

# **HOUSING COMMITTEE**

**WEDNESDAY, 5 JUNE 2019**

Present: Councillor T A Cullen, Chair

Councillors: L A Ball BEM  
B C Carr (Vice-Chair)  
E Kerry  
J W McGrath  
J M Owen  
P D Simpson  
H E Skinner  
E Williamson  
J C Goold

An apology for absence was received from Councillor H G Khaled MBE.

1 **DECLARATIONS OF INTEREST**

Councillor E Kerry declared a non-pecuniary interest in item number 10 as he rents a garage in the Borough, minute number 9 refers.

2 **MINUTES**

The minutes of the meeting held on 5 March 2019 were confirmed and signed as a correct record.

3 **CAPITA OPEN HOUSING PROJECT UPDATE**

The Committee received an update on the Capita Housing Project and was informed that phase 1 went live in December 2018 and phase 2 had a target completion date of June 2019.

4 **FINANCIAL INCLUSION POLICY**

This item was withdrawn for consideration at the next meeting of the Committee.

5 **LIFELINE POLICY**

The aim of the Policy was to provide an overview of the Lifeline telecare services offered by the Council. The services were designed to increase, maintain and improve the independence of customers to remain living within their own home. It was requested that the Committee be updated on plans for the development of the service.

**RESOLVED that the new Lifeline Policy be approved.**

6 HOUSING ENGAGEMENT STRATEGY 2019 - 2022

In January 2019 the Housing Committee approved the proposed key themes of the new Strategy which outlined the changes to resident engagement considering both the social housing green paper: A New Deal for Social Housing and 'Change at the Council' an Independent Review of Governance for the Royal Borough of Kensington and Chelsea following the Grenfell Tower fire. The Strategy also reflects the increased focus on informal methods of engagement.

It was queried whether the Housing Performance Group would have a role to play in the engagement. The Committee was informed that the role of the Group was valued but the engagement would require wide ranging participation.

**RESOLVED that the Housing Engagement Strategy be approved and that a pilot of Housing Surgeries be commenced.**

7 PETS POLICY

The Pets Policy was previously considered at the Housing Committee of 5 March 2019 where it was resolved to refer the document to the Resident Involvement Group for consultation. The Policy was well received by the group in terms of the clarity it provides residents and officers surrounding the keeping of animals at Council properties. Members queried whether the Policy was retrospective in the case of owners whose pets had become deceased. Officers responded that that Policy was intended for new pets and clarity would be provided for owners through the relevant information.

**RESOLVED that the Pets Policy be approved.**

8 PERFORMANCE MANAGEMENT REVIEW OF BUSINESS PLAN - HOUSING - OUTTURN REPORT

The Committee noted a report on the progress against outcome targets identified in the Housing Business Plan.

9 HOUSING DELIVERY PLAN

In December 2018 Housing Committee approved the recommendations of the Social and Affordable Housing Need report. It was agreed that a phased delivery plan would be brought to a future meeting.

Members considered a phased potential delivery plan for the next ten years, a potential new build delivery plan for phase 1 and the process by which this could be achieved, and were informed that any relevant decisions would be reported to the Committee.

**RESOLVED that:**

- 1) **The approach to development outlined in the phased Housing Delivery Plan to deliver 230 homes over 10 years be approved.**
- 2) **The embarkation on the process as set out in appendix 3 of the report through which the land identified in the Phase 1 Delivery Plan may in future be used for development of housing be approved.**

**RECOMMENDED to the Finance and Resources Committee to include £1,000,000 in the 2019/20 Capital Programme for the acquisition of properties for the Housing Revenue Account**

**RECOMMENDED to Council that the Chief Executive be delegated the power to approve property acquisitions within the budget identified and land acquisitions up to £500,000 in consultation with the Chair of the Housing Committee.**

10 WORK PROGRAMME

The Committee considered the Work Programme. It was agreed that the item withdrawn from the agenda earlier in the meeting which concerned the Financial Inclusion Policy be submitted to the next meeting in addition to report a regarding the Development of the Lifeline Service. An update on the Housing Engagement Strategy was requested for the meeting in November.

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

11 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, 2 and 3 of Schedule 12A of the Act.**

12 HOUSING DELIVERY PLAN - APPENDIX 2

Members noted the appendix to the report.

13 URGENT ITEM - ALLOCATIONS POLICY CASE EXCEPTION

The Chair had agreed that under S100B(4) of the Local Government Act 1972 the following report be considered on the grounds that the matter needed to be determined urgently for the benefit of a local resident.

**RESOLVED that accommodation be provided for the applicant as an exception to the approved allocation scheme.**