

Supplementary A8(i)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

LEADERSHIP TEAM – 25 JULY 2018 MEETING

REFERENCE FROM THE GRENFELL RECOVERY SCRUTINY COMMITTEE – 24 JULY 2018

HOUSING OPTIONS AND SUPPORT FOR SECURE TENANTS OF THE WALKWAYS, TREADGOLD AND BRAMLEY HOUSE IN TEMPORARY ACCOMMODATION

At its meeting yesterday (24 July 2018) the Grenfell Recovery Scrutiny Committee considered report A8 on the Leadership Team's agenda. Officers were questioned both by Committee Members and by members of the public, after which the Committee resolved to recommend the Leadership Team:

To remove the 30 September 'hard' deadline and indicate clearly that, mindful of the trauma and disruption still being experienced by many, the Council:

- (i) will work with each family or individual concerned to identify an appropriate timescale within which they might reasonably make their final decision on whether or not to return to their home;
- (ii) will not force anyone to give up their home against their will; and
- (iii) will work with social landlords to, where at all possible, replicate the terms of existing secure tenancies in any tenancies with other social housing providers - and if this is not possible to explain clearly to prospective tenants what rights they will lose if they take up an alternative tenancy with another social landlord.

FOR DECISION

Cllr. Robert Thompson
Chair, Grenfell Recovery Scrutiny Committee

Supplementary A8(ii)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

LEADERSHIP TEAM – 25 JULY 2018 MEETING

REPORT OF THE DIRECTOR OF HOUSING NEEDS AND SUPPLY

HOUSING OPTIONS AND SUPPORT FOR SECURE TENANTS OF THE WALKWAYS, TREADGOLD AND BRAMLEY HOUSE IN TEMPORARY ACCOMMODATION – PROPOSED RESPONSE TO THE SCRUTINY COMMITTEE'S RECOMMENDATION

1. Should the Leadership Team be minded to accept the Scrutiny Committee recommendation on Supplementary Report A8(i), the substantive Leadership Team report can be amended as set out at section 3 below.
2. Further points were made in the Scrutiny Committee's discussions about:
 - location, quality and affordability of any temporary accommodation for residents not returning home,
 - additional support for households making decisions,
 - the importance of equalities issues
 - The disruptive nature of the management of the site impacting disproportionately on the Walkways residents in the 300s, possibly for years to come.

The amendments below are focused on the recommendations in order that there are clear actions and accountability as a direct result of the Scrutiny Committee's input.

3. The following detailed amendments are therefore suggested if the Leadership Team is minded to accept the Scrutiny Committee's recommendations.

Recommendations – Section 2.1 i

Change from:

- i. that tenants currently residing in temporary accommodation who do not feel able to return home will be required to relinquish their Walkways, Bramley or Treadgold tenancy by Sunday 30 September 2018.

to:

- i. that all tenants not living at home at the Walkways, Bramley or Treadgold are asked to make a decision whether to return home or relinquish their tenancy. Tenants will be asked to make this decision by 30 September 2018, if possible. Individualised and sensitive support will be given to all residents

making this decision, with particular consideration given to those who, because of trauma, are finding decision making difficult. All households who do not make a decision by 30/9/18 will be offered further support. They will be invited to a review meeting accompanied by an advocate of their choice. The council intends to find a negotiated solution with residents in every case. Possession proceedings will be seen as a last resort, and cases that fail to reach a mutually agreed solution will be referred to the independent adjudicator.

Change from:

- ii. that tenants who feel able to return home will be required to do so, and vacate their temporary accommodation, by the same date, Sunday 30 September 2018.

to:

- ii. that tenants who feel able to return home will be asked to do so, and vacate their temporary accommodation, by the same date, Sunday 30 September 2018. Any tenants who wish to return but have not done so by this date will be offered further support and invited to a review meeting accompanied by an advocate of their choice.

Change from:

- iv. that tenants residing in private sector leased accommodation at market rent will be transferred, when and where possible, to temporary accommodation secured through the standard temporary accommodation procurement process.

to:

- iv that tenants residing in private sector leased accommodation at market rent will be transferred, when and where possible, to temporary accommodation secured through the standard temporary accommodation procurement process. The council will minimise disruptive moves; tenants will be given notice of any changes and many tenants will have a clear case for priority for local temporary accommodation (see background papers). All residents will have an affordability check, and practical support to assist in managing any rent increases. Care will be taken that the standard temporary accommodation is of a high quality.

Add recommendation vi

That data on Equalities protected characteristics is gathered comprehensively from affected residents, and a full Equalities Impact Assessment is carried out before 30 September 2018.

Add recommendation vii

That progress on engagement and support on return and relinquishment is reported to the Grenfell Recovery Scrutiny Committee members prior to 30 September 2018.

Add recommendation viii

That the Council seeks commitments from Housing Associations who may permanently rehouse these tenants around security of tenure. Where residents held secure tenancies, Housing Associations will be asked to grant lifetime assured tenancies, and where possible reflect other terms of secure tenancies; and if this is not possible to explain clearly to prospective tenants what rights they will lose if they take up an alternative tenancy with another social landlord.

Add recommendation ix

That the council recommend that the Independent Site Management team work closely with local residents to explore steps that can be taken to minimise disruption especially to residents of the 300s and Treadgold House from operations on the Tower Site. These include:

- removal of as many portacabins as possible (including all on Grenfell Road);
- reviewing the power supply to minimise disruption from the generator;
- moving the site entrance back to the base of Grenfell Road to improve the views from the 300s; and
- reviewing access arrangements, including looking to restore pedestrian access to Station Approach.

Add recommendation x

That the council further communicate the works being undertaken to improve the living environment around the Walkways; including the door entry system to the 300s, improvements in repairs and maintenance already underway, pest control, fly tipping removal and general cleaning of the external Grenfell Walk and other areas near the cordon.

Amendments to the body of the report

Temporary accommodation:

At 3.16, add “The council will minimise disruptive moves; tenants will be given notice of any changes and many tenants will have a clear case for priority for local temporary accommodation.”

Legal Implications

At the end of paragraph 6.1 add “This would only be used as a last resort.”

Financial implications

At paragraph 8.9 add “If any tenants remain in temporary accommodation and do not relinquish by 30 September 2018, then this will have a further impact on the HRA”

FOR DECISION

Maxine Holdsworth
Director, Housing Needs and Supply

Background papers used in the preparation of this report: None other than previously published documents

Contact officer: Maxine Holdsworth, Director of Housing Needs & Supply at maxine.holdsworth@rbkc.gov.uk