

HOUSING AND COMMUNITY SERVICES COMMITTEE

21st November 2019

PRESENT:-

Conservative Group

Councillor Roberts (Chairman) Councillor Pegg (Vice-Chairman) and Councillors Atkin, Corbin, Churchill, MacPherson (substituting for Councillor Haines), Dr Perry and Mrs Wheelton

Labour Group

Councillors Mrs Heath, Mulgrew, Rhind, Richards, and Shepherd

HCS/44 **APOLOGIES**

The Committee was informed apologies for absence had been received from Councillor Mrs Haines (Conservative Group)

HCS/45 **MINUTES**

The Open Minutes of the Meetings held on 22nd August 2019 and 3rd October 2019 were noted and approved as a true record and signed by the Chairman.

HCS/46 **DECLARATIONS OF INTEREST**

Councillor Atkin declared a personal interest in Items 9 and 11 on the Agenda by virtue of being a County Councillor.

HCS/47 **QUESTIONS FROM MEMBERS OF THE PUBLIC PURSUANT TO COUNCIL PROCEDURE RULE NO 10**

The Committee was informed that no questions from members of the public had been received.

HCS/48 **QUESTIONS FROM MEMBERS OF COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO 11**

The Committee was informed that no questions from Members of the Council had been received.

HCS/49 **REPORTS OF THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Overview and Scrutiny Reports to be submitted.

MATTERS DELEGATED TO COMMITTEE**HCS/50 CORPORATE PLAN 2016-21; PERFORMANCE REPORT (QUARTER 2 – 1st JULY TO 30th SEPTEMBER)**

The Strategic Director (Service Delivery) presented the report, updating Committee that the new plan was adopted by Council on 31st October 2019 and highlighted achievements in the second quarter including improvements in introductory tenancies; performance participation at Rosliston Forestry Centre and the reduction in anti-social behaviour in Swadlincote town centre due to the newly appointed town centre Community Safety Enforcement Officer. The Strategic Director (Service Delivery) outlined areas which required further action including the increase in rent arrears which was due to the rise in new claimants of Universal Credit and in relation to re-lets where the appointment of a new contractor would address the delay in the delivery.

Councillor Richards raised two concerns; firstly that the spike in rent arrears could increase in the year as any change in circumstance pushes families to Universal Credit resulting in an eight to eleven-week wait before receiving payment. Secondly, the feedback received in relation to the quality of the work of the new contractor. The Head of Housing Services responded that with the introduction of a robust signing off system for all completed works, the situation has improved and consequently, positive comments have also been received.

Councillor Churchill questioned why from quarter to quarter there had been an increase in the average time taken to re-let a property. The Head of Housing Services explained that any repairs are carried out while the property is empty prior to being re-let.

RESOLVED:-

That the Committee considered progress against performance targets set out in the Corporate Plan.

That the Committee reviewed the Risk Register and Action Plan for the Committee's services.

HCS/51 PUBLIC SPACE PROTECTION ORDER CONSULTATION – MAURICE LEA PARK AND MARKET STREET

The Anti-Social Behaviour (ASB) Officer presented the report highlighting the need for a protection order at Maurice Lea Park due to there being an increase in anti-social behaviour in the last 12 months. The Order would give police and authorised officers' additional powers in addressing this matter.

Councillor MacPherson informed the Committee that the PSPO Orders had been well received at Area Forums. Councillor Atkin highlighted the need for such an order at Eureka Park, and the Committee agreed that evidence would be required before consultation of the order would be considered.

RESOLVED:-

The Committee accepted the recommendation to undertake the formal consultation process for a Public Space Protection Order (PSPO) to be made on Maurice Lea Park and Market Street, Church Gresley.

HCS/52 **NEW ARRANGEMENTS FOR THE DELIVERY OF DERBYSHIRE COUNTY COUNCIL CONTRACTS FOR TELECARE (CARELINE) AND INDEPENDENT LIVING SERVICES**

The Head of Housing Services presented the report explaining that due to changes in the funding arrangements for Careline, action needed to be taken to address the shortfall. The Head of Housing Services sought approval from the Committee to initiate a collaborative project with Trent and Dove Housing on the future provision of such services.

