



# STROUD DISTRICT COUNCIL

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## HOUSING COMMITTEE

11 June 2019

7.00 pm – 9.02 pm

Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

Councillor Chas Townley (Chair)	P	Councillor Lindsey Green	P
Councillor Jenny Miles (Vice-Chair)	P	Councillor Julie Job	A
Councillor Catherine Braun	P	Councillor Norman Kay	P
Councillor Jim Dewey	P	Councillor Phil McAsey	A
Councillor Chas Fellows	A	Councillor Gary Powell	P
Councillor Colin Fryer	P	Councillor Debbie Young	P
P = Present      A = Absent			

#### Tenant Representatives

Letitia Gardiner	P	Juliette Smith	P
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#### Other Member(s) Present

Councillor Cornell  
Councillor Ross

#### Officers in Attendance

Director of Development Services	Housing Advice Manager
Principal Accountant	Head of Housing Services
Project Manager	Democratic Services & Elections Officers
New Homes and Regeneration Manager	

#### HC.001

#### APOLOGIES

An apology for absence was received from Councillor Fellows, Job and McAsey.

#### HC.002

#### DECLARATIONS OF INTEREST

There were none.

#### HC.003

#### MINUTES – 9 APRIL 2019

#### RESOLVED

That the minutes of the meeting held on 9 April 2019 are confirmed and signed as a correct record.

**HC.004****PUBLIC QUESTION TIME**

Public questions were submitted by Marcus Dixon and read out by Ivor Ward-Davis. They were answered by Councillor Townley. Supplementary questions were also answered. (Refer to the Council's webcast and [Agenda Item 4](#)).

The Chair advised that the order of the items printed on the agenda would be revised.

**HC.005****STROUD DISTRICT COUNCIL'S NEW HOMES AND REGENERATION PROGRAMME AND DISTRICT WIDE AFFORDABLE HOUSING DELIVERY**

The New Homes and Regeneration Manager advised that the Council had delivered 228 new homes through its 5 year programme up to March 2018, from its target of 236. Two schemes had been delayed, Southbank and the former Ship Inn site. The Council has also delivered its first independent living scheme comprising of 11 flats at Tanners Piece. It was advised that they are now under contract at the Southbank site and it will be delivered by July 2020. With regards the former Ship Inn site the local residents requested the planning application, that was taken to the Development Control Committee in November, was deferred until April 2019 to allow for a feasibility study for the purchase of the former Ship Inn site for community use. Meetings had taken place with the Town Council, Ward Members and the subsequently formed group ShIPS to try and find a way forward. It was felt that further time was required to enable Officers to progress discussions with the Town Council and the community to see if a solution can be achieved.

The Project Manager referred to Section 3 onwards which set out the Council's ambitions to deliver a programme of new affordable rent and shared ownership homes by 2023. She advised that they were working on 7 new developments across the District. The Council has limited land opportunities remaining so to assist with future delivery of affordable housing the Council has committed £3million towards the acquisition of new development land. It was also advised that a thorough review of Stroud District Council's new homes specification will be carried out which will include the Council's recent commitment to become carbon neutral by 2030. The changes to the specification will likely have an impact on build costs and subsequently the budgets agreed in the medium term financial plan, therefore the Housing Review Panel will have the opportunity to review and comment on the proposed changes to the specification. Any budget changes will be presented to Housing Committee for approval during budget setting.

Councillor Young questioned whether we have committed to not giving away HRA land free of charge to other housing providers. The New Homes and Regeneration Manager advised that some of the smaller sites may be uneconomical to develop and therefore may be sold to other providers.

Councillor Braun welcomed the paper and the new programmes to build more affordable homes across the District. She also questioned when the development strategy would come back to the Housing Committee. The New Homes and Regeneration Manager advised that it is likely to be brought to Committee in March 2020.

Councillor Kay offered his praise to the contractors and team for their work on Tanners Piece which will be formally opened next week.

- RESOLVED**
- 1) **Note the outcome of the delivery of the original New Homes Programme and the current position with regard to the schemes at Southbank, Woodchester and the former Ship Inn Site, Stonehouse.**
  - 2) **Approve the programme of new council homes, with budget already approved in the MTFP, for delivery during 2019/20 to 2022/23 as follows:**
    - **Summersfield Road, Minchinhampton**
    - **Broadfield Road, Eastington**
    - **Orchard Road, Ebley**
    - **Ringfield Close, Nailsworth**
    - **Queens Drive, Cashes Green**
    - **Gloucester Street/Bradley Street, Wotton-Under-Edge**
    - **Glebelands, Cam**

**HC.006****MEMBERS' REPORTS****Tenant Representatives verbal update**

The Tenant Representative advised that they were making use of the social media by uploading to the Stroud District Council Facebook site and using the feature "Tenant Tuesday". They also advised that they attended an organised event "younger for longer" which was held in Dursley. They are currently reaching approximately 200 people with their social media posts and are hoping this will increase.

**HC.007****HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2018/19 – SUMMARY OF VARIANCES**

The Principal Accountant introduced the above report which was a summary of the year end position for the HRA. She advised that for revenue there was a net overspend of 136k, and that overall this was a good stable position for the HRA and is broadly in line with what had been previously reported.

