



**Report for:**  
**ACTION**

**Item Number:**

<b>Contains Confidential or Exempt Information</b>	No
<b>Title</b>	Final Report of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes
<b>Responsible Officer(s)</b>	Helen Harris Director of Legal and Democratic Services <a href="mailto:harrish@ealing.gov.uk">harrish@ealing.gov.uk</a>
<b>Author(s)</b>	Cllr Chris Summers (Chair) Cllr Gregory Stafford (Vice Chair)  Harjeet Bains Overview and Scrutiny Officer Email: <a href="mailto:bainsh@ealing.gov.uk">bainsh@ealing.gov.uk</a> Tel: 020-8825 7120
<b>Portfolio(s)</b>	Councillor Bassam Mahfouz (Safe and Genuinely Affordable Homes) Councillor Shital Manro (Good Growth and New Housing)
<b>For Consideration By</b>	Cabinet
<b>Date to be Considered</b>	06 December 2023
<b>Implementation Date if Not Called In</b>	18 December 2023
<b>Affected Wards</b>	All
<b>Keywords/Index</b>	scrutiny; review; genuinely affordable homes; recommendations

**Purpose of Report:**

The purpose of this report is to refer to Cabinet the final report and recommendations of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes

**1. Recommendations**

1.1 It is recommended that Cabinet:

- notes the final report of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes, which is attached as **Appendix 1**;
- accepts the Panel's recommendations in Section 7.0 of the final report;
- identifies whether further information or advice is required from service officers on any of the recommendations before Cabinet can take a decision about accepting or rejecting these; and
- directs service officers to produce/or finalise an action plan within an agreed timescale on those recommendations that are agreed by Cabinet.

## **2. Reason for decision and options considered**

2.1 Scrutiny panels have a role in improving decision-making and service delivery through effective scrutiny. Recommendations from scrutiny panels need to be taken forward in a timely manner and in accordance with the Council's constitution if the scrutiny function is to be effective. The Scrutiny and Executive Protocol identifies the timescale for Cabinet to respond to scrutiny panel recommendations. This decision will mean that the response is made in a timely manner and that services can implement the accepted recommendations.

## **3. Key implications**

3.1 The recommendations of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes are provided in a table format in Section 7.0 of the Panel's final report in Appendix 1.

3.2 The Council constitution (Part 2 Article 6.03) gives the OSC power to 'set up individual specialist panels ..... to investigate and report back to OSC ...' Part 4 of the constitution, scrutiny procedure rules (par.10) identifies that OSC prepares a formal report on its recommendations and submits it to Cabinet.

3.3 Where appropriate, service officers have identified the financial, legal and any other pertinent implications against each recommendation to enable Cabinet to reach a decision.

3.4 OSC will monitor the progress on the implementation of each recommendation agreed by Cabinet.

## **4. Financial implications**

4.1 The service officer response, including suggested actions which may have potential financial implications, to each recommendation is provided in Section 7.0 of Appendix 1.

4.2 The majority of the recommendations have no financial implications or those that have can be contained within existing service budgets. Where a recommendation involves additional funds then these will have to be contained at present and any further allocation of funds would need to be obtained through the normal budget setting process.

4.3 Recommendation R6, that the Council should regularly assess the financial risks for the proposed housing developments, will further safeguard financial control.

## **5. Legal**

5.1 The constitution requires that scrutiny panel recommendations be submitted to OSC for approval prior to submission to Cabinet.

5.2 The council has the powers to implement all those recommendations that have been accepted. Detailed legal advice will be provided at the point that they are taken forward for implementation.

## **6. Value for money**

6.1 The effectiveness of Scrutiny is measured by the quality of its recommendations to Cabinet and the extent to which it has contributed to

- both democratic renewal and members' community development role. The scrutiny panel held open meetings in public, solicited views through expert witnesses and media channels to ensure a regular and sustained input to the work of the panel.
- 6.2 With respect to scrutiny panel recommendations, value for money implications are outlined in the officer response to each recommendation in the schedule, as appropriate.
- 6.3 If recommendations arising from scrutiny panels are not taken forward and implemented in a timely manner then improvements to service delivery are not made efficiently.
- 7. Sustainability impact appraisal**
- 7.1 There is none arising directly from this report.
- 8. Risk management**
- 8.1 There are no direct risk management implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery.
- 9. Community safety**
- 9.1 There are no direct implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery and community safety.
- 10. Links applicable to the three key priorities for the borough**
- 10.1 The recommendations arising from the panel's review relate to the key priorities of tackling the climate crisis and fighting inequality.
- 11. Equalities, human rights and community cohesion**
- 11.1 No Equality Analysis Assessment has been undertaken on these recommendations. Any equalities or community cohesion issues have been addressed by the service officers' response as appropriate.
- 12. Staffing/workforce and accommodation implications**
- 12.1 Any staffing/workforce and accommodation implications have been addressed by the service officers' response as appropriate.
- 13. Property and assets**
- 13.1 None.
- 14. Any other implications**
- 14.1 None.
- 15. Consultation**
- 15.1 The Overview and Scrutiny Committee considered and approved the final report of the Panel on 05 October 2023.
- 15.2 The recommendations take into consideration the views of local organisations and residents as expressed at the panel's open meetings and site visits.

