

Appendix 1 - Consultation and Engagement to date

As a landlord of secure council tenants, the Council has a statutory duty to make and maintain such arrangements as it considers appropriate to consult with its secure tenants who are “likely to be substantially affected by a matter of housing management”. A matter is one of housing management if, in the Council’s opinion, it ~~relates~~ “to the management, maintenance, improvement or demolition of dwelling- houses” let by it under secure tenancies.

As a piece of formal consultation, the section 105 process also needs to follow the general principles for fair consultation, i.e.

- Consultation must be at a time when proposals are still at a formative stage
- Sufficient reasons must be given for any proposal to permit intelligent consideration and response
- Adequate time must be given for consideration and response
- The results of consultation must be considered before final decisions are made

S105 implementation

Consultation with residents about the proposed works took place between 8th – 22nd June 2022, residents were invited to respond either in writing or via email. Only two residents responded to the consultation, one leaseholder and one son of a tenant.

The leaseholder wants details of the offer to purchase and the homeless payment, clarity around the temporary heating system and they want the current concierge cover to continue. The tenant’s son is asking to be given his own tenancy – he currently shares the home with his mother and adult sister.

Summary of community engagement to date

Activity	Type of consultation	Timescale
Letter sent in April to residents in Walbrook House from Cllr Needs	Engagement	Start of ongoing engagement
Letter and website updated for consultation with S105 letter	S105 consultation	2 weeks in June
Public engagement on future options to inform preferred options	Options overview and survey	1 October for a minimum of 4 weeks

The proposals will consider the findings of the consultation, alongside other relevant considerations. This will include evidence of how the proposals could help to increase the supply of homes in the borough and meet housing need, financial considerations, and the wider benefits the proposals could bring.