

TENANCY STANDARD
PANEL MEETING

Wednesday 19 June 2019 – 2pm
Committee Room 2A, Civic Centre

Present: Cara Stevens (Chair), Wayne Mitchell, Jane Steer, Darrell Thomas, Jo West, Zulfi Kiani-Mackintosh, Celia Candy.
Audience Hugh Hoad
Note Taker: Jordan Gallagher

Item No.	Description	Action by:
1	<u>Welcome and Apologies</u> CS welcomed the members of the Panel. Apologies were received from Binh Nguyen	
2	<u>Minutes from Previous Meeting and Matters Arising</u> The minutes from the last meeting were agreed and any questions have been answered in the minutes. Homelessness and Rough sleeper Strategy- CS confirmed an electronic copy of the consultation document was sent to JS as requested. ZKM gave an update on the Editorial panel and advised that HTS had been contacted and are aware of the process when wording and sending out letters.	
3	<u>End of Year Performance</u> WM went through the Housing Management Performance Indicators for March 2019 and answered questions raised by the panel.	
4	<u>Universal Credit (Update)</u> WM provided the panel with an update and answered any questions raised by the panel.	

5.	<p><u>Rough sleeper Initiative (Update)</u></p> <p>CS provided the panel with a copy of the Rough Sleeper Initiative Action plan gave an update, answering any questions raised.</p> <p>JS requested to know how many HMO's there are.</p> <p>Answer- Specified information on licensed HMOs is made available by way of a public register, which can be found among other information about the HMO licensing regime at https://www.harlow.gov.uk/hmo under "Public Registers".</p> <p>There are two registers because a handful of HMOs that were licensed under the Council's adopted scheme [Additional Licence register] have not been subsumed into the expanded mandatory scheme [Mandatory Licence] introduced nationally in October 2018. The great majority can be found in the Mandatory Licence Register.</p> <p>Based on the current register there are 293 HMO's currently registered with a licence in Harlow.</p>	
6	<p><u>Homelessness and Rough Sleeper Strategy (Update)</u></p> <p>CS provided the panel with an update and answered any questions raised.</p>	
7	<p><u>Nominations for the Housing Standards Board</u></p> <p>ZKM asked for nominations to the Housing Standards Board - JS and JW nominated to the board. ZKM confirmed he would provide dates to the nominees for future HSB meetings.</p>	ZKM
8.	<p><u>Consultations</u></p> <p>CS advised the panel that there is currently a 12 week government consultation document out entitled "2020 Rent Standard". The consultation is as a result of the Secretary of State's direction on the Rent Standard which was published in February 2019.</p> <p>The key elements of the proposed Rent Standard are:</p> <ul style="list-style-type: none"> • The Regulator of Social Housing will regulate rents 	

	<p>charged by social housing stock owning local authorities.</p> <ul style="list-style-type: none"> To restrict rent increase on social rent and affordable rent properties by up to CPI +1% annually from 2020 for a period of at least 5 years. <p>The consultation will remain open until 20 July 2019.</p>	
9.	<p><u>Any Other Business</u></p> <p>DT raised a concern about the way in which the status of his rent credit now appears on his receipts. CS to speak with someone and check and e-mail DT directly.</p> <p>CS made the panel aware that a review of the Tenancy Agreement is scheduled to be completed within this financial year. The updated Tenancy Agreement will need to go through Cabinet and a consultation process will be done by 2020. An additional tenancy panel meeting is likely to be arranged dependant on the timetable for completion.</p> <p>CS provided the panel with a fraud report and gave an update.</p> <p>Insurance and Health and Safety have requested that all volunteers complete a volunteer registration form. CS explained the reasoning for the form and requested they be completed.</p>	CS
	Next Meeting: 18 th September 2019	