

## HOUSING COMMITTEE

WEDNESDAY, 18 NOVEMBER 2020

Present: Councillor T A Cullen, Chair

Councillors: S A Bagshaw  
B C Carr  
D Grindell  
J C Goold  
E Kerry  
H G Khaled MBE  
J W McGrath  
J M Owen  
P J Owen  
J P T Parker  
H E Skinner  
E Williamson

Apologies for absence were received from Councillors L A Ball BEM

25 DECLARATIONS OF INTEREST

Councillor E Kerry declared an interest in agenda item 9.1 due to renting a garage, minute number 32 refers.

26 MINUTES

The minutes of the meeting held on 2 September 2020 were approved as a correct record.

27 APPLICATION FOR HOMES ENGLAND INVESTMENT PARTNER STATUS AND AMENDMENT TO THE RENT SETTING POLICY FOR THE ACQUISITION OF AFFORDABLE HOUSING ON SECTION 106 SITES

Members discussed the application to become an investment partner of Home England in order to grant funding and for the Council to charge affordable rents on new homes purchased from house builders through the planning gain/section 106 system. The application would allow the Council to reinstate its investment partner status with Homes England and allow the Council to access grant funding from the Affordable Homes Programme 2021-2026.

**RESOLVED to approve the submitting of an application by the Council for Broxtowe to be reinstated as an investment partner of Homes England, and to approve amendments to the 2019 rent setting policy, covering affordable and shared ownership rents as marked in bold of the appendix report.**

28 REVIEW OF ALLOCATIONS POLICY

The Committee was updated with the Allocations Policy and the method in which housing applicants on the waiting list are assessed, who is eligible, how they are prioritised and how properties are allocated. The Policy is reviewed annually and any amendments updated accordingly. Officers to ensure the allocations protocol is in line with other Authorities.

**RESOLVED that the proposed changes to the Council's allocations policy be approved.**

29 VOID MANAGEMENT POLICY

Members were updated with the review of the Void Management Policy. The Policy outlines the processes the Council undertakes to end the previous tenancy, carry out works to let the property and then re letting the property. The Council aims to let its voids properties in the shortest amount of time to minimise waiting times for applicants and to reduce the rent loss that having empty homes incurs.

Members queried the decoration pack and the assistance available if the new tenant was unable to personalise their property due to a disability. Agreed to work with the new tenant to offer assistance and support.

**RESOLVED that the Void Management Policy be APPROVED**

30 GAS AND ELECTRICAL POLICIES

The Committee was updated with the Gas and Electrical Policies. Both policies set out how the Council will manage its servicing requirements and to ensure compliance within the regulatory framework, annual servicing is met and electrical installations tested to meet statutory requirements.

**RESOLVED to APPROVE the Gas and Electrical Policies.**

31 NEIGHBOURHOOD STRATEGY UPDATE

Members were updated on the progress of the Neighbourhood Strategy and the year one actions. The Neighbourhood Strategy was discussed highlighting how the Council would engage with its tenants over neighbourhood issues and it's aims to create a series of Priority Neighbourhoods, where resources are concentrated to try to tackle the identified issues within the area. It would be useful to provide a calendar of housing surgeries to publicise when the surgeries will be happening, however currently, due to Covid-19 the housing surgeries have not yet met. Councillors would like an update on how successful the surgeries are and whether there is some cross over with other Committees in relation to anti-social behaviour, waste and recycling and Partnership working with the Police and Community Protection teams. The actions from the Strategy for year two were approved.

**NOTED progress on the Neighbourhood Strategy and RESOLVED to approve the year 2 action plan.**

32 NOTING REPORTS

The Committee noted the following reports:

- Housing Delivery Plan Update
- Performance Management –review of Business Plan progress –Housing
- Repairs Review Update
- Grenfell Response Update

33 WORK PROGRAMME

Members considered the Work Programme and agreed that an update on Section 106 requirements for affordable homes be submitted to a future meeting.

**RESOLVED that the Work Programme, as amended, be approved.**

34 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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.**

35 INDEPENDENT LIVING STOCK OPTIONS

The Committee **RESOLVED to APPROVE:**

1. Phase 1 recommendations commencing 1 April 2021
2. Consultation is completed for schemes listed in appendix 2 and undertaken during January 2021.