



## COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

14<sup>th</sup> November 2012

### PRESENT:-

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

### Observer

M. Gordon, J. Illingworth

Strategic Director (CAM) Chief Accountant, Head of Communities and Neighbourhoods,  
Team Leader Housing Repairs, Administrative Assistant for Communities and  
Neighbourhoods.

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### C12. APOLOGIES FOR ABSENCE

There were no apologies for absence.

### C13. MINUTES

The public and exempt minutes from the meeting of the 19<sup>th</sup> September were signed by the Chairman subject the following amendments

C20. C14) T. Moncrieff instead of M. Moncrieff  
C25) Affordable Warmth 'Task' Group not 'Steering' Group

C34. It was suggested that the report be taken through the **Tenants Forum** and back to this committee.

### C13. DECLARATIONS OF INTEREST

Councillor Rhodes and Councillor Posnett declared a personal interest in any items relating to the County Council by virtue of them being County Councillors.

### C14. UPDATE ON DECISIONS

The Head of Communities and Neighbourhoods presented a report to update Members on the progress of decisions made at previous meetings of this committee. It was requested that the Thorpe Road Cemetery review be retained on the update on decision item for future updates. It was also decided that a Citizen Advice Bureau report should be brought back prior to September next year.

**RESOLVED** that the progress on decisions be noted.

C15. CAPITAL PROGRAMME UNTIL 30th SEPTEMBER 2012-11-19

The Chief Accountant presented a report to update Members on the progress of schemes within the Capital Programme to the 30th September 2012.

The Chief Accountant brought Members attention to para 5.2 showing the capital programme position in terms of expenditure and what has not been spent. Attention was also brought to para 5.4 and 5.5 which outlines virements to be submitted to Policy, Finance and Administration committee for approval.

Clarification was received from the Chief Accountant that the £1 million for LAMS will be paid upfront in one instalment but is not likely to be paid until next year.

A Member suggested that Appendix A HRA Housing, Health and Safety Related Schemes needs rewording. It was decided that a response will be circulated to Members outlining the low expenditure from the Private Sector Major Minor Loans.

**RESOLVED** that

- 1) the progress made on each capital scheme be noted.
- 2) the virements outlined in para 5.4 and 5.5 be submitted to Policy, Finance and Administration committee for approval.

C16. WARM HOME GRANT

This item was withdrawn.

C17. GAS AND OIL MAINTENANCE CONTRACT

The Head of Communities and Neighbourhoods submitted a report seeking Members comments and approval to extend the current gas service contract for 6 months and approve an EU procurement process to secure a longer term Gas and Oil Maintenance contract.

Team Leader Housing Repairs explained to Members that the EU contract could be split into lots so that contractors can bid for both oil and gas lots or separately.

Members raised concern about the amount of tenants who still have storage heaters in their properties. The Strategic Director explained that a review on this is currently being undertaken the results of which will be brought to this committee.

**RESOLVED** that

- 1) Members approve a 6 months contract extension to the current Gas Servicing Contract from 1 January 2012
- 2) Members instruct officers to commence a 5 year Gas and Oil servicing contract through an EU procurement process by way of Lot 1 being gas and lot 2 being oil.

C18. JOHNSON COURT, SYSONBY STREET- AMENDMENT TO AGREEMENT

The Head of Communities and Neighbourhood presented a report seeking Members approval to amend the Building Agreement and Transfer relating to land at Sysonby Street.

The Head of Communities and Neighbourhoods explained that there has been very little take up of the shared ownership so the amendment to the agreement will provide the opportunity to address this. After Members questions the Head of Communities and Neighbourhoods explained to Members that the properties are priced reasonably and that the problem is more than likely the inability to secure mortgages.

The Head of Communities and Neighbourhood requested that each of the recommendations be delegated himself, the Chair of this committee and the Solicitor to the Council.

**RESOLVED** that

- 1) Subject to legal requirements, the amendment to the Building Agreement and Transfer between Melton Borough Council and Muir Group be approved and delegated authority be given to the Head of Communities and Neighbourhoods, in consultation with the Chair of this committee and the Solicitor to the Council.
- 2) The Affordable Housing definition within the agreement from the Shared Ownership to Affordable Rent be approved and delegated authority be given to the Head of Communities and Neighbourhoods, in consultation with the Chair of this committee and the Solicitor to the Council.

C19. URGENT BUSINESS

ADDENDUM TO AGENDA ITEM 6- CAPITAL PROGRAMME MONITORING TO 30 SEPTEMBER 2012

The Head of Communities and Neighbourhoods submitted a project mandate and documentation incorporating a business case and project management document for the Choose How to Move (Wheels to Work) project

The Head of Communities and Neighbourhoods told Members of the growing success of this project and the plans for Melton Borough Council to lead on this project in Charnwood and North West Leicestershire. To do this more bikes and scooters will be bought to be able to deliver this service outside Melton. This scheme will be fully implemented in June 2013.

Members asked for a press release to be completed on this update in service.

**RESOLVED** that the project mandate and business case for the “Choose How You Move (Wheels to Work)” scheme be included in the committees capital programme in the sum of £195k (£78K in 2012/13 and £117K in 2012/14) and that the business case be referred to the Policy, Finance and Admin Committee seeking further approval to include the project in the capital programme.

The meeting which commenced at 6.30p.m, closed at 7:25 p.m.

Chairman