

## **HOUSING COMMITTEE**

**WEDNESDAY, 6 JUNE 2018**

Present: Councillor E Kerry, Chair

Councillors: S A Bagshaw  
L A Ball BEM  
J C Goold  
W J Longdon  
R I Jackson  
J K Marsters  
J W McGrath  
J M Owen  
P J Owen  
J C Patrick  
M Radulovic MBE

Apologies for absence were received from Councillors

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

2. **MINUTES**

The minutes of the meeting held on 14 March 2018 were confirmed and signed as a correct record.

3. **INDEPENDENT REVIEW OF RETIREMENT LIVING SERVICE**

The Committee considered the Independent Review of Retirement Living Services (RLS). Consultation was undertaken with residents during April/May 2018. This included a letter and explanatory information sent to all 1,411 RLS addresses and an invitation to attend one of 25 presentations held across the Borough. Tenants were asked to feedback their views by completing a paper or web based survey. 262 residents attended the presentations and 626 (44%) surveys were returned. It was noted that residents preferred option 3, retaining of the current service. Further analysis of the feedback suggested that there were concerns about the current service which could be addressed through the development of a modified service offer. This would retain the benefits of the current service and address the issues highlighted within the HQN report and previously expressed by staff and managers.

A recorded vote was requested by Councillor E Kerry and seconded by Councillor R I Jackson. The voting was as follows:

For

Against

Abstention

S A Bagshaw  
L A Ball BEM  
J C Goold  
R I Jackson  
E Kerry  
W J Longdon  
J K Marsters  
J W McGrath  
J M Owen  
P J Owen  
J C Patrick  
M Radulovic MBE

**RESOLVED that the proposal for the Independent Living Service as contained in appendix 2 of the report be approved.**

4. TENURE POLICY

The Committee considered the new Tenure Policy. In January 2018, the Housing Committee approved the introduction of different tenancy types to be granted to new tenants by the Council. Specifically, the granting of an introductory tenancy to new tenants followed by a fixed term tenancy subject to satisfactory completion of the introductory period.

The Tenure Policy provides more detail about how the new tenancies will be administered by the Council. The Policy provides a framework of how the Council will respond to and manage certain circumstances that tenants or the Council may encounter during the course of the new tenancies.

**RESOLVED that the Tenure Policy be approved.**

5. DISCHARGE OF LOCAL AUTHORITY HOMELESS DUTY THROUGH THE USE OF PRIVATE SECTOR ACCOMMODATION POLICY

The Committee reviewed the Discharge of Local Authority Homeless Duty Through the Use of Private Sector Accommodation Policy. The policy enables the Council to discharge its homeless duty to the private sector. This in turn enables the Council to more effectively prevent homelessness and house those people and families who are affected by homelessness as quickly as possible.

**RESOLVED that the updated Discharge of Local Authority Homeless Duty Through the Use of Private Sector Accommodation Policy be approved.**

6. GARAGE MANAGEMENT POLICY

The Committee reviewed the new Garage Management Policy. The Policy seeks to clarify some ambiguities surrounding how garages are managed, particularly around the usage that is acceptable. The Policy also clarifies the rights and responsibilities of

garage tenants, how garage allocations are managed and how tenancies would be administered.

**RESOLVED that the Garage Management Policy be approved.**

7. RIGHT TO BUY POLICIES

The Committee considered the Right to Buy Policy and Right of First Refusal and Discount Repayment Policy. The Right to Buy Policy sets out how Broxtowe Borough Council would meet its responsibilities to administer the Right to Buy for those who qualify, by processing applications fairly and accurately. The Policy also identifies how the Council would comply with current legislation.

The Right of First Refusal and Discount Repayment Policy outlines the process when an owner wishes to sell a property that has been sold through the right to buy within the last ten years.

**RESOLVED that the Right to Buy Policy and Right of First Refusal and Discount Repayment Policy be approved.**

8. ALLOCATIONS POLICY

The Committee considered the Allocations Policy. The purpose of the Allocations Policy was to set out who can apply for social housing, how priority is given to different applicants and how the housing register is maintained.

The Housing Act 1985 Section 166A(13) requires authorities, before adopting an allocation scheme, or altering a scheme to reflect a major change of policy, to send a copy of the draft scheme, or proposed alteration, to every Private Registered Provider with which they have nomination arrangements, and ensure that they have a reasonable opportunity to comment on the proposals.

In addition to statutory requirements, consultation was also carried out with Council staff and members of the Resident Involvement Group. An online consultation was also available and was promoted through the Tenant and Leaseholder Matters newsletter and via social media.

**RESOLVED that the Allocations Policy be approved.**

9. OPEN HOUSING PROJECT UPDATE

The Council were advised of the progress undertaken in regards to the Open Housing upgrade project. It was noted that the Council were working toward completing phase 1 of the project. It was estimated that this would be completed by the end of the 2018/19. Concern was raised that Capita was on the risk register.

10. PERFORMANCE MANAGEMENT REVIEW OF BUSINESS PLAN - HOUSING -  
OUTTURN REPORT

The Committee received a report on the progress against outcome targets identified in the Housing Business Plan. It was noted that the average re-let time was decreasing.

11. WORK PROGRAMME

The Committee considered the work programme.

**RESOLVED that the Work Programme be approved.**

12. EXCLUSION OF PUBLIC AND PRESS

**RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.**

13. CONTRACT FOR SUPPLY AND DELIVERY OF TECHNOLOGY ENABLED CARE  
SERVICES

**RESOLVED that a three year contract with the provision for two additional one-year extensions for the Supply and Delivery of Technology Enabled Care Services be awarded to Tunstall Healthcare (UK).**