

HOUSING COMMITTEE

16 December 2014

7.00 pm – 9.20 pm
Council Chamber, Ebley Mill, Stroud

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Minutes

Membership:

Councillor Mattie Ross (Chair)	P	Councillor Gary Powell	P
Councillor Doina Cornell (Vice-Chair)	P	Councillor Lesley Reeves	A
Councillor Gordon Craig	P	Councillor Mark Rees	P
Councillor Caroline Molloy	P	Councillor Steve Robinson	P
Councillor John Marjoram	P	Councillor Emma Sims	P
Councillor Liz Peters	P	Councillor Debbie Young	P

P = Present A = Absent

Officers Present:

Strategic Head (Tenant Services)
Head of Housing Contracts (Interim)
Business Development Manager
Principal Accountant
Accountancy Manager
Tenancy Enforcement Officer

HC.038 APOLOGIES

Apologies for absence were received from Councillor Lesley Reeves

HC.039 DECLARATIONS OF INTEREST

There were none

HC.040 MINUTES

The following amendments should be made to the minutes of 28 October 2014:

- Councillor Molloy wanted it recorded in these minutes that she had requested a full discussion report to come to this meeting, believing there had been repeated delays in giving this Committee the opportunity to discuss the impact of the bedroom tax and agree any policy changes the committee may feel desirable.
- Under Minute No. HC.033 – Nailsworth Community Land Trust amendments be made to wording - 'Members had to be mindful' to 'Members were advised,' as some duplication had been made in the minute.

RESOLVED That the Minutes of the Meeting held on 28 October 2014 are confirmed and signed as a correct record.

HC.041 **PUBLIC QUESTION TIME**

None received.

HC.042 **WORK PROGRAMME**

The meeting considered the Committee's work programme and updated it accordingly in relation to Housing Committee on 24 March 2015.

- Spare Room Subsidy Report on issues such as – administration of rent arrears, allocation policy, room size, discretionary payments.
- Community Services and Licensing Committee be invited to the March meeting to discuss Spare Room Subsidy
- Council New Homes and Regeneration Programme Update – Leonie Lockwood
- Update by the Nailsworth Community Land Trust. Stroud Council Housing Forum to also be invited to Committee.
- Performance Monitoring – Update

RESOLVED To note the work programme, subject to the inclusion of the above in the 2014/15 work programme.

HC.043 **TENANCY AGREEMENT AND CONDITIONS REVIEW**

The Tenancy Enforcement Officer presented the report and explained to Committee the draft tenancy agreement conditions. In response to legal feedback, legislation has been referenced throughout the document. This agreement is now ready for consultation with tenants.

Discussion took place on the conditions, which the Tenancy Enforcement Officer would review. The Tenancy Enforcement Officer was thanked for their excellent work.

RESOLVED that the revised tenancy agreement and conditions be used for consultation with the entire tenant population.

HC.044 **COUNCIL NEW HOMES AND REGENERATION PROGRAMME UPDATE**

The Business Development Manager gave the update.

- First 'shared ownership' owners have moved in at Littlecombe.
- An open house event took place at Minchinhampton on 12 December.
- Entered into a contract at Top of Town, a consultation event took place on 10 December to explain the programme of build for this site.
- Tenders have been received for Mankley Road.
- Public consultation at Wharfdale Way took place on 11 December.
- Recent tenders have come been received in accordance with the revised budgets and the programme of planned works stands at £18m against a budget of £19.5m for 150 units and the regeneration of the Woolaway sites It is estimated that 162 units

can be delivered from the original budget with this number possibly being 200 depending upon the type and tenure of units provided and whether further grant is obtained. These figures have been put into the budget for the remainder of 2014/15, the budget for 2015/16 and the MTFP

- Decants – Top of Town – meeting has taken place with Jephson who are developing another site close to our site which may be used for decants if required. However, their programme is similar to our phase 1 programme.
- The officer confirmed that the mix of social rent/affordable rent/shared ownership for the programme is as follows:-
 - Social rent - 119
 - Affordable rent - 92
 - Shared ownership – 38

Discussion also took place on the terms of reference for the new homes and the regeneration steering group.

- RESOLVED**
- (a) **To note the current progress with the New Homes & Regeneration Programme; and**
 - (b) **To approve the Terms of Reference for the New Homes and Regeneration Steering Group.**

HC.045 **HOUSING REVENUE ACCOUNT (HRA) REVISED ESTIMATES 2014/15 AND ORIGINAL ESTIMATES 2015/16**

The Principal Accountant presented his report. Concern was expressed as members received the financial reports only three clear days before the meeting and felt there was insufficient time to read the reports properly. The officer explained that he would be happy to speak to any Member outside of the meeting if they wished.

The following comments were made:

- Woolaways – this name is historic, houses being built in Minchinhampton are no longer Woolaways.
- Good work was taking place on renovating houses and new build for the tenants.
- the Accountancy Manager explained that out of a £3m staffing budget, the overall scope of the budget if a 1% pay rise was agreed would be £30,000 per year.

Councillor Young put forward a proposal to vote on each point of the resolution. Councillors Sims seconded this proposal. This was not carried.

A proposal was then put forward by Councillor Gary Powell to continue with the voting as recommended in the resolution. This was seconded by Councillor Rees. The proposal was carried.

RESOLVED TO RECOMMEND to Strategy and Resources Committee:

- a) **The revised HRA budget for 2014/15 and original HRA revenue and capital budgets for 2015/16 are approved**
- b) **That from 1 April 2015 the following increases to existing rent and service charges as detailed in Appendix A are applied.**

- i) Dwelling rents increase by 3%, being CPI of 1.2% + 1.8% for growth. (For an explanation of rents please see Appendix F)
- ii) Garage rents increase by CPI, i.e. 1.2% (see details in Appendix A);and
- iii) Other landlord service charges increase by CPI i.e. 1.2% (see details in Appendix A)
- iv) Landlord service charges at Sheltered Housing Schemes are increased by CPI i.e. 1.2% (see details in Appendix A).

c) That the Capital Programme for 2015/16 be approved

NB. Decisions from Strategy & Resources regarding the budget will need to be recommended to Council for resolution.

HC.046 BUDGET MONITORING REPORT 2014/15 Q2

The Principal Accountant presented the report which provided the second quarter monitoring position to notify members of any known significant variations to budgets for the current financial year. .

- RESOLVED:**
- a) to note the outturn forecast for the Housing Revenue Account and the Capital Programme for 2014/15;
 - b) Housing Committee to recommend to Strategy and Resources committee to approve the virements and transfers to earmarked reserves as set out in Table 4.
 - c) Housing Committee to RECOMMEND to Strategy and Resources committee to RECOMMEND to Council to approve the creation of a New Homes and Regeneration contingency budget as detailed in paragraph 28, page 19.

HC.047 SHELTERED HOUSING SERVICE UPDATE

As the Head of Housing Management was unwell the update did not take place. A briefing note would be sent round to Members.

HC.048 MEMBERS' QUESTIONS

There were no member questions.

Before the meeting ended the Chairman announced that the Carl Brazier, Strategic Head (Tenant Services) would be leaving to take up a post of Director of Housing at Stoke on Trent City Council. The Committee thanked him for his work and wished him luck in his new post

Meeting ended at 9.20 pm

Chair