

## HOUSING COMMITTEE

22 September 2015

7.00 pm – 8.00 pm

Council Chamber, Ebley Mill, Stroud

# 3

### 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	P
Councillor Kevin Cranston	A	Councillor Emma Sims	P
Councillor Jonathan Edmunds	A	Councillor Debbie Young	P

\*\* = Chair \* = Vice Chair

P = Present

A = Absent

#### Other Members In attendance

Councillor Geoff Wheeler

#### Officers In Attendance

Strategic Head (Tenant and Corporate Services)	Head of Asset Management
Principal Accountant	Head of Housing Management
Head of Housing Contracts	Business Development Manager
	Democratic Services Assistant

#### HC.015      APOLOGIES

Apologies were received from Councillor Jonathan Edmunds.

#### HC.016      DECLARATIONS OF INTEREST

There were no declarations of interest.

#### HC.017      MINUTES

**RESOLVED** That the Minutes of the Meeting held on 23 June 2015 are confirmed and signed as a correct record.

#### HC.018      PUBLIC QUESTION TIME

None Received

## HC.019      WORK PROGRAMME

- RESOLVED** To agree the work programme with the following additions;
- To report on Sheltered Housing review to be – 2 February 2016.
  - Update on the global procurement contract to be presented on 29 March 2016.
  - A report on the impact of rent reductions.
  - To report the effectiveness and benefits to tenants of installed alternative energy solutions.
  - Update report on the H.C.A bid.

## HC.020      BUDGET MONITORING REPORT – 2015/16 QUARTER 1

The Principal Accountant presented the report for the first quarter. Members were informed that, following changes to delegated authority, the Committee could approve the virement detailed in table 2 without further reference to the Council's Strategy and Resources Committee.

The report identified a projected net underspend of £1,328,000. The variance was attributable to savings of £121,000 arising from the in-house gas provider and from an underspend on a number of capital projects, including Leonard Stanley and Top of Town.

Members were asked to approve a virement of £180,000 from the budget for Non Traditional Properties to allow for further expenditure of electrical work to bring a number of properties up to the required standards.

Members questioned the high level of expenditure on major voids. It was reported that since September 2014 there had been increased visits and inspections of properties. This had identified a higher level of work required but would reduce over time.

Members asked for more information on the government proposals set out in paragraph 15 of the report.

A Member questioned the presentation of the figures in the report and whether the figures balanced. An **Amendment** to the decision was proposed to approve the virement but to reject the outturn report. The **Amendment** was lost on the casting vote of the Chair.

**RESOLVED** To note the outturn forecast for the HRA Revenue Budget and the Capital Programme for 2015/16.

**To approve the virements detailed in table 2 of the report.**

## HC.021      FUTURE OF STROUD DISTRICT COUNCIL GARAGE STOCK

The Head of Housing Contracts presented the report which identified that there were 463 occupied garages and 312 vacant units. 378 garages had been demolished either as part of the Council's new build programme or because of their very poor

condition. The report summarised the options to rationalise the Council's garage stock.

The Head of Asset Management confirmed that decisions for each site would be made following consultation with Ward Members and tenants.

Tenant representatives had identified that there would continue to be a need to provide spaces for off road parking and wanted to ensure that tenants and area representatives would be consulted. Tenants had suggested that some areas may be suitable for self build.

Members were informed that the review of sites would be a lengthy process and the aim would be to present a report to the Committee in March 2016.

**RESOLVED To delegate authority to the Head of Housing Contracts and Head of Asset Management, in consultation with the Chair of Housing Committee and Ward Councillors to deliver the appropriate options to rationalise the Council's garage stock: as set out in section three of the report.**

- 1. Redevelopment and/or sale of garage stock for different housing types.**
- 2. Phased disposal of garages rather than selling in a single block.**
- 3. Sell sites that have low/nil social or economic value to SDC.**
- 4. Retain useful or important sites that have potential value to SDC for other council purposes.**
- 5. Demolish garages and use for other SDC purposes.**

## **HC.022      PERFORMANCE MONITORING**

Councillors Debbie Young and Gordon Craig gave a verbal report on their meeting with officers and a review of the performance monitoring measures. The areas reviewed were;

- New Housing Contract
- Level of evictions
- Former Tenant Arrears
- Minor Voids

In respect of the measure for Former Tenant Arrears, it was noted that the measure should be reviewed as the figures provided cumulative totals and did not give a year on year comparison.

The Chair asked whether future reports could examine high risk items.

**RESOLVED To note the report**

Meeting Ended at 8.00 pm

Chair