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HOUSING SCRUTINY PANEL

Monday, 11th March, 2024 at 7.00 pm in the Council Chamber, Civic Centre, Silver Street, Enfield, EN1 3XA

Membership:

co : Kate Anolue (Chair), Josh Abey (Vice Chair), Nicki Adeleke, Lee Chamberlain, Adrian Grumi, Nelly Gyosheva, Tom O'Halloran and Eylem Yuruk

AGENDA – PART 1

1. WELCOME & APOLOGIES

2. DECLARATIONS OF INTEREST

To receive Declarations of Interest in respect of the agenda items

3. MINUTES OF THE PREVIOUS MEETING (Pages 1 - 6)

To agree the minutes of the meeting held on 12 December 2024.

4. SOCIAL HOUSING ALLOCATIONS (Pages 7 - 10)

To receive an update on social housing allocations.

5. ANTISOCIAL BEHAVIOUR (ASB) (Pages 11 - 18)

To review progress and performance against the new policy objectives set out in the Antisocial Behaviour (ASB) policy.

6. WORK PROGRAMME 2023/24 (Pages 19 - 20)

To note the Housing Scrutiny Work Programme for 2023/24.

7. DATES OF FUTURE MEETINGS

To note the dates of future meetings as follows:

22nd April 2024

HOUSING SCRUTINY PANEL - 12.12.2023**MINUTES OF THE MEETING OF THE HOUSING SCRUTINY PANEL HELD ON TUESDAY, 12TH DECEMBER, 2023**

MEMBERS: Councillors Kate Anolue, Josh Abey, Adrian Grumi, Nelly Gyosheva, Tom O'Halloran, Eylem Yuruk, Edward Smith and Nia Stevens

Officers:

Joanne Drew (Strategic Director of Housing and Regeneration) and Amena Matin (Head of Regeneration and Growth)

Also Attending: Chatinder Bal (Director of Land at MTVH) Metropolitan Thames Valley Housing

1. WELCOME & APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Caliskan and Ergin Erbil.

Apologies were also received from Cllr Lee Chamberlin and Cllr Nicki Adeleke who were substituted by Cllr Edward Smith and Cllr Nia Stevens respectively.

2. DECLARATIONS OF INTEREST

No Declarations of Interest were received.

3. MINUTES OF THE PREVIOUS MEETING

AGREED the minutes of the meeting held on Tuesday 26 September 2023.

4. HOUSING SUPPLY UPDATE

Joanne Drew (Strategic Director of Housing and Regeneration), Amena Matin (Head of Regeneration and Growth) and Chatinder Bal (Director of Land at MTVH) presented this item.

Joanne Drew introduced Chatinder Bal who provided a verbal presentation as one of Enfield's preferred partners. MTVH (Metropolitan Thames Valley Housing) have been working closely with LBE on a number of development initiatives and housing management.

Chatinder Bal provided an insight into what housing associations are currently doing to keep housing supply going, stating that it is economically challenging at every turn.

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Enfield is a key borough with approximately 5000 homes locally. The cost to maintain the estates, the cost of reinvestment, decarbonisation, and fire safety has put an undue burden on the market and the capability to deliver more; meaning the ability to grow the asset base has become profound.

The cost of repairing homes has to be funded by rents received.

The mini budget added further pressure on the capacity for reinvestment and new developments. The energy crisis, construction prices and insolvencies resulted in even more capacity lost, which is unprecedented.

Policy issues in relation to future developments meant that several frameworks needed to be reworked adding further costs, delays and challenges.

Regeneration is key, as is improving the quality of homes provided and providing more homes. Long-term partnerships and relationships are also important.

Working in conjunction with Enfield Council allows for investment and reinvestment and can collectively work on new schemes knowing there is longevity.

Members questions focused on how demand could be met, increasing supply, assisting with building new homes with the current constraints and challenges, and customer service.

In answer to questions:

1. Chatindar Bal provided assurance that MTVH envisage continuing to work with Enfield and developing new stock, just not at the size and propensity anticipated previously.

