

HOUSING SCRUTINY COMMITTEE

TUESDAY, 17 JANUARY 2023 AT 6.30 PM
**COMMITTEE ROOM 1, CROWDALE CENTRE, 218 EVERSOLT STREET, LONDON,
NW1 1BD**

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MEMBERS

Councillor Samata Khatoon (Chair) (L)

**Councillors Sagal Abdi-Wali (L), Kemi Atolagbe (L), Richard Cotton (L),
Nasrine Djemai (L), Eddie Hanson (L), Nancy Jirira (LD), and
Nanouche Umeadi (L)**

Co-opted Members Fatoumata Diallo, Craig McLeish and Houria Pacha

SUBSTITUTE MEMBERS

**Councillors Lorraine Revah (L), Nina De Ayala Parker (L),
Edmund Frondigoun (L), Lloyd Hatton (L), Tom Simon (LD) and
Jonathan Simpson (L)**

L = Labour, LD = Liberal Democrat

Issued on: Monday, 9 January 2023

CROWDALE CENTRE CORONAVIRUS AND FIRE EVACUATION MEASURES

Everyone is welcome to observe public meetings in Camden, and all public meetings will be webcast live at www.camden.gov.uk/webcast.

If you are planning to attend a meeting in person, please note the following:-

- If you are feeling unwell, please do not attend.
- Hand sanitiser will be available – please sanitise on arrival and at regular intervals during your visit.

If the fire alarm sounds continuously, or if you are instructed to do so, leave the building quickly and calmly by the nearest available exit. Do not stop to collect personal belongings. Fire exit doors are clearly marked and lead via the staircases to Crowndale Road or Eversholt Street.

Do not use the lifts. If you are a wheelchair user or have a mobility problem which prevents you from using the staircases, please proceed to the lift lobby area where you will be evacuated from the building.

Do not wait immediately outside the building – proceed to Oakley Square and await further instructions.

MEETINGS IN CAMDEN

Agendas for public meetings are available in advance on the Council's website at www.camden.gov.uk. If you are interested in a particular item being considered at a meeting and you wish to speak (called making a deputation), please write to the Committee Officer listed on the front of the agenda. The deadline for deputation requests for this meeting is **5pm on Friday, 13 January 2023**. If your deputation request is accepted, the option to make your deputation remotely via Microsoft Teams will be available.

The Council is allowed to discuss some items in private, although this does not happen often – any such items will be discussed at the end of the meeting and you will be asked to leave at this point. Any members of the public joining the meeting remotely will also be asked to leave.

Members of the public have a right to film, record or photograph public meetings for reporting purposes. This does not apply to any of the Council's meetings which are private or not open to the public. Laws on public order offences and defamation still apply, and you should exercise your rights with responsibility. Please respect the views of others when reporting from a meeting. You may be asked to stop filming, photographing or recording a meeting if the Chair feels that the activity is disrupting the meeting.

This meeting will be webcast and can be watched live or viewed for twelve months afterwards at www.camden.gov.uk/webcast. If you are attending a meeting but do not wish to appear on the webcast you are advised to sit in the public gallery.

If you have any views or questions about meetings at Camden Council please call Committee Services on 020 7974 1915.

Gender inclusive minutes: Camden seeks to write the minutes of its committees in a way that does not misgender individuals. If you are contributing to the meeting and you wish to let us know what your pronouns are, please contact the Committee Officer named on the front of this agenda. Otherwise, we will use job titles, full names or neutral terminology. We will not assume gender.

WEBCASTING NOTICE

This meeting will be broadcast live by the Council via www.camden.gov.uk/webcast. The whole of the meeting will be filmed and recorded, except where there are confidential or exempt items, and the footage will be on the website for at least 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you make a representation to the meeting you will be deemed by the Council to have consented to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

The Council is obliged by law to allow members of the public to take photographs, film, audio-record, blog or tweet the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

We have a privacy notice that explains our use of webcasting data which you can see at www.camden.gov.uk/webcast

If you have any queries regarding webcasting or the recording of meetings by the public, please contact the webcasting co-ordinator on 020 7974 5653.

HOUSING SCRUTINY COMMITTEE

17 JANUARY 2023

THERE ARE NO PRIVATE REPORTS

PLEASE NOTE THAT PART OF THIS MEETING MAY NOT BE OPEN TO THE PUBLIC AND PRESS BECAUSE IT MAY INVOLVE THE CONSIDERATION OF EXEMPT INFORMATION WITHIN THE MEANING OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT 1972, OR CONFIDENTIAL WITHIN THE MEANING OF SECTION 100(A)(2) OF THE ACT.

