment.</p> <p>c. Again we hear the word affordable yet no figure/s are actually presented to genuine this statement. Can Barnet council please clarify exactly what wage figures (Gross and Take home) are accepted as affordable? Can Barnet council please</p>	<p>Affordable rent levels are based on current national guidelines which allow new homes to be developed at rents of up to 80% of market rents. The Housing Strategy suggests that most people consider rents at Local Housing Allowance levels to be affordable as these will be considered in full for the purposes of housing benefits. For low cost Home Ownership, these homes should be affordable to households with incomes up to £65,000 in line with the London Housing Strategy.</p> <p>Regional Enterprise Ltd is described on page 37 of the Housing Strategy.</p>

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14			<p>clarify exactly what housing price range is accepted as affordable? (Covers all forms of housing)</p> <p>d. Can Barnet council please clarify exactly who is the “Regional Enterprise Ltd”.</p>	
	7.	Jasmin Parsons	<p>5.1.2 Can Barnet council please clarify exactly this entire paragraph?</p> <p>Can Barnet council please clarify exactly when the proposed public consultation process will start?</p> <p>Can Barnet council please clarify exactly how the proposed public consultation process will be presented to the waiting public?</p> <p>Can Barnet council please clarify exactly when the proposed public consultation process will start?</p> <p>Can Barnet council please clarify exactly how the proposed public</p>	<p>The Policy and Resources Committee is due to consider the draft Affordable Housing Supplementary Planning Document in July 2015. A six week public consultation will follow and be posted on the engage space website- www.engagebarnet.gov.uk</p>

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15	7.	Jasmin Parsons	<p>consultation process will be monitored by the waiting public?</p> <p>5.1.3 The Mayors statutory London Housing Strategy was approved by the Secretary of State in 2014 without any formal consultation with the London Community which in itself is undemocratic.</p> <p>Now that a New Secretary of State has now been placed, this should be handed back to the New Secretary of State to redress the many inconsistencies that exist with the current plan.</p> <p>Can Barnet council please clarify exactly what is meant by “<i>general conformity</i>”?</p> <p>Can Barnet council please clarify exactly what “<i>general conformity</i>” actually entails?</p> <p>The constant lack of council</p>	<p>The consultation was managed by the Greater London Authority and details of the consultation that did take place can be found at www.london.gov.uk. Barnet’s housing strategy has to be in line with the key aims of the London strategy, including the delivery of more affordable homes.</p> <p>The status of the Mayor’s strategy does not change with the appointment of the new Secretary of State.</p>

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16	7.	Jasmin Parsons	homes is worrying.	
			<p>5.2 RESOURCES</p> <p>5.2.1</p> <p>a. This account is constantly dwindling and without the current stock of council homes being retained will force cross funding from other areas which are vitally important to the local communities, which is already having a devastating effect on the community with the current cut back.</p> <p>The Housing Strategy is floored, this borough along with others in London recognises the need not only to maintain the current council housing stock but also to massively increase it yet it continues to hand over public land without public consent into private hands without any returns, grantees and security</p>	

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			<p>for the vast majority of the low income households of this borough.</p> <p>b. Can Barnet council please clarify exactly how this will work?</p> <p>TWENTY SEVEN THOUSAND – 27,000 new housing</p> <p>FIVE HUNDRED – 500 new affordable housing</p> <p>ZERO – 0 – socially affordable rented homes for the low income people & families</p>	<p>27,000 is the estimated number of new homes that will be required in the borough to meet expected housing need. Many of these will be delivered at Brent Cross Cricklewood, Colindale and Mill Hill East. The Housing Strategy also includes a target to build 500 new council homes for rent by 2020 in addition to mixed-tenure schemes being proposed. More information is included in Chapter 4 of the Housing Strategy.</p>
18	7.	Jasmin Parsons	<p>5.2.2 Can Barnet council please clarify exactly what is this development pipeline?</p> <p>Can Barnet council please clarify exactly how this development pipeline will work?</p>	<p>The development pipeline represents the Council's plans to build more new homes on surplus council owned land and is described in more detail on pages 14 and 15 of the Housing Strategy, and in papers presented to the Assets Regeneration and Growth Committee.</p>
19	7.	Jasmin	<p>5.2.3 Can Barnet council please</p>	<p>This is described on page 16 of the Housing Strategy.</p>

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		Parsons	clarify exactly what this entails? Can Barnet council please clarify exactly how this is monitored?	
20	7.	Jasmin Parsons	5.2.5 Can Barnet council please clarify exactly what this paragraph entails? Can Barnet council please clarify exactly who will be affected by this paragraph?	More information about the Welfare reform task force is provided on page 27 of the Housing Strategy.
21	7.	Jasmin Parsons	5.4.3 Can Barnet council please clarify exactly when the consultation period will be open to the public?	Consultation on the draft rents policy will start in July 2015 and last for 10 weeks.
22	7.	Jasmin Parsons	5.5.1 This statement flies in the face at what is currently happening with the low income households and the vulnerable residents of Barnet, the exact opposite of this statement is happening right across Barnet. Pages 14 & 15	Noted.

