

HOUSING COMMITTEE

WEDNESDAY, 8 SEPTEMBER 2021

Present: Councillor T A Cullen, Chair

Councillors: B C Carr (Vice-Chair)
L A Ball BEM
J C Goold
D Grindell
E Kerry
J M Owen
H E Skinner
E Williamson
P J Owen (Substitute for H G Khaled MBE)
S Paterson (Substitute for J W McGrath)
J C Patrick (Substitute for S A Bagshaw)
P Roberts-Thomson (Substitute for J P T Parker)

Apologies for absence were received from Councillors S A Bagshaw, H G Khaled MBE, J W McGrath and J P T Parker

16 DECLARATIONS OF INTEREST

There were no declarations of interest.

17 MINUTES

The minutes of the meeting on 26 May 2021 were confirmed and signed as a correct record.

18 DISABLED FACILITIES GRANT (DFG) POLICY

It was noted that the revisions to the policy brought it in line with those in other areas of Nottinghamshire.

RESOLVED that the revised Disabled Facilities Grant Policy be approved.

19 FIT AND PROPER PERSON (F&PP) CARAVAN SITE LICENSING POLICY AND ASSOCIATED FEE

The Committee considered the Fit and Proper Person Policy, noting that the only sites this applied to were those with long term residents and not those for short term, holiday pitches.

It was noted that the fee proposed was in the middle of the range and reflected staff time spent on administration. Consideration was given to whether these fees would be passed on to occupants of sites. It was stated that owners could pass on some costs and that there was a tribunal process for residents who had concerns about increases in costs.

RESOLVED that the Fit and Proper Person Policy for Mobile Home Sites and the associated application fee contained within the revised Fees Policy be approved.

20 PET POLICY

The Committee engaged in a wide-ranging debate on the Pets Policy, including the sort of pets that could be requested, the difficulties in balancing requests for pets with considerations for neighbours and concerns about effective enforcement against irresponsible pet owners.

RESOLVED that the updated Pets Policy, with a minor amendment to the wording, be approved.

21 GENERAL NEEDS SERVICE CHARGES CONSULTATION

The Committee considered this a fair way to ensure that communal areas of blocks were kept clean, tidy and well maintained for all tenants.

RESOLVED that consultation be completed with all general needs tenants in regards to introducing service charges from April 2022.

22 HOUSING REPAIRS POLICY

The Committee considered the policy, which had been revised to address typing errors and sections repeated from other policies.

Councillor B C Carr requested that the removed section Ex. 5.15 be incorporated elsewhere in other policies when they are reviewed. This was agreed.

The Committee debated the maintenance works which were not included in the tenant's right to repair. It was noted that a tap dripping into a sink or a broken toilet seat would not be covered, but that in exceptional circumstances a tenant could request that the Council make those repairs at their discretion.

RESOLVED that the revised Housing Repairs Policy, with some amendments to wording, be approved.

23 TENURE POLICY

The Committee noted that the revision of the Tenure Policy removed references to fixed term tenancies, which were no longer entered into by the Council.

RESOLVED that the reviewed Tenure Policy, with a minor amendment to wording, be approved.

24 LEASEHOLDER ENTRANCE DOORS IN HRA-OWNED FLATS

It was noted by the Committee that as a result of the Fire Safety Act 2021, communal front doors in blocks of flats were required to have a fire resistance rating of thirty minutes. The Council had decided to take responsibility for all communal front doors in flats to ensure that they were up to standard to keep all residents safe.

The Committee noted that leaseholders would not be charged for the replacement doors and the ownership of front doors, that the Council was acting as quickly as possible and that tenants would have a choice of appropriate doors.

RESOLVED that the spending of existing approved HRA budgets on replacing leaseholder entrance doors and, in some case, windows be approved.

25 DISCHARGE OF HOMELESSNESS DUTY INTO PRIVATE RENTED SECTOR POLICY

The Committee considered the minor changes to the updated Discharge of Local Authority Homeless Duty into the Private Sector Policy.

RESOLVED that the updated Discharge of Local Authority Homeless Duty into the Private Sector Policy be approved.

26 TENANTS CONTENTS INSURANCE SCHEME UPDATE

Consideration was given to the withdrawal of the insurer from the tenant's contents insurance scheme. It was noted that tenants had been able to choose to pay for their contents insurance through the Council and that 517 tenants continued to insure their belongings in this way. The transitional arrangements for these tenants were debated.

It was proposed by Councillor E Kerry and seconded by Councillor P J Owen that the changes being made to the tenant's contents insurance scheme be approved, with effect from 1 April 2022. On being put to the meeting the motion was passed.

RESOLVED that the changes being made to the tenant's contents insurance scheme be approved, with effect from 1 April 2022.

27 INDEPENDENT LIVING PLAN UPDATE

The Committee noted the lplan Update.

28 HOUSING DELIVERY PLAN UPDATE

The Committee noted the Housing Delivery Plan Update with particular reference to the proposed development at Fish Pond Cottage. There was concern that work had

not started on this scheme since approval for it was granted at Planning Committee. It was noted that a report was to be brought before the Committee outlining options for the scheme.

It was proposed by Councillor P J Owen and seconded by Councillor L A Ball BEM that work should proceed immediately at the Fish Pond Cottage site as per the application that had been approved by Planning Committee on 2 June 2021. On being put to the meeting the motion fell.

Councillor S J Carr joined the meeting as Ex-Officio.

29 PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS

The Committee noted the performance and progress made in achieving the actions in the Housing Business Plan 2021-2024.

30 WORK PROGRAMME

RESOLVED that the Work Programme be approved with the addition of the Well for Work project.

31 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 paragraphs 1, 2 and 3 of Schedule 12A of the Act.

32 INDEPENDENT LIVING STOCK OPTIONS

RESOLVED that the proposed changes to the Independent Living schemes be approved.

33 AIDS AND ADAPTATIONS CASE

RESOLVED that the aids and adaptations works detailed in the appendix be approved.

34 PLANNING APPLICATION FOR THE PUBLIC HOUSE, CHILWELL

RESOLVED that:

- 1) A planning application be made to demolish the pub site,
- 2) A delegation be made to the Deputy Chief Executive, following consultation with the Chair of Housing and Vice Chair, to progress all key approvals relating to the subsequent demolition of the pub if planning permission is secured,

- 3) A consultation exercise be undertaken to seek local resident's views on the proposed redevelopment plans,**
- 4) A delegation be made to the Deputy Chief Executive, following consultation with the Chair of Housing, to agree the mix of the new housing and to submit a planning application for the development of new housing on the site.**