

## HOUSING COMMITTEE

5 February 2019

7.00 pm – 9.10pm  
 Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

Councillor Chas Townley (Chair)	P	Councillor Colin Fryer	P
Councillor 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	P
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#### Officers in Attendance

Director of Development Services	Head of Housing Services
Project Manager	Principal Neighbourhood Management Officer
Policy Implementation Manager	Democratic Services Officer

#### HC.038

#### APOLOGIES

Apologies for absence were received from Councillors Dewey, McAsey and Skinner.

#### HC.039

#### DECLARATIONS OF INTEREST

Councillor Young declared an interest in Agenda item 6 (b) Older Persons Strategy and Agenda item 7 Options for Providing Temporary Accommodation for Homeless Households and left the meeting when these items were being discussed.

#### HC.040

#### MINUTES – 11 DECEMBER 2018

#### RESOLVED

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

#### HC.041

#### PUBLIC QUESTION TIME

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

**HC.042**                      **WORK PROGRAMME**

The following changes were made to the work programme;

- The Homelessness Strategy had been delayed and would be presented to the April Committee meeting.
- The Military Covenant, report on Empty Homes and the HRA Delivery Plan would be presented to the June Committee meeting

**RESOLVED**                      **To agree to the above changes.**

**HC.043**                      **MEMBERS' REPORTS**(a) Housing Review Panel

Councillor Townley updated Committee and reported that the Housing Strategy would be considered in a workshop on 23 April 2019.

(b) Older Person's Strategy

A representative from Future Focus Research gave a presentation on the Older People's Accommodation research.

The research was undertaken during November and December 2018 and consisted of 500 telephone interviews; there were quotas on gender and age to ensure a wide representation.

The research identified that; 61% of respondents planned to retire in the Stroud District, the majority of residents had friends/family in the district and in respect of facilities; a walk in shower, intelligent alarm system, parking and communal gardens were identified as important to most respondents.

Members thanked officers and the working group for the report and research.

In response to a comment from the Tenant Representative, it was acknowledged that there had been comments from residents about service charges and this issue would be part of the future report on 'Service Charge De-pooling'.

Members noted the importance given to communal areas and communal gardens but the lack of support for those areas being used by outside bodies.

Members agreed the recommendations set out in paragraph 5, with the exception of 5.1.2. and requested that the proposal to re-brand sheltered housing to independent living was given further consideration to ensure the right name was chosen. This request was agreed and will be discussed further with the working group.

**RESOLVED**

- 1. To note this report and the findings of the survey.**
- 2. To approve the use of these findings so that they may shape the Older Person's Strategy.**
- 3. To agree the recommendations set out in paragraph 5 of this report subject to further consideration being given to the name used to re-brand the service paragraph 5.1.2.**

**HC.044****OPTIONS TO DELIVER TEMPORARY ACCOMMODATION FOR HOMELESS HOUSEHOLDS IN THE STROUD DISTRICT**

The Policy Implementation Manager presented the report which was in response to the introduction of the Homelessness Reduction Act and identified three potential options for the Committee to consider;

- Build or commission and lease a purpose-built building
- Convert an existing building for use as temporary accommodation
- Convert existing HRA dwellings for use as temporary accommodation

It was confirmed that the type of accommodation would need to be a mix for individuals and families and in respect of funding a business case would need to be made to Strategy and Resources Committee.

It was noted that the Council was competing with neighbouring authorities in seeking to provide temporary accommodation.

It was agreed to produce an update on progress through a Members' Information Sheet.

**RESOLVED**

- 1. To support the further exploration of utilising HRA properties as temporary accommodation for homeless families; and**
  - 2. To support the further exploration of providing additional specialist temporary accommodation within the district,**
- AND**

**RECOMMENDED  
TO STRATEGY  
AND RESOURCES  
COMMITTEE**

- 1. To purchase the former Salvation Army building in Stroud utilising the General Fund; and**
  - 2. To commission the conversion of this property into temporary accommodation; and**
  - 3. To commission the management of the completed property as temporary accommodation for homeless households.**
- Subject to a business case being made and due diligence being undertaken.**

**HC.045****TENANT REPRESENTATIVES FOR HOUSING COMMITTEE**

The Principal Neighbourhood Management Officer reported on the process that was undertaken to recruit two tenant representatives. The current representatives; Sadie Tazewell and Ian Allan were appointed for a period of two years and this was their final meeting.

Members thanked the representatives for their contribution during their term of office.

It was reported that the new representatives would be Letitia Gardiner and Juliette Smith.

**RESOLVED**

**To approve the Tenant Representatives selected for Housing Committee and recommend the appointment to full Council.**

**HC.046****THE VISION FOR SOCIAL HOUSING**

The Chair introduced the summary report by Shelter on its vision for social housing. The report recommended a shift in national housing policy towards a programme of investment and reform with a vision for social housing at the heart of a housing system.

In noting the report, Members suggested that some of the issues raised in the report could be considered as part of the workshop to consider the housing strategy.

**RESOLVED**            **To note the report**

**HC.047**                **MEMBERS' QUESTIONS**

Councillor Kay presented his questions. He noted the reply from the Chair and stressed the need for more resources to ensure the registration of the estimated HMOs.

The meeting closed 9.10 pm.

Chair