

<b><u>MEETING</u></b> <b>HOUSING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 21ST JUNE, 2018</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG</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
5.	PUBLIC QUESTIONS AND COMMENTS	3 - 10

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Question Number	Agenda Item Number	Raised By	Question	Answer
1.	<p align="center"><b>Item 7</b> Housing Strategy</p>	Ben Samuel	Thousands of jobs and apprenticeships were promised. I would like to know the Council's assessment of self-build for bringing down to social rents, the spiralling cost of the market rents in the Brent Cross Cricklewood regeneration area?	The Council maintains a self and custom build register of those who are interested in self-build in the borough. There are currently no plans for self-build in the Brent Cross regeneration area.
2.	<p align="center"><b>Item 7</b> Housing Strategy Appendix 1  Slide 3 – Barnet's Housing Strategy (pg 19)</p>	Jasmin Parsons	<p>1. The two boxes that contain <b>Increase the housing supply</b> and <b>Homes that people can afford</b> contradict each other can you explain the contradiction please?</p> <p>2. The box containing <b>Sustaining quality particularly in private rented section</b> has never explained as to why when mentioned the fraud carried out by rouge landlords the office of fair trading still allowed LBB to continue to use rouge landlords while they were under investigation for defrauding both LBB and the tenant?</p>	<p>1. The two boxes contain objectives from Barnet's Housing Strategy 2015, which recognises that increasing the housing supply in the borough will help to ease the pressure on housing costs in the longer term. The strategy also describes actions that the council will take to ensure a supply of affordable homes for rent and low-cost ownership.</p> <p>2. The Council will carry out checks to make sure that the person applying for an <u>HMO license</u> is a "fit and proper person". However, the Council's HMO licensing scheme does not apply to all privately rented properties in the borough, just those falling within the criteria set by the government for mandatory HMO licensing and those set by LBB for additional HMO licensing. If the Council identifies a legal contravention, they will investigate further, gather evidence and take the appropriate enforcement action where necessary. Action will range from a verbal warning to service of a Financial Penalty Notice or referral for prosecution. Until a landlord is found guilty they are considered innocent, and as such a Fit and Proper Person. Throughout this process the council will continue to try and work with these landlords to bring their properties up to an acceptable standard.</p>

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Question Number	Agenda Item Number	Raised By	Question	Answer
3.	<p align="center"><b>Item 7</b></p> <p align="center">Housing Strategy Appendix 1</p> <p align="center">Slide 9 – Evidence Tenure Shift (pg 25)</p>	Jasmin Parsons	<p>Talks about Annual ONS population survey shows increase in PRS has continued, but owned outright has also increased + significant reduction in affordable rented Increase in Private Renting - 13% Increase in owner occupation - 2% Reduction in Council/HA renting – 27%</p> <p>1. The reduction in revenue due to the reduction in Council Housing between 2011 – 2016 should have raised enough alarm bells especially as the increase in private renting was at 53% in 2011, the continued loss of council housing would lead to loss of council revenue? Q. How are you going to reverse this trend? How long will you take?</p> <p>2. How many new council homes are you prepared to build altogether? Are they going to remain at the current council % rents or are you going to raise them to new figures? If so how much?</p>	<p>1. The Housing Revenue Account 30-year business plan takes full account of both the loss of rent and the reduced maintenance costs arising from any reduction in stock. The business plan is reported regularly to the housing committee.</p> <p>2. The Barnet Group, through its subsidiary Opendoor Homes is building over 320 new affordable homes for rent on council land. These homes will be let at a 65% affordable rent or Local Housing Allowance rates, whichever is the lower. The council is also considering other options for increasing the supply of affordable rented homes, including adding a new floor to existing housing.</p>
4.	<p align="center"><b>Item 7</b></p> <p align="center">Housing Strategy Appendix 1</p> <p align="center">Slide 10 – Evidence</p>	Jasmin Parsons	Can you explain this in more detail please? Are you actually saying that renting in the LBB is more expensive than in the average outer boroughs?	The graph on slide 10 shows that the median, or mid-point private sector monthly rent in Barnet of £1350 is higher than the mid-point of £1295 for outer London as a whole.

