

HOUSING COMMITTEE

Minutes of the meeting held on Monday 2 August 1999 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillors Boad, Butler, Mrs Clayton, Cleaver, Mrs Compton, Crowther, Dray, Gifford, Golby, Mrs Goode, Kent, Kohler, Short, Talbot and Wooller.

(Councillor Mrs Compton substituted for Councillor Cockburn, Councillor Mrs Clayton substituted for Councillor Evans, Councillor Crowther substituted for Councillor Mrs Evans, Councillor Mrs Goode substituted for Councillor Harris, Councillor Short substituted for Councillor Jackson and Councillor Butler substituted for Councillor MacKay.)

243. **APPOINTMENT OF CHAIR**

RESOLVED that in the absence of the Chair and Vice-Chair, Councillor M Dray be appointed Chair of the Committee for this meeting.

244. **MINUTES**

The minutes of the meetings held on 19 May and 15 June 1999, having been printed and circulated, were taken as read and signed by the Chair as a correct record.

PART I

(Matters not the subject of powers delegated to the Committee by the Council)

245. **1999 HOUSING INVESTMENT PROGRAMME (HIP) ROUND**

Members considered a written report from the Head of Housing on the 1999 Housing Investment Programme (HIP) Round. The HIP documentation had been submitted to the Government Office for the West Midlands/Department of the Environment, Transport and the Regions in accordance with requirements.

The Housing Strategy Statement, although based on the 1998 submission, had been comprehensively updated to reflect the latest position. It was intended to be a strategic document and did not contain specific statistics and targets. Such details were included within the Operational Information Forms 1 - 4. The remaining documentation ie the Housing Annual Plan, Housing Investment Programme itself and the Operational Information Forms reflected the up to date position, detailed programmes and targets either as at April 1999 or at today's date.

The report referred to a programme for the re-purchase of former Council owned properties. The draft revised Capital Programme allowed for a

proposed re-purchase programme of £100,000 in 1999/2000 and £200,000 in the year 2000/2001. To accommodate this proposal for the current and next financial years, other elements of the Capital Programme would need to be adjusted, and these adjustments had already been accommodated within the proposals.

The report pointed out that any changes in expenditure and income on the Housing Revenue Account (HRA) would have an effect on the resources available for the Housing Investment Programme in 1999/2000. The details of the effects of these changes were set out in the report.

RECOMMENDED that

- (1) provision be made in the revised Capital Programme for a programme for the re-purchase of former Council dwellings of £100,000 in 1999/2000 and £200,000 in 2000/2001 and the Housing Investment Programme be amended accordingly; and
- (2) Strategy Committee be requested to adopt the revised Housing Strategy, subject to the Head of Housing clarifying the position in respect of responsibility for applying for Healthy Living Centre Funds and confirmation of the term "Empty Property Strategy" within the Energy Efficiency Section of the Housing Strategy Statement 1999.

246. **HOUSING SERVICE PLAN**

A monitoring report on the 1998/1999 Service Plan was submitted by the Commissioning Team and Head of Housing, which included detailed information on the performance of the Housing Business Unit against the targets set.

Two meetings of Group Spokespersons would be held prior to the Housing Committee meeting on 13 October 1999 in order to agree the Service Plan for 2000/2001.

RECOMMENDED that

- (1) the monitoring report for the Service Plan 1998/1999 be approved;
- (2) the main areas requiring specific consideration in the Service Plan process for 1999/2000 be approved; and
- (3) the Committee's thanks and appreciation be extended to the staff within the Housing Business Unit for their efforts and work on this matter.

PART II

(Matters delegated to the Committee by the Council)

247. **ADDITION TO POINTS SCHEME**

Members considered a report from Housing requesting an addition to the Points Scheme to allow a higher priority to families with two children of different sex, over the age of eight years, sharing a bedroom.

RESOLVED that the present points be changed as follows:

2 children of opposite sex the eldest being over 8 years of age
- 80 points

2 children of opposite sex both being over 8 years of age -
30 points

248. **CHARTERED INSTITUTE OF HOUSING CONFERENCE 1999 AND 2000**

Members considered a written report from Housing requesting that consideration be given to the number of persons attending the Chartered Institute of Housing Conference during the period Tuesday 13 to Friday 16 June 2000.

