

HOUSING AND COMMUNITY SERVICES COMMITTEE

10th March 2016

PRESENT:-

Conservative Group

Councillor Hewlett (Chairman) and Councillors Billings, Mrs Coe, Coe, Mrs Coyle, Harrison, Murray (substituting for Councillor Smith), Swann (substituting for Councillor Muller) and Mrs Wyatt.

Labour Group

Councillors Dunn, Rhind, Richards and Taylor.

In attendance

Councillors Atkin and Mrs Farrington (Conservative Group).

HCS/86 **APOLOGIES**

Apologies for absence were received from Councillors Muller and Smith (Conservative Group).

HCS/87 **MINUTES**

The Open Minutes of the Meetings held on 12th January 2016 and 4th February 2016 were noted and approved as a true record and signed by the Chairman.

HCS/88 **DECLARATION OF INTEREST**

The Committee was informed that no declarations of interest had been received.

HCS/89 **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/90 **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/91 **REPORTS OF THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Overview and Scrutiny Reports to be submitted.

MATTERS DELEGATED TO COMMITTEE

HCS/92 **REVIEW OF TENANCY AGREEMENT**

The Director of Housing and Environmental Services delivered the report to the Committee.

Councillor Dunn voiced his concern in relation to the use of the word 'periodic' in terms of rent frequency, stating that any move to monthly rent payments would cause financial difficulty for many. The Director explained that the 'periodic' term had been included to cater for any future changes, for example, if the legislation was revised in this respect, and gave an assurance that the Council had no plans to change the current frequency.

Councillor Richards referred to the issues being experienced elsewhere as the Universal Credit programme rolls out, in terms of processing times, arrears and eviction action in the private sector, seeking guidance on how the Council is preparing for these issues. The Director outlined the strategies being prepared to address these issues.

Councillor Taylor raised the issue of tenant representation and the activity of Council officers in this area. The Director confirmed that it had not been possible to locate the records relating to the original tenants panel composition, but that the aim was to increase tenant participation in the process, undertaking to return to Committee with a report on the subject.

RESOLVED:-

- 1) That Members agreed the proposed changes, as set out at 3.4 in the report, enabling the Council to finalise the new tenancy agreement following the formal consultation which took place with all tenants between 25 January 2016 and 22 February 2016.***
- 2) That Members approved the service of a Notice of Variation, pursuant to Section 103 of the Housing Act 1985, to be issued on 20 May 2016.***

HCS/93 **SOUTH DERBYSHIRE DEMENTIA FRIENDLY COMMUNITY**

The Health Partnership Manager presented the report to the Committee, highlighting the aims and objectives of the scheme and the roll out of the Dementia Friends programme.

Queries and comments raised by Members relating to the accreditation process, registration awareness, recognition also for the carers / partners, their respite care and training sessions for Members and staff were noted and responded to.

Councillor Dunn congratulated Councillor Mrs Farrington in particular for her efforts in supporting this initiative.

RESOLVED:-

Members approved South Derbyshire District Council to act as a co-ordinating body for the South Derbyshire Dementia Action Alliance that will support development of a Dementia Friendly Community model in South Derbyshire.

HCS/94 **CORPORATE PLAN 2009-15: PERFORMANCE MANAGEMENT REPORT**
(1st OCTOBER – 31st DECEMBER 2015)

The Director of Community and Planning Services presented the report to the Committee.

Councillor Dunn, whilst noting the good results recorded in the report, commented on the delays being encountered on some of the 'green' issues, such as affordable housing and Careline.

Councillor Taylor raised the issue of fly tipping and the Council's response. The Director confirmed the Council's increased activity in this area, leading to a number of successful prosecutions, whilst also stating that levels of this 'borderless activity' are often influenced by the enforcement activity of neighbouring authorities.

Councillor Atkin, in referring to playscheme facilities, queried the current status of the mobile climbing wall. The Health Partnership Manager confirmed that the wall had been condemned due to a mechanical fault and that a needs appraisal was currently being undertaken to assess current requirements.

Councillor Richards drew attention to fuel poverty and winter fuel deaths, welcoming any measures aimed at tackling this issue, not only for the elderly, but also the young. Councillor Harrison queried if there was any information relating to residents unable to fit double glazing or other measures due to planning or listed building restrictions. The Director undertook to respond to the Member on this query.

Councillor Harrison made reference to the food rating scheme and the fact that businesses are not obliged to display their rating. He commented that Derby City Council publish all ratings and queried whether this Council could do the same, to highlight the lower ratings in particular, and also lobby the Local Government Association with a view to making the display of rating a statutory requirement. The Chairman confirmed that whilst all results are contained within the Council's website, navigation was not straightforward. Councillor Dunn commented that the top five-star should be the normal expectation. The Director undertook to investigate the matter further before responding to Members and raise the website content as part of the current website reorganisation exercise.

RESOLVED:-

Members considered and approved the progress against performance targets.

HCS/95 **COMMITTEE WORK PROGRAMME 2015/16**

Councillor Mrs Coyle requested that future work programmes contain a fuller schedule for a longer period. The Director of Housing and Community Services undertook to do so.

RESOLVED:-

Members considered and approved the updated work programme.

HCS/96 **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 Meetings held on 12th January 2016 and 4th February 2016 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.

The Meeting terminated at 6.50pm.

COUNCILLOR J HEWLETT

CHAIRMAN