

Committee: Cabinet

Date: 8 November 2021

Wards: All

Subject: Reference from the Sustainable Communities Overview and Scrutiny Panel – Clarion Estate Regeneration Programme

Lead officer: Rosie Mckeever, Scrutiny Officer

Lead member: Councillor Aidan Mundy, Chair of the Sustainable Communities Overview and Scrutiny Panel

Contact officer: Rosie Mckeever, Scrutiny Officer, 0208 545 4035

Recommendations:

1. The Sustainable Communities Overview and Scrutiny Panel requests that Cabinet note its reference set out in paragraphs 2.7 to 2.12 below.
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1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. At its meeting on 2 September the Sustainable Communities Overview and Scrutiny Panel received a presentation regarding the Support to deliver Clarion's estate regeneration programme including the Stock Transfer Agreement and nominations. Senior management and a representative from SQW discussed the rationale for the recommendations and gave an overview of the viability of different amendments to the scheme.
- 1.2. The Panel were in broad support of the proposed recommendations, however there were some amendments regarding the need for oversight and ongoing scrutiny review as set out in the reference to Cabinet in paragraphs 2.7 to 2.12 below.

2 DETAILS

2.1. Scrutiny process

- 2.2. After hearing the presentation, the Panel expressed concern that they were not presented with latest data from April 2021. The representative from SQW reassured Members that this work will commence at the earliest possible opportunity.
- 2.3. Considering the overlap of issues between the Clarion Regeneration programme and the repairs and maintenance performance, the Panel expressed concern regarding:
- 2.4. The repair record at High Path and Phipps Bridge estates following recent media reports. The panel will be seeking further reassurance from council officers that they are taking action to support residents at the next meeting.
- 2.5. The status of residents in assured short hold tenancies and the conditions of their properties and lack of qualification for new property. This is estimated at 150 families.

2.6. **Scrutiny response**

- 2.7. The Panel RESOLVED (five votes for, two against, one abstention) to send the following recommendations to Cabinet;
- 2.8. Amend the Stock Transfer Agreement between Clarion and Merton Council for the principles of:
- 2.9. Suspending the council's clawback until the programme reaches breakeven; publishing, through the performance management item of the Sustainable Communities Panel, the status of profitability;
- 2.10. Requiring Clarion to commit to delivering Decent Homes if Clarion fails to reach deadlines for delivering regeneration, while agreeing category 1 faults without fail and category 2 faults as per health and safety assessments are repaired;
- 2.11. Agreeing monthly business plan and risk management monitoring, open book approach and reporting back to the Sustainable Communities Panel at every meeting as part of performance monitoring. Clarion to fund all. Metrics to be agreed between Chair and Council Officers before calendar year end 2021.
- 2.12. Council will continue with 100% nomination rights to true voids as per the 2010 Nomination Rights Deed.
- 2.13. Lastly, the Panel would also like its position on the Tenants Champion role formally noted as follows in points 2.15 to 2.18;
- 2.14. The Tenants Champion agreed to write a formal report for the Panel meeting in February 2022 against success criteria.
- 2.15. During the meeting the Tenants Champion outlined that success will be measured by the number of residents encouraged to report repairs, Councillor Colleagues supporting with casework and resolutions achieved.
- 2.16. The Chair of the Panel requests Officers to transform these criteria into metrics for the performance monitoring
- 2.17. Officers committed to making information to support repairs available on the council's website by 16th September.

3 ALTERNATIVE OPTIONS

- 3.1. None – Cabinet is required under the council's constitution to receive, consider and respond to references from overview and scrutiny.

4 CONSULTATION UNDERTAKEN OR PROPOSED

- 4.1. None for the purpose of this report.

5 .FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 5.1. None for the purpose of this report.

6 LEGAL AND STATUTORY IMPLICATIONS

- 6.1. Cabinet is required under the council's constitution to receive, consider and respond to references from overview and scrutiny. The Local Government and Public Involvement in Health Act 2007 requires Cabinet to respond to

reports and recommendations made by scrutiny committees within two months of written notice being given.

7 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

7.1. There are no human rights, equalities and community cohesion implications as a result of this report.

8 CRIME AND DISORDER IMPLICATIONS

8.1. These are no crime and disorder implications as a result of this report.

9 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

9.1. There are no risk management and health and safety implications as a result of this report.

10 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- None

11 BACKGROUND PAPERS

None

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