The Conference provided an opportunity for members, officers and tenants to update their knowledge on management, technical, professional and political issues, not only in Housing but other related areas such as community care, management of public services, urban regeneration and anti-poverty strategies etc.

In the past, the Conference had been attended by the Chair of Housing or his/her nominee, the Head of Housing and members from other parties. It was now suggested that this principle could be expanded to promote attendance by tenants/leaseholders and other staff.

It was pointed out in the report that if four, fee paying delegates were sent, a fifth delegate could attend free of charge.

RESOLVED that four full delegate places be reserved for the Chartered Institute of Housing Conference, thus allowing five people to attend; two of these places should be reserved for tenants/leaseholders.

249. **GENERAL REPORT**

(A) THE GAP (AS IN GENERATIONION GAP) COMMUNITY CENTRE

(Councillor Mrs Clayton declared a non-pecuniary, substantial interest in

this item.)

The Committee considered a written report from the Commissioning Team on progress with the Gap Community Centre.

RESOLVED that the report be noted.

(B) HOMELESS STATISTICS

The Housing Needs Manager submitted a written report which provided homeless statistical information for May and June 1999.

RESOLVED that the report be noted.

(C) ENERGY CONSERVATION WORKS - EXTERNAL CLADDING

Members considered a written report from Property Services on proposals for improvements to the thermal installation of Council owned dwellings at an estimated cost of £125,000.

RESOLVED that

- (1) the proposals as set out in the report be approved; and
- (2) the Head of Property Services be authorised to seek tenders for the work and that he, in consultation with the Chair of Housing Committee, be authorised to accept the lowest tender.

(D) SECURITY TO DOORS

A written report from Property Services was submitted on proposals for improvements to security at Council owned dwellings at an estimated cost of £18,000.

RESOLVED that

- (1) the proposals as set out in the report be approved; and
- (2) the Head of Property Services be authorised to seek tenders for the work and that he, in consultation with the Chair of Housing Committee, be authorised to accept the lowest tender.

(E) REPLACEMENT OF KITCHEN FITTINGS AND/OR BATHROOM/ SANITARYWARE 1999/2000

The Committee considered a written report from Property Services on proposals to improve the bathroom space and provide replacement kitchen and sanitaryware to houses in Hyde Road, Kenilworth at an estimated cost of £94,000.

RESOLVED that

- (1) the proposals as set out in the report be approved;
- (2) authority be given for the seeking of the necessary planning permission; and
- (3) the Head of Property Services be authorised to seek tenders for the work, and that he, in consultation with the Chair of Housing Committee, be authorised to accept the lowest tender.

(F) INTERNAL DECORATION AND FLOOR COVERINGS TO COMMUNAL AREAS WITHIN BLOCKS OF FLATS

The Committee considered a report from Property Services seeking approval for the internal decoration and, where necessary, new floor coverings to communal areas within blocks of flats at an estimated cost of £42,000.

RESOLVED that

- (1) the proposals as set out in the report be approved; and
- (2) the Head of Property Services be authorised to seek tenders for the work and that he, in consultation with the Chair of Housing Committee, be authorised to accept the lowest tender.

(G) IMPROVED CAR PARKING - CROWN WAY, LILLINGTON

Members considered a written report from Property Services on proposals for a new parking area to the flats at Crown Way, Lillington at an estimated cost of £38,000.

RESOLVED that

- (1) the proposals as set out in the report be approved;
- (2) authority be given for the seeking of the necessary planning permission; and
- (3) the Head of Property Services be authorised to seek tenders for the work and that he, in consultation with the Chair of Housing Committee, be authorised to accept the lowest tender.

250. PUBLIC AND PRESS

RESOLVED under Section 100A of the Local Government Act 1972 that the public and press be excluded from the meeting

for the following items by reason of the likely disclosure of exempt information within paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972.

251. **FORMER TENANT ARREARS**

The Head of Housing submitted a written report which provided details of rent arrears.

RESOLVED that former tenancy rent arrears of £6,028.54, as detailed in the report, be written off.

252. **INFORMATION REPORTS ON DISCRETIONARY/DELEGATED POWERS**

The Committee considered a written report from Housing which informed members of cases where discretionary/delegated powers had been exercised.

RESOLVED that

- (1) the report be noted; and
- (2) future reports include information on the level of rent arrears at the date of the Possession Order in respect of each case.

(The meeting ended at 7.35 pm)