

<b><u>MEETING</u></b> <b>HOUSING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 20TH OCTOBER, 2016</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b>

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
1.	PUBLIC QUESTIONS AND COMMENTS (IF ANY)	3 - 14

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Question Number	Agenda Item	Raised by	Question Raised	Answer
1	6	Jasmin Parsons	<p><b>Members Item – Pages 12 &amp; 13</b>  <b>Cllr Adam Langleben Bullet point 1</b></p> <p>a) What do the council officially classify as affordable in the Barnet Borough as a whole and West Hendon in particular?</p> <p>b) How do Barnet council compare their comparable to Low Income people/ couples/ families? (Compare with Barnet wide and local West Hendon mortgage costs (including the new build on the West Hendon Estate)?</p> <p>c) How do Barnet council compare their comparable to Low Income people/ couples/ families? (Compare with Barnet wide and local West Hendon rent costs (including the new build on the West Hendon Estate)?</p>	<p>a)- c) Affordable housing is officially defined in the Council's supplementary planning guidance on affordable Housing which can be accessed on the Council's website here:  <a href="https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-further-information/supplementary-planning-documents/affordable-housing.html">https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-further-information/supplementary-planning-documents/affordable-housing.html</a></p> <p>The range of affordable options for those wishing to own their home is set out in agenda item 9 – Low Cost Home Ownership in Barnet.</p> <p>The Council's approach to affordable rented accommodation is set out in the Housing Strategy 2015 – 2015, which can be accessed on the Council's website here:  <a href="https://www.barnet.gov.uk/citizen-home/housing-and-community/housing-strategy-and-policies.html">https://www.barnet.gov.uk/citizen-home/housing-and-community/housing-strategy-and-policies.html</a></p>

2	6	Jasmin Parsons	<p><b>Pages 13 bp 3</b></p> <p>a) What has the council identified as the mistakes made in West Hendon estate regeneration?</p> <p>b) Who in the council identified as the mistakes made in West Hendon estate regeneration?</p> <p>c) How did they identified as the mistakes made in West Hendon estate regeneration?</p> <p>d) What have they put in place to ensure that the mistakes identified are not repeated in West Hendon estate regeneration? And other estates?</p> <p>e) Have they acknowledge the mistakes with the residents concerned?</p> <p>f) If YES, who how and when?</p> <p>g) If NO why not? Will you now reflect and acknowledge that you should do as Q6 requests.</p>	<p>a) –g) The Council has carried out a West Hendon lessons learnt review with development partners and the Partnership Board.</p> <p>This has resulted in a schedule of refinements to the handling of the CPO process, including the assessment of residents and moving procedures.</p> <p>The review has resulted in commencement of the private treaty negotiation process with leaseholders in CPO2 far earlier than for CPO1 to avoid people feeling rushed.</p> <p>In addition, a new Interim Community Centre is about to open on the West Hendon Estate which as well as offering an additional modern, clean community space includes a Regeneration Hub designed to make officers and the scheme more accessible to local people.</p>
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3	7	Jasmin Parsons	<p><b>Motions put in by both Cllr Ross Houston &amp; Tom Davey. Pages 16,17&amp;18. Key worker housing strategy and affordable housing.</b></p> <p>I requested a full copy of the report and reserve the right to raise questions after I've had the chance to quality read the report.</p>	<p>Agenda Item 7 is a referral to the Housing Committee from Full Council for consideration and the report relating to this has been published on the Council's website along with other reports for this committee here:  <a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8629&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8629&amp;Ver=4</a></p>
4	8	Jasmin Parsons	<p><b>Page 23, 5.2.2 Questions on full paragraph.</b></p> <p>a) How many council homes from Barnet councils stock (pre regeneration schemes) now managed by Barnet Homes have been lost?</p> <p>b) Where were these homes situated?</p> <p>c) Where have the tenants gone?</p> <p>d) How many new council homes have replaced these?</p> <p>e) Where were these homes situated?</p>	<p>a)-u) The report The latest position on progress with the Regeneration schemes was reported to the Assets, Growth and Regeneration Committee on 17<sup>th</sup> March 2016. This report includes details of the tenure of existing and replacement homes planned for each estate and the progress in delivering these, as well as outcomes for non-secure tenants who have been rehoused. The report can be accessed here:  <a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&amp;MId=8312&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&amp;MId=8312&amp;Ver=4</a></p>

