

## HOUSING & COMMUNITY SERVICES COMMITTEE

02 February 2023

**OPEN**

### **PRESENT:**

#### **Labour Group**

Councillor Rhind (Chair) and Councillor M. Mulgrew (Vice-Chair) and Councillors Dunn, Richards, Shepherd, (Dunn) and Tilley (Substitute for Councillor Heath).

#### **Conservative Group**

Councillors Corbin, Fitzpatrick (Substitute for Councillor Smith), Ford, Lemmon, Patten and Watson (Substitute for Councillor Redfern).

#### **In attendance**

Councillor Muller  
Councillor Taylor  
Councillor Wheelton

### HCS/66 **APOLOGIES**

The Committee was informed that apologies had been received from Councillors Heath (Labour Group), Councillors Redfern and Smith (Conservative Group) and Councillor Roberts (Independent Group).

### HCS/67 **MINUTES**

The Open Minutes of meetings held on 18 August 2022, 29 September 2022 and 17 November 2022 were received and signed by the Chair of the Committee.

### HCS/68 **DECLARATIONS OF INTEREST**

The Committee noted that no Declarations of Interest had been received.  
Cllr

### HCS/69 **QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE NO 10**

The Committee was informed that no questions from Members of the Public had been received.

### HCS/70 **QUESTIONS BY MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11**

The Committee was informed that no questions from Members of the Council had been received.

### **MATTERS DELEGATED TO COMMITTEE**

#### HCS/71 **HRA BUDGET AND RENT SETTING 2023-24 AND FINANCIAL PLAN TO 2033**

The Head of Finance presented the report to the Committee noting there were no variances following the previous Committee meeting. The Head of Finance confirmed the funding and broke down the rent increase variations and the impact of voids.

Councillor Richards addressed the Committee and recommended a rent increase of 3% as proposed in the report.

Councillor Corbin suggested that 0% increase should be considered and Councillor Fitzpatrick raised a query regarding the projections for the Housing Revenue Account.

The Strategic Director (Corporate Resources) informed the Committee that the projections were considered to be the worst case scenario and that due to the level of reserves any deficits would be covered but if there was a 0% rent increase it would remove any contingency to cover the on-going impact of rent loss in the current financial year and noted that the figures within the report were based upon a 3% rent increase.

Councillor Richards announced that a 0% increase could not be supported as it would potentially put the Housing Revenue Account into jeopardy and noted that at 3% South Derbyshire district Council's rent increase would be one of the lowest.

Members discussed a variety of rent increases and the impact of each proposal.

#### **RESOLVED:**

- 1.1 The Committee considered the options for Council House Rents for 2023/24 as detailed in Appendix 1 of the report and approved a rent increase of 3% for 2023/24.**
- 1.2 The Committee considered and approved the proposed revenue income and expenditure for 2023/24, for the Housing Revenue Account (HRA).**
- 1.3 The Committee approved that the Housing Revenue Account be kept under review and measures identified to mitigate the**

***financial risks detailed in the report and to maintain a sustainable financial position.***

***1.4 The Committee approved that the final Housing Revenue Account position as per Appendix 2 of the report and a proposed rent increase of 3% for 2023/24 be referred to Finance and Management Committee on 9 February 2023.***

#### HCS/72 **HOME UPGRADE GRANT PHASE 2**

The Head of Environmental Services presented the report to the Committee noting the benefits to applying for the grant funding collaboratively and explained that the Council was expecting to hear in the near future regarding the bid for £2.2million

Councillor Watson sought clarity regarding the number of properties that qualified.

The Head of Environmental Services informed the Committee that 2000 properties had been contacted that may be eligible to claim.

#### **RESOLVED:**

***1.1 The Committee approved the bid made to Midlands Net Zero Hub (MNZH) for £2,178,000 for Home Upgrades Grant Phase 2 funding to decarbonise and improve energy efficiency in off-gas private sector properties.***

#### HCS/73 **REGULATOR OF SOCIAL HOUSING-TENANT SATISFACTION INDICATORS**

The Head of Housing presented the report to the Committee and outlined the reasons for changes to the survey frequency and the prescribed formatting used and sought approval of the recommendations within the report.

The Head of Housing informed the Committee that both staff and Member training would be undertaken to ensure all understood and had sight of the new regulatory regime.

#### **RESOLVED:**

***1.1 The Committee approved that all Council tenants be invited to take part in an annual satisfaction survey for the year 2023/24.***

**1.2 The Committee approved that after the survey, subsequent annual surveys be carried out based on a representative sample of tenants**

**1.3 The Committee approved that the first three years' surveys be completed by externally procured market research specialists.**

HCS/74 **COMMITTEE WORK PROGRAMME**

The Strategic Director (Corporate Resources) presented to report to the Committee.

**RESOLVED:**

***That the Committee considered and approved the updated work programme.***

HCS/75 **LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT [ACCESS TO INFORMATION] ACT 1985)**

The Chairman may therefore move:

***That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.***

**MINUTES**

***The Exempt Minutes of the Meetings held on 18 August 2022, 29 September 2022, and 17 November 2022 were received.***

**ANY EXEMPT QUESTIONS RECEIVED BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO 11**

***The Committee was informed that no exempt questions from Members of the Council had been received.***

**ROSLISTON FORESTRY CENTRE UPDATE**

**RESOLVED:**

***That the Committee approved the recommendations in the report.***

**ENVIROMENTAL EDUCATION PROJECT CONTRACTS AND FUNDING**

**RESOLVED:**

***That the Committee approved the recommendations in the report.***

The meeting terminated at 19:05 hours

COUNCILLOR G RHIND

CHAIR