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	Private Sector Rents (pg 26)			
5.	<p><b>Item 7</b></p> <p>Housing Strategy Appendix 1</p> <p>Slide 12 – Evidence Homelessness (pg 28)</p>	Jasmin Parsons	<p>The slide states that LBB’s supply of social rented housing stock has fallen while LBB have successfully increased the number of private sector lets.</p> <p>1. Can you give a current figure on the amount of private lets that have been given in place of lost council accommodation? What incentives have been offered to/ in the private sector to accept social tenants? The average cost of the private lets rents and if applicable service charges? How many you expect to replace lost council housing stock with? And the accumulative average cost please?</p>	<p>649 households were assisted into private rented accommodation in 2017/18. The council expects to help another 625 households find private rented accommodation in 2018/19. These private sector lettings are generally let at Local Housing Allowance rates, which is the amount that is taken into account for housing benefit assessments.</p> <p>Between 2014 and 2017 1110 new affordable homes were delivered in the borough whilst 405 council homes were demolished, so that the overall supply of new affordable homes increased by 705 during that period.</p> <p>In 2017/18, the total amount of incentives paid to private sector landlords was £1.57m</p>
6.	<p><b>Item 7</b></p> <p>Housing Strategy Appendix 1</p> <p>Slide 15 – Delivery of New Homes (pg 31)</p>	Jasmin Parsons	<p>1. The slide states that LBB will deliver up to 37,508 by 2026 how many are expected to be built within the borough of Barnet?</p> <p>2. How many will be LBB council homes? How many will be council homes? Where are they being built? Or provided by the private sector? Which town centres? The ones being built outside of the borough, how many will be council homes? Where are they being built? Or provided by the</p>	<p>1. All the properties have either been built or are expected to be built in the borough of Barnet.</p> <p>2. Many of the new affordable homes for rent or for sale will be provided by housing associations, although as stated in response to question 3 above, the council is working with the Barnet Group to deliver new affordable homes for rent on its own land.</p>

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			private sector? Which town? Which cities?	The local Plan sets out the Council’s expectations of tenure mix and suitability of sites for development. This is currently being updated in accordance with the programme reported to Policy and Resources Committee on 11 June 2018.
7.	<p style="text-align: center;"><b>Item 7</b></p> <p style="text-align: center;">Housing Strategy Appendix 1</p> <p style="text-align: center;">Slide 18 – Emerging Themes (pg 34)</p>	Jasmin Parsons	<p>This slide states that LBB’s supply of social rented housing stock has fallen while LBB have successfully increased the number of private sector lets.</p> <ul style="list-style-type: none"> <li>• <b>Preventing and tackling homelessness</b></li> <li>• <b>Support for vulnerable people</b></li> <li>• <b>Efficient and effective services</b></li> <li>• <b>Homes that people can afford</b></li> <li>• <b>Sustaining quality particularly in private rented sector</b></li> </ul> <p>1. Can you explain how LBB are going to be able to deliver and enforce the 5 above points, as currently failed to enforce any of the Health, Safety and Welfare issues that have been created directly from the building work that has been going on, on the West Hendon Estate since 2013 please?</p> <ul style="list-style-type: none"> <li>• This would include housing assessments being carried out on individual residents and flats not being adapted to the individuals needs all individuals have medical and physical needs, poor hearing, unstable on their feet, needing adaptations to their bathroom/ toilets, bedrooms, living rooms, hallways. The fact that because these properties are managed by private landlords LBB always state that they have no power to</li> </ul>	<ul style="list-style-type: none"> <li>• The 5 points are from the 2015 strategy and the new Housing Strategy will include an action plan with a specific, measurable, achievable, realistic and timebound (SMART) targets to ensure the strategy is delivered.</li> <li>• The Council is not aware of any specific problems with regards adaptations in privately owned accommodation, more information would be needed to determine if there is any action that needs to be considered regarding this matter.</li> <li>• Robust Health and Safety practices are required by the Council of their West Hendon development partners, Barratt Metropolitan LLP (BMLLP). BMLLP are required to ensure that all construction practices are undertaken in a safe and controlled manner. As a result, BMLLP have put in place many measures to manage health, safety and welfare, winning several external awards (e.g. NHBC) for site safety and management in recognition of their excellent working</li> </ul>

