

HOUSING AND COMMUNITY SERVICES COMMITTEE

23rd November 2017

PRESENT:-

Conservative Group

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

Labour Group

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

In attendance

Councillor Mrs Coe (Conservative Group)

HCS/44 **CHAIRMAN'S ANNOUNCEMENT**

The Chairman, in noting that this was the last Housing and Community Services Committee the Director of Community and Planning Services would attend before he left the Council, voiced his thanks for the Director's work and contributions, sentiments added to by the Vice-Chairman and Councillor Rhind.

HCS/45 **APOLOGIES**

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

HCS/46 **MINUTES**

The Open Minutes of the Meeting held on 5th October 2017 were noted and approved as a true record and signed by the Chairman.

HCS/47 **DECLARATIONS OF INTEREST**

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

HCS/48 **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/49 **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/50 **REPORTS OF THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Overview and Scrutiny Reports to be submitted.

MATTERS DELEGATED TO COMMITTEE

HCS/51 **CORPORATE PLAN 2016-21: PERFORMANCE REPORT (1 JULY – 30 SEPTEMBER 2017)**

The Strategic Housing Manager presented the report to Committee.

Members queried or raised comments relating to the definition of risk, the risk register, its contents and actions taken to reduce or transfer risks, all matters addressed by the Strategic Housing Manager and Director of Community and Planning Services.

Councillor Richards referred to Universal Credit and the recent responses from the Member of Parliament and Government Minister on the matter, in addition to further information gained through his work in this area, which he undertook to distribute to Members.

RESOLVED:-

Members noted progress against the performance targets.

HCS/52 **INCREASING SUPPLY OF AFFORDABLE HOMES THROUGH DIRECT ACQUISITION AND L.A. NEW BUILD SCHEMES – OPTIONS REPORT**

The Strategic Housing Manager presented the report to Committee.

Members queried the ability to bid on Section 106 units, whether restricting the purchase options might lead to opportunities being missed, the feasibility of allowing more flexibility within the options, actions relating to former Right to Buy properties and empty / derelict properties and private landlord licensing schemes. The Strategic Housing Manager responded to all the queries in turn and gave an undertaking to return to Committee if it transpired that option revisions became necessary.

The Strategic Housing Manager also made reference to a topic previously raised at Committee, relating to homelessness and her aim to eradicate the use of bed & breakfast accommodation. It was reported that five placements at such establishments were still ongoing, but that these should cease before the end of December 2017. It was also reported that alternative housing option contracts had been negotiated and staff recruited to the establishment, enabling the cessation of agency staff employment.

RESOLVED:-

- 1.1 Members approved options 1, 3 & 6 as outlined in section 5 of the report.**
- 1.2 Members approved option 5 to be pursued in exceptional circumstances where there are demonstrable benefits for the Council on a case by case basis**
- 1.3 Members approved in principle that Housing Revenue Account (HRA) surpluses, HRA headroom and RTB capital receipts can be utilised to purchase section 106 units and homes on the open market that are suitable for use as social housing following approval of an acquisitions policy. (A further report would be brought to Housing and Community Services Committee in February 2018 to set out proposed guidance on the purchase of section 106 units and market housing for use as affordable housing).**
- 1.4 Members approved the acquisition of section 106 units on new development sites where appropriate using HRA surpluses and headroom, capital receipts and commuted sums.**
- 1.5 That any future scheme brought back to this Committee for approval is also referred to the Finance and Management Committee for further appropriate consideration.**

HCS/53 **SPORT ENGLAND FUNDING PROGRAMMES**

The Director of Community and Planning Services presented the report to Committee, highlighting the fact that as the bid made against the Sport England Local Delivery Pilot fund had been unsuccessful, the second part of the recommendation was no longer required.

The proposal to amend the recommendations accordingly was put to the vote and accepted.

RESOLVED:-

Members approved the following:

- (i) To support in principle the Stage 2 bid to the Sport England Core Market Fund for the 'Welcome to an Active South Derbyshire Project' and to receive a future report on the outcome of the bid.**

HCS/54 **SWADLINCOTE TOWN CENTRE CCTV REPLACEMENT PROJECT**

The Communities Manager presented the report to Committee.

Members raised queries relating to coverage of the Diana Memorial Garden area in Swadlincote and the potential for CCTV use in other communities, welcoming the scheme and the perception of additional safety it affords.

RESOLVED:-

Members approved the replacement project to install x11 new static CCTV cameras into the existing Swadlincote Town Centre CCTV system.

HCS/55 **COMMITTEE WORK PROGRAMME**

RESOLVED:-

Members considered and approved the updated work programme.

HCS/56 **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 5th October 2017 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.

STAFFING AMENDMENTS – COMMUNITY AND PLANNING DIRECTORATE

Members approved the recommendations in the report.

The Meeting terminated at 7.10pm.

COUNCILLOR J HEWLETT

CHAIRMAN