**16. Timetable for implementation**

16.1 OSC will monitor, twice yearly, the implementation of the recommendations accepted by Cabinet.

Cabinet Action		Date	Service Implementation
1.	Cabinet accepts some or all recommendations.	<b>06 December 2023</b>	<b>18 December 2023</b> – in line with Call-in requirements.
2.	Cabinet requests further information.	<b>06 December 2023</b>	Service provides additional information for Cabinet on <b>17 January 2024</b> .
3.	As a result of further information, Cabinet accepts or rejects remaining recommendations.	<b>17 January 2024</b>	<b>29 January 2024</b> – in line with Call-in requirements.

**17. Appendices**

17.1 **Appendix 1:** Final Report of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes

**18. Background information**

18.1 Ealing Council's constitution is available at [Council Constitution](#).

18.2 Overview and Scrutiny Committee – agendas, minutes and reports, available at [Overview and Scrutiny Committee](#).

18.3 Scrutiny Panel 2 – 2022/2023: Recovery from the Pandemic – agendas, minutes and reports, available at [Committee details - Scrutiny Panel 4 - 2022/23: Genuinely Affordable Homes \(modern.gov.co.uk\)](#).

18.4 Current agendas and reports are available at [Committees \(modern.gov.co.uk\)](#).

## **Report Consultation**

<b><i>Name of Consultee</i></b>	<b><i>Department</i></b>	<b><i>Date Sent to Consultee</i></b>	<b><i>Date Response Received from Consultee</i></b>	<b><i>Comments Appear in Report Para</i></b>
<b><i>Internal</i></b>				
Peter George	Strategic Director Economy and Sustainability	12.10.23		
Nicky Fiedler	Strategic Director for Housing and Environment	12.10.23		
Philip Browne	Director of Housing Development	12.10.23		
Jamie Burns	Assistant Director of Housing Commissioning and Strategy	12.10.23		
Andy Berridge	Head of Construction	12.10.23		
Jessica Tamayao	Assistant Director Strategic Property	12.10.23		
Elaine Dorricott	Development Programme Manager	12.10.23		
Adam Towle	Head of New Business	12.10.23		
David Colley	Head of Housing Regeneration	12.10.23		
Simeon Abraham	Housing Regeneration Manager	12.10.23		
Samuel Cuthbert	Principal Planner	12.10.23		
Lisa Watson	Housing Policy and Strategy Manager	12.10.23		
Jack Dempsey	Head of Allocations and Accommodation	12.10.23		
Gordon Cooper	Principal Project Manager, Broadway Living	12.10.23		
Stephen Rizzo	Assistant Director for Building Control	12.10.23		
Helen Harris	Director of Legal and Democratic Services	02.11.23		
Emily Hill	Strategic Director Resources	02.11.23		
Sam Bailey	Head of Democratic Services	02.11.23		
Senior Leadership Team	All Members	15.11.23		
Overview and Scrutiny Committee	All Committee Members	05.10.23		
Cllr Bassam Mahfouz	Cabinet Member – Safe and Genuinely Affordable Homes	12.10.23		
Cllr Shital Manro	Cabinet Member – Good Growth and New Housing	12.10.23		
<b><i>External</i></b>				
None				

## **Report History**

<b>Decision Type:</b>		<b>Urgency item?</b>	
Non-key Decision		No	
<b>Authorised by Cabinet Member:</b>	<b>Date Report Drafted:</b>	<b>Report Deadline:</b>	<b>Date Report Sent:</b>
N/A	-	23.11.23	23.11.23
<b>Report No.:</b>	<b>Report Author and Contact for Queries:</b>		
	Harjeet Bains Overview and Scrutiny Officer Email: <a href="mailto:bainsh@ealing.gov.uk">bainsh@ealing.gov.uk</a> Tel: 020-8825 7120		