2. Improving communication with residents who have complaints and/or issues is fundamental. Joanne Drew and Chatindar Bal informed the committee that members can contact senior housing association personnel who will unlock the problem. It is not an ideal solution, but a quick escalation process does help.

Amena Matin added that there is a Housing Operations meeting attended by all housing associations who own stock in the borough, shared by the council and housing management team which is a good forum to raise issues or escalate issues.

3. In terms of working together, it is imperative that housing associations and Enfield support each other. The challenges are vast, but a good working relationship is essential to the partnership. Developing better communication, understanding longer-term aspirations, thinking collectively at an early stage and generally being more collaborative.

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Reciprocally, access to relevant members to escalate blockages and move forward.

Amena Matin explained that there were procurement challenges establishing a working relationship initially. An affordable housing framework was setup to streamline the procurement and create an environment for a better working partnership.

LBE were very clear as to who they wanted to work with; landlords who already worked in the borough, who had stock, ambition and are aligned to the council's priorities. MTVH are part of that framework.

4. In response to questions on meeting demand, Chatindar stated that there are no solutions currently, but the challenge of meeting supplier needs is cyclical in nature. Certainty in rent setting, long term commitment and clarity on packages would help.

Joanne Drew added that from a council perspective the key message is that the GLA require more grant funding. There needs to be a relaxation on right to buy receipts as they are restrictive, long-term settlements and extended grant programmes that are 10 years rather than 5 years; initiatives that need a national response.

5. MTVH are part of G15 which is a collaboration between the larger housing providers in London, sharing good practices particularly on the customer side. MTVH has introduced a digital platform and self-service for residents. A centralised service to provide localised support.

6. Members pointed out the frustration of a digitalised and centralised service within a multi - culturally diverse borough when there is no telephone number.

Housing Supply Update.

RECEIVED the report of Joanne Drew (Strategic Director of Housing and Regeneration)

Amena Matin (Head of Regeneration and Growth) gave a verbal update outlining progress to date.

1. Cllr Smith suggested that a breakdown between various sectors who deliver housing would be beneficial in future.

2. Regarding the feasibility of the council having a large development that delivers, officers acknowledged that conditions and circumstance were very different now to when the bid for the programme was made. With undue pressure on the housing accounts a proposal will be submitted to Council next year to increase rents.

Enfield Council remain committed to the GLA programme to deliver 3500 homes, but delivery may be over a longer period of time. In order to keep

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delivery at pace Enfield Council are looking at how it can do more work in partnership with Housing Associations. The aim would be to take on the delivery of some of the schemes whilst prioritising LBE schemes, as well as improving existing homes and stocks.

Joyce and Snells regeneration programme remains the top priority, as they can deliver substantially more homes and address stock quality which reduces the councils expenditure and exposure.

3. In response to further questions on specific actions that the council has taken to support smaller builders and developers to utilise the smaller sites, officers reiterated that in the last year, three sites have been put through the small sites portal, and highlighted the successful partnership with “Naked House” who supported the council with a number of sites. Sometimes development is better done by small companies. It is about bringing the right solutions to the right sites, and SME’s do it better as they also have access to other funding.

4. The council predominately deliver 100% affordable housing within the 3000 new home target. Across the borough the planning position is 50% set by the Local Plan. It is a hard target with challenges but it exemplifies why external funding and external subsidies are required to achieve the target, throughout London.

5. Developers now prefer forward funding arrangements. Build to rent and social rent as they receive a subsidy and it provides a steady income all the way through the development, whereas with sales the developer has to wait until the end for funds.

6. To encourage new providers to build new homes, there are regular forums with housing associations, developers, and landowners. A streamlined effective planning system is very helpful, they want backing to get planning permissions, offer to buy or forward fund.

A funding pot would help to release and build more homes.

