

HOUSING COMMITTEE

12 June 2018

 7.00 pm – 8.23 pm
 Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

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

P = Present A = Absent

Tenant Representatives

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

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	Principal Accountant
Sheltered Housing Project Manager	Head of Legal Services and Monitoring Officer
Tenancy Operations Manager	Democratic Services Officer

HC.001**APOLOGIES**

Apologies for absence were received from Councillor Powell.

HC.002**DECLARATIONS OF INTEREST**

There were no declarations of interest.

HC.003**MINUTES – 27 MARCH 2018****RESOLVED**

That the minutes of the meeting held on 27 March 2018 are confirmed and signed as a correct record.

HC.004**PUBLIC QUESTION TIME**

There were none.

HC.005**WORK PROGRAMME**

Members discussed the items below which were on the revised work programme. A visioning day was to be held for Committee Members to discuss future work.

- Capital Project Monitoring report was sometimes repeating individual reports. A different format for the report with not so many figures would be useful.
- The outturn position of the budgets had been reported first to Strategy and Resources Committee before Housing Committee. This was unavoidable, as the accounts needed to be finalised and signed off earlier than in previous years.
- Mental Health champions were considering the programme of work which would feed into the work programme.

HC.006 **PERFORMANCE MANAGEMENT**

a) Performance Management Objectives and Indicators

Members discussed the objectives and indicators which should be monitored throughout the Civic Year 2018/19.

The Chair had done some initial work on performance management targets for 2018/19 which he circulated to Members. Committee would monitor the priorities in the Corporate Delivery Plan relating to the indicators, risks and corporate targets.

b) Appointment of Performance Management Representatives

Councillor Braun was appointed as a performance monitor.

HC.007 **MEMBER REPORT**

Councillor Townley gave an update on the Housing Review Panel. The next Housing Review Panel meeting is on 3 July 2018.

HC.008 **HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2017/18 – SUMMARY OF VARIANCES**

The Principal Accountant introduced the report and explained to Members that this had been presented to Strategy and Resources Committee prior to this Committee. If adjustments needed to be made it would be possible within the current financial year. A revised budget will be presented to Committee on 11 December 2018.

Officers answered Members' questions relating to kitchens and bathrooms, an unpaid invoice, new build and development, minor repairs, right to buy receipts, Queens Court and recruitment of staff.

RESOLVED

- To note the Housing Revenue Account revenue and capital outturn for 2017/18, as shown in Table 1 and Table 4 of the report.**
- To support the transfers to and from earmarked reserves for the year, as set out in Table 2 of the report.**
- To support the reprofiling of the 2018/19 New Build Programme budget as set out in Table 6 of the report.**

HC.009 **CAPITAL PROJECT MONITORING**

The Head of Housing Contracts presented the above report which gave an update on the progress of the capital projects.

Officers answered Members' questions relating to disabled facilities grants, sheltered housing and new build update. A question on the difference in cost of bathrooms in north and south would be answered following the meeting.

RESOLVED **To authorise the Head of Property Services, in consultation with the Section 151 Officer and Chair of Housing Committee, to sign the Homes England grant funding agreement(s) and submit bids for its 2016-21 Shared Ownership and Affordable Homes Programme, to maximise grant funding for the delivery of new homes for schemes with budget already allocated within the Housing Revenue Accounts medium term financial plan.**

HC.010 **TENANT SERVICES REPAIRS AND MAINTENANCE SERVICE, POST 2020**

The Head of Housing Contracts gave an oral update to committee relating to the future of the repairs and maintenance service, post 2020. As the contracts end, options will be explored, with options appraisals being undertaken and a business case developed for each option.

HC.011 **TENANT REPRESENTATIVE ON HOUSING COMMITTEE TENURE**

The Head of Housing Services updated committee on the length of terms of the tenant representatives. Ian Allan was appointed by Full Council in October 2016 and Sadie Tazewell in February 2017. It was put to Members that Ian Allan's term which ends in October 2018 should be extended to February 2019. Ian had indicated that he was willing for this to happen.

A task and finish group is currently reviewing tenant involvement and Members considered that tenant representation on Housing Committee was an area which could be looked at by this group.

A motion was proposed by Councillor Young to extend Ian Allan's term as Tenant Representative on Housing Committee from October 2018 to February 2019, in line with Sadie Tazewell's term. This was seconded by Councillor Clifton.

On being put to the vote the motion was carried unanimously.

RECOMMENDED **To extend Ian Allan's term as a tenant representative on**
TO COUNCIL **Housing Committee from October 2018 to February 2019.**

HC.012 **MEMBERS' QUESTIONS**

There were none.

The meeting closed 8.23 pm.

Chair