

MINUTES OF HOUSING COMMITTEE HELD ON

6 March 2008

7.30pm–9.12pm

PRESENT

COUNCILLORS

Simon Carter	Mark Wilkinson (Chair)	Joshua Jolles
Su Lawton	Lee Dangerfield	Lesley Rideout

APOLOGIES

Rob Eschle	Gregory Peck
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SUBSTITUTES

Bob Davis for Gregory Peck

ALSO PRESENT

Mike Danvers (*arrived 7.37pm*)

CO-OPTees

Margaret Mackenzie (Leaseholder Rep)	Jane Steer (Tenant Rep)
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66. **DECLARATIONS OF INTEREST**

None.

67. **MINUTES**

RESOLVED that the minutes of the meetings held on 17 January 2008 and 5 February 2008 were confirmed as a correct record and signed by the Chair.

68. **MATTERS ARISING**

Council Subsidy

Arising from a question about the Council's subsidy for 2008/09 from Government, Officers confirmed that the current system was under review and that a report on the outcome of that review would be presented to Council in due course.

69. **WRITTEN QUESTIONS AND PETITIONS**

None.

70. **NON-CONTENTIOUS BUSINESS**

None.

71. **TACKLING ANTI-SOCIAL BEHAVIOUR**

The Committee received a report on the recent review of the Housing Services Anti-Social Behaviour Policy.

RESOLVED to

- (a) note the progress on the delivery of the Respect Standard Pilot;
- (b) approve the Action Plan outlined in Appendix 2 of the report;
- (c) approve the amendments to the revised Anti-Social Behaviour Policy as outlined (in bold/italics) in Appendix 1 of the report.

72. **FORMER TENANT WRITE OFFS**

The Committee received a report on the progress with the collection of housing rent arrears and seeking approval for writing off former tenant rent arrears in line with the Council's Standing Orders.

Officers reported two amendments to the appendix, removing case number 14 from the list and a minor correction to the total write off figure, a reduction of £1.

RECOMMENDED to the Policy & Resources Committee that the write offs, totalling £38,451.33, be approved.

73. **CHOICE BASED LETTINGS & ALLOCATIONS**

The impact of the Choice Based Lettings Scheme was outlined in the report received by the Committee.

RESOLVED to note the trends and effectiveness of the Council's Choice Based Lettings Scheme in allocating homes to those in housing need.

74. **DELIVERING DECENT HOMES**

A presentation accompanied the report on the annual update on the Council's performance in relation to delivering its Decent Homes programme.

The Committee welcomed the Action Plan and requested that a glossary of terms be provided for the acronyms used throughout the document.

RESOLVED to

- (a) approve the Action Plan outlined in Appendix 1 of the report;
- (b) approve the recommendations for the renewal/replacement of district heating schemes as outlined in the report.

75. **GARAGE DISPOSAL - UPDATE**

The Committee received a report on the progress made following the Council's decision to dispose of certain garage sites for development of affordable or supported housing.

RESOLVED to note the current progress made in the initial stages of the redevelopment of the sites that were agreed for disposal by the Housing Committee and subsequently the Policy & Resources Committee on the 4 October 2007.

76. **CHAIR'S REPORT ON ISSUES FOR 2008/09**

The Committee received a report from the Chair setting out potential items for the Committee's consideration during 2008/09.

The Committee welcomed two other suggestions for agenda items:

- (a) regular update reports on the work of the Service Improvement Teams (SITs);
- (b) A report on the feasibility of installing entry phone systems into all flats in the District.

RESOLVED to note the possible future agenda items for 2008/2009 as set out in the report and the two items listed above.

77. **ANNUAL REVIEW OF COMMITTEE DECISIONS**

RESOLVED to note the review of Committee decisions for 2007/08 as submitted and the erratum circulated at the meeting.

78. **REFERENCES FROM OTHER COMMITTEES**

None.

79. **MATTERS OF URGENT BUSINESS**

Housing Strategy Manager

The Committee thanked Paul Gayler, Housing Strategy Manager, for his hard work and commitment to the Council's housing strategy over the years and wished him well in his new post at Maldon District Council.

CHAIR OF THE COMMITTEE