

HOUSING AND COMMUNITY SERVICES COMMITTEE

4th February 2016

PRESENT:-

Conservative Group

Councillor Hewlett (Chairman), Councillor Smith (Vice-Chairman) and Councillors Billings, Mrs Coe, Coe, Mrs Coyle, Harrison, Muller and Mrs Wyatt.

Labour Group

Councillors Dunn, Rhind and Wilkins (substituting for Councillor Richards).

In attendance

Councillors Atkin and Mrs Farrington (Conservative Group).

HCS/68 **APOLOGIES**

Apologies for absence were received from Councillors Richards and Taylor (Labour Group).

HCS/69 **MINUTES**

The Open Minutes of the Meeting held on 26th November 2015 were noted and approved as a true record and signed by the Chairman.

HCS/70 **DECLARATION OF INTEREST**

Councillor Mrs Coe declared an interest in Item 12 Housing Revenue Account Budget, Financial Plan and Proposed Rent 2016/17 by virtue of being a Member of the Overview and Scrutiny Committee.

HCS/71 **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/72 **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/73 **REPORTS OF THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Overview and Scrutiny Reports to be submitted.

MATTERS DELEGATED TO COMMITTEE**HCS/74 PRESENTATION OF ICON ATHLETES – SOUTH DERBYSHIRE TALENTED ATHLETES**

Hannah Peate, Sport & Health Partnership Manager, Emma Pass, Community Sport Activation Officer and Chloe Maudsley of Derbyshire Sport introduced the South Derbyshire ICON Athletes:

<i>Sam Boyle</i>	<i>19</i>	<i>Fencing</i>
<i>Rebecca Brayer</i>	<i>15</i>	<i>Triathlon</i>
<i>Eleanor Craig</i>	<i>15</i>	<i>Sailing & Yachting</i>
<i>Gareth Griffiths</i>	<i>16</i>	<i>Hockey</i>
<i>Jessica Lear</i>	<i>14</i>	<i>Taekwondo</i>
<i>Matthew Lear</i>	<i>15</i>	<i>Taekwondo</i>
<i>David Marklow</i>	<i>18</i>	<i>Shooting</i>
<i>Ross Orme</i>	<i>17</i>	<i>Canoeing</i>
<i>Lewis Richardson</i>	<i>14</i>	<i>Taekwondo</i>
<i>Liam Richardson</i>	<i>16</i>	<i>Taekwondo</i>
<i>Christopher Steeples</i>	<i>23</i>	<i>Swimming</i>
<i>Lewis White</i>	<i>15</i>	<i>Swimming</i>
<i>Caitlin Williams</i>	<i>12</i>	<i>Gymnastics</i>

The Members commended the athletes on their achievements to date and the Chairman thanked them for attending the Meeting.

HCS/75 STAR SURVEY 2015

The Performance and Policy Manager delivered the report to the Committee.

The Chairman praised the work of the officers involved and the results achieved.

RESOLVED:-

- 1) Members noted the findings of the recent all tenant satisfaction STAR survey.**
- 2) Members approved the follow-up actions arising out of the survey, as detailed at 3.20 in the report.**

HCS/76 NEW TENANCY AGREEMENT

The Performance and Policy Manager presented the report to the Committee.

Queries and comments raised by Members relating to tenants' access to the documentation and guidance, rent payment frequency, tenancy terminations, joint tenancies and the easy-read guides on the website were noted and responded to.

Councillor Rhind proposed that Recommendation 1.3 to the Report be amended, to the effect that the matter be returned to the next Committee to review the feedback from the consultation process and to then approve the issue of a Notice of Variation to Council tenants, therefore deferring Recommendation 1.4. The proposal was agreed by the Committee.

RESOLVED:-

- 1) Members noted the Council's proposed new Housing Tenancy Agreement and legal contract.***
- 2) Members noted that the key changes to the draft agreement have been sent out for consultation to all tenants via the serving of a Preliminary Notice of Intention to serve a Notice of Variation, pursuant to Section 103(2) of the Housing Act 1985, as contained in Appendix 1 to the report, on 25th January 2016.***
- 3) That Officers return to this Committee on the 10th March 2016 with feedback from the consultation process and in advance of a Notice of Variation being served on Council tenants.***

HCS/77 **CHESTNUT AVENUE COMMUNITY FACILITY**

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

Councillor Dunn, as local ward Member, expressed his appreciation of the scheme and the phased transfer to community management, but stated that appropriate training was required to support the individuals involved. The Director confirmed that this support and engagement would be provided.

Councillor Harrison queried the lack of a community group constitution and a co-opted Member to represent the Council. The Director acknowledged these issues and confirmed that they would be resolved as the matter progressed.

Councillor Mrs Coyle queried the absence of this item in the medium term financial plan and the availability of any grants. The Director explained that the Council had received assistance with the build costs, but as a Council asset it was not eligible for many grants, although all were considered. Although the start-up costs fell to the Council, these will reduce year on year as the management transfers to the community.

RESOLVED:-

Members agreed to recommend to the Finance and Management Committee a start-up revenue budget of £32,889 in 2016/17, £16,875 in 2017/18 and £13,572 in 2018/19 to manage the Council's new community facility at Chestnut Avenue.

HCS/78 **INCOME MANAGEMENT POLICY**

The Housing Operations Manager presented the report to the Committee.

RESOLVED:-

Members approved the introduction of the South Derbyshire District Council Income Management Policy.

HCS/79 **HOUSING REVENUE ACCOUNT BUDGET, FINANCIAL PLAN AND PROPOSED RENT 2016/17**

The Director of Finance and Corporate Services presented the report to the Committee.

Comments and queries raised by Members relating to the right to buy eligibility with regard to the new housing stock, the current position in relation to attempts to acquire properties at Rowley Court, Swadlincote and the position relating to supported housing were noted and responded to.

The Chairman proposed an amendment to Recommendation 1.1 to the Report, to the effect that the rent level, in relation to tenants in sheltered accommodation only, be deferred to the 18th February 2016 Finance and Management Committee. The proposal was agreed by the Committee.

RESOLVED:-

- 1) That Council House Rents be reduced by 1% for Tenants with effect from 1st April 2016 in accordance with provisions contained in the Welfare Reform and Work Bill 2015/16.***
- 2) That rents for tenants in Sheltered Accommodation be referred to the Finance and Management Committee on 18th February 2016, pending confirmation of regulations in the final Welfare Reform and Work Bill.***
- 3) That the proposed estimates of income and expenditure for 2016/17, together with the 10-year Financial Plan for the Housing Revenue Account, as detailed in Appendix 1 to the report, be considered and referred to the Finance and Management Committee for approval.***

HCS/80 **COMMITTEE WORK PROGRAMME 2015/16**

It was noted that the Item New Tenancy Agreement be re-entered against the 10th March 2016 Committee date.

RESOLVED:-

Members considered and approved the updated work programme.

Councillor Atkin left the Meeting at 7.15pm.

HCS/81 **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 26th November 2015 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.

**LEASE OF WINDING HOUSE AT WOODHOUSE RECREATION GROUND
TO SWADLINCOTE BOXING ACADEMY (Paragraph 3)**

The Committee approved the recommendations contained in the Report.

**HOUSING REVENUE ACCOUNT – REVIEW OF UNIT MANAGER
STRUCTURE (Paragraph 1)**

The Committee approved the recommendations contained in the Report.

The Meeting terminated at 7.20pm.

COUNCILLOR J HEWLETT

CHAIRMAN