7. Officers confirmed that the buffer is a catch-up plus 20% on top of the target.

8. In response to questions from the Chair and Members about funding from the GLA, officers clarified that there is funding available but the way it is administered is very rigid and is not flexible enough for what London requires. Fifty organisations can all apply for the same pot of money therefore not every scheme is successful in receiving funds. The GLA have a funding shortfall of billions to deliver the growth that London needs.

9. Enfield has the fifth highest allocation of funds from the GLA due to having a good track record as a local authority for delivering all the targets and GLA contracts over the past few years (which has been done by finding sites and replacing sites).

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10. Joanne Drew closed the questions highlighting that Enfield Council has an inbuilt drive to deliver as that is what the council is here for.

The Chair thanked the officers for their reports and congratulated them on the good job being done by Housing in challenging times.

The Chair also thanked the Members for their contributions and wished all a Merry Christmas.

5. DATES OF FUTURE MEETINGS

The dates of future meetings were noted as follows:

Wednesday 21st February 2024

A further date is TBC. The Chair will liaise with the Governance team and send some dates to consider.

The meeting ended at 8.20 pm.

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London Borough of Enfield

Report Title	Social Housing Allocations
Report to	Housing Scrutiny Committee
Date of Meeting	
Cabinet Member	Cllr Savva
Executive Director / Director	Joanne Drew
Report Author	Richard Sorensen richard.sorensen@enfield.gov.uk
Ward(s) affected	
Classification	Part 1 Public
Reason for exemption	N/A

Purpose of Report

1. To provide an update on social housing allocations so far this year.

Main Considerations for the Panel

2. There are currently 7500 households on the housing needs register. This has grown from 3500 in 2020 when the current allocations scheme was introduced.
3. In any given year around 450 properties will become available to let, meaning that households can expect to wait for several years before having sufficient priority to be allocated a property.
4. The decant of Shropshire House and Cheshire House has impacted on the scheme as households in these blocks have been prioritised through the decant process.
5. Most of the properties becoming available are one and two bed roomed. The highest demand is for three bed roomed properties.
6. The Housing Allocations Scheme will be reviewed in the light of the increased pressure on both residents and the Council since the introduction of the scheme.

Background

7. The Council operates a needs-based points system. The priority for being allocated a property depends on the number of points awarded to the household.
8. There are currently 7500 households on the Housing Needs Register.
9. Households can 'bid' for properties through the choice-based lettings system, with the household with the highest number of points being offered the tenancy.
10. Some categories of households are not able to bid for properties and instead are made a direct offer. These are predominantly:
 - Households with an urgent need to move
 - Households with high health and wellbeing points
 - Households who approached the Council as homeless before November 2012
11. The direct offer is essentially an 'automatic bid' in that because of the urgency of the move they are automatically put forwards for any suitable property.

Allocations this financial year

12. 367 properties were allocated in the year to end of January. The breakdown by bedroom size was as follows:

1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
134	95	76	15	1

13. The table below breaks down the allocations by the nature of the points awarded for the groups with the highest number of allocations:

Category	No of Lets
Emergency & exceptional	76
Sheltered applicants	46
Regeneration scheme / decant	40
Leaving care	39
Post 2012 homeless applicant in PRS for 6 months	33
Pre 2012 in TA (Temporary Accommodation)	31
High health & well being	22
Post 2012 homeless applicant in TA	10
Health need - MH/LD/Physical disability/Sensory impairment / Long-term condition	9

14. The Council has been decanting two high rise blocks, Shropshire House and Cheshire House. This has led to a high number of decants but also higher numbers of emergency and exceptional needs to move.
15. For smaller properties (one beds and studios) the majority of allocations have been to care leavers. This is in line with the Council's commitments to care leavers.

Future Review

16. The operating environment has changed significantly since the introduction of the current scheme. The Council is planning to review the allocations scheme during 2024/25 to ensure that we maximise the benefits for Enfield residents.

Relevance to Council Plans and Strategies

17. Good homes in well-connected neighbourhoods
The policy is intended to ensure that the Council and residents can make the best use of existing housing, across a wide range of tenures and links to our wider Housing and Good Growth Strategy.
18. Sustain strong and healthy communities
The allocations scheme gives far greater priority to households who have disabilities or health needs. This is of particular benefit to families with disabled children.
19. Build our local economy to create a thriving place
The policy is an intrinsic part of our Homelessness and Rough Sleeping Prevention Strategy. We aim to improve access to safe and affordable housing for all residents through a range of initiatives and strengthen residents' ability to sustain the housing through support and training.

Report Author: Richard Sorensen
Head of the Housing Advisory Service

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Appendices

None

Background Papers

Housing Allocations Scheme

Departmental reference number, if relevant:



London Borough of Enfield

Report Title	Antisocial behaviour (ASB) – to include litter, alcohol, vandalism, noise, and drug use – particularly in/on estates.
Report to	Housing Scrutiny Committee
Date of Meeting	
Cabinet Member	Cllr Savva
Executive Director / Director	Joanne Drew
Report Author	Neil Wightman neil.wightman@enfield.gov.uk
Ward(s) affected	
Classification	Part 1 Public
Reason for exemption	N/A

Purpose of Report

1. To review progress and performance against the new policy objectives set out in the Antisocial Behaviour (ASB) policy, with specific reference to litter, alcohol, vandalism, noise, and drug use, particularly in/on estates.

Main Considerations for the Panel

2. Enfield saw an 8.3% increase in ASB offences from the year ending November 2023 compared to the previous 12 months. (7,876 offences in 2021/22 and 8,527 offences in 2022/23). London saw a 4.9% increase in ASB offences compared to previous year (224,876 offences in 2021/22 and 235,966 offences in 2022/23).
3. Enfield ranks 12th highest when comparing the volume of reported ASB offences compared to the other 32 London boroughs. When considering the populations within each borough, Enfield also ranks 16th highest for the rate of ASB offences when compared to the other London boroughs.

Background

4. The ASB policy was updated and approved in October 2023 and makes a clear distinction between behaviour that is considered as antisocial and behaviour, whilst annoying, which is not deemed to be antisocial i.e., everyday living noises such as TV or music at a reasonable volume.
5. ASB on our housing estates had previously been managed jointly between Housing’s Resident Relationship Team and the Corporate Community Safety Unit. The housing team oversaw complaints of ASB regardless of tenure. Case work to resolve the ASB was divided between the Community Safety Unit and the housing team. In May 2023 a new Housing ASB team was set up to manage all ASB on our estates, and we are transitioning to this to take control of all housing landlord related ASB.
6. The new ASB officers work in patches, (south, north, and west) and each manage ASB in their respective patches. The Patch list provides information on who manages where. Since its inception priority 2 cases (examples of P2 cases listed at 2.4 below) are being dealt with more robustly, serious cases are being investigated to enforcement.
7. Examples of P2 cases as outlined in the new policy.

Priority 2	<ul style="list-style-type: none"> - One-off aggressive behaviour - Drugs/alcohol related reports - personal use - Misuse of housing communal areas - Verbal abuse/threatening behaviour - Noise nuisance - Neighbour disputes - Minor harassment (single or isolated incident) - Damage to property - Filthy and verminous premises - Pets and animal nuisance - Vehicle nuisance e.g., repairing/abandoned vehicle - Dumping of household rubbish/fly-tipping/littering
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8. It is recognised that ASB has increased since Covid, and more effort is required to address, investigate, as well as enforce following ASB complaints. The new Housing ASB Team and the new ASB Policy will address how and when complaints of ASB are investigated and increase the satisfaction amongst residents.

The Council's approach to ASB

9. The general approach to ASB is that we will not tolerate ASB in any form and we expect our residents to always behave in an acceptable manner. The tenancy agreement and leases set out the standards of behaviour. We will support victims of ASB and have a zero-tolerance approach to acts of ASB. We investigate all reports and, where appropriate or possible, take enforcement action against the perpetrator.
10. We have made it easier to report ASB through our website and recently introduced the noise app to allow residents to record and report unacceptable noise. The resident complaining will be sent a link to the noise app which they can download and then record the noise. This will then be sent directly to the investigating officer. We have also introduced a text message service to acknowledge the reported ASB and provide a unique case reference number and at case closure we attach a survey to capture satisfaction and feedback on ASB case management.

Service standards and improvements

11. The ASB policy sets out 12 service standards for how we will endeavour to prevent and tackle ASB on council housing estates.
 - Meet the needs of our diverse communities through a fair and consistent approach
 - Make it easy to report ASB
 - Respond to cases by the agreed timeframe
 - Keep accurate records
 - Work with residents, partner services and agencies
 - Use mediation to stop cases escalating
 - Support victims and keep in touch throughout the case
 - Sustain tenancies wherever possible
 - Take enforcement action where necessary
 - Review cases where residents request this
 - Support and develop our workforce
 - Monitor our performance

Enforcement

12. Enforcement action is taken by the Housing ASB team for breach of tenancy or breach of lease. For issues outside the tenancy and lease, enforcement action is taken in partnership with other agencies including the Police. The following table sets out the approach to enforcement:

ASB Enforcement Action	Responsible Service
Community Protection Notice	Public Space Protection Notices are issued by City Inspectors in PPL
Public Spaces Protection Order	Housing ASB team or the Police
Dispersal Power	The Police
Criminal Behaviour Order	Issued by a Court. Referrals can be made by the Police (Supported by the Housing ASB team)
Closure Order – Full or partial	Full and Partial Closure Orders - issued by Police or PPL with support from the Housing ASB team
Civil Injunction	Housing ASB team. Can be used against named persons and for entire estates
Notice of Seeking Possession and application to court to seek possession	Housing ASB team
Enforcement for breach of Lease	Housing ASB team in partnership with Leasehold Services
Temporary Accommodation Enforcement	HAS (Supported by Housing ASB team)
Acceptable Behaviour Contract	Housing ASB team (Supported by Police)
Acceptable Behaviour Agreement	Housing ASB team
Mediation	Mediation UK
Noise App	Housing ASB team
Fly Tipping	1,087 reports year to date
Parking Enforcement	453 PCNs served 71 in garage sites
Noise abatement notices	Served by the Noise Service – 19 in total, 1 on council premises
ASB warning letters issued	17

13. Seeking possession due to breach of tenancy is a powerful enforcement tool at our disposal. Our strategy moving forward is to increase the use of **Notices of Seeking Possession** where a tenant is in breach of their tenancy agreement due to ASB. Once served a Notice is valid for 12 months and it sets out the alleged ASB. If the behaviour persists, we can then make a court application and seek possession. Notice of Seeking Possession should act as a deterrent but enable the team to promptly escalate a case to court if the ASB persists.

14. The Housing ASB team will receive additional training relating to the preparation and service of these legal notices. We have served 2 notices this year, and 2 Notices of Absolute Grounds for Possession (NOAP). Possession Granted at court in 3 cases where 1 of these was evicted, 1 was rehoused via homeless, final one being dealt with by housing and pending eviction. We will monitor the impact of the service of these notices and monitor the number of cases where subsequent possession action is still required.
15. **A Community Protection Notice** is an enforcement power set out in the ASB, Crime and Policing Act 2014. This power is designed to tackle low level persistent ASB and nuisance. This notice can be served on a person who is 16 or over. The notice can include requirements for behaviour which must stop. A written warning must first be issued informing the perpetrator of problem behaviour, requesting them to stop, and the consequences of continuing.

A CPN can then be issued including requirements to stop things, do things or take reasonable steps to avoid further anti-social behaviour. A breach of a Notice is a criminal offence, it can be enforced with a Fixed Penalty Notice up to £100 or the perpetrator can be taken to court where a maximum fine of £2500 can be issued.

These warnings are being served to tackle the following types of ASB:

- drunk and disorderly behaviour in a courtyard near a block
- litter/ noise and dog fouling
- banging doors
- cannabis use

In 2023 six Community Protection Warnings issued, 1 resulted in the serving of a Community Protection Notice.

