

HOUSING AND COMMUNITY SERVICES COMMITTEE

10th October 2013

PRESENT:-

Conservative Group

Councillor Lemmon (Chairman), Councillor Hewlett (Vice-Chairman) and Councillors Ford, Harrison, Mrs. Hood, Murray and Smith

Labour Group

Councillors Frost, Mrs. Heath, Mulgrew, Rhind, Richards and Taylor (substitute for Councillor Shepherd).

HCS/10. **APOLOGY**

An apology for absence from the Meeting was received from Councillor Shepherd (Labour Group).

HCS/11. **MINUTES**

The Open Minutes of the Meeting held on 29th August 2013, were taken as read, approved as a true record and signed by the Chairman.

MATTERS DELEGATED TO COMMITTEE

HCS/12. **FIVE YEAR MAINTENANCE AND IMPROVEMENT PROGRAMMES FOR COUNCIL HOUSING 2012-2017**

A report was submitted which provided a half yearly update on the 5 year improvement programme.

It was reported that all of the Council's properties remained compliant with the decency standard as a result of the works undertaken during 2012/13, and the first half of 2013/14, including the completion of unforeseen none decent work such as ad hoc heating failures. The updated stock condition survey and HRA business plan indicated a spend requirement of just over £27m over the 5 year period of 2012/17. From the start of the financial year 2012 to this half year progress report, £6.5m had been spent. The remainder of the programme for 2013/14 was to spend a further £3.8m including disabled adaptations. However, due to the delayed procurement progress some carry forward was likely to be required to be taken into year 2014/15. Full details were included on all projects and programmes, and a table was provided which showed the 2013/14 spend to 31st August 2013, and details for actions on any projected over/under spends.

Proposed alterations to the agreed 5 year programme were also outlined, along with progress on disabled adaptations.

A question was asked with regard to sprinkler systems being installed at the same time as upgraded alarm systems in properties. The Director of Housing

and Environmental Services responded that it was proposed to include these within any new build properties and they were also being installed into the homes of identified vulnerable tenants.

It was noted that much of the current work was being done by contractors from outside the District. The Director of Housing & Environmental Services responded that there was an obligation to seek best value, and also to employ local labour. He added that it was very often difficult to combine these two elements.

RESOLVED:-

- 1. That Members approve the half year progression during year two, 2013/2014, of the five year maintenance and improvement programme.***
- 2. That the proposal to accelerate the reroofing and external insulation contracts, and bring forward properties from 2014/2015 into this year's programme be approved.***

HCS/13. **NEW TENANCY POLICY**

It was reported that under the Localism Act 2011, all Local Authorities had a duty to provide a tenancy strategy, setting out the objectives to be taken into consideration by individual affordable housing providers as they made decisions about their own tenancy policy.

With the retained landlord function, South Derbyshire District Council's Housing Service therefore had a duty to publish a tenancy policy which described the types of tenancy it would offer and the way in which these tenancies would be managed. The Tenancy Policy had been developed with full regard to South Derbyshire District Council's Tenancy Strategy. The policy followed the principles and objectives of the Strategy and should be read in conjunction with it. Details of those matters included in the policy, and also the 4 different types of tenancy which would be offered were detailed in the report.

Some Members expressed their concern with regards to certain aspects of this policy. In particular, references were made to people wanting a long term housing solution, and the appeal process.

RESOLVED:-

- 1. That the new draft Tenancy Policy be approved in principle, ahead of a 4 week consultation programme.***
- 2. That, if no material changes are proposed following the consultation process, as assessed by the Chairman of the Committee, the amended policy be adopted and implemented immediately. Any material proposals will be the subject of a further Committee report.***

HCS/14. **WORLD WAR ONE COMMEMORATIONS**

A report was submitted which informed members of the developing range of community led projects and events proposed for the commemoration of the start of World War One.

Representatives of the District Council and Swadlincote Tourist Information Centre had been liaising with local groups, most notably the Royal British Legion, Air Training Corp and Magic Attic, to collate a programme of projects and events that would enable South Derbyshire to maximise its commemoration of World War One. Many of these projects were totally led by the organisations mentioned, and the Council proposed to provide practical or promotional support to those organisations. Full details were provided on both the planned and proposed events, and it was confirmed that further events and projects would continue to be investigated including links with Rolls Royce and the Woodland Trust.

In addition, in partnership with South Derbyshire CVS and the Heritage Lottery Fund (HLF), a workshop had been held for community groups/Parish Councils to promote the HLF Scheme for small grants. This would be further promoted throughout the year, with practical support to groups on how to make a successful application.

RESOLVED:-

That the Council's support and involvement in the programme of events to commemorate the hundred year anniversary of the beginning of World War One be approved.

HCS/15. **WORK PROGRAMME**

Members were asked to consider the updated work programme and review its content where appropriate.

RESOLVED:-

That the updated work programme be approved.

HCS/16. **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT ACT (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 29th August 2013 were received.

**REORGANISATION OF THE COMMUNITY AND PLANNING SERVICES
DIRECTORATE (PARAGRAPH 1)**

Members recommended that Finance and Management Committee approve the proposed restructuring of the Community and Planning Directorate.

J. LEMMON

CHAIRMAN