

## **Tenant Council**

### **Minutes of the meeting held 4 April 2016**

**Present:**

**Delegates and Deputies**

**Observer(s):**

<b>Forum</b>	<b>Delegates</b>	<b>Deputies</b>
Aylesbury	Carol Vincent	
Bermondsey East	Bill Wardell	Michael Facey
Bermondsey West	Mary O'Brien	
Borough & Bankside	Fola Ogunkola	
Camberwell East	Steve Hedger	
Camberwell West	Emanuel Efeminis'	
Dulwich	Bill Newman	
Dulwich	Jennifer Bevan	
Nunhead & Peckham Rye	Ian Ritchie	
Peckham		Derrick Nkosana
Rotherhithe		Jackie Wardle
Walworth East	Shaun O'Regan	
Walworth East	Tanya Murat	
Walworth West	Colin Harrison	
SGTO	Cris Claridge	

Non

**Officers**

<b>Officer</b>	<b>Job Title</b>
Stephen Douglass	Director of Communities
Lee Page	Resident Involvement Manager
Brian O'Neill	Tenant & Resident Organisation Co-ordinator
Benta Wambui Njururi	Support Officer
Fay Hammond	Departmental Finance Manager(Central and Corporate Services)
Robert Woollatt	Interim Chief Accountant
Jessica Leech	Resident Involvement Coordinator
Shaun Regan	Senior Finance Manager

**Councillors**

<b>Councillor</b>	<b>Ward</b>	<b>Cabinet</b>
Cllr Peter John	South Camberwell Ward	Leader of the Council
Cllr Anne Kirby	Village Ward	

## Apologies:

### Delegates

Delegates	Deputies	Area Housing Forum
Val Fenn		Camberwell East
Jeanette Mason		Peckham
Kiri Pieri		Rotherhithe
Pat Hickson		Rotherhithe
	Vera Tawiah	Camberwell East
Sheila Hayman		Nunhead & Peckham Rye

### Councillors

Councillor	Ward	Cabinet
Cllr Stephanie Cryan	Rotherhithe Ward	Cabinet Member for Adult Care and Financial Inclusion
Cllr Sunny Lambe	South Bermondsey Ward	
Cllr Sandra Rhule	Nunhead Ward	
Cllr Mark Williams	Brunswick Park Ward	
Cllr Lucas Green	Grange Ward	
Cllr Leo Pollak	South Bermondsey Ward	
Cllr Jane Lyons	Village Ward	
Cllr James Barber	East Dulwich Ward	
Cllr Kath Whittam	Rotherhithe Ward	
Cllr Andy Simmons	College Ward	
Cllr Evelyn Akoto	Livesey Ward	
Cllr Ben Johnson	Grange Ward	
Cllr Bill Williams	Rotherhithe Ward	
Cllr Catherine Dale	South Bermondsey Ward	

Item	Title of Report	Action
1.	<b>Constitution and Standing Orders</b>	
	Noted	
2.	<b>Declarations of Interest</b>	
	None	
3.	<b>Apologies</b>	
	As below	
4.	<b>Delegates and deputies</b>	
	Agreed Carol Vincent: Please check if Florence is still Aylesbury Delegate.	
5.	<b>Attendance Monitor</b>	
	Agreed	
6.	<b>Minutes of 22 February 2016</b>	
	Add the motion to the minutes and bring the minutes back to be agreed.	
6.1	<b>Matters arising from minutes of 22 February 2016</b>	
	The motion was passed unanimously and should be noted in the 22 February 2016 minutes.	
7.	<b>Reports</b>	
7.1	<b>Housing Bill</b>	
	Tanya Murat the Walworth East delegate presented the amended <b>kill</b>	

**the housing bill** motion to Tenant Council. The original, un-amended motion was passed unanimously by Tenant Council in 22 February 2016 meeting.

Proposed Amendments:

1 In paragraph 1 following:

“The Government’s Housing and Planning Bill means higher rents, less security and less chance of a home you can afford. The Bill”.