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			<p>5.5.3</p> <p>All six paragraphs need redressing as Barnet Cllrs and Barnet officers have persistently and constantly failed in each and every bullet point. page 15</p>	
23	7.	Jasmin Parsons	<p>5.6 Consultation and Engagement</p> <p>5.6.1 The impact to all residents currently living on these estates is life changing, each and every estate has some form of resident forum that deals specifically with the regeneration projects, indeed West Hendon Estate has the Partnership Board on the upmost insistence by LBB (very insistent). Yet none of these forums were notified or asked to take part.</p> <p>Can Barnet council please clarify exactly why they deliberately decided not to include or inform</p>	

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			<p>the very forums that represent the households that this policy will affect?</p> <p>Can Barnet council please clarify exactly what is PAG?</p> <p>Can Barnet council please clarify exactly who sits on PAG?</p> <p>Can Barnet council please clarify exactly what PAG actually does in relation to these regeneration estates?</p> <p>Can Barnet council please clarify exactly what areas of regeneration PAG has covered in the past?</p> <p>Can Barnet council please clarify exactly who on PAG represents these regeneration estates?</p> <p>Where are their minutes to show that they fully understand what is going on, on these regeneration</p>	<p>PAG is a group of council tenants and leaseholders to scrutinise issues relating to Council Housing. Details of the group including membership and minutes of meetings are available on the Barnet Homes Website: http://www.barnethomes.org/homepage/my-community/have-a-direct-say/performance-advisory-group-(scrutiny-panel)/</p> <p>The Landlords Forum is a group of private sector landlords and letting agencies which is facilitated by Barnet Homes. Paragraph 5.6.3 of the report describes the opinions of the members of the group.</p>

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24	7.	Jasmin Parsons	<p>estates?</p> <p>Can Barnet council please clarify exactly why Barnet council has chosen PAG to give their opinion on this document when to my knowledge they have not held any consultation meetings with the said forum representatives?</p> <p>Can Barnet council please clarify exactly all the above questions appertaining to the Barnet Landlords Forum?</p>	
	5.6.2		<p>The whole 5.6 section limps from fantasy to nightmare on every high street.</p> <p>How is it possible that Barnet council officers or Cllr's could even comatose themselves into believing this engaged the public?</p> <p>93 people responded NINETY</p>	<p>The consultation on the Housing Strategy was open for 12 weeks and was promoted on the Council's website and on the Barnet Homes' website.</p>

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			<p>THREE PEOPLE.</p> <p>What Cllr and or council officer declared this a Consultation? Compare this number to the number living in this borough approx. 393,000 and it works out at less than 0.0001%.</p> <p>This proves beyond any conceivable doubt that this alleged Consultation was nothing more than a disgraceful sham. <i>“These results indicate that there is general support for all the overall priorities that were set out in the draft Housing Strategy”</i>.</p> <p>Marsh Drive alone would have given you more than three times the answers you got back had they known about you alleged Consultation.</p> <p>Even the summarised table below distorts the real resident’s feelings about this life changing</p>	

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			policy.	
25	7.	Jasmin Parsons	<p>5.6.3 PAG again.</p> <p>Can Barnet council please clarify exactly what aspects of the draft Housing Strategy PAG was supportive of?</p> <p>Can Barnet council please clarify exactly what aspects of the draft Housing Strategy PAG was not supportive of?</p> <p>Can Barnet council please clarify exactly why there is no specific information on the “concerns raised about the levels of affordable housing being re-provided on the regeneration estates and the potential impact on the homelessness of the proposals to charge higher rents” issues that were raised by PAG appertaining to the draft Housing</p>	<p>The issues raised by PAG are included in the minutes of their meeting dated 2nd March 2015 which are available on the Barnet Homes’ website http://www.barnethomes.org/media/308048/pag_minutes_2_march_2015.doc</p>

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			Strategy PAG?	
26	7.	Jasmin Parsons	Can Barnet council please clarify exactly who are all the “housing associations and supportive agency partners” are that attend the “Barnet Housing Forum” that is deliberately discriminating against the forums that represent the residents concerned by <u>not</u> inviting them to attend the “Barnet Housing Forum”.	The Barnet Housing Forum is a forum for partner organisations not for residents. The Citizens Panel focus group engaged with residents.
27	7.	Jasmin Parsons	Can Barnet council please clarify exactly what is meant by “generally” and “supportive” of the draft Housing Strategy? Can Barnet council please clarify exactly which of the partners were actually “supportive”? Can Barnet council please clarify exactly what each partner was “supportive” of? Can Barnet council please clarify	In terms of the survey respondents could say they “agreed” (i.e.: were supportive of the proposals) or “disagreed” with the proposals (i.e.: were not supportive). The appendices B and C give more detail on the written comments received from partner organisations during the consultation.