Councillor Young asked questions regarding Universal Credit. The Head of Housing Services advised that they have just received their figures from rent recovery regarding Universal Credit and he will circulate the information to the Committee by email.

Members and Tenant Representatives asked several questions regarding Fire Risk Assessments, Voids, Doors and Windows, Insulation and Door Entry. The Principal Accountant agreed to provide clarification by email following the meeting for any details she did not have.

- RESOLVED**
- 1) **Note the Housing Revenue Account revenue and capital outturn for 2018/19, as shown in Table 1 and Table 4**
  - 2) **To support the transfers to and from earmarked reserves for the year, as set out in Table 2**
  - 3) **To support the reprofiling of the HRA Capital Programme budget as set out in Table 6.**

**HC.008****HRA DELIVERY PLAN REVIEW**

The Head of Housing Services introduced the above report, and advised that the HRA delivery plan was commissioned in 2016, produced by a task and finish group and accepted by Housing Committee in 2017, the intention to review this on a regular basis had not happened. The Head of Housing Services advised that they would like to go out for a period of consultation with tenants and leaseholders over the next 2 months and bring a report back to Committee in September. This would be a starting point to have accountability and transparency for this document moving forward.

Councillor Townley advised that this needs to be a tenant led project and that the Housing Review Panel should also consider it at regular meetings.

**RESOLVED**            **That the approach to review and update the HRA Delivery Plan is approved.**

**HC.009****DRAFT HOMELESS PREVENTION STRATEGY**

The Housing Advice Manager presented the above report and advised that the strategy should be renewed every 5 years and that the current strategy comes to an end this year. The report also takes into account the Homelessness Reduction Act which was enacted from April 2018.

Councillor Miles asked whether feedback is requested from those who use the available services. The Housing Advice Manager advised that feedback forms are sent out to all the homeless applicants.

Councillor Young congratulated the Housing Advice Manager on the section on Domestic Abuse on page 69 and in particular the last bullet point which states “Move on priority and local connection is given on HomeseekerPlus to women from the refuge once it is confirmed they are ready for independent living. This avoids the need for a homeless application and the intrusion”. Councillor Young stated she would like to see recognition of the issue of coercive control and rent arrears in the draft homelessness strategy.

The Head of Housing Services also advised that a report would be taken to the Strategy and Resources Committee regarding a corporate approach to how we manage domestic violence and mental abuse.

Councillor Young advised that she would like to propose the amendment to add into the draft Homeless Prevention Strategy the issue of coercive control and rent arrears. This was seconded by Councillor Braun.

Upon the vote the motion with the amendment laid out in the minutes above was carried unanimously.

**RESOLVED**            **To approve the draft Homeless Prevention Strategy for consultation and authorise officers to carry out consultation for a period of 12 weeks.**

**HC.010****MEMBERS' REPORTS**(a) Housing Review Panel

Councillor Townley presented the notes of the previous Housing Review Panel which had been circulated prior to the meeting.

(b) Performance Monitoring Report

Councillor Braun presented the performance monitoring report and advised that they had looked at the Corporate Delivery Plan priorities and also had received a number of helpful reports from Officers.

**HC.011****PERFORMANCE MANAGEMENT**

Councillor Braun questioned whether the whole Committee could look at performance monitoring issues and have a wider debate at the Committee meetings. The Director of Development Services advised that a discussion had been had with the Strategic Leadership Team as to whether Officers could do some of the background work and bring this to the Committee, he did advise that this may not allow the in-depth work that has previously taken place but in the absence of any volunteers this could be an alternative way of providing the performance reports. Councillor Townley advised that this would need to be looked at further to formulate a process.

Councillor Young advised that it would be helpful for the ideas to be tenant led and asked if the Tenant Representative(s) could bring any ideas or problems that have been brought to them forward to the Committee. The Tenant Representative(s) agreed that this could be an option.

Councillor Townley advised that they would discuss this further at the Housing Review Panel before bringing it back to the Housing Committee in September.

**HC.012****COMMITTEE'S ANNUAL REPORT**

The Chair outlined the above report and thanked the contribution that the Officers across the Housing Team had provided. He advised the report was a record of the activities that the Committee had been involved in throughout the year and was a look towards the items that may come to the Committee over the following year.

Councillor Kay thanked Councillor Townley for Chairing the Committee for the past year and drew the Committees attentions to paragraph 7.7 in the report. He asked whether the Chair would be willing to hold a meeting to discuss assisting the CLT to look for new opportunities for housing in Nailsworth. Councillor Townley advised he would be willing to organise a meeting with relevant Officers and the Ward Councillors in the next few weeks to discuss this further.

**RESOLVED  
RECOMMENDED  
TO COUNCIL**

**To agree the Housing Committee Annual Report 2018/19; and  
That the Annual report is approved**

**HC.013**

**WORK PROGRAMME**

Councillor Townley proposed that the results from the Star Survey should be brought back to Committee, Councillor Young agreed that a report showing the highs and lows would be useful. It was requested that this should be added to the Work Programme for September.

Councillor Townley confirmed that the HRA Energy Strategy update and the delivery plan would both be brought to the December Committee meeting.

**HC.014**

**MEMBERS' QUESTIONS**

There were none.

The meeting closed at 9.02 pm.

Chair