

HOUSING COMMITTEE**20 FEBRUARY 2018**
7.00 pm – 8.07 pm
Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

Councillor Mattie Ross (Chair)	P	Councillor Norman Kay	A
Councillor Chas Townley (Vice-Chair)	P	Councillor Darren Loftus	P
Councillor Catherine Braun	P	Councillor Phil McAsey	A
Councillor Miranda Clifton	P	Councillor Jenny Miles	P
Councillor Colin Fryer	P	Councillor Tom Skinner	P
Councillor Julie Job	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	Housing Renewal Manager
Head of Contract Services	New Homes & Regeneration Manager
Head of Housing Services	Democratic Services Officer
Sheltered Housing Project Manager	

HC.033**APOLOGIES**

Apologies for absence were received from Councillors Kay and McAsey.

HC.034**DECLARATIONS OF INTEREST**

There were no declarations of interest.

At this point in the meeting the Chair thanked Ben Smith for his loyal service to the Council. Ben has worked for the Council since 1966 having had several roles and concluding in Property Services as a Contracts Officer.

HC.035**MINUTES – 12 DECEMBER 2017**

The Chair asked for comments on the minutes, and at this point asked the Head of Contract Services to explain the situation regarding the change of contractor for the South Contract. A new contractor had recently been appointed and will undertake the remaining work on the programme until 2020. Members asked questions relating to this.

A sheltered housing report would be put forward to Committee on 27 March 2018.

RESOLVED **That the minutes of the meeting held on 12 December 2017 are confirmed and signed as a correct record.**

HC.036 **PUBLIC QUESTION TIME**

There were none.

HC.037 **WORK PROGRAMME 2017/18**

Performance monitoring – Members were asked to put forward items they felt should be monitored for the new Civic Year 2018/19.

RESOLVED **To note amendments to the work programme.**

HC.038 **MEMBER REPORTS**

a) Housing Review Panel

Councillor Townley updated Committee on the recent meeting of the Panel. Discussion took place on:

- Civil Penalty Notices.
- Housing to rent programme reduction in funding.
- Downsizing initiatives – under occupation of 3 and 4 bed houses.
- Funding for supported housing.

b) Performance Monitoring

Councillor Braun introduced this item. She explained the work of the task and finish group which put recommendations forward to Strategy and Resources Committee. The group found that there needed to be a more consistent approach throughout the Committees. Audit and Standards Committee will have the option to review issues when necessary. Tenant representatives are a very important part of this process and will be invited to performance monitoring meetings.

Performance monitors will produce a report on indicators which need to be discussed by Committee. Performance reports will be available with the meeting papers.

Following discussion, Members were asked to consider priorities which needed to be put on the work programme. The Director of Tenant and Corporate Services would distribute performance indicators for Members to consider.

RESOLVED **To note the reports.**

HC.039 **CAPITAL PROJECT MONITORING**

The Head of Contract Services provided an update on the capital projects and explained that the new contractor will endeavour to catch up with any work that has slipped over the next 18 months. Tenants will be informed of work which is due to take place.

The Sheltered Housing Project Manager and the New Homes and Regeneration Manager updated Committee on the modernisation of the schemes and explained the work which is being undertaken for each of them.

Discussion took place on the work taking place at

- Sherbourne House
- Tanners Piece
- Dryleaze Court
- Cambridge House, and
- Ship Inn

The Housing Renewal Manager answered questions from Members on the item relating to Disabled Facilities Grants. She explained that work on this service is carried out as a county wide initiative and clients are referred from the Occupational Therapist to help them stay in their own home. Information for the public is readily available.

RESOLVED **To note the reports.**

HC.040 **CIVIL PENALTIES POLICY**

The Housing Renewal Manager introduced the report and explained that the Housing and Planning Act 2016 allowed penalty notices to be enforced on private sector landlords in breach of the Act, up to a maximum of £30,000. The policy which Members were asked to approve is a countywide policy, which authorities within Gloucestershire have or are adopting.

Discussion took place on the process of issuing these notices, registering of HMO's and officers identifying these properties.

RESOLVED **To adopt the Gloucestershire Civil Penalties Policy contained in Appendix A to this report.**

HC.041 **MEMBERS' QUESTIONS**

There were none.

The meeting closed 8.07 pm.

Chair