

HOUSING AND COMMUNITY SERVICES COMMITTEE

4th October 2018

**PRESENT:-**

**Conservative Group**

Councillor Smith (Vice-Chairman), and Councillors Dr Coyle, Grant, Watson and Wyatt

**Labour Group**

Councillors Richards, Rhind, Shepherd and Taylor (substituting for Cllr Wilkins)

HCS/32 **APOLOGIES**

Apologies for absence were received from Councillors Hewlett and Roberts (Conservative Group), Councillor Wilkins (Labour Group), Councillors Coe and Tipping (Independent / Non-Grouped Member).

HCS/33 **MINUTES**

The Open Minutes of the Meeting held on 23<sup>rd</sup> August 2018 were noted, approved as a true record and signed by the Chairman.

HCS/34 **DECLARATIONS OF INTEREST**

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

HCS/35 **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/36 **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/37 **REPORTS OF THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Overview and Scrutiny Reports to be submitted.

**MATTERS DELEGATED TO COMMITTEE**

HCS/38 **UPDATED HOUSING STRATEGY ACTION PLAN 2018/19**

The Strategic Housing Manager highlighted minor amendments to Appendix 1 under the heading 'New Priorities for 2018/19', including the correction of a typing error where the date of 31 March 2018 should have read 2019 and that the 'Review of the Council's Allocation Policy and undertake associated consultation' should have stated March 2019.

The Strategic Housing Manager updated the Committee on the interim Housing Strategy Action Plan and that the new three-year Health and Housing Strategy would be put to a future Committee next year, thus replacing the existing Housing Strategy 2016-2021.

Councillor Taylor sought clarification on the development responsibility to deliver and further strengthen the need for affordable housing to meet the Council's 30% requirement. The Strategic Housing Manager responded that the Affordable Housing S.P.D. and the Local Plan provides guidance in the delivery of affordable housing stating that negotiation of 30% affordable housing on every site, would continue to be pursued in order to get the best outcome for the Council, commuted sums in lieu of on-site provision to facilitate the delivery of affordable housing on an alternative site. An update was given on how many affordable homes so far this year (152) and last year (176) with a significant increase from 30 to 40 homes a year previous to last year.

**RESOLVED:-**

- 1.1 The Committee approved the 12-month Interim Housing Strategy Action Plan and proposed timescales for delivery attached at Appendix 1 to the report, with the inclusion of two revised target dates of March 2019 for the completion of the New Priorities for 2018/19.***
- 1.2 The Committee noted that a new three-year Health and Housing Strategy is to be compiled and brought back to the Committee for approval in Autumn 2019***
- 1.3 The Committee approved that this report be referred to Finance and Management Committee to note the financial implications associated with the delivery of the actions contained within the revised Action Plan (although major new schemes and projects would be subject to future Committee approval).***

HCS/39 **COUNCIL RESPONSE TO MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION ON SOCIAL HOUSING GREEN PAPER**

The Strategic Housing Manager presented the report to Committee providing an overview of the proposals set out in the Social Housing Green Paper. The intention was to submit the Council's consultation response as set out in Appendix 1 by the deadline of 6 November.

Councillor Rhind welcomed the report expressing support for the Council's proposed response.

**RESOLVED:-**

***The Committee endorsed the comments outlined in the report as the Council's response to the Ministry for Housing, Communities and Local Government (MHCLG) consultation on the Social Housing Green Paper.***

HCS/40

**COUNCIL RESPONSE TO MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION ON USE OF RIGHT TO BUY RECEIPTS**

The Strategic Housing Manager presented the report to Committee highlighting details of the consultation and the Council's response to the nine questions based on the Council's current position on the use of Right to Buy receipts.

Councillor Richards sought clarification on the decline in the assets owned and questioned whether the Council could further assist in the housing crisis by building on land available. The Strategic Housing Manager responded in some cases the direct acquisition of stock for a nominal amount is more efficient, and review of land deals and commuted-sums on a case-by-case basis could assist in increasing stock numbers.

Clarification was sought on the use of solar panels being fitted on new build housing stock. The Strategic Housing Manager responded by explaining the specification standard of new homes and explained that energy systems add to the cost to which tenants ultimately pay back higher rent levels.

Councillor Mrs Coyle commented saying the Council is moving in the right direction. The Chairman responded by saying it was good to keep the Council's options open.

**RESOLVED:-**

***The Committee endorsed the comments as the Council's response to the Ministry for Housing, Communities and Local Government (MHCLG) consultation on the use of Right to Buy (RTB) receipts to meet its extended deadline date of the 12 October 2018.***

HCS/41

**PLAYING PITCH STRATEGY**

The Sport and Health Partnership Manager presented the report to Committee.

Councillor Watson acknowledged the work of the Sport and Health Partnership Manager and further commented that South Derbyshire should be proud of the sports facilities in the District.

Councillor Taylor commented that there was an omission in 3.3 of the Assessment Report and Burton Road, Woodville Recreation Ground provision is not included in the table. The Sport and Health Partnership Manager responded by saying that this omission would be added in the table. It was then realised that the Woodville site was in fact listed in the table.

Councillor Richards sought clarification on whether the Infinity Garden Village met the eligible criteria. The Sport and Health Partnership Manager responded that the Park Life Project was separate to the Infinity Garden Village.

**RESOLVED:-**

- 1.1 The Committee approved the adoption and implementation of the updated Playing Pitch Strategy for the District.***
- 1.2 The Committee was informed of the Football Association (FA) Parklife Hub Project.***
- 1.3 The Committee was informed of the Local Football Facility Plan.***

HCS/42 **COMMITTEE WORK PROGRAMME**

The Strategic Director (Service Delivery) brought to the attention of the Committee an anomaly with Housing Strategy Report, the date was revised to March 2019.

Councillor Richards passed on his congratulations to Councillor Dr Coyle on achieving her PhD.

**RESOLVED:-**

***The Committee considered and approved the updated Committee Work Programme with a revised date of 7th March 2019 for the delivery of the Allocations Policy and Choice-Based Lettings report.***

HCS/43 **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 23<sup>rd</sup> August 2018 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 6.35pm.

COUNCILLOR P SMITH

CHAIRMAN