

Appendix B

Social Housing Scrutiny Project – Draft Scoping Template

DRAFT

Review Topic	Social Housing Scrutiny Project
Membership	Cllr Emine Ibrahim (Chair), Cllr John Bevan, Cllr Zena Brabazon, Cllr Gail Engert, Cllr Martin Newton, Cllr Ann Waters
Rationale	<p>The Panel believe delivering more social housing will help address the current housing crisis. With this in mind, a number of reasons have been cited for carrying out a high-level review of social housing, focusing on national, regional and local issues, including:</p> <div data-bbox="515 603 2063 1393" style="border: 1px solid black; padding: 10px;"> <p><i>“Our broken housing market is one of the greatest barriers to progress in Britain today.” (White Paper - “Fixing our broken housing market”: February 2017)</i></p> <p><i>“For years, residents on many council and housing association estates across the UK have seen their areas neglected by councils and treated as no-go zones by locals. In the media, the people living on these estates have been described as spongers and trouble makers.” (Dispossession: The Great Social Housing Swindle)</i></p> <p><i>“All too often social housing residents tell us that they feel like second-class citizens and that politicians simply don’t care about them.” (New Statesmen: August 2017)</i></p> <p><i>“The scale of the housing crisis is now so grave that only a paradigm shift can begin to address it.” (New Statesman: June 2017)</i></p> <p><i>“The challenge is clear enough: the long-term undersupply of new homes, particularly genuinely affordable homes, is leaving millions of working people facing soaring private rents, while high house prices bar more and more first time buyers from getting on the housing ladder. Meanwhile short term tenancies prevent families from putting down roots in their community, and inadequate funding means the housing safety is not always there to help people when they need it.” (Shelter: June 2017)</i></p> <p><i>“London’s housing market is not currently meeting Londoners’ needs.... more and more families are forced to live in</i></p> </div>

poor conditions, lack long term security and face a higher risk of homelessness. Tens of thousands of Londoners are stuck in temporary accommodation because of the acute shortage of social housing.” ([Shelter: February 2017](#))

“More than a million households living in private rented accommodation are at risk of becoming homeless by 2020 because of rising rents, benefit freezes and a lack of social housing, according to a devastating new report (by Shelter) into the UK’s escalating housing crisis. ([The Guardian: June 2017](#))

“(Many households will) “be victims both of high private rents and of government restrictions on benefit, both of which stem from the failures of housing policies for more than 30 years....(These) findings will place greater pressure on the government over housing policy following the Grenfell Tower fire disaster... ” ([The Guardian: June 2017](#))

“Rents are high because housing is scarce and property values high, and because millions excluded from both owning homes and living in social housing have nowhere to go but the private rental sector. Benefit is being restricted not only because of generalised austerity but also because the total housing benefit bill has been pushed up by the reduction of publicly-owned housing, thanks to the right-to-buy policy introduced under Margaret Thatcher and by restrictions on local authorities’ ability to replenish their stock.” ([The Guardian: June 2017](#))

“The result is that they have to pay market rates to private landlords, when they might have housed them in their own properties. The victims of this failure of policy are those least able to afford it.” ([The Guardian: June 2017](#))

“The role of government in housing is partly planning, to encourage new homes to be built in the places where they are needed, to use land well and create neighbourhoods rather than assemblages of units, to make garden cities rather than sprawl, and tall buildings that are landmarks rather than eyesores. It is also to build when private companies won’t. This is not a radical socialist agenda but established policy of different administrations, both in Britain and elsewhere, for more than a century.” ([The Guardian: June 2017](#))

“If something good is to come of the Grenfell Tower disaster, it will be the attention it brings to the current state of housing in Britain, in particular for people on low incomes.” ([The Guardian: June 2017](#))

“Social housing is a vital, much needed housing tenure and more must be done to ensure it is safely managed and