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			<p>exactly what each partner was not “<i>supportive</i>” of?</p> <p>Can Barnet council please clarify exactly what was said?</p> <p>Can Barnet council please supply all the minutes appertaining to said policy?</p> <p>Can Barnet council please clarify exactly all the above questions appertaining to the Barnet Landlords Forum?</p>	
28	7.	Jasmin Parsons	<p>5.6.4 Can Barnet council please clarify exactly all the above questions appertaining to the “<i>focus group of eight Citizens Panel members from the owner-occupation, social and private rented sector</i>”?</p> <p>Can Barnet council please clarify exactly all the above PAG questions appertaining to the “<i>focus group of eight Citizens Panel members from the owner-</i></p>	<p>Information about the Citizens Panel is available on the Council’s website here: https://www.barnet.gov.uk/citizen-home/council-and-democracy/democracy-and-elections/consultations/barnet-citizens-panel.html</p>

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			<i>occupation, social and private rented sector”?</i>	
29	7.	Jasmin Parsons	<p>1. Introduction-Chair of Housing Committee Empty words used by the chair of housing committee Cllr Tom Davey</p> <p>1st paragraph needs much clarification as there is no evidence on what this statement is based on only bias.</p> <p>2nd paragraph the regeneration schemes are replacing decent council homes with high rise buildings that are falling apart even before they have been completely filled with new tenants such as Bullfinch and Gadwell on the Traffic Island, Perryfield Way, West Hendon (brand new Barratts social buildings) with disabled tenants stuck on high</p>	Noted

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			<p>floors one lift out of action the other in dangerous disrepair.</p> <p>No intercom system working to allow visitors to enter to see to their needs, no phone lines working not the fault of the provider Openreach BT.</p> <p>Two of the disabled residents cannot use their emergency pendants.</p> <p>None of the flats have been specially adapted for the disabled tenants.</p> <p>3rd paragraph talks about 500 new homes not 500 council homes and when you match this against 29,000 new homes this is a disgustingly disastrous return.</p> <p>4th paragraph talks about supporting existing residents, hollow words when Tom Davey knows full well that the committee that Tom Davey is</p>	

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			<p>chair of also intends to ship as many existing residents out of Barnet as possible.</p> <p>As for Tom's last two sentences I refer back to the 2nd paragraph above.</p> <p>5th paragraph talks about an unknown entity? i.e. "joint venture company RE".</p>	
30	7.	Jasmin Parsons	<p>Pages 22 – 28</p> <p>2. Executive Summary</p> <p>Priority 1 – Increasing the housing supply</p> <p>The concentration of people into small high rise blocks in Colindale 10,000 added to the already over crowded compact area compared to Mill Hill East 2,000 large houses next door to</p>	

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			<p>spiralling countryside.</p> <p>Mill Hill East never mentions social housing of any kind and this is a brand new estate built on the Mill Hill Barracks (have they cleaned up the radiation contamination yet)?</p> <p><i>Grahame Park, West Hendon, Stonegrove/ Spur Road and Dollis Valley</i> are allegedly being regenerated when in truth they are being disseminated. None of these estates were <i>dilapidated</i>, <i>poor quality housing</i> (some separate dwellings aside).</p> <p>All four estates sit on many acres of prim development land Public Land that has been given to private profiteers.</p> <p>No actual evidence has ever been produced to prove how badly any of these estates are in disrepair, I base these next</p>	<p>Noted</p>

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			<p>statements on West Hendon.</p> <p>Despite Barnet council official policy covering deliberately refusing to do any major maintenance & repairs (as per Cllr Brian Salinger's statement) the buildings remain strong and robust.</p> <p>Leaseholders have been stung for major works costs on more than one occasion to bring the estate up to decent homes standards as required at that time.</p> <p>Barnet, Barratts and Metropolitan have all been unwilling or/ and unable to produce any factual evidence to quantify their malicious and very, very profitable (for them) statements, and that's all they remain just statements.</p> <p>Many of the new properties are</p>	

