

HOUSING COMMITTEE**27 MARCH 2018**
7.00 pm – 9.15 pm
Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

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

P = Present A = Absent

Tenant Representatives

Ian Allan

Sadie Tazewell

Other members present

Councillors Cooper and Cornell.

Officers in Attendance

Director of Tenant and Corporate Services	Head of Health and Wellbeing
Head of Contract Services	New Homes and Regeneration Manager
Head of Housing Services	Housing Advice Manager
Sheltered Housing Project Manager	Policy Implementation Manager
Principal Accountant	Democratic Services Officer

The Chair confirmed that Agenda Item 10 – The Changing Future of Tenant Involvement would be brought further up the published agenda.

HC.042**APOLOGIES**

Apologies for absence were received from Councillors Clifton and McAsey.

HC.043**DECLARATIONS OF INTEREST**

There were no declarations of interest.

HC.044**MINUTES – 20 FEBRUARY 2018****RESOLVED**

That the minutes of the meeting held on 20 February 2018 are confirmed and signed as a correct record.

HC.045 **PUBLIC QUESTION TIME**

There were none.

HC.046 **WORK PROGRAMME 2018/19**

Two additional items were added to December's meeting; performance monitoring and budgets. A work programme planning meeting would be arranged for 6 June 2018 to add items on the work programme for the new civic year.

RESOLVED **To hold a meeting on 6 June 2018 to discuss future items for the 2018/19 work programme.**

HC.047 **MEMBER REPORTS**

Copies of both reports had been circulated prior to the meeting and hard copies were also available.

a) Housing Review Panel

Councillor Townley highlighted key issues within his report.

b) Performance Monitoring

Councillor Braun confirmed that future reports would align with the Council's risk register and she would present performance data and any other issues arising at future meetings.

RESOLVED **To note the reports.**

HC.048 **CAPITAL PROJECT MONITORING**

The Head of Contract Services outlined the above report. Officers clarified various points within the report.

RESOLVED **To note the reports.**

HC.049 **THE CHANGING FUTURE OF TENANT INVOLVEMENT**

The Head of Housing Services presented the above report which aimed to enhance and develop what was already in place and to engage with all age groups to improve tenant involvement in the future from all parts of the district. Different modes of communication would be explored, including digital access and social media. The tenants three yearly survey was also being revisited. A programme for engaging with tenants would be circulated under separate cover. There would be no fixed number of Neighbourhood Ambassadors because it was anticipated that they would dip in and out of projects and would be driven by value. Participants would be supported throughout this process. There would be grant funding for tenant groups which would be scrutinised by a member/tenant Task and Finish Group led by Councillor Fryer. Members would be invited to attend estate walkabouts which would be diarised to enable areas of concern to be closely monitored.

RESOLVED **1. To continue to support existing tenant groups with the commitment that funding will have defined**

outcomes evidencing the benefit to the community and the council.

- 2. To implement a programme of digital access consultation through social media to achieve a varying consultative audience.**
- 3. The re-development of Tenant Inspectors to scrutinise the service as part of an agreed work programme with defined outcomes and recommendations to be reported to Housing Committee.**
- 4. Development of Tenant Reps to Neighbourhood Ambassadors.**
- 5. Utilise £10K from the environment fund to be dedicated to training Tenant Inspectors and Neighbourhood Ambassadors to ensure levels of professionalism are enhanced.**
- 6. Review the tenant grants process to ensure the values are fit for purpose and funding is proportionate (ref paragraph 6.2).**

HC.050**BUDGET MONITORING REPORT 2017/18 (MONTH 10)**

In presenting the above report the Principal Accountant gave a brief overview of key issues. Officers replied to members' questions. For future clarification a narrative would show how much money had been carried over to a new financial year, to ensure that the funding was used for its original purpose.

RESOLVED

To note the outturn forecast for the General Fund and HRA Revenue budgets and Capital programmes for this Committee.

**RECOMMENDED
TO STRATEGY
AND RESOURCES
COMMITTEE**

That, subject to the overall position at outturn, the carry forwards and reserve transfers detailed in this report are approved.

HC.051**NON TRADITIONAL HOMES REPORT AND ACTION PLAN**

The Head of Housing Contracts outlined the above report and addressed the matters outlined within the legal implications. He confirmed that with some investment into certain properties their original life expectancy of between 5-10 years could be extended by a further 30 years. There was also the possibility of some of these properties following the completion of works becoming mortgageable in the future, and may become more attractive for potential Right to Buy purchasers and funders.

Councillor Townley was content with the response given by the Head of Housing Contracts to concerns raised and proposed that the following words were added to the end of paragraph 2. of the decision box "and an annual budget being agreed by Council", which was seconded by Councillor Fryer.

RESOLVED

To undertake all works defined in the report within a 10 year period, subject to the availability of adequate financial resources and an annual budget being agreed by Council.

HC.052

SHELTERED MODERNISATION PROJECT

The Sheltered Housing Project Manager presented the above report updating members on progress with the Sheltered Modernisation Project and clarifying a few points. Ward members would be updated regularly on progress on schemes within their areas.

RESOLVED

To approve the programme of improvements for the communal areas for the amber schemes for the next two years as Concord, Nailsworth in 2018/19 and George Pearce House, Minchinhampton in 2019/20.

HC.053

MEMBERS' QUESTIONS

There were none.

The meeting closed 9.15 pm.

Chair