Councillor Churchill raised concern about current vulnerable customers who could be lost in the gap and cease to get funding. The Head of Housing Services reassured the Committee that work was being undertaken to help those, whose circumstances may change, ensuring they return into the system. Councillor McPherson enquired if the Council had any other partners. The Head of Housing Services explained that there are other partners in Derbyshire, but they may have a vested interest.

RESOLVED:-

The Committee approved a joint study with Trent and Dove Housing on the future provision of Careline/Telecare services

The Committee noted the arrangements for the changes in funding for new users of the Careline service.

HCS/53 **HOUSING ENVIRONMENTAL IMPACT PROJECT**

The Head of Housing Services presented the report to Committee explaining that, if approved by Housing and Community Services Committee, the report would be submitted to Finance and Management Committee.

Councillor Wheelton welcomed the report but noted that £63,000 was not a small figure. The Head of Housing Services informed the Members that previous stock condition surveys cost £123,000. Councillor Richards suggested that the tendering recommendation be waived.

Councillor Rhind asked if the £63,000 should come out of the General Fund rather than the HRA. The Strategic Director (Service Delivery) informed the Committee that the money will come from the HRA, as it relates specifically to housing stock.

Councillor Churchill requested that as the process had not been formally tendered, additional information be submitted with the report when submitted to Finance and Management Committee. Councillor McPherson enquired

why all properties have not been surveyed. The Head of Housing Services informed Members that not all properties are surveyed as the focus is to survey property types. In this regard, 10% of stock had been surveyed and all new properties were now being issued with an Energy Performance Certificate (EPC).

RESOLVED:-

That the Committee approved the appointment of Nottingham City Council to complete an assessment of the energy efficiency and environmental impact of the Council's Housing stock.

The Committee agreed that the outcomes and recommendations of this work are reported back to the Housing and Community Services Committee.

That the Committee agreed the proposal to directly award the work (to Nottingham City Council) to the Finance and Management Committee, subject to evidence relating to the competitiveness of the quote is also provided to the Finance and Management Committee.

HCS/54 **THE BETTER CARE FUND PLANNED SPEND**

The Strategic Housing Manager presented the report to the Committee which proposed to adopt the revised Private Sector Housing Association Policy and create four new posts. The intended outcome would be to speed up the Disability Facility Grants process and enable Officers to address poor housing and rogue landlords.

Councillor Mrs Wheelton welcomed the report and mentioned that at the previous Committee, cards were requested to enable Members to use them to promote the scheme. The Head of Housing Services agreed that an email would be sent outlining the criteria and informed the Committee that a wider communications campaign is being discussed to raise awareness of the scheme with residents.

RESOLVED:-

The Committee approved the establishment of the new funding streams within the Better Care Fund (BCF) allocation as detailed in this report.

The Committee ratified the revised 'Private Sector Housing Assistance Policy 2019-22', as detailed in Appendix 1 to the report, to enable alignment between the newly created schemes and the Council's adopted policy.

The Committee approved the creation of four new temporary two-year posts onto the establishment that will enable the co-ordination of BCF scheme delivery and enhance front-line services in both the Private Sector Enforcement and Housing Services Teams as follows:

- ***Health and Housing Co-ordinator – expected grade PO1***

- *Public Health (Housing) Officer – expected grade PO1*
- *Occupational Therapist – expected grade P02*
- *SAIL (Staying Active and Independent for Longer) Co-ordinator (TBC)*

The Committee approved the grades for the posts to be subject to job evaluation in line with the Council's procedure.

The Committee agreed that the report be brought before the Finance and Management Committee for subsequent ratification of the financial elements contained within this report.

HCS/55 **COMMITTEE WORK PROGRAMME**

RESOLVED:-

The Committee considered and approved the updated work programme.

HCS/56 **LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT [ACCESS TO INFORMATION] ACT 1985)**

RESOLVED:-

That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

MINUTES

The Exempt Minutes of the Meeting held on 22nd August 2019 were received.

TO RECEIVE QUESTIONS FROM MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO. 11

The Committee was informed that no questions had been received.

UNITED KINGDOM RESETTLEMENT SCHEME

Members approved the recommendations in the report.

SERVICES AND SUPPORT FOR HOMELESS PEOPLE

Members approved the recommendations in the report.

ACQUISTION OF TWO RIGHT TO BUY PROPERTIES

Members approved the recommendations in the report.

The Meeting terminated at 7.00 pm.

COUNCILLOR A ROBERTS

CHAIRMAN