Add:

Makes councils set up a Brownfield Register and give planning “Permission in Principle” to all land on this register.

2 In paragraph 3 following:

“This Tenant Council calls on Southwark Council to refuse to implement the Housing Bill and in particular to:”

Add:

Not place social or council housing estates on the Brownfield Register

3 In paragraph 4 following:

“This Tenants Council resolves:”

Replace:

“Saturday 13<sup>th</sup> March 2016” with Saturday 18<sup>th</sup> June 2016

To read:

**Amended Motion to Tenant Council - Kill the Housing Bill April 2016 – Passed unanimously 4.4.16**

**(the original, unamended motion was passed unanimously by Tenant Council in February 2016)**

**This amended motion inserts two references to the Brownfield Register and replaces support for the national demonstration on 13<sup>th</sup> March 2016 with support for the national demonstration on 18<sup>th</sup> June 2016.**

**This Tenant Council notes:**

The Government’s Housing and Planning Bill means higher rents, less security and less chance of a home you can afford. The Bill:

- Makes councils sell off existing council homes
- Removes secure tenancies
- Introduces a “pay to stay” scheme for social housing tenants if two household members’ income is more than £30k (£40k in London)
- Means increased rents and longer waiting lists
- Reduces travellers’ rights
- Makes councils provide unaffordable “Starter Homes” instead of affordable housing for rent
- **Makes councils set up a Brownfield Register and give planning**

**“Permission in Principle” to all land on this register**

The Kill the Housing Bill Campaign has already organised protests, lobbies and meetings aimed at bringing the Bill down, or making it unworkable. Walworth East Area Forum has already voted to oppose the Housing Bill and urge Southwark Council to do the same.

**This Tenant Council believes:**

The Housing and Planning Bill will not solve the housing crisis. It will make it worse. It will force people from their homes, families and communities, into insecure private renting.

**This Tenant Council calls on Southwark Council to refuse to implement the Housing Bill and in particular to:**

- Not collect data on the incomes of tenants
- Not introduce higher rents for some tenants as part of the government’s pay to stay scheme, or any local variant involving a taper system
- Continue to issue secure tenancies to all new tenants
- Not sell off “high value council homes” and refuse to pay the levy imposed by the government to fund Right to Buy to housing association tenants
- **Not place social or council housing estates on the Brownfield Register**
- Call on the Council Trade Unions to support non co-operation with the Housing Bill and resist any attempt by council chief officers or Government appointees to force through implementation
- Call on TRAs, Area Forums and SGTO to support the Council’s position of non-co-operation with the Housing Bill
- Propose a joint campaign of non-co-operation with other Councils opposed to the Bill

**This Tenant Council resolves:**

- To add its name to the Kill the Housing Bill Campaign
- To urge the delegates of Tenants Council to publicise the Kill the Housing Bill Campaign and send representatives to the organising meetings
- To urge tenants to support the national demonstration on **Saturday 18<sup>th</sup> June 2016**
- To urge Area Forums and TRAs and SGTO to adopt this motion and organise local activities against the Bill.

Proposed by Tanya Murat and Seconded by Ian Ritchie

The motion was passed by Tenant Council unanimously.

Tenant Council asked for more visible presence of the council in the campaign. They asked the Leader of the council to call a public meeting to get the people in Southwark to oppose to the housing bill.

