

Mayor and Cabinet			
Report Title	Matters referred by the Housing Select Committee – Public Accounts Select Committee Review into the Council’s Obligations to Leaseholders		
Key Decision	No	Item No.	X
Ward	All		
Contributors	Housing Select Committee		
Class	Part 1	Date	20 January 2010

1. Purpose

- 1.1 This report informs the Mayor and Cabinet of the views of the Housing Select Committee on the Public Accounts Select Committee’s Review into the Council’s obligations to Leaseholders.

2. Recommendations

- 2.1 The Mayor is recommended to consider the views of the Committee, as set at paragraph 3 below, alongside consideration of the Public Accounts Select Committee report.

3. Views of the Committee

- 3.1 The Committee considered the report at its meeting held on 13 January 2010. The views expressed by the Committee were as follows:
- 3.2 The Committee broadly supports and endorses the recommendations put forward by the Public Accounts Select Committee.
- 3.3 The Public Accounts Select Committee has recommended that:

“...the target to respond to letters, emails and phone calls from leaseholders within ten working days should mean that a meaningful response is received, and not just an acknowledgement, within this time frame, although it is accepted that the response might not necessarily be the full and final response. We recommend that this target be supplemented by a target of acknowledging any correspondence within two working days, making better use of email.”

The Housing Select Committee recommends that these targets should apply to tenants as well as leaseholders. The Committee also acknowledges that, in the case of complex issues, it is not always possible to provide a complete response to an enquiry within ten working days. The Committee expects that all correspondents with

housing providers should receive a consistent and high quality service, regardless of tenure.

- 3.4 The Public Accounts Select Committee has recommended, in relation to Lewisham Homes, that:

“...leaseholders in street properties should not be required to pay a charge for anti-social behaviour services.”

The Housing Select Committee suggests further clarification of this recommendation, but in its current form of words does not agree with it, in particular the implication that anti-social behaviour is an issue which only occurs on estates. The Committee feels that anyone who has access to the anti-social behaviour services provided by Lewisham Homes should contribute to the cost of those services, regardless of where they live.

4. Financial Implications

- 4.1 There are no financial implications arising out of this report per se, although the financial implications of several of the recommendations put forward by the Public Accounts Select Committee will need to be considered in due course.

5. Legal Implications

- 5.1 The Constitution provides for Select Committees to make referrals to the Mayor and Cabinet, who are obliged to consider them.

BACKGROUND INFORMATION

If you have any queries on this report please contact Charlotte Dale, Scrutiny Manager (0208 3149534), or Kevin Flaherty, Head of Business & Committee (0208 3149327).