

## HOUSING COMMITTEE

29 March 2016

# 3

7.00 pm – 8.10 pm  
Council Chamber, Ebley Mill, Stroud

### Minutes

#### Membership:

Councillor Mattie Ross**	P	Councillor Elizabeth Peters	P
Councillor Doina Cornell *	P	Councillor Gary Powell	P
Councillor Miranda Clifton	P	Councillor Lesley Reeves	P
Councillor Gordon Craig	P	Councillor Mark Rees	A
Councillor Kevin Cranston	A	Councillor Emma Sims	P
Councillor Jonathan Edmunds	P	Councillor Debbie Young	A

\*\* = Chair \* = Vice Chair

P = Present A = Absent

#### Officers in Attendance

Strategic Head (Tenant & Corporate Services)	Head of Asset Management
Strategic Head (Finance & Business Services)	Sheltered Housing Project Manager
Head of Housing Contracts	Housing Advice Manager
Head of Housing Management	Interim Business Development Manager
Tenancy Operations Manager	Sheltered Housing Team Leaders
	Communications Officer
	Democratic Services Officer

#### Others Present

Ian Allan – Chair of Stroud Council Housing Forum

#### HC.043

#### APOLOGIES

Apologies of absence were received from Councillors Kevin Cranston, Mark Rees and Debbie Young.

#### HC.044

#### DECLARATIONS OF INTEREST

There were no declarations of interest.

#### HC.045

#### PUBLIC QUESTION TIME

There were none.

**HC.046**                    **MINUTES – 2 FEBRUARY 2016**

**RESOLVED**                    **That the minutes of the meeting held on 2 February 2016 are confirmed and signed as a correct record.**

**HC.047**                    **COUNCIL NEW HOMES AND REGENERATION PROGRAMME UPDATE**

The Interim Business Development Manager outlined the above report and provided an update on completions. Prospective tenants were currently bidding for properties at Mankley Road, Leonard Stanley. The Medium Term Financial Plan has sufficient funds for the purchases at Top of Town and some more shared ownership may be introduced as an option to increase income into the scheme.

**RESOLVED**                    **To delegate authority to the Head of Asset Management to:-**

- (a) Purchase up to 3 owner occupied properties at Mason Road, Stroud; and**
- (b) Dispose of up to 2 properties at Daniels Road, Stroud**

**as part of the Top of Town regeneration project.**

**HC.048**                    **SHELTERED HOUSING UPDATE**

In outlining the above report the Sheltered Housing Project Manager highlighted the principles and progress made in sheltered housing to date. Officers were looking at the options appraisals on all 6 red schemes and would present an update report at the next Committee meeting outlining recommendations and the associated programme. Each void would be looked at on an individual basis before a decision would be made whether to re-let it or not.

An amendment to the fourth bullet point to page 21 of the Decant Policy was proposed by the Sheltered Housing Project Manager and accepted by Committee. The words “, if a suitable property is available.” be added at the end of the sentence.

The two Sheltered Housing Team Leaders had contacted sheltered housing tenants to give them the necessary support to register onto Gloucestershire Homeseekers. Some tenants had their own computers and were IT literate whilst others were visited by officers to ensure that properties of interest had bids submitted on their behalf. Contact via telephone to provide updates was also undertaken. A lot of communication and consultation was currently taking place between officers and sheltered housing tenants. A log of all communications is being kept and will be published.

In reply to questions it was confirmed that:-

- It was anticipated that there would be a gap of between 2-3 years between phases, subject to which option is recommended and approved.
- The number of voids at affected sheltered housing schemes would not be included within the normal voids reporting figures so as not to distort figures.

It was highlighted that voids already closed down on 'red' schemes such as those at Dryleaze Court would be removed from the system.

- The Communications Officer will be working on literature which promoted all sheltered schemes within the district. Many sheltered housing scheme tenants were unaware of other schemes within the Stroud district.
- Support is given by the two Sheltered Housing Team Leaders to all affected sheltered housing tenants on the Gloucestershire Homeseeker register. All tenants at Dryleaze Court, Wotton-under-Edge had been registered and half of the tenants at Ringfield Close, Nailsworth. The officers worked closely with the Housing Advice Manager and track the bids ensuring that channels of communication are kept open.

- RESOLVED**
- (a) **To approve the prioritisation for the sheltered schemes set out in section 3 of this report.**
  - (b) **To approve the amended Decant Policy at Appendix A to this report.**
  - (c) **For the sheltered schemes at Dryleaze Court Wotton-Under-Edge, Ringfield Close, Nailsworth, Cambridge House, Dursley and Glebelands, Cam:**
    - (i) **The Decant Policy in Appendix A apply to tenants being moved out of these four schemes;**
    - (ii) **A repairs limit of £2,500 be approved on properties within these schemes and delegated authority be given to the Sheltered Housing Project Manager to agree any exceptions to this.**

**RECOMMENDED TO STRATEGY AND RESOURCES COMMITTEE** That delegated authority be given to the Head of Asset Management to acquire land (including dwellings) at Ringfield Close, Nailsworth and that the cost of the acquisitions is funded from both the Sheltered Housing Review Reserve and from savings within the HRA budget identified in 2015/16 outturn (subject to the Strategic Head's (Finance & Business Services) confirmation that sufficient funds are available).

#### **HC.049                      TENANCY AGREEMENT AND CONDITIONS REVIEW**

The Tenancy Operations Manager introduced the above report and confirmed that following the review the new documents had been written in plain English and robustly reflected our position today.

In response to a Member's question the officer confirmed that if a tenant had an excessive amount of furniture or possessions thus creating a health and safety issue the matter would be dealt with as sensitively as possible to support that individual. This may be with the assistance of family members, other agencies or a case conference.

**RESOLVED**                      **To approve the new tenancy agreement and tenancy conditions for use from 2 May 2016.**

**HC.050**                    **ASSET STRATEGY OVERVIEW**

The Head of Housing Contracts outlined the above report confirming that the validation of the Stock Condition Survey was due to be completed this week. A report was expected to be published during the second week of April 2016.

Members would be updated on the Asset Strategy and Action Plan at the beginning of the new civic year.

In reply to Members' questions the following was confirmed:-

- The asset data system will hold information on each property on all works undertaken, outstanding, both planned and cyclical maintenance. This information would form the basis in decision making on each property.
- All tenants at Queens Court had been registered onto Gloucestershire Homeseekers and 3 tenants currently had received offers.
- Negotiations were currently ongoing to buy back a property from their owners.
- Officers provided a lot of support to tenants during the decanting process.

**RESOLVED**            **To note the report.**

**HC.051**                    **MEMBERS' QUESTIONS**

There were none.

The meeting closed at 8.10 pm.

Chair