AGENDA

Wards

1. GUIDANCE ON HYBRID MEETINGS

To agree the procedures for the operation of hybrid meetings.

(Pages 11 -
16)

2. APOLOGIES FOR ABSENCE

To consider any apologies for absence

3. DECLARATIONS BY MEMBERS OF STATUTORY DISCLOSABLE PECUNIARY INTERESTS, COMPULSORY REGISTERABLE NON-PECUNIARY INTERESTS AND VOLUNTARY REGISTERABLE NON-PECUNIARY INTERESTS IN MATTERS ON THIS AGENDA

4. ANNOUNCEMENTS

Broadcast of the meeting

The Chair to announce the following: 'In addition to the rights by law that the public and press have to record this meeting, I would like to remind everyone that this meeting is being broadcast live by the Council to the Internet and can be viewed on our website for twelve months after the meeting. After that time, webcasts are archived and can be made available upon request.'

If you have asked to address the meeting, you are deemed to be consenting to having your contributions recorded and broadcast, including video when switched on, and to the use of those sound recordings and images for webcasting and/or training purposes.'

Any other announcements

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

6. MINUTES

To consider the minutes of the meeting held on 12th December 2022. (Pages 17 - 26)

7. DEPUTATIONS

Requests to speak at the Committee on a matter within its terms of reference must be made in writing to the clerk named on the front of this agenda by 5pm two working days before the meeting.

8. COMMUNITY INVESTMENT PROGRAMME ANNUAL REPORT

All Wards

Report of the Director of Development

(Pages 27 - 46)

Camden's Community Investment Programme (CIP) is one of the largest and most successful municipal housebuilding programmes in the UK. CIP has built over 1,000 homes in the last 10 years and is continuing to deliver more affordable housing in the borough as quickly as possible to better support the needs of local communities.

The 2022 CIP Annual report contains an update on progress on CIP schemes and an overview of the market.

9. SETTLEMENT AND INDEMNITY AGREEMENT WITH HS2 LTD. FOR MITIGATING IMPACTS OF HS2 WORKS ON CARTMEL, CONISTON AND LANGDALE

Regent's Park

Report of Cabinet Member for New Homes, Jobs and Community Investment

(Pages 47 - 104)

The lives of residents living in Cartmel, Coniston and Langdale on Regents Park Estate have historically been and continue to be disrupted by High Speed 2 (HS2) construction works, to the extent that the homes of residents living in these blocks have been made 'virtually uninhabitable'.

After several years of campaigning and action by the Council, a funding deal has now been secured with HS2 to cover the full costs of decant to Coniston, Cartmel and Langdale, for both secure tenants and leaseholders. HS2 and DfT have approved this funding deal through their own governance processes and have confirmed to the Council that it had agreed a deal in principle.

The funding would be paid to the council in instalments, dependent on the number of homes vacated up to a cap of £29.2m. In return, the Council will commit to assume the obligations of HS2 under the E23 Scheme and Prolonged Disturbance Compensation Scheme (PDCS), and to discharge these obligations by using its reasonable endeavours to move residents from the three affected blocks.

The Council has negotiated the final terms of the Settlement and Indemnity Agreement (“the Agreement”) that will allow the council to receive the funding and enable all residents to be rehoused.

A consultation with residents has been completed, which shows that 70% of residents would accept the housing deal.

This report is coming to Cabinet to approve the terms of the Agreement and the re-housing offer to residents. It will seek to amend the local lettings plan and the VRS to allow Council tenants to be prioritised for homes within the Regent’s Park Ward and request approval to develop a bespoke share equity offer for resident leaseholders. In addition, it will also seek approval to bring forward an options appraisal to examine the future of the blocks, for both the medium and long term, as they will be largely vacant for the next 10 years whilst HS2 construction works are ongoing

- 10. REVIEW OF THE CAMDEN MEDIUM TERM FINANCIAL STRATEGY** **All Wards**
- Report of the Cabinet Member for Finance and Cost of Living (Pages 105 - 298)
- Continued reduction in Government funding for the Council, coupled with rising inflation and cost pressures on our services means that the Council is projecting a budget deficit of approximately £40m by 2025/26. This report presents an overview of the Council’s financial position and our plan for providing financial stability and resilience for the local authority in a volatile wider environment.
- This report sets out our assumptions and our understanding of how Government policy will impact our funding and spending over the coming years including updates from the Autumn / Winter 2022 spending review and the Local Government Finance Settlement that allocates funding to each local authority. The recent draft financial settlement for 2023/24 provided an increase in ‘Core Spending Power’ (funding available for local authority services, which is predicated on a combination of government grants and increasing Council Tax and locally retained Business Rates) of 9.2% across England. In Camden approximately 28% of the increase in ‘Core Spending Power’ relates to an assumed increase in Council Tax of 4.99%. Camden’s specific core spending allocation was lower than the national average and the fourth lowest in London at 8.2%. This is against general inflation of 10.1% and ongoing demographic pressures in a number of services

especially adult and children's social care.