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			<p>already in a state of disrepair in less than two years (Bullfinch & Gadwalls house on the Traffic Island in West Hendon); guess who is going to pick up the very expensive tab in 11years time (I refer to 2nd paragraph bottom page 6).</p> <p>Existing 3,000 council homes will be replaced with 7,000 private dwellings. The fact that no council homes will be replaced on the estates speaks volumes on its own. As for affordable!</p> <p>Twenty years to build 40 council homes compare with ten years to build 10, 000 private dwellings on council land, this drastically needs to change if there is going to be any chance of the existing communities being able to stay in Barnet as the council and council offers well know.</p> <p>As for bringing empty properties</p>	

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			<p>back into residential use, there is much controversy attached to this system as well. There seems to be one rule for Bishops Avenue and another for other property owners especially one's affected by regeneration schemes.</p> <p><i>Where owners wish to bring their properties back into use, the council will provide financial assistance in the form of Empty Property Grants. Not for all property owners it seems.</i></p> <p>Even the last paragraph clarifies direct discrimination against life time tenants as if trying to entice them to exchange their security for a lifetime of uncertainty, (and this is your idea of helping, woe-be-tide us all when you decide not to help-gulp).</p>	

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31	7.	Jasmin Parsons	<p>Priority 4 – Barnet have spent approx. the last 17 years ensuring that they have made many hundreds now possibly thousands of homeless residents with their current housing policy NOW they want to tackle it???</p> <p>Start with changing all the unsecured tenants the council forced to stay in temporary council accommodation (most between 9 – 14 years others up to 18 years) into secure pre 2012 council tenants and provide them with a council home.</p> <p>Priority 5 – I refer back to 2nd paragraph bottom page 6.</p> <p style="text-align: right;">Page 25</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Priority 6 – I refer back to 2nd paragraph bottom page 6.</p>	
32	7.	Jasmin Parsons	<p>Page 26</p> <p>3. Introduction Apart from what I have already referred to previously above.</p> <p>I will also bring to your attention the fact that now many possibly hundreds of social council homes are being handed over to private letting companies such as umbrella to manage private tenants at a much higher rent, how much if any of this revenue is handed over to Barnet Homes/ council is still unknown to the concerned residents and their forum representatives.</p> <p>What is clear this adds to the daily, weekly, monthly and yearly costs which Barnet council claim they are attempting to reduce.</p> <p>The vast majority of Franklin</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			<p>House (still with unsecured & secured residents and leaseholders still in residence) is now occupied by the umbrella company occupying what was and should still be yet another council home (one more for emergency accommodation).</p> <p>Apart from all the lost council rent revenue, it is still the council residents ONLY that are paying all the caretaking costs. As most of the mess and rubbish is made from Umbrella tenants Umbrella should be bearing the costs (better still supplying their own caretaker to take care of the block) (the same applies to Marriotts close).</p> <p>This is just one example of extra costs being created by private companies/ persons that council tenants are paying for.</p> <p style="text-align: right;">Page 27</p> <p>I refer back to all that I have previously stated and requested</p>	

Quest no	Item No	Raised By	Question Raised	Answer
33	7.	Jasmin Parsons	<p>Pages 29 – 36</p> <p>4. Increasing the Housing Supply I refer back to all that I have previously stated and requested. I will add that on page 32</p> <p>Building new council homes Nowhere does it state which areas/ streets these 41 council homes will be built</p> <p>Can Barnet council please clarify exactly where these homes will be built?</p> <p>Can Barnet council please clarify exactly what size houses will be built?</p> <p>Can Barnet council please clarify exactly how or who will be allocated these houses?</p> <p>Can Barnet council please clarify exactly what the running cost for</p>	<p>New council homes will be built across the borough and will be let to housing applicants through the Council's Housing Allocations Scheme. Part of the housing needs assessment is a financial assessment to ensure that the house is affordable to households being allocated a new home. More information about the new homes is available on Barnet Homes' website here: http://www.barnethomes.org/news/2015/03/bedford-road-development-(1)/</p>

