

HOUSING COMMITTEE**11 September 2018****7.00 pm – 9.05 pm****Council Chamber, Ebley Mill, Stroud****3****Minutes****Membership**

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

P = Present A = Absent

Tenant Representatives

Ian Allan	P	Sadie Tazewell	P
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Officers in Attendance

Director of Development Services	Housing Renewal Manager
Principal Accountant	Head of Property Services
Head of Finance	Principal Tenancy Management Officer
Sheltered Housing Project Manager	Democratic Services Officer
Tenancy Operations Manager	

HC.013**APOLOGIES**

Apologies for absence were received from Councillor McAsey and Fellows.

HC.014**DECLARATIONS OF INTEREST**

Councillor Young declared an interest in item 13 on the agenda, Older Person's Strategy as she works with older people.

HC.015**MINUTES – 12 JUNE 2018****RESOLVED**

That the minutes of the meeting held on 12 June 2018 are confirmed and signed as a correct record.

HC.016**PUBLIC QUESTION TIME**

There were none.

HC.017**WORK PROGRAMME**

Discussion on the work programme took place there were no additions to the programme.

HC.018 **PERFORMANCE MANAGEMENT**

At the previous meeting only Councillor Braun was appointed performance monitoring representative. During the interim period Councillor Clifton had volunteered to be a representative. This was confirmed by Committee.

HC.019 **MEMBER REPORTS**

- (a) Housing review panel – Councillor Townley had circulated the notes of the panel which took place in August, and updated Members on discussions at the panel.
- (b) Performance Monitoring – The performance monitoring report had been circulated to Members and Councillor Braun gave an update, explaining that the focus is on delivering the corporate plan and looking at the risks surrounding issues identified.

HC.020 **BUDGET MONITORING REPORT 2018/19 Month 4**

The Principal Accountant introduced the report explaining that this is the first monitoring report of the year, looking at the general fund and HRA. Both the General Fund and the HRA are on target and a revised budget setting process will begin in January 2019.

Questions were received from Members which included:

- Queries relating to tables 3, private sector housing and table 4, spend to date.
- Recovery of rents
- New Homes
- Southbank, Woodchester
- Major works
- Checklist of monies spent.

- RESOLVED**
1. **To note the outturn forecast for the General Fund and HRA Revenue budgets and Capital programmes for this Committee**
 2. **To approve the continuation of development at Southbank, Woodchester, providing 5 new homes at an estimated cost of up to £1.3m**

HC.021 **PRIVATE SECTOR HOUSING RENEWAL POLICY**

The Housing Renewal Manager presented this report to recommend the adoption of a revised Policy for 2018-23, the previous policy was adopted in 2013. Due to changes in legislation, it was necessary to have an updated policy in place to address issues such as eviction, houses in multiple occupation, housing conditions penalties, improvements such as energy efficiency, smoke and carbon dioxide detection.

- RESOLVED** **Adopt the Private Sector Housing Renewal Policy 2018-23.**

HC.022 **ADDITIONAL HOUSING REVENUE ACCOUNT (HRA) BORROWING PROGRAMME (2019/20, 2020/21 and 2021/22)**

The Principal Accountant presented this report which provided information on the proposed bids to the Ministry of Housing, Communities and Local Government and Homes England. There are 8 schemes and the bids would total £6.3m.

Questions from Members included issues such as, flexibility of borrowing if the schemes are overspent.

Bids need to be submitted by 30 September 2018. Strategy and Resources Committee and Full Council will be considering these reports in October. .

RECOMMENDED To approve the bids to Homes England for additional borrowing from the 'Additional HRA Borrowing Programme (2019/20, 2020/21 and 2021/22)' for the following schemes:

To Strategy and Resources Committee

**Broadfield Road, Eastington
Orchard Road, Ebley
Queens Drive, Cashes Green
Ringfield Close, Nailsworth
Southbank, Woodchester
Summersfield Road, Minchinhampton
Tanners Piece, Nailsworth
The former Ship Inn site, Bridgend**

HC.023

THE CHANGING FUTURE OF TENANT INVOLVEMENT

Councillor Fryer introduced this item explaining that the Task and Finish Group had looked at best practice from other authorities, grant funding would be reducing and tenant groups would need to be self sufficient by the end of 2019. Tenant Representatives will be called Neighbourhood Ambassadors and some key criteria was being considered by Committee. Tenant representatives on the community groups were not to be confused with the two tenant representatives on Housing Committee.

Questions from Members included the process which will be taken to recruit the ambassadors, how will tenants be encouraged to be involved and amendments to the criteria for volunteers. Following discussion it was proposed and seconded to add to the resolution, relating to the amendments to the wording of the criteria and report on progress to Committee in December 2018. This was unanimously carried.

RESOLVED

- 1 The recommendation at 5.2 for a phased reduction in grant funding be agreed over the next 2 years.**
- 2 The criteria and conditions of role for the Neighbourhood Ambassadors are agreed.**
- 3 To give delegated authority to the Principal Neighbourhood Management Officer to make changes to the criteria and conditions for the role for the Neighbourhood Ambassadors following discussion with the task and finish group.**

HC.024

TENANT INVOLVEMENT ACTION PLAN

The Principal Neighbourhood Management Officer presented this report which included a plan for tenant engagement including tenant repairs inspectors and to begin the process of recruiting two tenant representatives to Housing Committee.

Members asked if a similar process would be used to recruit the tenant representatives to Housing Committee and commented that perhaps an election amongst the tenants, could take place to appoint the representatives, to be open and transparent. The ability for the representatives to bring relevant issues to Committee was discussed. The current

representatives could re-apply. As previously Full Council would need to approve the recommendation of the appointment of representatives.

- RESOLVED**
1. **To approve the Tenant Involvement Action Plan is fit for purpose (Appendix A).**
 2. **Subject to approval at Council, the Head of Housing Services using delegated authority recruits 2 new tenants to sit on Housing Committee (without voting rights) to replace the current representatives.**

HC.025 **OLDER PERSON'S STRATEGY**

Councillor Young left the meeting following her declaration of interest.

The Sheltered Housing Project Manager presented this report on the progress of the Older Person's Strategy. The recommendation was to set up a Task and Finish group to consider the need for older person's housing over the next 20 years.

Members questioned whether the strategy included private sector housing, people who own their own home, homecare and extra care. The Director of Development Services explained that work is being carried out through housing needs assessment and the review of the local plan. The strategy is for the council's housing stock, the Housing Strategy picking up the private sector and wider issues. Work is being carried out throughout the County on housing needs and it would be useful for the Task and Finish Group to meet with the County Council to understand their perspective. Group Leaders would be asked to nominate Members to sit on the Task and Finish Group. The group need to determine the terms of reference and an initial report to Committee in December.

- RESOLVED** **to set up a task and finish group to explore the expectations of the 'next generation' in relation to SDC's older people's housing.**

HC.026 **MEMBERS' QUESTIONS**

There were none.

The meeting closed 9.05 pm.

Chair