

HOUSING & COMMUNITY SERVICES COMMITTEE

07 MARCH 2024

OPEN

PRESENT:

Labour Group

Councillor G Rhind (Chair) and Councillor M Mulgrew (Vice-Chair)  
and

Councillors A Archer, S Harrison, J Jackson, D Shepherd, B Stuart  
(substituting for Councillor A Haynes) and A Tilley.

Conservative Group

Councillors D Corbin, M Fitzpatrick and J Lowe.

Liberal Democrats

Councillor J Davies.

In attendance

Councillor A Wheelton.

HCS/85 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor A Haynes (Labour Group).

HCS/86 **OPEN MINUTES**

The Open Minutes of the Meeting held on 08 January 2024 were approved as a true record and signed by the Chair of the Committee.

HCS/87 **DECLARATIONS OF INTEREST**

The Committee noted that no Declarations of Interest had been received.

HCS/88 **QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE NO 10**

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

HCS/89 **QUESTIONS BY MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11**

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

**MATTERS DELEGATED TO COMMITTEE****HCS/90 CORPORATE PLAN 2020-24: PERFORMANCE REPORT (2023-2024 QUARTER 3 – 1 APRIL TO 31 DECEMBER)**

The Strategic Director (Service Delivery) presented the report to the Committee highlighting the seven indicators for this Committee and confirmed that seven were on track. The Committee noted that the indicator for the average time to relet a property was red and the Strategic Director (Service Delivery) informed Members that improvements had been made since the previous report.

Members discussed the numbers of void properties and the costs of major repairs and the issues affecting the length of time to relet a property.

The Asset and Improvement Manager informed the Committee that the delays in reletting properties was mainly due to a lack of manpower and the high turnover of sub-contract maintenance staff. The Asset and Improvement Manager confirmed that the benchmark figure of £2,500 was used nationally as an estimate for major repairs.

**RESOLVED:**

***1.1 The Committee approved progress against performance targets set out in the Corporate Plan 2020 - 2024.***

***1.2 The Committee reviewed the Risk Register for the Committee's services.***

**HCS/91 SOCIAL HOUSING DECARBONISATION FUND WAVE 1**

The Strategic Director (Service Delivery) presented the report to the Committee confirming that of the 111 properties selected for the scheme 89 had been completed and Wave 2.1 was now underway.

Members sought clarity on the reduction of CO<sup>2</sup> and were pleased to note the lower fuel bills for residents and asked if there had been any feedback from homeowners.

The Strategic Director (Service Delivery) confirmed to the Committee that the scheme would achieve a Band C for carbon emissions.

The Asset and Improvement Manager informed the Committee that residents had provided positive feedback about the scheme and confirmed that further communications would be sent to residents after twelve months to gather additional data about the scheme.

Members were happy to support the recommendations in the report.

**RESOLVED:**

- 1.1 The Committee noted the completion of the Social Housing Decarbonisation Fund Wave 1 works programme.***
- 1.2 The Committee delegated authority to the Strategic Director (Corporate Resources)/S151 Officer to sign the Memorandum of Understanding that detailed the project change requests.***
- 1.3 The Committee approved that the Council's underspend of £81,408 be ringfenced within the Social Housing Decarbonisation Fund for further energy efficiency projects within the social housing stock.***

**HCS/92 COMMITTEE WORK PROGRAMME**

The Strategic Director (Service Delivery) presented the work programme to the Committee.

**RESOLVED:**

- 1.1 The Committee considered and approved the updated work programme.***

**HCS/93 LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT [ACCESS TO INFORMATION] ACT 1985)**

The Chairman may therefore move:

***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.***

**ANY EXEMPT QUESTIONS RECEIVED BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO 11**

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

**ACQUISITION OF TWO BUNGALOWS IN REPTON****RESOLVED:**

***That the Committee approved the recommendations in the report.***

**HOUSING VOIDS UPDATE**

**RESOLVED:**

***That the Committee approved the recommendations in the report.***

**CARELINE AND INDEPENDENT LIVING SERVICE**

**RESOLVED:**

***That the Committee approved the recommendations in the report.***

**HOUSING SERVICES REVIEW**

**RESOLVED:**

***That the Committee approved the recommendations in the report.***

The meeting terminated at 19:25hours.

COUNCILLOR G RHIND

CHAIR