

NOTTING HILL HOUSING GROUP



South London Local Scrutiny Panel (LSP)

Minutes of meeting held on 26th April, 6pm

Notting Hill Housing, 47-49 Durham Street, Vauxhall, SE11 5JA

Present: **Chair:** TO

AG
CH
CC
CB
JA-B

NHH:

NC Leasehold Manager
GH Housing Manager
PB, Welfare Reform Project Manager
TB, Leasehold Team Coordinator

Apologies: RD

1.	Introductions/ Minutes of last meeting and matters arising	
	TO opened the meeting. Minutes and matters not discussed due to panel not previously seeing the pack before the meeting.	
2.	Welfare Reform Update (presented by PB)	
	<p>PB explained what Universal Credit is and the imminent changes to it. Currently 550 NHH claimants, which is forecasted to rise to 2637 by March 2019.</p> <p>Panel discussed whether changes to benefits should be published on NHH website.</p> <p>TO/JA-B argued that targeted communication to vulnerable residents would be more effective than indirect notices.</p> <p>GH agreed and stated face-to-face dialogue was most effective method.</p> <p>GH: Councils not always fully knowledgeable or willing to engage in talks about welfare issues.</p>	

	<p>PB: The Tenancy Support Network is available for all NHH tenants and officers can refer tenants to the service.</p> <p>CH suggested that monthly updates sent by officers could include information on “help and support”.</p> <p>PB explained that as of April 2019 housing benefit would be capped at Local Housing Allowance (LHA) rate. 800 NHH tenants at risk.</p> <p>TO: NHH should advise tenants in advance.</p> <p>GH: Difficult for officers to make decisions about whether to accept potential tenants if uncertain about ability to pay when LHA rate is enforced.</p>	
4.	Change to Lettings Strategy	
	<p>GH read-out strategy, which is available in the pack.</p> <p>Aim is for LSP panel members to provide opinions and have the opportunity to join workshops in the future.</p> <p>People often express desire to move but don't bid on properties. TO suggested this could be due to a lack of knowledge of the process.</p> <p>GH: South London boroughs often insist on filling new-build properties with their own nominations.</p> <p>People on the “High Priority” list tend to remain there despite turning offers down.</p> <p>NC: The process of re-assessing people and re-organising the priority lists is time-consuming and some tenants have to remain in Band A due to their circumstances.</p> <p>GH: tenants often don't want to move from current area, which is a particular problem in South London as NHH have less properties there.</p>	
6.	AOB	
	<p>TO to attend meeting next week to discuss a new format for the LSP.</p> <p>TO will email panel members with outcomes from the meeting.</p>	TO
	<p>Meeting closed at 8.08pm</p> <p>Next meeting: ?</p>	

	Location: Notting Hill Housing, 47-49 Durham Street, Vauxhall, SE11 5JA	
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