

HOUSING COMMITTEE
14 MARCH 2018

Present: Councillor E Kerry, Chair

Councillors: S A Bagshaw
L A Ball BEM
M J Crow
J C Goold
G Harvey
J K Marsters
J W McGrath
J M Owen
J C Patrick
M Radulovic MBE

An apology for absence was received from Councillor R I Jackson.

35. DECLARATIONS OF INTEREST

36. MINUTES

The minutes of the meeting held on 17 January 2018 were confirmed and signed.

37. MINUTES OF THE HOUSING PERFORMANCE GROUP

The Committee noted the 28 February 2018 Housing Performance Group minutes.

38. REFERENCES

38.1 Housing Performance Group
5 December 2017
HOMES SERVICE REVIEW GROUP REPORT

The Committee reviewed the Homes Service Review Group report. It was noted that further work had been undertaken around re-charging services.

RECOMMENDED to the Homes Services Review Group that further detailed consideration be given to refs 8 and 9 before reporting back to the Housing Committee.

38.2 Housing Performance Group

5 December 2017

NEIGHBOURHOODS SERVICE REVIEW GROUP REPORT

The Committee considered the Neighbourhoods Service Review Group report. The Committee discussed the tenant incentive scheme. It was noted that further information was required as to the prize offered for this incentive scheme, how the winner was drawn and how other local authorities are implementing such schemes.

RESOLVED that the implementation of an incentive scheme for 'Tenant Rewards' be approved.

39. INDEPENDENT REVIEW OF RETIREMENT LIVING SERVICE

The Committee noted the Independent Review of Retirement Living. It was recommended that a number of existing retirement living properties are re-designated to general needs accommodation. Additionally, it was noted that there was need to review the current pricing of the lifeline service and to create a specialist lifeline co-ordinator post. It was further noted that there was a need to increase the advertisement of the lifeline services.

It was reported that all tenants within the retirement living schemes would be written to inform them of any decisions made regarding this process. Additionally, drop in sessions would be arranged at the retirement living schemes with ward members being present to help answer questions raised by tenants.

RESOLVED that recommendations 5 to 8 in appendix 2 be approved and it be noted that recommendations 1 to 4 in that appendix are being implemented under officer delegation.

40. HOSPITAL DISCHARGE PILOT SCHEME

The Committee noted the proposed Hospital Discharge Pilot Scheme. The pilot is a partnership between the NHS and Broxtowe, Gedling and Rushcliffe Borough Councils and proposes to use a hospital based resource that will link with a community based Hospital to Home Coordinator to assist patients to successfully discharge from hospital. It was anticipated that the Council will be able to use some of its retirement living accommodation that is currently difficult to let to assist with this project.

Concern was raised that the Council would take responsibility for the patients discharged and that a robust care package was needed as Broxtowe Borough Council could not provide this.

RESOLVED that the Hospital Discharge Pilot Scheme be supported.

41. LEASEHOLD MANAGEMENT POLICY

The Committee noted the new Leasehold Management Policy. The purpose of the new policy was to provide a higher level of service to leaseholders through better communication and consultation.

RESOLVED that the new Leasehold Management Policy be approved.

42. TENANCY MANAGEMENT POLICY

The Committee reviewed the new Tenancy Management Policy. The purpose of the Policy was to outline the rights of each Broxtowe Borough Council tenant has in accordance with the relevant legislation relating to tenancy management. The policy provides a framework of how the Council would respond to and manage certain circumstances that tenants may encounter or may request from the Council during the course of their tenancy. The policy would also provide clarity on different tenancy types offered by the Council.

RESOLVED that the Tenancy Management Policy be approved.

43. HOUSING REPAIRS POLICY

The Committee considered the proposed Housing Repairs Policy. The policy details the levels of service provided, together with specific landlord and tenant responsibilities and, together with the recently approved gas and Electrical Safety Policies and associated procedures, provides a robust framework for the provision and management of the repairs service. Consultations with tenants and Council staff have been undertaken and the feedback has been fed into the policy. Members requested that the Right to Repair information be included in tenants' newsletters and be provided to all members to assist with any queries that are presented by tenants.

RESOLVED that the Housing Repairs Policy be approved.

44. UPDATED SECURE TENANCY AGREEMENT

The Committee noted the Updated Secure Tenancy Agreement. The Council offers all tenants a secure tenancy in accordance with the Housing Act 1985. However, due to updated tenancies that would be offered by the Council, it was required that the existing Secure Tenancy Agreement be updated to match the new agreements that have been agreed for new tenants. The updated Secure Tenancy Agreement would not affect existing tenants' rights or affect the type of tenancy that they hold, just their responsibilities as a tenant.

RESOLVED that the new Secure Tenancy Agreement be approved for the purposes of a statutory consultation as set out in the plan in appendix 2.

45. BUILDING MORE SOCIAL AND AFFORDABLE HOUSING IN BROXTOWE

Consideration was given to building more social and affordable housing in Broxtowe. The Council uses an ad hoc basis approach to housing building and it was noted that a more focused approach was required. It was noted that the Council need to link with other housing providers and associations in order to create a robust delivery plan.

RESOLVED that:

1. **Work to provide updated information on social and affordable housing need in Broxtowe be put out to tender.**
2. **As part of that work the production of a draft house building delivery plan be required.**

46. HOUSING REVENUE ACCOUNT – UPDATE TO BUSINESS PLAN MODEL

The Committee reviewed the Housing Revenue Account (HRA) financial model and the 2018/19 budget and changes that have taken place over the past year. It was noted that the Council were required to produce a 30 year business plan for the HRA which required further updating during each financial year.

RECOMMENDED to Council that the updated financial model for the Housing Revenue Account be approved.

47. 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 had seen a decline in performance. However, further works were being undertaken to rectify this issue.

48. WORK PROGRAMME

Members considered the Committee's Work Programme and noted that a further report on the Capita system upgrade would be included on the work programme.

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