

HOUSING COMMITTEE

4 DECEMBER 2018

Present: Councillor Eric Kerry (Chair)

Councillors: S A Bagshaw
L A Ball BEM
J Briggs
R I Jackson
J K Marsters
J M Owen
J C Patrick
A W G A Stockwell.

Apologies for absence were received from Councillors J C Goold and M Radulovic MBE.

26. DECLARATIONS OF INTEREST

There were no declarations of interest.

27. MINUTES

The minutes of the meeting held on 19 September 2018 were confirmed and signed as a correct record.

28. REFERENCES

28.1 Mental Health Working Group - 17 September 2018
REVIEW OF SUPPORT FOR YOUNG PEOPLE WITH MENTAL HEALTH
PROBLEMS

There was consideration of the support given to lone parents through housing. It was noted that many children do not have the opportunity to go on holidays and those who were at home for the whole six weeks suffered from long periods of inactivity. It was noted that there was already a free holiday play scheme in place, but added that tying the scheme in with the Housing Department could be useful.

RESOLVED that the Housing Section be asked to organise summer holiday activities in housing areas for low income families with children, in association with Liberty Leisure.

29. DECANT POLICY

The Committee considered the new Decant Policy. It was noted that the Council makes attempts to allow tenants to remain in their homes while repairs or routine maintenance takes place in properties. On occasions, it is not possible and it

becomes necessary to move tenants out of their properties, usually temporarily, while repairs or maintenance take place.

The policy provides guidance on these occasions where there is an emergency circumstance and it is necessary to move tenants out.

RESOLVED that the Decant Policy be approved.

30. DEMENTIA FRIENDLY BUNGALOWS

The Committee considered the proposal to purchase land at Willoughby Street to construct dementia friendly bungalows. A scheme for two dementia friendly bungalows has been discussed with partners from the Nottinghamshire Better Care Fund and approval has been given to use £275,000 for the scheme.

RESOLVED that the HRA purchase land at Willoughby Street on which to construct dementia friendly bungalows for the HRA, subject to decisions required by the Policy and Performance and Finance and Resources Committees.

31. RENTS TEAM RESTRUCTURE

The Committee reviewed the Rents Team restructure. The purpose of the restructure was to restructure the Rents Section and recruit additional resources as part of the move to the Housing Department and in preparation for the implementation of Universal Credit.

It was noted that the Rents Team was unlikely to be able to absorb the expected increased workload brought about by the implementation of Universal Credit and that additional support could be implemented through the Housing Department.

Additionally, policy and procedures would need to be revised to bring them in-line with best practice and to provide a more customer focused service which is not possible with the current structure and resources.

RECOMMENDED to the Policy and Performance Committee that:

- 1. The new Income Collection Team structure, including the posts of: Income and Housing Manager, Income Collection Manager, Income Collection Accountant, Income Collection Officer and Income Collection Assistant be approved.**
- 2. The recruitment of additional resources: 3 FTE Income Collection Officers, 1.6 FTE Income Collections Assistants and 1 FTE 12 month fixed term Financial Inclusion Officer be approved.**
- 3. The deletion of the existing posts be approved.**

32. SOCIAL AND AFFORDABLE HOUSING UPDATE

The Committee considered the social and affordable housing need study commissioned by the Council. The study was undertaken by GL Hearn.

The study proposed a build programme through the HRA of 230 new social rented homes over the next 10 years. Net rent income after deducting operating costs, including voids and bad debts, management costs and repairs and maintenance is greater than the debt costs on the required borrowing to fund this programme.

RESOLVED that:

- 1. A house building delivery plan of a minimum of 230 social, affordable and intermediate rented houses over the next 10 years delivered through the HRA, be approved.**
- 2. A proposal for resourcing the delivery of this programme through an enhanced Capital Works team be submitted to the Finance and Resources Committee.**
- 3. That a proposal for a phased delivery plan to meet the identified affordable rented social, affordable and intermediate housing need in the report be brought to a future meeting based on:**
 - land the Council currently owns**
 - purchase of already built properties**
 - a buy-back policy**
 - remodelling of existing under-used accommodation**
 - judicious use of partnerships where there is a proven business case to use this route to deliver dwellings faster or where additionally can be achieved.**

33. 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 target had been achieved for reduction of empty homes and that further work was required to progress the training for the Retirement Living Service.

34. WORK PROGRAMME

The Committee considered the Work Programme and requested that a report be on Wi-Fi for Retirement Living complexes be added to the Work Programme.

RESOLVED that the Work Programme be approved.