

MINUTES OF HOUSING COMMITTEE HELD ON

5 March 2009

7.30pm – 10.03pm

PRESENT

COUNCILLORS

Joshua Jolles (Chairman)

Simon Carter

Bob Davis

Mike Garnett

Chris Millington

Lesley Rideout

APOLOGIES

Lee Dangerfield (Vice Chairman)

Shona Johnson

SUBSTITUTES

Andrew Johnson (for Shona Johnson)

Muriel Jolles (for Lee Dangerfield)

CO-OPTES

Mr D Thomas (Leaseholder)

Mrs J Steer (Tenant)

56. **DECLARATIONS OF INTEREST**

None.

57. **MINUTES**

RESOLVED that the minutes of the meeting held on the 15 January 2009 and the special meeting held on 5 February 2009 be agreed as a correct record and signed by the Chair.

58 **MATTERS ARISING**

- (i) Minute 48 - Tenant Representatives on Housing Committee
In response to a question about progress with this matter, the Committee noted that a report was due to be presented to the first meeting of the Committee in the next municipal year.

59. **WRITTEN QUESTIONS AND PETITIONS**

(i) Written Questions

None.

(ii) Petitions

(a) Desormeaux Bungalows

A petition of 34 signatures was received from residents objecting to the re-designation of Desormeaux Bungalows from Sheltered Housing to General Needs.

In response to the petition, the Chairman advised that following a recent comprehensive review of sheltered housing it had been deemed necessary to re-profile a number of schemes in order to improve and streamline services to meet the needs of tenants now and in the future.

The Chairman reassured the petitioners that although after 1 March 2010 they would no longer have a daily support visit from a Sheltered Housing Officer, they would continue to have access to Careline and an outreach service. He also advised that the Council had assigned a specific Officer to work closely with tenants from re-designated schemes to keep them informed and enable them to make the right choices to meet their future needs.

(b) Sheltered Housing

A petition of approximately 445 signatures was received objecting to proposals to re-designate some sheltered housing schemes into general housing.

In response to the petition, the Chairman advised that he had now visited each of the schemes effected by the re-designation and discussed the issues with the tenants. He reaffirmed his previous reassurances that no resident would be forced to move from their home and that the Council would not permit anyone under the age of 55 years to become a tenant in any of the re-designated schemes.

The Chairman confirmed that a specific Officer had been assigned to work closely with tenants from re-designated schemes to keep them informed and enable them to make the right choices to meet their future needs.

60. **NON CONTENTIOUS BUSINESS**

RESOLVED that the following items on the agenda would be taken as non-contentious:

- Item 7 – Committee Forward Work Plan;
- Item 13 – Review of Committee Decisions 2008/2009;
- Item 14 – Chair's Report on Issues for 2009/2010.

61. **COMMITTEE FORWARD WORK PLAN**

RESOLVED to note the Committee Forward Work Plan.

62. **DELIVERING DECENT HOMES**

The Committee received a report providing an update on the delivery of the Decent Homes Programme over the past 12 months and an action plan to move forward on local issues and challenges.

RESOLVED to

- (i) approve the update action plan outlined in Appendix 1;
- (ii) approve the removal of Bishopsfield and Charters Cross from the Priority Estates Programme and reclassify them as Medium Term Priorities.

63. **UPDATE ON GARAGE AND HARDSTAND STRATEGY AND IMPROVEMENT PLAN**

The Committee received an update on the progress with the Garage and Hardstand Strategy.

RESOLVED to

- (i) to note the progress made on the delivery of the Garage Strategy and Improvement Plan outlined in Appendix 1;
- (ii) approve the updated annual improvement plan and actions outlined in Appendix 2;

- (iii) approve the themes set out in paragraph 19 of the report.

64. **REVIEW OF HOUSING NEEDS AND ALLOCATIONS POLICY**

The Committee received a report highlighting the progress made in implementing the changes to the Housing Needs and Allocations Policy (Choice Based Lettings), which were agreed by the Housing Committee on 4 September 2008.

The present difficulties faced by some ex-service personnel on discharge from the armed forces was discussed and it was agreed that the policy in respect of housing ex-service personnel should be reviewed and report presented to this Committee in due course.

RESOLVED

- (i) to note the Implementation Plan detailed in Appendix 1;
- (ii) to approve the policy amendments as outlined in paragraphs 19 –22 of the report;
- (iii) that the policy in respect of housing ex-service personnel would be reviewed and a report presented to the Housing Committee in due course.

65. **DRAFT HOUSING STRATEGY**

The Committee received the updated draft Housing Strategy 2008 –2013 for approval.

The Committee received the first draft of the strategy at its meeting in November 2008 and requested that some minor amendments be made to the document prior to the commencement of consultation with stakeholders. It was also agreed that, at the conclusion of the formal consultation process, the strategy would return to the Housing Committee for formal adoption.

The Committee welcomed the final draft of the Housing Strategy 2008-2013 and thanked Officers for the extensive work that been undertaken.

RESOLVED to approve the Housing Strategy 2008 – 2013 as at Appendix 1.

Given that it was 9.30pm, the Chairman adjourned the meeting for 10minutes for a comfort break and when the meeting reconvened at 9:40pm the Committee agreed to continue for a maximum of 1hour to conclude the business on the agenda.

66. **TACKLING ANTI-SOCIAL BEHAVIOUR**

The Committee received a report on progress, performance and current issues with tackling anti-social behaviour.

RESOLVED to

- (i) note the progress and performance in respect to tackling anti-social behaviour and approve the updated action plan detailed in Appendix 1;
- (ii) approve the introduction of Family Intervention Tenancies (FIT) as outlined in paragraphs 9-12 of the report.

67. **REVIEW OF COMMITTEE DECISIONS 2008/09**

RESOLVED to note the Review of Committee Decisions 2008/09.

68. **CHAIR'S REPORT ON ISSUES FOR 2009/2010**

RESOLVED to note the report.

69. **REFERENCES FROM OTHER COMMITTEES**

None.

70. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE

