

Joint meeting of the Finance & Audit and Overview & Scrutiny Committees

Minutes of a joint meeting of the Finance & Audit and Overview & Scrutiny Committees held on Tuesday 24 July 2018, at the Town Hall, Royal Leamington Spa at 6.00pm.

Present: Councillors Boad, Bromley, G Cain, Mrs Cain, D'Arcy, Davies, Davison, Mrs Falp, Gifford, H Grainger, Howe, Mrs Knight, Margrave, Murphy, Naimo, Noone, Parkins, Quinney, Mrs Redford, Mrs Stevens, Shilton and Wright.

Also Present: Councillor Phillips.

1. Appointment of Chairman

It was proposed, duly seconded and

Resolved that Councillor Mrs Falp be appointed as Chairman for the meeting.

2. Urgent Item – Audio and Visual Recordings of Meeting

The Chair explained that after discussions with Members, it had been agreed to bring forward an urgent item seeking the Committee's approval to record this meeting.

It was therefore proposed, duly seconded and

Resolved that this joint meeting of the Finance & Audit Scrutiny Committee and the Overview & Scrutiny Committee will be both audio & visually recorded.

3. Substitutes

Councillor Mrs Stevens substituted for Councillor Illingworth.

4. Declarations of Interest

There were no declarations of interest made.

5. Stock Condition Survey

Members of both the Finance & Audit Scrutiny Committee and the Overview & Scrutiny Committee considered a report from Housing Services which informed them of the stock condition survey undertaken during 2016 and of other specific surveys undertaken more recently.

The report provided details on each component of the survey including both the condition and the age of each element.

The report outlined how components considered to be in a less than satisfactory condition would be renewed by March 2020; and it also provided detail on the energy performance of the stock and the proposals for making improvements.

The report stated that whilst the majority of the features of the stock were of a good standard, some of the attributes on properties were not of a satisfactory standard and were in need of renewal.

In response to questions where the answers were not in the report, Members were informed that:

- Problems with doors were a prominent and recurring issue because doors in particular were subject to wear and tear due to the nature of their high use. Issues with windows and doors were dealt with under the day to day repair programme.
- The Council did not hold data on the type of housing that required most repairs.
- Officers would review the amount of work that would be required to breakdown attributes by property type within area and type of housing. This could not be tackled until the report to the Executive due in August had been completed.
- A full explanation of the £701,650 figure mentioned in item 5.4 of the report would be provided outside of the meeting. (The explanation for this figure had been requested by Councillor Davison.)
- The timeframe for the Energy Performance Certificates would be dependent on the procurement process. The energy saving had not yet been calculated.
- The Council was not responsible for metering and would not consider smart meters in properties until Smart2 was available.
- Whilst there had been a reduction in costs for repairs, the expenditure on repairs would increase as the Council increased the rate of repair works ordered.
- The Council would be looking at what work was required to modernise lifts and what was required so they could take stretchers.

Following on from the question and answer session, it was

Resolved that:

- (1) the report and the plans for responding to the detail of the stock condition survey dealing first with those properties considered to be in a very poor or poor condition is noted;
- (2) an Executive report is being prepared to align funding to enable the renewals to be achieved within the preferred timeline is noted;

- (3) the Housing and Property Services Portfolio Holder committed, at Council in 2018, to ensure all Council homes are to be improved such that they achieve an EPC rating of D wherever possible is noted; and
- (4) a further report will be taken in a year's time to the Executive which considers in more detail the desired approach to properties that are in satisfactory condition but are over their cyclical date is noted.

(The meeting ended at 6.30 pm)