The report sets out our proposals for how we will change our organisation and our services to operate within our expected budgets in the medium term. These proposals incorporate outcomes-focused change, a focus on long-term change for improvement for the Council, and a continuing drive for the best and most efficient services. These proposals are detailed at Appendix 1.

This report also sets out how we will invest our resources and direct our services to support our ambitions for Camden set out in We Make Camden – our community vision for Camden as a fairer, more equal, more just and more sustainable Borough. This includes how we are investing resources to support families and households through the cost of living crisis, to address the harm of poverty and to support families to have economic security. It shows how we are continuing to play our part in climate justice and supporting Camden's transition to be a low-carbon community. It shows how we are continuing to invest to give children and families the best start, and how we are investing to provide person-centred care for people with health and complex needs – and how we are working in our neighbourhoods to keep people healthy and well.

Some of our proposals for achieving financial stability will have an impact on staff, on residents and on the way that services are delivered. All proposals have been considered individually for their potential impact on residents as part of our commitment to equity. There is an overarching equalities impact assessment for this financial strategy included in this report. For those proposals that require consultation and/or equality impact assessments to be considered, whilst the associated budget reductions are being decided now, the final decisions on how or whether to implement those specific savings will be made at a later date through delegation to relevant Directors or through a further decision by Cabinet. The findings of the relevant equality impact assessments will be considered at this time and will inform the decision on whether to implement those specific savings. There are also some proposals that are ready for immediate implementation that do not require consultation and/or equality impact assessments. The decision sought for each proposal is set out in Appendix 1.

This report also provides an update on:

- Reserves and balances position including planned use
- 2023/24 budget setting considerations
- Additions to the General Fund Capital Programme
- Recommended Fees & Charges for 2023/24

- 11. HOUSING REVENUE ACCOUNT BUDGET, RENT REVIEW 2023/24** **All Wards**
- Report of the Cabinet Member Better Homes (Pages 299 - 338)
- This report sets out how the Council intends to continue to invest in its housing stock and services despite the increasingly challenging financial climate that the Housing Revenue Account (HRA) is operating in. It sets out a balanced budget and proposed levels of rent and service charges for 2023/24, which includes savings as part of the Medium-Term Financial Strategy (MTFS)
- The report is coming to the Cabinet because the Council is required to set a balanced HRA budget for each year and set levels of rent and charges for the HRA. To balance the budget, a level of savings is required so this paper should be considered in conjunction with the Medium-Term Financial Strategy paper (CS/2022/20) also being discussed at January Cabinet 2023.
- 12. CORPORATE PERFORMANCE REPORT QUARTER 2 2022-23** **All Wards**
- Report of the Executive Directors (Pages 339 - 388)
- This report provides an update on service performance in Quarter 2 (Q2) 2022/23 drawn from a broad range of measures from across each directorate and division in the organisation. Individual services have provided a narrative covering key performance challenges and areas of positive improvement.
- This report is divided into three sections: the individual service data and narrative that seeks to identify key challenges and emerging issues over the next 6 months (i.e. looking ahead to Q3 and Q4) that could have negative impacts on service delivery and performance; the ongoing cost of living crisis; and new emerging issues and organisational health issues i.e. cross-cutting challenges in which corporate services play a key role HR, communications, strategy, finance, legal etc.
- Taken together, these sections are intended to help the organisation understand the general position and outlook for core service performance and take decisions about any further remedial or improvement activity required over and above activity already underway in services
- 13. CCTV, RESPONSIVE SECURITY PATROL AND ASB UPDATE** **All Wards**
- Report of Director of Property Management (Pages 389 - 412)
- This report provides an update on the programme to renew the CCTV

network across Camden's estates, the operation of its Responsive Security Patrol (RSP) and its approach to tackling anti-social behaviour (ASB) on estates.

The work outlined in this report supports a number of the ambitions set out in We Make Camden, in particular making sure Camden has enough decent, safe, warm, and family-friendly housing to support its communities.

14. WORK PROGRAMME AND FORWARD PLAN

Report of the Director of Housing

(Pages 413 -
418)

This report suggests a possible work programme for the scrutiny committee

15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

AGENDA ENDS

The date of the next meeting will be Tuesday, 21 February 2023 at 6.30 pm in Committee Room 1, Crowndale Centre, 218 Eversholt Street, London, NW1 1BD.