			<p>f) Where have the tenants gone?</p> <p>g) How many council homes from Barnet councils stock (pre regeneration schemes) now managed by Barnet Homes are currently being lost?</p> <p>h) Where were these homes situated?</p> <p>i) Where have the tenants gone?</p> <p>j) How many new council homes have replaced these?</p> <p>k) Where were these homes situated?</p> <p>l) Where have the tenants gone?</p> <p>m) How many council homes from Barnet councils stock (pre regeneration schemes) now managed by Barnet Homes are planned to be lost overall?</p> <p>n) Where were these homes situated?</p>	
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			<p>o) Where have the tenants gone?</p> <p>p) How many new council homes have replaced these?</p> <p>q) Where were these homes situated?</p> <p>r) Where have the tenants gone?</p> <p>s) How many new council homes have replaced these?</p> <p>t) Where were these homes situated?</p> <p>u) Where have the tenants gone?</p> <p>v) How many council homes are being replicated outside of the London area?</p> <p>w) What assistance is being offered to person/ couple/ families that are being coerced to move out of London</p> <p>x) What sort of assistance is being offered/ given?</p>	<p>v) The council currently has plans to acquire 38 homes outside of London for use as temporary accommodation. Details of this were reported to the Assets and Regeneration Committee on 11<sup>th</sup> July 2016 and can be accessed here: <a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&amp;MId=8881&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&amp;MId=8881&amp;Ver=4</a></p> <p>w)-x) Households moving outside London are offered financial assistance in the</p>
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			<p>y) For how long is this assistance offered?</p>	<p>form of help with travelling and relocation costs. All private sector lettings arranged by Barnet Homes are given a full after-care service and contact is maintained with both tenants and landlords to ensure that placements are successful and sustainable.</p> <p>y) For private sector lettings, the length of time of the assistance provided depends on the circumstances of each case. If there are problems encountered by tenants in their new property then the let2barnet service will remain in contact with the household until issues are successfully resolved. For all temporary accommodation placements, each household is provided assistance by Barnet Homes' Housing Options Service who manage any tenancy management issues and liaise with temporary accommodation providers to ensure properties are fully maintained.</p>
5	5.5 Risk Management	Jasmin Parsons	<p>a) Growing population, what is the wage stature of the growing population?</p> <p>b) Which localities do they come from?</p>	<p>a) to d) The Council relies on population data provided by the GLA, which includes information on the number of people arriving in the borough from elsewhere in the country and abroad, as well as people leaving the borough. The GLA data does not include information about the growing</p>



