

HOUSING & COMMUNITY SERVICES COMMITTEE

16 NOVEMBER 2023

OPEN

PRESENT:

Labour Group

Councillor G Rhind (Chair) and Councillor M Mulgrew (Vice-Chair)
and

Councillors A Archer, A Haynes, J Jackson, D Shepherd, S Taylor
(substituting for Councillor D Pegg) and A Tilley.

Conservative Group

Councillors D Corbin, M Fitzpatrick and J Lowe.

Liberal Democrats

Councillor G Andrew (substituting for Councillor J Davies).

In attendance

Councillor A Wheelton.

HCS/36 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor D Pegg (Labour Group) and Councillor J Davies (Liberal Democrats).

HCS/37 **OPEN MINUTES**

The Open Minutes of the Meetings held on 09 March 2023, 25 April 2023 and 01 June 2023 were approved as a true record and signed by the Chair.

HCS/38 **DECLARATIONS OF INTEREST**

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

HCS/39 **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/40 **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/41 **CORPORATE PLAN 2020-24: PERFORMANCE REPORT (2023-2024 QUARTER 2 – 1 JULY TO 30 SEPTEMBER)**

The Head of Cultural and Community Services presented the report to the Committee highlighting the seven measures for the Committee.

Members noted the successes of the Homelessness project and the Green Flags awarded to local parks.

Members raised queries on rent arrears, Gas and Fire Safety Officer positions, Rosliston Forestry Centre consultation, time to re-let void properties and the current working arrangements in the Housing team.

The Chief Executive informed the Committee that the number of days taken to relet a vacant property could not be justified and that the main cause for the delay was due to difficulties during the Covid pandemic, no stock condition surveys and a considerable back log of empty properties.

The Head of Cultural and Community Services advised that the Gas and Fire Safety Officers had been appointed and that the consultation for Rosliston Forestry Centre would begin shortly.

The Housing Repairs Manager addressed the Committee to and outlined current working practices that included the frequency of meetings with contractors and Property Inspectors and that an improvement in the figures was expected within the next six weeks.

The Chief Executive confirmed that a Housing Review would be undertaken.

RESOLVED:

1.1 The Committee approved progress against performance targets set out in the Corporate Plan 2020 - 2024.

1.2 The Committee reviewed the Risk Register for the Committee's services.

HCS/42 **REVIEW OF TENANCY STRATEGY AND TENANCY POLICY**

The Tenancy Services Manager presented the report to the Committee highlighting the legal requirement for a Tenancy Strategy and that the

consultation would be widely communicated in the South Derbyshire District.

Members were pleased to note that there were different tenancies available and that tenants were well informed of the options available.

RESOLVED:

1.1 The Committee approved a consultation would be undertaken for the draft Tenancy Strategy and Tenancy Policy with Council Tenants and other partners.

1.2 The Committee approved that final versions of both the Tenancy Strategy and Tenancy Policy would be presented to this Committee at a future date following the conclusion of the consultation process.

HCS/43 **HOUSING COMPLIANCE IN CONJUNCTION WITH NEW REGULATOR CONSUMER STANDARDS**

The Asset and Improvement Manager presented the contents of the report to the Committee highlighting the funding, compliance and certification requirements for the Housing stock.

Members noted that any asbestos found in properties would be costly to remove and that the IT software currently used would be enhanced to provide an Asset Management system that would alleviate the use of multiple data sources.

RESOLVED:

1.1 The Committee approved the proposals outlined in the Financial Implications part of the report in order to meet key legal and regulatory requirements.

1.2 The Committee approved the expenditure proposals outlined in the report.

1.3 The Committee approved delegated authority to the Strategic Director (Service Delivery) to procure the software and surveys recommended in the report, using an approved procurement option.

HCS/44 **REGULATOR OF SOCIAL HOUSING PROPOSED CONSUMER STANDARDS**

The Chief Executive presented the report to the Committee on behalf of the Strategic Director (Service Delivery). The Chief Executive outlined the four proposed standards for landlords.

RESOLVED:

- 1.1 The Committee noted the requirements of the proposed Housing Consumer Standards.**
- 1.2 The Committee approved that the Head of Housing commissioned a self-assessment of the Council's services against the proposed standards in the report would be completed by the end of December 2023, and a further report presented to the Housing and Community Services Committee with the outcome of the assessment.**
- 1.3 The Committee approved that funding of £30,000 to be made available for any regulator registration or annual fee costs.**

HCS/45 COMMITTEE WORK PROGRAMME

The Head of Cultural and Community Services presented the work programme to the Committee.

RESOLVED:

- 1.1 The Committee considered and approved the updated work programme.**

HCS/46 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.

EXEMPT MINUTES

The Exempt Minutes of the Meetings held on 05 January 2023, 09 March 2023, 25 April 2023 and 01 June 2023 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.

LONG TERM LEASE OF PHILIP RICHARDSON MEMORIAL FIELD TO NETHERSEAL PARISH COUNCIL

RESOLVED:

That the Committee approved the recommendations in the report.

TRANSFER OF SPORTS PAVILION TO WILLINGTON PARISH COUNCIL

RESOLVED:

That the Committee approved the recommendations in the report.

HOUSING SERVICES REVIEW

RESOLVED:

That the Committee approved the recommendations in the report.

BETTER CARE FUNDING ALLOCATION – FINANCIAL POSITION

RESOLVED:

That the Committee approved the recommendations in the report.

FISHER CLOSE REPTON

RESOLVED:

That the Committee approved the recommendations in the report.

The meeting terminated at 19:35 hours.

COUNCILLOR G RHIND

CHAIR