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			<p>intervene, will this now change.</p> <ul style="list-style-type: none"> <li>• Residents being isolated in their own properties because the door entry system kept breaking down, very poor reception often no reception for mobile phones in the new build that worked perfectly well in the old build.</li> <li>• Current tenants being moved to new properties without any physical or medical adaptations being put in place for them in the new properties.</li> <li>• None of the current tenants being forced to move away from the estate can afford the new rents in the new properties (for some it is more than double their current rent), this is without including any extra costs that they will incur out of their own earning/ pockets.</li> <li>• Children and adults suffering from ever worsening air pollution from both various vehicle fumes, busier roads, and dust contaminated air which is not being monitored because LBB deemed it not necessary.</li> <li>• Constant leaks in the new build, hot water flowing in the toilets.</li> <li>• Lifts constantly breaking down with residents in them, lift ceilings failing in on residents, lift floor failing away.</li> <li>• Front doors with gaps under their front doors.</li> <li>• Dangerous and unsafe working practices that</li> </ul>	<p>practices. BMLLP have also established the Construction Working Group to enable the public to meet with the site team monthly and raise construction, safety, etc issues. Additionally, a monthly construction newsletter is sent to all residents &amp; issues are discussed and resolved regularly at the WH Partnership Board Meetings.</p> <ul style="list-style-type: none"> <li>• Resident satisfaction levels for the new homes are very high &amp; there is no evidence we are aware of that suggests residents feel any more isolated in their new homes than they did in their old ones. Recent work in support of the Neighbourhood Investment Strategy has identified the creation of communal open spaces and initiatives, such as the recent ‘Meet Your Neighbour’ event, to encourage mixing between residents. More initiatives will be planned and delivered over the coming months.</li> <li>• The development partners are committed to making the moves of residents into their new homes as smooth as possible. Where residents are assessed to need adaptations, they are visited by an Occupational Therapist (OT). The OT determines the measures that need to be taken to ensure that the new home is suitable. A second assessment by the OT takes place within 28 days of the resident moving into their new</li> </ul>

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			<p>have been going on for years (this includes the utility companies) with not one single council inspection or fine.</p> <ul style="list-style-type: none"> <li>• All the above and much more in the new</li> <li>• buildings on the West Hendon estate</li> </ul>	<p>homes to identify any additional adaptations that may be required.</p> <ul style="list-style-type: none"> <li>• Where residents do need to leave the estate, the Council carries out a housing needs assessment and appropriate assistance with re-housing is provided.</li> <li>• Robust Health and Safety practices are required by the Council of their West Hendon development partners, Barratt Metropolitan LLP (BMLLP). BMLLP are required to ensure that all construction practices are undertaken in a safe and controlled manner. As a result, BMLLP have put in place a number of measures to control dust and air pollution and mitigate potential risks. These include water based, dust suppression systems and analysis of materials prior to demolition &amp; site monitoring to ensure that nothing dangerous is released to the atmosphere.</li> <li>• MHT are not aware of any complaints from residents regarding these issues. MHT hold regular surgeries in the Community Hub for residents to raise issues. All maintenance issues can also be reported to MHT on their hotline number. This has been widely publicised and is included on notice boards in the entrance areas of the new estate. Maintenance issues are discussed at monthly West Hendon Partnership Board Meetings.</li> </ul>

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				<p>This has not been raised.</p> <ul style="list-style-type: none"> <li>Utility companies do occasionally choose to work outside standard, weekday construction hours. This is common practice nationally and they are not bound by the same restrictions that apply to the development partners. Weekends are often quieter, with less traffic which means utilities can minimise their impact on the public. Applications for permits are carefully considered by the Council. The permit team have agreed to alert regeneration staff to applications relating to West Hendon so that residents can be kept up to date with planned works.</li> </ul>

<b>Item No</b>	<b>Public Comment Request</b>
<b>Agenda item 7</b> – Housing Strategy	Jasmin Parsons
<b>Agenda item 7</b> – Housing Strategy	Ben Samuel