

HOUSING COMMITTEE**27 SEPTEMBER 2016****7.00 pm – 8.50 pm****Council Chamber, Ebley Mill, Stroud****3****Minutes****Membership**

Councillor Mattie Ross **	P	Councillor Norman Kay	P
Councillor Chas Townley *	P	Councillor Phil McAsey	A
Councillor Catherine Braun	P	Councillor Jenny Miles	P
Councillor Miranda Clifton	P	Councillor Elizabeth Peters	P
Councillor Colin Fryer	P	Councillor Tom Skinner	A
Councillor Julie Job	P	Councillor Debbie Young	P

** = Chair * = Vice Chair

P = Present A = Absent

Officers in Attendance

Strategic Head (Tenant and Corporate Services)	Accountancy Manager
Head of Housing Contracts	Interim Principal Accountant
Head of Housing Management	Business Development Manager
Responsive Maintenance and Voids Manager	Sheltered Housing Project Manager
	Program Manager
	Democratic Services Officer

HC.012**APOLOGIES**

Apologies of absence were received from Councillors Phil McAsey and Tom Skinner.

HC.013**DECLARATIONS OF INTEREST**

There were no declarations of interest.

HC.014**PUBLIC QUESTION TIME**

There were none.

HC.015**MINUTES – 28 JUNE 2016**

A typographical error was highlighted in the second bullet point of minute HC.009 and it was agreed to replace the word “remove” with “reduce”.

RESOLVED That the minutes of the meeting held on 28 June 2016 are confirmed and signed as a correct record, with the above amendment.

HC.016 **PUBLIC QUESTION TIME**

There were none.

HC.017 **WORK PROGRAMME**

The following topics were suggested for inclusion onto the work programme:-

- The advantages/disadvantages of community land trusts – to be discussed informally and reported at a future meeting.
- An update on Queens Court, Brimscombe.

RESOLVED To update the Work Programme, accordingly.

HC.018 **PERFORMANCE MONITORING**

Councillor Catherine Braun provided a verbal update from a meeting held on 14 September and confirmed a written report would be submitted prior to the next meeting.

RESOLVED The verbal update was noted.

HC.019 **NOMINATION FOR A REPRESENTATIVE ON HOME-START**

Nominations were received for Councillors Jenny Miles and Liz Peters. Upon the vote Councillor Jenny Miles was appointed but the Chair requested that enquiries were made with Home-Start to ascertain whether they would accept two representatives from the Council.

RESOLVED Councillor Jenny Miles would represent the Council on Home-Start for the remainder of the current civic year. Enquiries would be made as to whether Home-Start would have a role for Councillor Liz Peters.

Please Note: On 29 September 2016 Home-Start accepted two Council's representatives.

HC.020 **CORPORATE ASSET STRATEGY ACTION PLAN**

The Head of Housing Contracts outlined the 14 elements within the action plan. In response to members' questions the following points were clarified:-

- The Decent Homes Standard was set by Central Government and the Council exceeded the minimum standard.
- All statutory legal requirements are complied with eg electrical works to properties.
- The different procedures that are in place were outlined for reducing the carbon footprint for both contractors and employees.

- 95% of the Council's stock had already been surveyed and there were no properties that contained extreme levels of asbestos. Any asbestos that is found is removed.

RESOLVED **To approve the Action Plan for implementation.**

HC.021 **HOUSING REVENUE ACCOUNT (HRA) BUDGET MONITORING REPORT 2016/17 – QUARTER 1**

The Accountancy Manager outlined the above report. In response to questions officers clarified the following points:-

- The breakdown of the budget at Queens Court.
- A Government announcement was awaited on a high value voids levy.
- The total budget allocated for the development at the Top of Town had now been broken down into the different phases.

RESOLVED **a. To note the projected outturn position on the HRA for 2016/17;**
b. To approve the allocation of carry forwards and capital slippage, as shown in Table 4a of the report;
c. To approve the reprofiled New Build and Development Programme budgets for 2016/17, as shown in Table 4b of the report.

The Chair confirmed that Agenda Item 12 would be presented as the next report.

HC.022 **ACTION PLAN TO MAINTAIN HRA BALANCES OVER THE MEDIUM TERM FINANCIAL PLAN**

The Head of Housing Contracts outlined the above report. Members debated the current and future financial position of the HRA.

RESOLVED **To note the action plan.**

HC.023 **PROGRESS REPORT – TENANT CONSULTATION**

The Head of Housing Contracts provided members with a verbal update on the tenant consultation. Independent Tenant Advisors had been appointed and the vacancies for two tenant representatives (without voting rights) to sit on Housing Committee would be widely advertised. The closing date was 7 October with interviews taking place on 13 October. A decision would be taken at full Council on 27 October 2016.

RESOLVED **To note the verbal update.**

HC.024 **TENANT SERVICES COMPENSATION POLICY**

The Head of Housing Contracts outlined the above policy and confirmed that each application for compensation was considered on a case by case basis. Each void property for future redevelopment is assessed for works against future rental income.

RESOLVED **To approve the revised Tenant Services Compensation Policy.**

HC.025 **POOLED RIGHT TO BUY (RTB) RECEIPTS**

The Chair read out a letter which had been circulated to Committee addressed to Gavin Barwell MP, Minister of State for Housing and Planning and signed by the Council's Leader and Chief Executive regarding RTB capital receipts.

The Interim Principal Accountant informed the Committee of developments and options for pooled RTB receipts and recommended future action. By the end of the financial year the Council would be in a better position to make a firm decision. The Council needed to be prudent but also deliver housing as a priority.

- RESOLVED**
- a. The Council not withdraw from the Pooled RTB agreement (at this stage).**
 - b. Any new quarterly RTB receipts be repaid to the Department of Communities and Local Government (DCLG) at inception until there is a clear requirement for their application.**
 - c. The expected utilisation of balances (currently £2m) be regularly reviewed and once further information is available, the desirability of repaying any sums from the balance be considered (on recommendation of the Section 151 Officer).**

HC.026 **MEMBERS' QUESTIONS**

There were none.

The meeting closed at 8.50 pm.

Chair