

## **HOUSING COMMITTEE**

**WEDNESDAY, 19 SEPTEMBER 2018**

Present: Councillor E Kerry, Chair

Councillors: S A Bagshaw  
L A Ball BEM  
J Briggs  
R H Darby  
J C Goold  
G Harvey  
R I Jackson  
J K Marsters  
J M Owen  
J C Patrick

Apologies for absence were received from Councillors J W McGrath, M Radulovic and A W G A Stockwell.

### 14 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 15 MINUTES

The minutes of the meeting held on 6 June 2018 were confirmed and signed as a correct record.

### 16 PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - HOUSING

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.

### 17 HOUSING SERVICE ANNUAL REPORT 2017/18

The Committee received a report on the Housing Service Annual Report. This is a regulatory requirement of the Regulator of Social Housing's Tenant Involvement and Empowerment Standard.

The Regulator of Social Housing sets out the regulatory framework for social housing in England. The framework is a number of standards that registered providers are expected to meet. The consumer standards apply to all registered providers, including local authorities.

**RESOLVED that the Housing Service Annual Report 2017/18 be approved.**

18 CUSTOMER PROMISES

The Committee received an update on the the adoption of a set of Customer Promises across the work of the Housing Department.

The Housing Department identified key areas that required improvement, these being, the need to improve customer services and better interdepartmental communication and working.

**RESOLVED that the adoption of the Customer Promises by the Housing Service be approved.**

19 GUIDANCE FOR THE USE OF LOCAL LETTINGS POLICIES

The Committee reviewed the new Guidance for the Use of Local Lettings Policies.

Local authorities have the ability in accordance with The Housing Act 1996 to enable them to let properties to people who match a particular description or criteria where there is a demonstrated need to the approach.

Within the scope of this policy, the Council seeks to provide guidance on how local lettings policies could be used.

**RESOLVED that the Guidance for the use of Local Lettings Policies be approved.**

20 HOUSES IN MULTIPLE OCCUPATION

The Committee were advised of changes to mandatory licensing of Houses in Multiple Occupation (HMOs).

The purpose of the mandatory licensing regime was to ensure that those HMOs likely to present the most significant health and safety risks are known to the local authority, with evidence provided that appropriate management arrangements have been made for the property.

The Council recognised the need for a standard for HMOs to be introduced to ensure the wellbeing of residents within the borough. This standard sets out the minimum sizing for sleeping rooms and is higher than the national legislated minimum.

**RESOLVED that the standards for HMOs in Broxtowe be approved.**

21 HOUSING RECHARGE (SUNDRY DEBTS) POLICY

The Committee reviewed the proposed Housing Recharge (Sundry Debts) Policy.

The aim of the Policy was to provide clear guidance to staff, tenants and leaseholders to explain when a service, or work undertaken by the Council, would be recharged to the tenant or the leaseholder.

**RESOLVED that the Housing Recharge (Sundry Debts) Policy be approved.**

22 GRENFELL RESPONSE UPDATE

The Committee was updated on actions which have been taken since the last report in January, highlighted work currently in progress, and encourage discussion on potential future work, in response to the Grenfell fire tragedy.

An external audit of a number of fire risk assessments had led to recommendations for further work to address small breaches to compartmentalisation.

A capital budget for 2018/19 of £350,000 was available, which would allow for the survey work, the continuation of existing work to improve fire safety, and also allow for commencement of additional work to address recommendations from third party surveys.

**RESOLVED that the suggestions as detailed in appendix 1 be adopted.**

23 WORK PROGRAMME

The Committee considered the Work Programme.

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

24 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.**

25 HOUSING REPAIRS AND HOUSING STRATEGY RESTRUCTURES

**RECOMMENDED to the Policy and Performance Committee to:**

- 1. Approve the new posts of: Senior Maintenance Officer (Compliance), Senior Work Planner, Facilities Co-ordinator, Housing Systems Administrator and Housing Operations Manager**
- 2. Delete the frozen Single Trade Operative posts T154 and T159 and frozen Apprentice Maintenance Operative post T164.**
- 3. Delete the frozen Multi-skilled Operative post T501.**

- 4. Delete the Work Planner post T507.**
- 5. Delete Housing IT Systems Officer post H154.**
- 6. Delete the Neighbourhood Services Manager post H21.**