Quest no	Item No	Raised By	Question Raised	Answer
			the average person/ family will be appertaining to these houses?	
34	7.	Jasmin Parsons	Pages37 – 40 5. Delivery of homes that people can afford Again this is very disconcerting and again I refer back to all that I have previously stated and requested.	Noted
35	7.	Jasmin Parsons	Pages 41 & 42 6. Sustaining quality in the Private Rented Sector I refer back to all that I have previously stated and requested. I will add that I'm very surprised as from the evidence that I have uncovered Barnet council have declined to chase rouge landlords (but have been eager to chase individual tenants) (what's good for the goose is not always liked by the ganders). Barnet council are failing to keep	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			up with other London boroughs who are committing themselves to good practice on behalf of the private tenant.	
36	7.	Jasmin Parsons	<p>Pages 43 & 44</p> <p>4. Tackling Homelessness</p> <p>I refer back to all that I have previously stated and requested</p>	Noted
37	7.	Jasmin Parsons	<p>Victims of domestic violence:</p> <p>Barnet council have so far attempted to use victims of domestic violence and other forms of abuse as a way of moving them from pillar to post while at the same time removing their secure council tenancies. They have placed individuals and families at personal risk despite their legal duties.</p> <p>Barnet council need to be clear in exactly how they intend to deal with these horrific situations and</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			<p>exactly what and how Barnet's range of support will be?</p> <p>There is so much more that needs to be said and done on this very important problem.</p> <p>How you can even have the audacity to make the statement “Increasing the supply of homes for households facing homelessness” is beyond me. Actually it links up well with your next statement on Page 46 “Making best use of existing resources and reducing the use of temporary accommodation”.</p> <p>Barnet council policy has been and still is ensuring that tenants not only kept unsecured for life which is not only very stressful for the person/ family it also affects their entire way of life, (jobs, neighbours, schools, etc.). The tenants have little or no</p>	

Quest no	Item No	Raised By	Question Raised	Answer
			<p>choice as to where they will be moving next or when, or how much their way of life will be changed. All certainty is gone.</p> <p>Correction there is one certainty that they all face they will always be expected to move when whoever else apart from them decides that they want the tenant/s to move.</p> <p>I can highlight Sweets Way with the above and below statements</p> <p>Allowing developers to run roughshod though an estate and do what they did to all the residents in Sweets Way with the full knowledge of Barnet council and then the council standing by and expecting to little or nothing.</p> <p>When Barnet council was forced to act instead of utilising the recourses they already had (while trying to avoid giving these residents secure homes), Barnet</p>	

Quest no	Item No	Raised By	Question Raised	Answer
			<p>council chose the more stressful and far more expensive option of putting as many tenants into private temporary and emergency accommodation, when they could easily chose to place them existing council temporary accommodation much closer to Sweets Way.</p> <p>In finishing this section I refer now back to all that I have previously stated and requested.</p> <p>Pages 49 – 54</p> <p>I refer back to all that I have previously stated and requested.</p>	
38	7.	Jasmin Parsons	<p>Page 55</p> <p>8. Deliver efficient and effective services to residents</p> <p>Regional Enterprise (Re)</p> <p>This whole section is enough to give even the most brave</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
39	7.	Jasmin Parsons	<p>resident nightmares. Handing over not just public money and assets to a private company with a destructive and disastrous track record is scary enough but handing them the power to overrule democratic bodies and decisions is a recipe for a very costly tyrannical unelected council of which I am totally against.</p> <p>Page 56</p> <p>Housing Associations</p> <p>Can Barnet council please clarify exactly how many Housing Associations are Barnet using?</p> <p>Can Barnet council please clarify exactly which Housing Associations are Barnet using?</p> <p>Can Barnet council please clarify exactly how many properties each Housing Associations are</p>	<p>There are approximately 42 housing associations operating in the borough currently providing more than 7000 affordable homes</p> <p>The Council would need more time to answer the more detailed questions about Housing Associations. A paper on our engagement with Housing Associations is on the Committee's forward work programme for October 2015.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Barnet using?</p> <p>Can Barnet council please clarify exactly how many new Housing Associations Barnet are planning to using if any?</p> <p>Can Barnet council please clarify exactly how many properties the new Housing Associations manage?</p> <p>Can Barnet council please clarify exactly what costs each Housing Association charges tenants?</p> <p>Can Barnet council please clarify exactly what housing benefit costs tenants are claiming because of their new Housing Association residencies? (Compare to their previous council costs).</p> <p>There is plenty of rhetoric about helping people get into or back into work as if most residents on these estates are unemployed or</p>	

Quest no	Item No	Raised By	Question Raised	Answer
40	7.	Jasmin Parsons	<p>nearly always unemployed when the complete opposite is the case. Many of us work and have been for many years/ decades and we are proud of what we do and where we live on our estates.</p> <p>Exactly what commitments are Barnet council and/ or the Housing Associations giving to try and ensure that existing residents are able to maintain/ continue with their current occupation/ education/ job?</p>	<p>Individual household requirements around employment, education and support are considered at the point that people are assessed for Housing under the Council's Allocations Scheme and Placements Policy.</p>
41	7.	Jasmin Parsons	<p>Pages 57 & 58</p> <p>4. Tackling Homelessness</p> <p>Can Barnet council please clarify exactly what is meant by sentence finishing with “... especially with the demand to bring forward early decanting for regeneration”?</p> <p>Can Barnet council please clarify</p>	<p>Secure tenants have the option to be re-housed in a new home on the regeneration estate. When non-secure tenants are moved they will be assessed for their housing need at that point. If the non-secure tenant meets the necessary criteria, they will be placed onto Barnet Council's Allocations Scheme. When assessed each non-secure tenant will also receive a recommendation on the area that they can suitably be rehoused into. These will be based on the individual circumstances of each</p>

