

## **HOUSING COMMITTEE**

**WEDNESDAY, 17 NOVEMBER 2021**

Present: Councillor T A Cullen, Chair

Councillors: S J Carr (ex-officio)  
D Grindell  
E Kerry  
H G Khaled MBE  
H Land (substitute)  
J W McGrath  
J M Owen  
P J Owen (substitute)  
J P T Parker  
D D Pringle (substitute)  
H E Skinner  
E Williamson  
C M Tideswell (substitute)

Apologies for absence were received from Councillors B C Carr, S A Bagshaw, L A Ball BEM and J C Goold.

### 35 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 36 **MINUTES**

The minutes of the meeting held on 8 September 2021 were confirmed and signed as a correct record.

### 37 **HOUSING PERFORMANCE GROUP MINUTES - 2 NOVEMBER 2021**

The Committee noted the minutes of the Housing Performance Group held on 2 November 2021.

### 38 **GAS AND ELECTRICAL POLICIES**

The Committee considered the proposed changes to the gas servicing and electrical safety policies.

The gas policy sets out how Broxtowe Borough Council would manage its gas servicing requirements and comply with the regulatory framework. The electrical policy identifies how electrical installations would be tested to meet current statutory requirements. Both policies have been reviewed by Morgan Lambert, the Council's external auditors for gas and electrical work.

**RESOLVED that the revised Gas and Electrical Policies be approved.**

39 DECANT POLICY

The Committee considered the Decant Policy.

The Council makes all reasonable attempts to allow tenants to remain in their homes while repairs or routine maintenance takes place in properties. On rare occasions, it is not possible and it is necessary to move tenants out of their properties, usually temporarily, while necessary repairs or maintenance takes place.

The Council aims to avoid tenants from incurring unnecessary household costs as a result of decants and the policy details the assistance that the Council was able to provide in accordance with its statutory responsibilities.

**RESOLVED that the amended Decant Policy be approved.**

40 REVIEW OF ALLOCATIONS POLICY

The Committee considered proposed amendments to the Allocations Policy.

The Allocations Policy outlines the method in which housing applicants on the waiting list are assessed, who is eligible, how they are prioritised and how properties are allocated.

**RESOLVED that the proposed changes to the Council's Allocations Policy be approved.**

41 LAND AROUND 51 ILKESTON ROAD, BRAMCOTE -FISHPOND COTTAGE

The Committee reviewed one of three options for the HRA owned site at 51 Ilkeston Road, Bramcote (also known as Fishpond Cottage).

An extensive consultation exercise was undertaken in late 2020 on a proposal to build 9 new homes including the demolition of the cottage. Following comments received from the consultation exercise, the layout plans and the initial proposal to demolish the cottage were revised. A planning application was submitted in February 2021 which kept the cottage and proposed 5 new build homes on the site consisting of 2 houses, 2 flats and an adapted 'wheelchair' house.

The planning application was approved by planning committee in June 2021. Ward members have subsequently approached the Council seeking revisions to the approved scheme due to the level of objections received from the local community.

An amendment to recommendation option 3, for a new application to be submitted for 2 adapted houses and 1 adapted bungalow was proposed by Councillor S Carr and seconded by Councillor Land. A recorded vote was proposed Councillor Carr and seconded by Councillor Land.

<u>For</u>	<u>Against</u>	<u>Abstention</u>
D Grindell	T Cullen	
H Land	E Kerry	
E Williamson	H G Khaled MBE	
	J W McGrath	
	J M Owen	
	P J Owen	
	J P T Parker	
	D Pringle	
	H E Skinner	
	C Tideswell	

On being put to the meeting the amendment was defeated.

Option 1 was proposed by Councillor T Cullen and seconded by Councillor H Skinner. A recorded vote was proposed Councillor T Cullen and seconded by Councillor H Skinner.

<u>For</u>	<u>Against</u>	<u>Abstention</u>
T Cullen	D Grindell	
E Kerry	H Land	
H G Khaled MBE	E Williamson	
J W McGrath		
J M Owen		
P J Owen		
J P T Parker		
D Pringle		
H E Skinner		
C Tideswell		

**RESOLVED to proceed as per the current planning approval.**

#### 42 GENERAL NEEDS -COMMUNAL AREAS

Members considered the proposal to introduce new services for communal areas, including block cleaning and window cleaning.

Currently General Needs tenants were not charged for services provided, such as grounds maintenance and communal lighting. These are paid from the Housing Revenue Account (HRA). There are also services which were not currently provided, which many landlords would routinely provide. This includes block cleaning and window cleaning. Currently tenants were jointly responsible for cleaning communal areas on their schemes. This leads to variations on the standard of the blocks and an unfair expectation on tenants.

All services that are proposed as part of the service charge will be eligible for Housing Benefit and the rent element of Universal Credit.

**RESOLVED that communal block and window cleaning is introduced in General Needs Accommodation.**

Councillors D Grindell, E Kerry, H Khaled MBE J W McGrath, J M Owen, P J Owen, J P T Parker, D Pringle and C Tideswell wished to have their votes of abstention recorded.

43 HOUSING DELIVERY PLAN UPDATE

The Committee noted the work to deliver the Housing Delivery Plan.

44 PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - HOUSING

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

45 WORK PROGRAMME

Members considered the Work Programme.

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

46 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.**

47 RENT TO MORTGAGE PROPERTY ACQUISITION

**RESOLVED to allow the occupiers of the property to remain in occupation following the property acquisition.**