

HOUSING COMMITTEE

12 December 2017

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

3

Minutes

Membership

| | | | |
|--------------------------------------|---|--------------------------|---|
| Councillor Mattie Ross (Chair) | P | Councillor Norman Kay | A |
| Councillor Chas Townley (Vice-Chair) | P | Councillor Darren Loftus | P |
| Councillor Catherine Braun | P | Councillor Phil McAsey | A |
| Councillor Miranda Clifton | P | Councillor Jenny Miles | P |
| Councillor Colin Fryer | A | Councillor Tom Skinner | A |
| Councillor Julie Job | A | Councillor Debbie Young | P |

P = Present A = Absent

Tenant Representatives

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

Officers in Attendance

| | |
|---|----------------------------------|
| Director of Tenant and Corporate Services | Housing Renewal Manager |
| Head of Contract Services | Principal Accountant |
| Sheltered Housing Project Manager | New Homes & Regeneration Manager |
| Principal Tenancy Management Officer | Democratic Services Officer |

HC.023

APOLOGIES

Apologies for absence were received from Councillors Colin Fryer, Julie Job, Norman Kay, Phil McAsey, Tom Skinnner and Sadie Tazewell (Tenant Representative).

HC.024

DECLARATIONS OF INTEREST

There were no declarations of interest.

HC.025

MINUTES – 26 SEPTEMBER 2017

RESOLVED

That the minutes of the meeting held on 26 September 2017 are confirmed and signed as a correct record.

HC.026

PUBLIC QUESTION TIME

There were none.

HC.027**WORK PROGRAMME 2017/18**

Councillor Chas Townley confirmed, as lead, he would arrange the first meeting of a Task and Finish Group on the development of the tenancy policy in the New Year. The other members were Councillors Colin Fryer, Norman Kay and Debbie Young, together with both tenant representatives.

Councillor Debbie Young requested that there should be a follow up to items that committee had asked to be included on the work programme even if they are to be Members Information Sheets, so that members would know they had not been overlooked.

- An update on the impact of Universal Credit on the HRA (an information evening will be arranged)
- Draft Housing Strategy (Report)
- New Homes Programme Update (Information Sheet)
- Homelessness Guidance following the new legislation in the spring of 2018 (Information Sheet)
- Tenant Energy Strategy Update (linked to non-traditional homes) (report to Committee on 27 March 2018)

For clarification the Director of Tenant and Corporate Services would send an email to committee.

Councillor C Braun confirmed that in future Performance Monitoring meetings would be held on a quarterly basis. The next report would be in March and would be emailed to members with committee papers.

The Housing Renewal Manager confirmed that a report on Civil Penalty Notices would be discussed at the next Housing Review Panel and then presented to committee in February 2018.

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

HC.028**MEMBER REPORTS**a) Performance Monitoring

A verbal update was provided by Councillor Debbie Young. The following topics were raised:

- a contractors continued non-performance
- speeding up void times by offering incentives, eg decorating
- non-housing staff are being used to trigger inspections
- the average rent arrears was £69
- the uses of RTB monies
- efficiently marketing land
- warm and well have been awarded £5m over a 3 year programme in South Gloucestershire and Gloucestershire as a whole
- housing needs
- the costs of B&B increasing
- proactive work currently being undertaken

b) Housing Review Panel

Councillor Chas Townley confirmed the panel's work programme would have to be reviewed. At the January meeting one of the items would be Civil Penalty Notices and in February the HRA Delivery Plan, grounds maintenance and regeneration on housing sites were also topics that needed to be discussed.

RESOLVED **To note the reports.**

HC.029 **TENANT ENGAGEMENT**

The Principal Tenancy Management Officer gave a verbal update on the meetings that had been held. The outcome had been very positive in moving the service forward. The tenant inspector programme included tenant inspectors for both repairs and scrutiny; the next meet was in January 2018. An article will be included in Keynotes. Six events had been planned for next year; 4 in the community and 2 workshops in sheltered housing for the over 60's. The venues had not been decided. To engage with younger people the use of social media, possibly a face book page was being considered. Another survey was also planned. A report will be submitted to committee in March.

RESOLVED **To note the update.**

HC.030 **CAPITAL PROJECT MONITORING**

The Head of Contract Services provided an update on concerns with one contractor regarding their performance and delivery. After discussions with the contractor 13 week's notice had been given and their contract will end on or before 12 March 2018. Urgent and emergency works will continue to be delivered to tenants. Members will be kept undated and also receive an update at the next meeting.

Councillor Debbie Young asked for a Members Information sheet to provide statistical information on area, the average cost per job, specific reasons for the refusal of works and the age group.

The Sheltered Housing Project Manager confirmed that one scheme meeting will be held with all of the affected residents. After the meeting a 1-2-1 with the Tenant Liaison Officer will be arranged to ensure that the process is understood, if necessary, with friends and family members present. He will revisit tenants, if they have any concerns or queries. New moving home packs are currently in the process of being updated initially for sheltered housing. The programme for 2018/19 and 2019/20 will be discussed at both February's Sheltered Housing Steering Group and brought to Committee for approval on 20 February 2018.

The Housing Renewal Manager confirmed that any grant monies not used are paid to the County Council and re-allocated by them on wider programmes, eg warm and well. She explained how the grants system was administered.

The New Homes and Regeneration Manager confirmed she is currently looking at a couple of sites for the remaining budget in the New Homes and Regeneration Programme. Consultation had to be undertaken with both residents and members before a report would be presented to committee. Queens Court was being marketed, only one family currently lived in the flats and would be moving into another property in the New Year.

RESOLVED To note the reports.

HC.031 **HOUSING REVENUE ACCOUNT (HRA) BUDGET 2018/19 AND MEDIUM TERM FINANCIAL PLAN 2018/19-2021/22**

The Principal Accountant gave a resume of her report and answered members' questions.

- RECOMMENDED TO STRATEGY AND RESOURCES COMMITTEE**
- (1) The revised HRA budget for 2017/18 and original budget for 2018/19 are approved; and
 - (2) The movement to and from balances and capital reserves as detailed in Appendices B and C are approved; and
 - (3) That from 1 April 2018:
 - i) Social rents and affordable rents are decreased by 1% (equivalent to 81p at the average rent level), as calculated in accordance with legislation
 - ii) Garage rents are increased by 3%
 - iii) Landlord sheltered housing service charges are increased by 3%
 - iv) Other landlord service charges are increased by 3%; and
 - (4) That the HRA Capital Programme for 2017/18 to 2021/22, as detailed in Appendix C, are included in the Council's Capital Programme.

HC.032 **MEMBERS' QUESTIONS**

There were none.

The meeting closed 8.10 pm.

Chair