The Regulatory Environment

16. The Regulator of Social Housing (RSH) has introduced Tenant Satisfaction Measures (TSMs). There are 22 tenant satisfaction measures in total. These include 10 management information (MI) measures, which landlords need to fill in themselves. The 12 tenant perception measures (TPMs) are based on questions that landlords need to ask tenants. Of these 2 relate to ASB.
- a. **Satisfaction with the landlord's approach to handling anti-social behaviour.** In our survey with residents last year satisfaction with the management of ASB was 64% for 2023/24 this compared to 37% in 2022/23.
 - b. **Anti-social behaviour (ASB) cases relative to the size of the landlord** 48.07

Outcomes and performance

17. Between January and December 2023, the teams recorded 806 ASB complaints from residents. See appendix 1 for the full breakdown, in summary the main reasons for complaints were:
 - Drugs – 135
 - Noise – 107
 - Vandalism – 84
 - Litter - 23
 - Alcohol – 17
18. **Drugs** - there has been a small increase in reports of drug activity across some of our estates. We work closely with the local police officers who will carry out extra patrols in the area and will work with investigating officers to find a resolution.
19. **Noise** - the introduction of the noise app is already helping with the management of noise cases.

Case study – a resident causing unreasonable noise was referred to the Housing Team. The perpetrator was adamant they were not responsible for the noise coming from their flat. We used the Noise App and the investigating officer used the evidence and replayed the noise to the perpetrator, who instantly recognised the noise and began making excuses. A Community Protection Warning was issued, and the case was successfully resolved.
20. **Alcohol** - the number of ASB incidents related to alcohol is low because the police will lead on these so are not logged. When alcohol is being abused on our estates we work with the local police and residents' associations, if in place, to safely move the offender/s.

Report Author: Neil Wightman
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Appendices - Attached below

Background Papers- ASB Policy

Departmental reference number, if relevant:

APPENDIX 1

Sum of Incident Occasions ASB Items	Year-Month												Grand Total
	2023-01	2023-02	2023-03	2023-04	2023-05	2023-06	2023-07	2023-08	2023-09	2023-10	2023-11	2023-12	
(General)	1		1	2							1		5
Abandoned cars				2				1					3
Alarms (persistent ringing/malfunction)				1									1
Animal problems (General)					2	3		1	1	2		1	10
Assault		1	2	3	2		1	1	1	2	1	3	17
Begging										1			1
Bullying / physical abuse	1		1	1	1	1	1	1		1		3	11
Climbing on buildings					2	1							3
Crack Houses					2								2
Damage to buildings				1		2	1	1	3				8
Damage to trees/plants/hedges							1						1
Disability	1							1		2		1	5
Domestic Violence	5	4	6	4	3	5	4	7	5	7	5	3	58
Dropping litter				1			2	2			1		6
Drug problems (general)	4	6	3	3	6	5	5	1	3	5	5	3	49
Drunken behaviour						2	1		1	2	1	1	8
Dumping rubbish					1	1		2					4
Elderly						1				2			3
Environmental Damage (General)												1	1
Fighting						1		2					3
Games in restricted/inappropriate areas				1	1		3	1					6
Hooliganism/loutish behaviour	1	1			1								3
Impeding access to communal areas		1		1	1	1	2	1	1	2	3	1	14
Inappropriate sexual conduct		1	1			1			1			1	5
Inconvenient/illegal parking							1	1		1			3
Litter / rubbish dumping (General)			1		2	1	1	1	4	2	1		13
Loitering							1					1	2
Loud music	1	2	1	1	1	3	5	3	1	2		1	21
Making threats	1			1			1	1	2	4	2	2	14
Malicious communications (General)						2	2		2				7
Misuse of communal areas (General)		2	2	2	5	9	3	6	3	8	2	1	43
Noise (General)	1	1	3	1	3	4	2	12	3	5	3	4	42
Noisy neighbours	2	3	2	1	6	5	4	8	4	2	1	3	41
Nuisance behaviour (General)	1	3	4	4	8	8	8	11	3	7	8	3	68
Pestering people	1	1			2	1	4	3	2	3	4	2	23
Presence of dealers/users	3		4	2	3	4	4	9	8	10	4	3	54
Prostitution (general)				1		1			1	3	2	2	10
Race		1	1				3			4	2	1	12
Setting fires (not directed at persons /property)									1			2	3
Sexual conduct problems (General)		1			1								2
Shouting & swearing			1		1	2	3	7	8	4		1	27
Street drinking						1	2	1	2	1		2	9
Threats and intimidation (General)	3	4	6		2	10	5	4	5	7	4	5	55
Throwing missiles								1				1	2
Urinating in public						1	1	2	1	1	1		7
Vehicle problems (General)			1			2	1	1	2				7
Verbal abuse			2		4	2	1	2	1		1	2	15
Voyeurism								1	1				2
Taking drugs		3			2		2	3	2		2		14
Uncontrolled animals						1		2					3
Noise from business/industry					1	1							2
Menacing gestures										1	2		3
Fly-tipping								1		1	1		3
Hoax Calls (General)									1				1
Sending nasty/offensive letters											1		1
Misuse of scooters and mopeds										1			1
Racing cars								1			1		2
Damage to street furniture											1		1
Sniffing volatile substances							1						1
Sexual abuse / DV			1			1			1		1	1	5
Solvent abuse	1			1				1		4		2	9
Damage property	2	1	2	1		2	3	1	5	4	3	3	27
Dangerous dogs					1	2		2	1	3	2	1	12
Taking class A drugs			1	1								2	4
Defecating in public			1								1		2
Nuisance - animals								1				1	2
Cannabis Factory		1			1								2
Brothel		1							1				2
Grand Total	29	38	47	36	64	92	75	108	81	104	67	65	806