	<p>resourced. The residents’ voice is a critical part of that.” (John Gliesen, Chair of tenant engagement experts Tpas, Evening Standard, September 2017)</p> <p>“Involving residents in service design and the governance of the organisation has not only helped improve customer satisfaction, it’s also helped reduce costs. Residents are experts at identifying areas where landlords are over or under serving.” (Paul Hackett, Chief Executive of Housing Association Optivo, Evening Standard, September 2017)</p> <p>With the Mayor’s London Housing Strategy currently out for consultation, the timing of this review will allow scrutiny to contribute to regional policy development. This three-month consultation runs until 7th December 2017. In addition, there are a number of opportunities to influence national housing policy. Input, during 2017/18, also allows recommendations to be put forward which will contribute to the delivery of objectives set out in Haringey’s Housing Strategy (2017-22).</p>
<p>Terms of Reference (Purpose of the Review / Objectives)</p>	<ol style="list-style-type: none"> 1. To consider attitudes towards social housing, both in Haringey and further afield. 2. To review the supply and quality of social housing in Haringey with consideration given to both new and older housing across the borough. 3. To identify barriers in current regional and national housing policy to enable consideration of what Haringey’s lobbying priorities should be around social housing. 4. To identify key indicators that enable social interventions of estate regeneration to be measured, ensuring existing communities get the greatest possible benefit from changes to their neighbourhoods. 5. To identify opportunities for residents so they can contribute fully to the delivery of objectives outlined in the Council’s Housing Strategy (2017-22), including monitoring of progress.
	<p>In addition to contributing to Priority 5, including objectives set out in Haringey’s Housing Strategy, work in this area is</p>

<p>Links to the Corporate Plan</p>	<p>likely to contribute to various cross-cutting themes, including: “A Fair and Equal Borough”; “Working Together with our Communities” and “Working in Partnership”.</p>
<p>Evidence Sources / Witnesses</p>	<p>This is for further discussion with the Panel but will include: written submissions; desk top research; site visits; independent research articles/papers. Input will also be sought from: Council Officers; Homes for Haringey; professional experts; academics; external partners; local residents, the voluntary sector; local community groups; the Government; representatives from the GLA’s Housing Committee.</p>
<p>Approach</p>	<ul style="list-style-type: none"> - It is anticipated evidence will be gathered through a series of half-day sessions during September – January. - Informed participants will be invited to give evidence on a sequential basis throughout a morning, afternoon or evening. - This approach facilitates continuity to evidence gathering, and allows members to focus on the questions set for this review. The Panel may also want to meet with residents, and front line staff, away from the Civic Centre. - Evidence from each session will be summarised from which members will draw up conclusions and recommendations. - The draft/final report will then be considered in public by the Housing and Regeneration Scrutiny Panel and the Overview and Scrutiny Committee in March (dates below).
<p>Equalities Implications</p>	<p>The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: (1) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (2) Advance equality of opportunity between people who share those protected characteristics and people who do not; (3) Foster good relations between people who share those characteristics and people who do not.</p> <p>The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.</p> <p>The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and</p>

	<p>final reporting. This should include considering and clearly stating: How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics; Whether the impact on particular groups is fair and proportionate; Whether there is equality of access to service and fair representation of all groups within Haringey; Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.</p> <p>The Panel should ensure that equalities comments are based on evidence, when possible. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation.</p>
<p>Timescale</p>	<ul style="list-style-type: none"> - Review set up by Panel / OSC in July 2017 - Scoping – August / September - Panel Members to watch <i>Dispossession: The Great Social Housing Swindle</i> – 20 September - Final scoping document submitted to OSC for final approval (16 October) - Evidence gathering October – January - Consultation on the Mayor’s draft Housing Strategy ends on 7 December 2017 - Analyse findings / develop recommendations late January / early February - Draft report signed off (with comments from legal / finance) by 23 February - Draft report considered by Housing & Regeneration Scrutiny Panel on 13 March - Final report published 16 March - OSC meets on 26 March to discuss / agree final report (before purdah) - Cabinet Response – with partner input – prepared for June 2018 Cabinet
<p>Reporting</p>	<p>The dates for reporting are outlined above. Dan Hawthorn, Director for Housing and Growth, will coordinate the Cabinet</p>

arrangements	Response (with input from partners as appropriate).
Publicity	Details TBC
Constraints / Barriers / Risks	The broad remit of the project is ambitious and there is a risk of the review over running. If work isn't completed before purdah / the local elections in May 2018 the Panel's membership may change.
Officer Support	Christian Scade, Principal Scrutiny Officer; Dan Hawthorn, Director for Housing and Growth; Alan Benson, Head of Housing Strategy & Commissioning; and Michael Westbrook, Housing Strategy & Commissioning Manager.