

## HOUSING COMMITTEE

20 JUNE 2017

7.00 pm – 8.55 pm  
 Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

|                            |   |                             |   |
|----------------------------|---|-----------------------------|---|
| Councillor Mattie Ross **  | P | Councillor Norman Kay       | P |
| Councillor Chas Townley *  | P | Councillor Phil McAsey      | A |
| Councillor Catherine Braun | P | Councillor Jenny Miles      | P |
| Councillor Miranda Clifton | P | Councillor Elizabeth Peters | A |
| Councillor Colin Fryer     | P | Councillor Tom Skinner      | P |
| Councillor Julie Job       | P | Councillor Debbie Young     | P |

\*\* = Chair \* = Vice Chair P = Present A = Absent

#### Tenant Representatives

|           |   |                |   |
|-----------|---|----------------|---|
| Ian Allan | P | Sadie Tazewell | P |
|-----------|---|----------------|---|

#### Other Councillors in Attendance

Councillors George Butcher and Steve Lydon.

#### Officers in Attendance

|                                                |                              |
|------------------------------------------------|------------------------------|
| Strategic Head (Tenant and Corporate Services) | Asset Operations Manager     |
| Head of Housing Contracts                      | Business Development Manager |
| Head of Housing Management                     | Principal Accountant         |
| Head of Asset Management                       | Democratic Services Officer  |

At the request of the Chair, members unanimously agreed to bring Agenda Item 10 forward after Agenda Item 4, Public Question Time.

#### HC.001

#### APOLOGIES

An apology of absence was received from Councillor Liz Peters.

#### HC.002

#### DECLARATIONS OF INTEREST

There were no declarations of interest.

#### HC.003

#### MINUTES – 28 MARCH 2017

#### **RESOLVED**

**That the minutes of the meeting held on 28 March 2017 are confirmed and signed as a correct record.**

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

Mr K Wilkes submitted questions on behalf of Mrs K Wilkes and Mr R Baker which were answered by the Chair. (Refer to the Council's [webcast](#) and [Item 4](#)). The Chair replied to supplementary questions confirming that if committee members requested information they would be given it and improvements had not been made to No.10 because of the cost.

**HC.005**                      **PROPERTIES AT GLOUCESTER STREET AND BRADLEY STREET, WOTTON-UNDER-EDGE**

The Head of Asset Management outlined the above report and answered members' questions. The Town Council had met and suggested that if the land was not viable for social housing, that it be offered to it for public car parking. Ward members were supportive of the proposal to redevelop the site but with certain qualifications which were discussed. Members were very concerned that tenants may be forced to move when they did not wish to and were assured that tenants would be given considerable support, advice, financial assistance and time to move in accordance with the Council's Decanting Policy. An option could be for tenants to be decanted into suitable temporary accommodation and then given the choice to move back into a new property.

In view of the concerns over one of the tenant's wish to remain in their current home, members agreed amendments to the decision box to add a requirement that prior to applying to issue a Notice of Seeking Possession Order (Nosp), consultation takes place with the Chair, Vice-Chair and ward members and a requirement to report back to Committee to decide the means by which the site would be redeveloped.

Upon the vote the amendments were unanimously agreed.

- RESOLVED**
- 1. To authorise each of the following officers, namely the Heads of Asset Management, Housing Management and Housing Contracts (in consultation with the Chair and Vice-Chair of Housing Committee and relevant Ward Councillors):**
    - a. to make decisions in accordance with the Council's Decanting Policy;**
    - b. to serve demolition notices on relevant tenants, and**
    - c. to issue Notices of Possession Orders.**
  - 2. That the decision on the means of redeveloping property at Gloucester Street/Bradley Street is brought back to Committee**

**HC.006**                      **WORK PROGRAMME 2017/18**

The Chair confirmed that there was a meeting arranged on Thursday to discuss the work programme and future reports.

**RESOLVED**                      **To note the work programme.**

**HC.007**                      **APPOINTMENT OF PERFORMANCE MONITORING REPRESENTATIVES**

**RESOLVED**                      **To re-appoint Councillors Debbie Young and Catherine Braun for the current civic year.**

**HC.008**                      **MEMBER REPORT – PERFORMANCE MONITORING**

The last report would be circulated to members.

**HC.009**                      **CAPITAL PROJECT MONITORING**

The Head of Housing Contracts outlined the position on the five capital projects within the remit of committee and confirmed that each committee would be receiving similar update reports. Officers answered members' questions.

**RESOLVED**                      **To note the update on capital projects.**

**HC.010**                      **HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2016/17 – SUMMARY OF VARIANCES**

The Chair apologised for the revised report that had been circulated to members and highlighted the minor changes; paragraph 5. of the decision box and text in paragraph 44.

The Principal Accountant summarised the report and answered members' questions.

- RESOLVED**
- 1. To note the HRA revenue and capital outturn for 2016/17, as shown in Table 1 and Table 4;**
  - 2. To support the revenue reserve transfers and capital slippage, as set out in Table 2 and Table 5;**
  - 3. To support the reprofiling of the 2017/18 New Build Programme budget, as set out in Table 6;**
  - 4. To support an additional budget of £700,000 for housing acquisitions in the 2017/18 capital programme;**
  - 5. To approve affordable rents on properties built or acquired using Right to Buy receipts.**

**HC.011**                      **MEMBERS' QUESTIONS**

Questions were submitted by Councillor Liz Peters. (Refer to the Council's [webcast](#) and [Agenda Item 11](#)).

The meeting closed 8.55 pm.

Chair