	<p>Cllr Peter John attended during the treasury report. He gave an update from his viewpoint. No aspect of the bill was good for Southwark or its residents. It is anti-aspirational and there is need to be creative in response. He noted the low take-up response to L+Q piloting the housing association right to buy in London. He acknowledged that the possible impact of starter homes could be a concern. He emphasised the work being done to alleviate concerns in the House of Lords. He could not sign up to all of the motion and reinforced the commitment to build in Southwark.</p> <p>He would look at coming to the National Sleepout event at 9pm outside Tooley Street on Friday 15<sup>th</sup> April. He hoped his fellow Labour councillors will join it. He agreed to call public meeting in May to inform and show opposition to the Housing Bill while noting the constraints of purdah. He also instinctively opposed the council homes being classified as brownfield land.</p> <p>In response to Tanya Murat, he agreed to speak at the Kill the Housing Bill meeting in East Walworth which is scheduled for the evening of 18<sup>th</sup> May. He would look at coming on the national Kill the Housing Bill demonstration on Saturday 18<sup>th</sup> June.</p> <p>He emphasised the need to work on getting a Labour mayor elected followed by a Labour government.</p> <p>Ian Ritchie noted that there were real fears here and the need for more pro-active work from councillors.</p> <p>Cllr. John said the message can go out that all councillors are united.</p> <p>Fola Ogunkola observed the need for a public demonstration.</p> <p>Cris Claridge asked for more support and active ward commitment.</p> <p>Shaun O'Regan asked for councillors to attend TRA, forum and tenant council meetings to get tenants involved.</p> <p>Cllr John emphasised the political opposition to the bill.</p>	
<b>7.2</b>	<b>Treasury Management</b>	
	<p>Treasury report was brought to Tenant Council as follow up to the request made by Tenant Council during the HRA report in January. Delegates received the report and asked</p> <p>Q. The Council received £50m for the Heygate, where is that showing</p> <p>A. We shall come back to you on that</p> <p>Q What about the rent decrease? What level of debt should it be?</p> <p>A: This comes down to the borrowing strategy, dependent on fixed or floating rates being better at a particular time.</p> <p>Q. What are investment rates and borrowing rates like?</p> <p>A. Investment can be 7.6% but returns are low. Borrowing rates are currently 6% (9%?)</p> <p>Q. 9% on a loan is a lot?</p> <p>A. We can feed that back</p> <p>Q. Why can't our loans be re-financed at a lower rate?</p>	

	<p>A. The premium that would be paid does not make this a prudent step.</p> <p>Q. What about a bonds issue?</p> <p>A. There would be a penalty on this and it would not avoid the debt cap. Current regulations do not allow this.</p> <p>The delegates thanked the officers for attending</p>	
<b>7.3</b>	<b>Age Friendly Southwark</b>	
	<p>Jessica Leech presented.</p> <p>Southwark aspires to become an age friendly borough and applied to WHO to be considered as age friendly. There are factors that the WHO believe have most impact on peoples life as they grow older such as:</p> <ul style="list-style-type: none"> <li>• Transportation</li> <li>• Housing</li> <li>• Social Participation</li> <li>• Respect and Social inclusion</li> <li>• Civic Participation and employment</li> <li>• Communication and information</li> <li>• Community support and health services</li> <li>• Outdoor spaces and building</li> </ul> <p>To become more friendly and to be recognised as age friendly borough we are developing an action plan to address the barriers to living and ageing well. We will do this through talking to people who live, work and provide services in Southwark. The action plan will set out:</p> <ul style="list-style-type: none"> <li>• The changes needed in order for Southwark to be age friendly</li> <li>• Who needs to do the changes</li> <li>• How to implement the changes</li> <li>• The time frame we need to achieve this goal</li> <li>• And how we will monitor the performance</li> </ul> <p>We will achieve this by talking to 1000 people in the borough. One of the ways we want to engage people in this conversation is by holding 40 focus groups. We will also collect diaries and stories of people's day to day experience. This will give us depth and breadth information. We would like you to join us in talking about this issue.</p> <p>Ian Ritchie noted the importance of transport.</p> <p>Shaun O'Regan asked what Southwark's priorities are? Jessica said that this was being established through the consultation process.</p>	
<b>8.</b>	<b>Any other Business</b>	
<b>9.</b>	<b>Next Meeting: 9 May 2016</b>	
<b>10.</b>	<b>Appendices: Working party and Task &amp; Finish Groups</b>	