Quest no	Item No	Raised By	Question Raised	Answer
42			<p>exactly what this means for all the residents living on the regeneration estates?</p> <p>Can Barnet council please clarify exactly what will happen with all the residents living on the regeneration estates?</p> <p>Can Barnet council please clarify exactly what time scale will be involved?</p>	<p>non-secure tenant, having full consideration of issues such as schooling, work commitments and support networks. Following their placement onto the Scheme, the non-secure tenant will be made an offer of accommodation. The type of tenure they are nominated for and location of the property will be dependent on the availability of accommodation and the recommendations mentioned above.</p>
42	7.	Jasmin Parsons	<p>59 & 60</p> <p>Appendix 2- Housing Needs Assessment</p> <p>Can Barnet council please clarify exactly what the “<i>commissioned Housing Needs Assessment</i>” involved?</p> <p>Can Barnet council please clarify exactly who took part in the “<i>commissioned Housing Needs Assessment</i>”?</p>	<p>The Housing Needs Assessment is an analysis of the expected household growth in Barnet and the level and type of housing that will be required over the next 10 years. It was completed in 2014 and carried out for the Council by Capita. It uses data such as the Census and population projections, as well as local information such as the number of people who will need rehousing on the regeneration estates. The appendix 2 gives all the key outputs from the assessment but the full document will be made available as part of the evidence base for the strategy.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Can Barnet council please clarify exactly where the “<i>commissioned Housing Needs Assessment</i>” took place?</p> <p>Can Barnet council please clarify exactly when the “<i>commissioned Housing Needs Assessment</i>” took place?</p> <p>Can Barnet council please clarify exactly when and how will the “<i>commissioned Housing Needs Assessment</i>” be in its full entirety published and/ or made available to the Barnet residents?#</p>	
43	7.	Jasmin Parsons	<p>Not being as bad as government or council auditors I will have to give the figures and financial section which sank out of reach quicker than a council home more time to float back up to the surface.</p> <p>We all know that making assumptions is a recipe for</p>	<p>This is a study of how the cost of housing is likely to change over the next 10 years and how this will impact on different types of households living in Barnet.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>disaster, and this is the formula that Barnet are basing their housing strategy on.</p> <p>Can Barnet council please clarify exactly what pages 61 – 63 mean as I do not have a clue, the whole complete section needs clarifying?</p>	
44	7.	Jasmin Parsons	<p>Appendix 3- Regeneration Schemes in Barnet</p> <p>These tables clearly show the loss of council housing which is affordable rent to the private sector which the low income households cannot afford the rents without government hand-outs.</p> <p>The sheer scale is disaster in the making.</p> <p>Cutting council homes (Yes I'm talking about resident's homes) from 2,522 down to 1,409 is a loss of 1,124 council</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			<p>homes at the same time 13,108 are projected to be built in their place none of which will be council homes, they will all be private. (Talk about securing a permanent homeless society).</p>	
45	7.	Jasmin Parsons	<p>Appendix 4 & 5 On pages 67 – 70 including the Housing Strategy Glossary of Terms on pages 71 – 74 raises many question and fears, but answers none.</p>	Noted
46	7.	Jasmin Parsons	<p>Page 75 Appendix B- online survey responses This clearly shows the ridicules justification that Barnet council are trying to thrust upon 393,000 with the use of 93 unknown participants.</p>	<p>Respondents could also make comments in addition to give their opinion on the 6 priorities.</p>

Quest no	Item No	Raised By	Question Raised	Answer
47	7.	Jasmin Parsons	<p>There were only six questions asked which anyone with any common sense knows would give the answers that Barnet wanted to hear.</p> <p>And they did not even answer all the questions.</p>	
			<p>With just 19 comments on pages 75 – 82</p> <p>Appendix C- Written Responses to Draft Housing Strategy consultation</p> <p>I won't waste time going through them accept to say Barnet made if absolutely clear that they have no intention of making non-secure council tenants unless they are forced to.</p> <p>Can Barnet council please clarify exactly what they mean by "<i>The council is investigating a range of models to help more people on middle incomes to access home</i></p>	<p>These issues are addressed in Page 21 of the Housing Strategy</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p><i>ownership</i>”?</p> <p>Can Barnet council please clarify exactly how they calculate the “<i>range of models to help more people on middle incomes to access home ownership</i>”?</p> <p>Can Barnet council please clarify exactly what income is earned by “<i>people on middle incomes to access home ownership</i>”?</p> <p>Can Barnet council please clarify exactly why they are not “<i>investigating a range of models to help more people on low incomes to access home ownership</i>”?</p> <p>Can Barnet council please clarify exactly what they mean by “<i>Pocket Homes</i>”? p80</p>	
			<p>Pages 83 – 92</p> <p>Appendix D- Equality Impact Analysis (EIA) Resident/</p>	<p>Noted</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Service User</p> <p>I can sum it up in one word – Disaster.</p> <p>Pages 95 - 103</p>	
48	8.	Jasmin Parsons	<p>Agenda item 8 – Housing Committee 29 June 2015</p> <p>Council Housing – Rents Policy</p> <p>This repeats much of what has been stated in the Housing Strategy pages 9 – 17 and the following of which I asked many questions and for clarification. I refer back to above that I have previously stated and requested.</p> <p>Page 105 – 112</p> <p>Appendix 1</p> <p>Barnet Council – Draft Rents</p>	Noted

