

MINUTES OF THE SPECIAL HOUSING COMMITTEE HELD ON

5 February 2009

7.30pm – 9.32pm

PRESENT

COUNCILLORS

Joshua Jolles (Chairman)

Lee Dangerfield (Vice Chairman) Simon Carter

Bob Davis

Shona Johnson

Chris Millington

Lesley Rideout

APOLOGIES

Mike Garnett

SUBSTITUTES

Sarah Jane Dangerfield for Mike Garnett

ALSO PRESENT

Linda Pailing

Jean Clark

CO-OPTees

Mr D Thomas (Leaseholder)

Mrs J Steer (Tenant)

51. DECLARATIONS OF INTEREST

None.

52. SHELTERED HOUSING WORKING PARTY

The Committee received a report on the work of the Sheltered Housing Working Party which had been set up at the last meeting of the Housing Committee on 15 January 2009 to consider the schemes which had been identified for re-designation.

An addendum to the report was circulated which made clear that whilst the working party had received a suggested criteria that could be used for identifying schemes for re-designation, no scoring was actually undertaken by the Members.

RESOLVED

- (A) to approve the change of use of the Sheltered Housing Schemes identified in paragraphs 6 and 8;
- (B) that the allocation policy would be amended so that any future letting for the re-designated schemes would be age restricted to the over 55+ age group, as detailed in paragraph 7;
- (C) that amendments to the phasing policy for increasing district heating charges would be agreed, as outlined in paragraph 11;
- (D) that progress on implementing the changes would be reported back to the Housing Committee in September 2009.

53. HOUSING REVENUE ACCOUNT ESTIMATES 2009/2010

The Committee received a report setting out the Housing Revenue Account (HRA) budget for 2009/2010 and forecast outturn for the current year.

RECOMMENDED to the Policy and Resources Committee:

- (A) the rent increase for individual dwellings (equating to an average weekly rent of £72.93, as set out in paragraphs 10 to 19 of the report) and that it be effective from 6 April 2009;
- (B) the service charges for individual dwellings (equating to an average weekly charge to tenants of £2.01, as set out in paragraphs 21 to 28 of the report) be effective from 6 April 2009;
- (C) heating charges be increased (equating to an average weekly general needs charge of £15.17 per week, leaseholders equivalent charge of £19.89 per week and sheltered accommodation charge of £13.48 per week, as set out in paragraphs 31 to 37 of the report);
- (D) garage rents be increased to £7.50 per week (for a standard garage) and proportionate increases for other garages, car ports and car spaces from 6 April 2009 (as set out in paragraphs 40 to 42 of the report);

- (E) other charges be increased (as set out in paragraph 43 of this report);
- (F) the growth and savings outlined in paragraphs 57 and 58 be approved and paragraph 59, noted;
- (G) a transfer of £110,000, as a one-off sum, be made from the working balance to the Council's Insurance Fund from 1 April 2009 (as outlined in paragraph 60);
- (H) the HRA budget (as set out at Appendix A) be approved;
- (I) a minimum HRA working balance of £1,230,000 be noted.

54. **HOUSING CAPITAL PROGRAMME**

The Committee received a report setting out the Housing Capital Programme for 2009/10 to 2013/14.

RECOMMENDED to the Policy and Resources Committee that:

- (A) the Housing Capital Programme 2009/10 be approved, as set out in Appendix C;
- (B) the borrowing of £4.2m in 2009/10 to support the 2009/10 Capital Programme and a contribution of £NIL from the Housing Revenue Account be made towards the Housing Capital Programme during 2009/10;
- (C) the percentage of Right To Buy receipts to be used to fund the Housing Capital Programme 2009/10 be agreed at 50%;
- (D) garage receipts would no longer continue to be applied to support the Capital Programme from 1 April 2009;
- (E) the forecast 2010/11 to 2013/14 be noted, as set out in Appendix C.

55. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE

