



COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

20 June 2012

PRESENT:-

Councillors D.R. Wright (Chairman) V.J. Manderson (Vice Chairman), P. Chandler
T. Moncrieff, P.M Posnett, J.B. Rhodes, J. Wyatt.

Observer
Councillor M Gordon

Corporate Director (KA), Corporate Director (CAM) Chief Accountant, Head of
Communities and Neighbourhoods, People Manager, Planning Policy Officer,
Administrative Assistant for Community and Neighbourhoods.

C1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Malise Graham, Cllr Elaine Holmes and Cllr John Moulding.

C2. MINUTES

- a) C21. Councillor Gordon declared a personal and prejudicial interest in Item 10.
- b) C27. Councillor Moncrieff returned to the meeting

Subject to a) and b) the minutes of the meeting held on 20th March 2012 were confirmed and authorised to be signed by the Chairman.

C3. DECLARATIONS OF INTEREST

Councillor Gordon declared a personal and prejudicial interest in Item 6 by virtue of living in a council house. Councillor Rhodes and Councillor Posnett declared personal and non prejudicial in relation to any issues concerning the Leicestershire County Council by virtue of them being County Councillors.

C4. RECOMMENDATIONS FROM OTHER COMMITTEES

There were no recommendations from other committees.

C5. HOUSING REVENUE ACCOUNT (HRA) PROVISIONAL YEAR END POSITION 2011-2012

The Chief Accountant submitted a report information on the provisional year and position for 2011-12. It was explained that the information is subject to external audit certification, and the implications for the working balance on the HRA.

Members attention was drawn to 3.6 were it was explained that the under spend from 2011/12 may be carried forward into investment in stock.

RESOLVED that the variations to the 2011-12 original estimates and the latest approved estimates as set out in the attached paper and the effect on the working balance be noted.

C.6 TENANCY STRATEGY

Councillor Gordon left the room.

The Head of Community and Neighbourhoods submitted a report seeking Members approval of the Tenancy Strategy (2012-17). The Head of Community and Neighbourhoods explained that the Tenancy Strategy covers two areas; affordable rent and Tenancies. It was explained that tenancies have traditionally been for life but that it is now suggested that we support introductory tenancies, assuming automatic renewal unless the tenant gives a valid reason as to why they do not want the tenancy renewed. The Head of Community and Neighbourhoods explained that the changes will commence as soon as the Tenancy Strategy is approved, stating that partners across the county have similar Tenancy Strategies.

RESOLVED that

- 1) The Tenancy Strategy (2012-2017) be noted, commented on and approval.
- 2) delegated authority be given to the Head of Communities & Neighbourhoods in consultation with the Chair of Community & Social Affairs Committee to approve minor amendments to the strategy which may arise from the final two days of the consultation exercise.
- 3) delegated authority be given to the Head of Communities & Neighbourhoods in consultation with the Chair of Community & Social Affairs Committee to approve minor amendments to the strategy which may arise from the final two days of the consultation exercise and;
- 4) a Tenancy Policy for the Council's housing stock be developed in 2012-13 to set out the Council's position as a landlord on the use of flexible tenancies.

C7. HOUSING ASSET MANAGEMENT PROGRAMME AND REQUEST FOR ADDITIONAL STAFFING.

Councillor Gordon returned

The Head of Communications presented a report to update Members on the Housing Asset Management Programme, and Members approval to change to the Housing Repairs and Improvement section establishment by an additional 1FTE to manage the Housing Asset database and Investment plan. The stock conditions survey database was presented to the Members, showing a detailed estimate of stock condition for the next 30 years. The database maps each property expenditure per year for the next 30 years by following rent trends in order to calculate the Net Present Value of each property. The database will be refreshed annually and will show when a property will fall into negative Net Present Value. An unprotected version of the database has been purchased in order to manipulate the figures to calculate the impact of any changes to stock.

The Head of Communities and Neighbourhoods will bring back a report to the September CSA in regards to the NPV of Granby and Beckmill.

The Head of Communities and Neighbourhoods confirmed that the 1fte additional staff member will be required to have a building or surveying qualification.

RESOLVED that

- 1) the Housing Asset Management Programme and the revised Investment Plan and Management Modelling be noted
- 2) the change to the Housing repairs and Improvement section establishment by an additional 1FTE be approved.

C8. RE-INVIGORATING RIGHT TO BUY

The Head of Communities and Neighbourhoods submitted a report asking members to note the Reinvigorating Right to Buy and One for One replacement Information for Local Authorities Paper.

The Head of Communities and Neighbourhoods drew Members attention to 3.1.4 of the report which explains that subject to signing up to an agreement with Government, Local Authorities will be able to retain receipts for replacement Housing.

RESOLVED that

- 1) the Reinvigorating Right to Buy and One for One replacement Information for Local Government be noted
- 2) Delegated authority be given to the Head of Communities and Neighbourhoods to sign up to an agreement with Government to retain the receipts for replacement housing.

C9. SERVICE PLAN 2012/13

The Head of Communities and Neighbourhoods presented a report asking Members to approved the Regulatory Services and the Communities and Neighbourhoods Service Plans.

RESOLVED that the Regulatory Services and Communities and Neighbourhoods Service Plans be approved.

EXCLUSION OF THE PUBLIC

RESOLVED that the Public be excluded during the consideration of the following item(s) of business in accordance with Part 1 of Schedule 12A of the Local Government Act 1972 (Access to Information: Exempt Information under Paragraph 3.

C10. HOUSING FOYER

The Head of Communities and Neighbourhoods presented a report (copies of which had previously been circulated to Members) which outlined developments in a Housing Foyer Scheme.

It was stated that there are an increasing number of young single homeless people and that places are full to capacity.

RESOLVED that the recommendations 2.1 -2.6 were approved after amendments.

C11. URGENT BUSINESS

AFFORDABLE HOUSING PROJECT

The Head of Communities and Neighbourhoods presented a report to update Members on the current position of disposal of garage sites for affordable Housing.

RESOLVED that

The recommendations were approved.

The meeting which commenced at 6.30 p.m, closed at 8:25 p.m.

Chairman