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Policy June 2015</p> <p>Again this repeats much of what has been stated in the Council Housing Rents Policy with figures that my fast frazzling grey matter cannot cope with at this late hour.</p> <p>I refer back to above that I have previously stated and requested. P110 table</p> <p>P 112 Glossary</p> <p>Pages 113 – 121</p> <p>Appendix 2- Equality Impact Analysis (EIA) Resident/ Service User</p> <p>More pie charts and figures that my brain to sleep only scanned these pages.</p> <p>I refer back to above that I have previously stated and requested.</p>	

Quest no	Item No	Raised By	Question Raised	Answer
			Pages 123 – 173	
49	9	Jasmin Parsons	<p>Agenda item 9 Housing Committee 29th June 2015</p> <p>I agree with the Recommendation on page 124 no 3. As I believe that this issue needs to be resolved quickly, however I have not had a chance to give this section with its Background Papers, or Appendix 1 from pages 135 – 173 a proper read so I am unable to raise any issues with this item at this current time.</p> <p>Therefore I refer back to above that I have previously stated and requested.</p>	Noted
			Pages 175 – 180	
			Agenda item 10 Housing	

Quest no	Item No	Raised By	Question Raised	Answer
50	11.	Jasmin Parsons	<p>Committee 29th June 2015</p> <p>Barnet Homes Housing Revenue Account (HRA) Efficiency Savings</p> <p>This item is new to me and without more understanding of what has already been occurring I am unable to raise any issues with this item at this current time.</p>	Noted
50	11.	Jasmin Parsons	<p>Pages 181 – 186</p> <p>Agenda item 11 Housing Committee 29th June 2015</p> <p>Review of Local Tenancy Strategy</p> <p>1.1 This statement is incorrect the Council have actually abused the Localism Act 2012; it has deliberately been continuously used not as it was intended.</p> <p>1.3 Table 1 & both appendices at the foot of page 182. What</p>	<p>Secure tenants living on the Regeneration estates can elect to remain a council tenant with a council tenancy if they move to a newly built home on their estate.</p>

Quest no	Item No	Raised By	Question Raised	Answer
51	11.	Jasmin Parsons	<p>exactly are the implications for residents on regeneration estates that move to new build as secure council tenants but still have to sign new tenancies appertaining to the new build that they have just moved into while still maintaining their secure council tenant status?</p>	
			<p>.4 & 1.5 Bullet point 3 Being forced to move from one regeneration estate to another from one unsecured home to another unsecured home knowing that you will be asked to move (some have been moved three times in the same year, others have been moved from one regeneration estate to another). Can Barnet please explain exactly how this helps tenants</p>	<p>The tenancy strategy deals with secure lifetime and flexible tenancies, not non-secure tenancies.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			take control of their lives?	
52	11.	Jasmin Parsons	1.6 Can Barnet please explain why they failed to do their agreed review in both 2013 and 2014?	The review was delayed as the first tenancies did not become due for review until this year.
53	11.	Jasmin Parsons	<p>Page 183</p> <p>1.7 Can Barnet please explain exactly the actual mechanism that they have used?</p> <p>Can Barnet please explain exactly the actual mechanism that they used it?</p> <p>Can Barnet please explain exactly how the actual mechanism works that they used?</p> <p>Can Barnet please state exactly how many and who are the other London boroughs that actual use this mechanism?</p> <p>Can Barnet please explain exactly what the actual income</p>	<p>CACI Paycheck data is used to determine the maximum income a household can receive and is a recognised measure of median income levels. The Council is not aware whether other London Boroughs are taking a similar approach. The actual income levels are set out on Page 8 of the draft Local Tenancy Strategy.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>levels are with the actual mechanism?</p> <p>Can Barnet please explain exactly what the new actual income levels are going to be with the actual mechanism?</p>	
54	11.	Jasmin Parsons	<p>2. REASONS FOR RECOMMENDATIONS</p> <p>2.1 Can Barnet please explain exactly what the Meridian that is being used by Barnet actually is?</p> <p>Can Barnet please explain exactly why the Meridian is being used by Barnet?</p>	<p>The median income level is the income level midpoint between the lowest and highest income in the borough. The Council considers this to be an appropriate level of income to use for the purposes of who should be able to access affordable housing in the borough.</p>
55	11.	Jasmin Parsons	<p>2.2 Will Barnet be prepared to explain exactly what table 2 means to the residents on the estates affected at arranged resident meetings that will allow the persons both directly and indirectly affected?</p>	<p>This is a list of benefits that enable a housing applicant to obtain a secure lifetime tenancy on account of their disability.</p>

