

HOUSING COMMITTEE

11 December 2018

 7.00 pm – 9.20 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	A	Councillor Tom Skinner	A
Councillor Chas Fellows	A	Councillor Debbie Young	P

P = Present A = Absent

Tenant Representatives

Ian Allan	P	Sadie Tazewell	A
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Officers in Attendance

Director of Development Services	Housing Renewal Manager
Principal Accountant	Senior Housing Strategy Officer
Head of Finance	Principal Neighbourhood Management Officer
New Homes and Regeneration Manager	Democratic Services Officer
Policy Implementation Manager	Head of Housing Services
Head of Contract Services	

HC.027**APOLOGIES**

Apologies for absence were received from Councillors Dewey, Fellows, McCasey, Skinner and Sadie Tazewell.

HC.028**DECLARATIONS OF INTEREST**

There were none.

HC.029**MINUTES – 11 SEPTEMBER 2018****RESOLVED**

That the minutes of the meeting held on 11 September 2018 are confirmed and signed as a correct record.

HC.030**PUBLIC QUESTION TIME**

Public questions were submitted. They were answered by Councillor Townley, Chair. Supplementary questions and answers were also answered. (Refer to the Council's [webcast](#) and [Item 4](#)).

HC.031 **WORK PROGRAMME**

Discussion on the work programme took place, the following items were added to the programme for the 2018/19 and 2019/20 civic years:

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|-------------------|--|
| 5 February 2019 | Homelessness Strategy, in relation to people in rent arrears who are residing in Women's refuges.
Tenant Representatives on Housing Committee |
| 9 April 2019 | Empty Homes presentation |
| 11 June 2019 | Housing Strategy – review of the results of the consultation.
Star Survey |
| 10 September 2019 | Tenant Involvement Strategy |

Information Sheet – Houses in Multiple Occupation to be published before Committee on 9 April 2019.

During discussion, Councillor Fryer requested that there should be a regular item on the agenda for Tenant representatives to feedback to Committee, also where tenants are attending Committee items involving tenants should be put to the front of the agenda.

Committee agreed to discuss Item 10 on the agenda, at this point in the meeting.

HC.032 **TENANT INVOLVEMENT AND EMPOWERMENT STRATEGY**

The Principal Neighbourhood Management Officer presented this report explaining that neighbourhood ambassadors had been involved in producing the strategy and work was being undertaken to ensure that all tenants have an opportunity to feed into the strategy. The process for appointing tenant representatives to Housing Committee had begun, the deadline date for applications had been extended and 28 responses had been received to date. A report will be presented to Committee in February.

Members asked questions relating to advertising tenant involvement and how people can get involved.

RESOLVED **To approve the Tenant Involvement and Empowerment Strategy.**

HC.033 **MEMBER REPORTS**

- (a) Housing review panel – Councillor Townley updated Committee in relation to:
- Arranging a visit to Exeter to look at Passivhaus;
 - Homelessness reduction – writing to the District MP's setting out concerns;
 - Overview of the Housing Strategy and perhaps arranging a visit to Bristol City Council who are building Passivhaus.
- (b) Performance Monitoring – Councillor Clifton updated Committee on the report circulated to Members prior to the meeting.
- (c) Older Person's Strategy – Councillor Miles updated Committee and explained that there was a meeting on 17 December 2018 at 4.00pm to discuss the results of the survey.

HC.034**COUNCIL RESPONSES TO HOMELESSNESS**

The Policy Implementation Manager presented the report, explaining that the Homelessness Reduction Act 2017 placed new duties on Councils relating to homelessness. Support for rough sleepers is provided by the charity P3, and the Green Square Group have two HRA accommodation units available for those fleeing domestic violence.

Questions from Members included how the £1.2m funding for Gloucestershire to support the work with rough sleepers might be allocated. Councillor Young also pointed out that emergency shelter was available in Cirencester and it shows what other districts are doing to support rough sleepers.

Members thanked the team for the work being undertaken on this issue, which showed the priority the Council was giving to this issue.

RESOLVED

- 1. To support the further investigation of options to deliver a temporary accommodation for homeless households; a further report to be brought before Housing Committee once options are clarified and costings known.**
- 2. To locate suitable HRA properties to provide accommodation for former rough sleepers being supported via the Social Impact Bond.**

HC.035**HOUSING STRATEGY 2019-2024**

The Policy Implementation Manager presented the Strategy explaining that an action plan would be produced following the consultation.

Members asked questions relating to number of households and tenures, need for bungalows and older persons housing.

An information meeting, with an invitation to all Members, would be arranged to discuss input into the Strategy.

RESOLVED

- 1. To endorse the draft Housing Strategy for public consultation; and**
- 2. grant delegated authority to the Policy Implementation Manager to make minor textual changes to the document prior to the commencement of consultation**

HC.036**HOUSING COMMITTEE ESTIMATES – REVISED 2018/19 AND ORIGINAL 2019/20 AND HOUSING REVENUE ACCOUNT (HRA) MEDIUM TERM FINANCIAL PLAN 2018/19 – 2022/23**

Principal Accountant presented the report and explained issues such as the budgets for temporary accommodation, universal credit, service charges, and staffing contingencies. Also explained were the borrowing and repayment options for the HRA. Three options to repay the loans were presented: over 48 years, 60 years, or not at all.

Members asked questions relating to the HRA debt and repayment, universal credit, bad debt provision, cost of temporary accommodation. They requested a separate report on the provision for repayment of HRA borrowing, the Chair would discuss with officers to bring a series of options to Committee.

Councillor Young wanted it minuted that she would not be supporting the preferred option of repaying the debt over 60 years, but would support the recommendation.

- RECOMMENDED To Strategy and Resources Committee**
1. The revised General Fund Housing revenue budget for 2018/19 and original budget 2019/20 are approved.
 2. The revised HRA revenue budget for 2018/19 and original budget 2019/20 are approved.
 3. The movement to and from HRA balances and capital reserves as detailed in Appendix B and section Error! Reference source not found. are approved.
 4. That from 1 April 2019:
 - i) Social rents and affordable rents are decreased by 1%, as calculated in accordance with legislation.
 - ii) Garage rents are increased by 2.4%.
 - iii) Landlord service charges are increased by 2.4%, except district heating charges which are increased by 14%, capped at £1 per week.

As detailed in Appendix A

5. That provision for repayment of HRA borrowing is made on an annual basis, with flexibility retained for this to be made from revenue, the Major Repairs Reserve, capital receipts, or any combination of these.
6. That the General Fund Housing Capital Programme, as detailed in Section Error! Reference source not found., be included in the Council's Capital Programme.
7. That the HRA Capital Programme for 2018/19 to 2022/23, as detailed in Appendix C, be included in the Council's Capital Programme.

HC.037

MEMBERS' QUESTIONS

There were none.

The meeting closed 9.20 pm.

Chair