			<p>c) What is happening with the previously existing population? Is it shrinking?</p> <p>d) If YES where are they going?</p> <p>e) How many new homes on the regeneration estates are being brought by <b>*Buy to Rent*</b>?</p> <p>f) How many new build homes on the regeneration estates are owned by a single person/ single company?</p> <p style="text-align: center;"><b>5.5.2</b></p> <p>g) How involved are Co-op's in these schemes?</p> <p>h) Is the council prepared to help co-op's set up and run in Barnet?</p> <p style="text-align: center;"><b>5.6 Equalities and Diversity</b></p>	<p>population's income. Information held by the GLA can be accessed here:  <a href="https://data.london.gov.uk/topic/demographics">https://data.london.gov.uk/topic/demographics</a></p> <p>e) Only limited information on this is held by the Council, and is contained in a briefing provided to the Housing Committee members on Overseas Sales on the Regeneration estates which has been published on the Council's website here:  <a href="https://www.barnet.gov.uk/citizen-home/council-and-democracy/governance/Members-briefings.html">https://www.barnet.gov.uk/citizen-home/council-and-democracy/governance/Members-briefings.html</a></p> <p>f) The council does not hold this information</p> <p>g) There are two Co-Ops in Barnet, Tally-Ho Housing Co-Op Ltd, and the Older Women's Co-Housing.</p> <p>h) The council has worked with groups wishing to set up Housing Co-ops, for example the Older Women's Housing Co-Housing project in High Barnet.</p>
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			<p><b>5.6.1</b></p> <p>i) What protection is being given to tenants who are being directed into the private sector by Barnet council/ Barnet Homes?</p> <p>j) What is the monitoring process?</p> <p>k) What happens to the tenant should the private landlord be found to be un-credible?</p> <p>l) How does Barnet council/ Barnet Homes deal with the affected tenant?</p> <p><b>5.6.4</b></p> <p>M) Can you please explain what action will be required to be taken in bullet point one?</p> <p>n) Can you please explain exactly what is meant by the statement made in bullet point two and how you got to this statement?</p> <p>O) Can you please explain why</p>	<p>i) - l) These questions do not relate to the report and are not being considered by the Housing Committee this evening.</p> <p>m) Actions that are being taken by registered providers in relation to the welfare reform, including the benefit cap are described in section 6 of the appended Annual Performance Review.</p> <p>n) This bullet point refers to higher scores on the English indices of deprivation and census data that show higher levels of ethnic diversity for wards in the west of</p>
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			<p>this is not happening (according to this statement) on regeneration estates? (West Hendon) in bullet point three on <b>page 25</b>.</p>	<p>the borough.</p> <p>o) The Housing Strategy 2015-2025 sets out the council's approach to providing housing for people with specific support needs, such as the new extra care housing scheme being developed by Barnet Homes at Moreton Close.</p>
6	Page 27 Background table	Jasmin Parsons	<p>a) What is meant by this statement '<b>General Needs homes</b>'?</p> <p>b) What needs are included via this statement?</p> <p>c) What needs are Housing Associations obliged to cover/ carry out under this statement.</p> <p>d) Can the above also be clarified in the table on <b>page 28 appendix 1</b>. Please?</p> <p>e) Why is the table showing affordable rent level in Barnet 2015.16 empty on the row with Metropolitan in please on <b>page 32</b>?</p>	<p>a) General Needs Housing applies to general family housing and dwellings for singles and couples. The accommodation is normally provided in self – contained bungalow, house, flat or maisonette form.</p> <p>b)-d) Housing associations are regulated by the Homes and Communities Agency. More information on the Regulatory Standards that apply can be found here: <a href="https://www.gov.uk/government/publications/regulatory-standards">https://www.gov.uk/government/publications/regulatory-standards</a></p> <p>e) As stated in the note below the table, Metropolitan was unable to provide this data.</p>
7	Page 43 7. Repairs	Jasmin Parsons	<p>a) Why is Metropolitan excluded from this data? They have been</p>	<p>a) As stated in the note below the table, Metropolitan do not currently collect this</p>

	Performance		involved in the many repairs that have had to be made in the new build since they were first filled with residents in 2015 in West Hendon, they still have many repairs to do too many of the units which have not been rectified? Many of which are actual design faults and believed to be poor workmanship.	data, they are currently reviewing customer satisfaction questionnaires and will commence collecting this for next year
8	Section B 1. development	Jasmin Parsons	<p><b>a)</b> Metropolitan list West Hendon estate in table one yet in table two they do not list West Hendon with affordable housing completions, why not?</p> <p><b>b)</b> Does this mean that officially Metropolitan do not own or manage the units in West Hendon?</p>	<p>a) Metropolitan have 7 shared equity completions planned for 2016.17. At the time of print these were not anticipated for 2016.17.</p> <p>b) No.</p>
9	Page 65 Appendix A Shared Ownership Marketing Sales Value	Jasmin Parsons	<p><b>a)</b> Why is Metropolitan Housing not mentioned in this table?</p> <p><b>b)</b> Why is Barratt not mentioned in this table?</p> <p><b>c)</b> Why are both Metropolitan Housing and Barrett not mentioned in this table as they are both involved with West</p>	<p>a) Metropolitan Housing is shown as “MHT” in the penultimate line of the table.</p> <p>b) Barratt are not mentioned in this table as do not offer shared ownership products directly.</p> <p>c) Homes have been provided at West Hendon on a shared equity basis rather than as shared ownership.</p>

Public Questions – Housing Committee – 20 October 2016

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Public Questions – Housing Committee – 20 October 2016

Raised by	Public Comment
Jasmin Parsons	Ms Parsons has indicated that she wishes to make a Public Comment on items 6, 7 8 and 9 should time permit.

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