Quest no	Item No	Raised By	Question Raised	Answer
56	11.	Jasmin Parsons	2.3 Can Barnet please explain exactly what this statement means for the present tenants? Can Barnet please explain exactly what this statement means for future tenants?	The tenancy strategy references the fact that some non-secure tenancies are allocated on the regeneration estates but its focus is primarily on the allocation of lifetime secure and flexible secure tenancies. New tenants in secure accommodation are subject to the strategy as are transferring secure tenants. The approach for non-secure tenants has been explained in answer to the question on tackling homelessness above.
57	11.	Jasmin Parsons	3.1 Can Barnet please explain exactly what the <u>Local Tenancy Strategy</u> is to all the residents affected by this policy throughout this borough?	The Local Tenancy Strategy sets out the basis on which the Council will let council homes on either a lifetime tenancy or a flexible tenancy, as well as the basis on which a flexible tenancy will be reviewed after its initial period.
58	11.	Jasmin Parsons	Resources This statement will also fall under the Legal section as well. The council would cut their costs if they didn't spend so much time, resource and money constantly taking tenants both secure and unsecured to court (solicitor and QC fees and expenses) trying to remove them	

Quest no	Item No	Raised By	Question Raised	Answer
			<p>from council property under false pretences and allegations and place them either on the streets (many decisions reversed in court) or placed in private emergency and/ or temporary accommodation at extra cost to the rate payer, then handing that same property over to a private company at a loss to the rate payer for the private letting company to make profits from private tenants which in turn add more costs to the rate payer.</p> <p>A proper and open debate is needed on this to curtail these spiralling costs that benefit no one but a few private individuals.</p> <p>Is Barnet prepared to have this open debate?</p> <p>5.6.1</p> <p>Can Barnet please explain</p>	<p>This is a review. There was a consultation on the substantive local tenancy strategy in 2012. The review has identified some minor technical changes that are required.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>exactly as to why there have “been no specific consultation and engagement activities as part of the one year review”?</p> <p>Is Barnet now prepared to have a “specific consultation and engagement activities as part of the one year review”?</p>	
59	11.	Jasmin Parsons	<p>Pages 189 – 196</p> <p>Appendix 1 – Tenancy strategy review</p> <p>This is approx. the same as the Review of Local Tenancy Strategy on pages 175 – 186</p> <p>Therefore I refer back to above that I have previously stated and requested in this section.</p>	Noted
60	11.	Jasmin Parsons	<p>Appendix 2:</p> <p>BARNET COUNCIL LOCAL TENANCY STRATEGY</p>	

Quest no	Item No	Raised By	Question Raised	Answer
			<p>Revised June 2015</p> <p>I refer back to above that I have previously stated and requested in this document.</p> <p>Page 201</p> <p>5.1 First bullet point</p> <p>There is no mention of Whitefields or Mill Hill East – Why?</p>	<p>These schemes are not regeneration estates.</p>
61	11.	Jasmin Parsons	<p>Pages 202 & 203</p> <p>5.2 Succession</p> <p>Can Barnet please explain exactly what this statement means as it is still confusing?</p>	<p>This section sets out the circumstances in which a close relative living with a council tenant may take over the tenancy.</p>
62	11.	Jasmin Parsons	<p>Page 205</p> <p>5.7 Appeals</p> <p>This section needs to be opened up to proper scrutiny as it has been abused by various housing</p>	<p>It would be useful to have evidence of the abuses so that they can be investigated.</p>

Quest no	Item No	Raised By	Question Raised	Answer
			<p>offices and medical team.</p> <p>There are floors in the actual process that need to be changed or removed and replaced by new procedures.</p>	
63	12.	Jasmin Parsons	<p>Pages 211 - 218</p> <p>Agenda item 12</p> <p>I refer back to above that I have previously stated and requested in this document.</p>	Noted

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