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HOUSING SCRUTINY PANEL 2023/24

CHAIR: Cllr Kate Anolue

Date of meeting	Topic	Lead officer	Lead Members	Executive Director/ Director	Scope
15 th June	Work Planning				
26 th Sept	Temporary Accommodation (in depth) –	Richard Sorensen/Duane Dwyer	Cllr Savva	Joanne Drew	To Include <ul style="list-style-type: none"> • the causes that lead to these circumstances; • the periods of time residents wait to be placed in TA and remain in TA; • associated health issues (including mental health); how these issues can be resolved; • the process, timeframes and turnaround for decisions regarding TA; • how the council supports those with no access to public funds; • homelessness; rough sleeping; sofa surfing; residents outgrowing properties; hotel and Airbnb accommodation; and section 8 & 21 (eviction) notices.
12 th Dec	Housing Supply (in depth)	Nnenna Urum Eke and Amena Matin	Cllr Caliskan	Joanne Drew	To include: <ul style="list-style-type: none"> • what the council is doing to increase supply; • how the council is working with partners – potential to

					<p>invite and speak to housing associations, landlords and residents;</p> <ul style="list-style-type: none"> • and affordable housing supply for local people.
21st Feb Moved to 11th March	Housing allocation & bidding process	Richard Sorensen	Cllr Savva	Joanne Drew	<p>To include:</p> <ul style="list-style-type: none"> • the faults/ challenges of the processes; points/eligibility; and over/under populated/occupied homes.
	Anti-social behaviour – to include: litter, alcohol, vandalism, noise, and drug use – particularly in/on estates.	Harjinder Lota/ Neil Wightman	Cllr Savva/Cllr Needs/ Rick Jewel	Joanne Drew	<p>To include:</p> <ul style="list-style-type: none"> • litter, alcohol, vandalism, noise, and drug use – particularly in/on estates.
22nd April Confirmed Additional date	Housing fraud/ Illegal subletting etc.	TBC			<p>To include:</p> <ul style="list-style-type: none"> • Social Housing Regulation Act 2023 - implementation and impact.