



COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

20th March 2013

PRESENT:-

Councillors D.R. Wright (Chairman) V.J. Manderson (Vice Chairman),
P. Chandler, S. Lumley, T. Moncrieff, M. Twitney, J. Douglas (as substitute for M.
Graham)

Observer

M. Gordon, A. Freer-Jones, E. Holmes

Chief Executive, Strategic Director (CAM) Chief Accountant, Head of Communities and
Neighbourhoods, Chief Accountant, Estates Manager, Administrative Assistant for
Communities and Neighbourhoods.

C33. APOLOGIES FOR ABSENCE

Apologies were received from Councillors P. Posnett, B. Rhodes, M. Graham and
J. Moulding

C34. MINUTES

a) MINUTE C25: CAPITAL PROGRAMME UNTIL 30th SEPTEMBER 2012

A Member requested that the following addition be made to the fourth paragraph
of the discussion after the words 'around the play area';

with a gate to be opened and closed with a key held by a resident.

b) Subject to the above amendment (a) the minutes from the meeting of the 22nd
January 2013 were signed by the Chairman.

C35. DECLARATIONS OF INTEREST

There were no declarations of interest.

C36. UPDATE ON DECISIONS

The Head of Communities and Neighbourhoods presented a report to update
Members on the progress of decisions made at the previous meetings of this
committee. After a Member enquired about the C26 progression of the access to
the sauna/steam from the pool, the Head of Communities and Neighbourhood
said that this would be followed up. It was clarified that the Community Covenant
task group had met twice and had agreed all the key areas of the covenant.

RESOLVED that the progress on decisions be noted.

C37. **THE HUB- MELTON COUNTRY PARK**

The Head of Communities and Neighbourhoods and the Head of Central Services submitted a report for Members to approve the basis of agreement for the Hub to continue to occupy the Visitors Centre in the Country Park. Members were also asked to grant delegated powers to enter into a new arrangement that will be cost neutral to the Council except in relation to repairs, fire safety equipment and opening the toilets to serve the Country Park when Hub is closed.

The Estates Manager explained that the Hub will continue to occupy the Visitors Centre however are struggling to pay the current rent and the payment of £3,000. Extensive discussion took place about the level of charge that could be viable. A Member also suggested that the space could be maximised if a folding door was installed to provide a bigger facility which could increase income. It was suggested by the Chief Accountant that the Hub's accounts be subject to an annual review in order to determine the adequacy of the rent.

RESOLVED that

- 1) Members grant delegated powers to the Head of Central Services to enter into an appropriate agreement to enable the Hub to continue to occupy the building on the basis of principles that £100 be paid per calendar month with review on a annual basis. With the current charge totalling £1,200, a total of £1,800 out of the paid £3,000 will be refunded to the Hub.

Councillor Holmes left the meeting.

C38. **BUDGET MONITORING APRIL TO DECEMBER 2012**

The Head of Central Services submitted a report to provide information on actual expenditure and income incurred on this committee's services compared to the latest budget for the period 1st April 2012 to 31st December 2012.

A Member drew attention to para 3.6.1 Homelessness and asked Officers to closely monitor this figure as this may increase due to the Welfare Reform in the new financial year.

Councillor Holmes returned to the meeting

RESOLVED that the financial position on each of this Committees services to 31st December be noted.

C39. HOUSING REVENUE ACCOUNT- BUDGET MONITORING 1 APRIL 2012- 31 DECEMBER 2012

The Head of Central Services to submit a report to provide information on actual expenditure and income incurred on the Housing Revenue Account (HRA) compared to the latest approved budget for the period 1st April 2012 to 31st December 2012.

The Chief Accountant drew Members attentions to para 3.6 explaining that the Council will not be making a charge for communal cleaning for the 2013/14 financial year because of the saving with the new contract. The Head of Communities and Neighbourhoods stated that there would be evaluation and monitoring carried out for the first year of the contract. Members suggested that this should be publicised through a press release or the Tenants Newsletter making it clear that this is only for a year.

The recommendations were proposed by Councillor Manderson and seconded by Councillor Lumley.

RESOLVED that

- 1) The financial position on the HRA to 31st December 2012 be noted.
- 2) No charge be implemented for communal cleansing for 2013/14 in accordance with paragraph 3.6 of the report.

C40. CAPITAL PROGRAMME TO 31 JANUARY 2013

The Head of Central Services submitted a report to update the Committee on the progress of schemes within the Capital Programme to 31 January 2013.

Discussion took place on the Local Authority Mortgage Scheme and the possibility of either joining a County wide scheme or introducing a Melton based scheme. The Head of Communities and Neighbourhoods stated that a report regarding this will be brought back in June.

A Member asked why the applicants mentioned in para 5.3 were able to find more favourable loans elsewhere and was told that Officers will come back to the Member with more detail.

The recommendation was proposed by Councillor Lumley and seconded by Councillor Twitney.

RESOLVED that the progress on each Capital scheme be noted.

C41. THE HOUSING ASSET MANAGEMENT PLAN (HAMP)

The Head of Communities and Neighbourhoods submitted a report asking Members to consider and approve the HAMP and specific content within it.

The Head of Communities and Neighbourhoods explained that the thrust of the Housing Asset Management Plan is that Councils should be looking at making strategic decisions on their assets. The Head of Communities and Neighbourhoods brought Members attention to para 3.8 outlining the HAMPs key features and para 3.12 outlining the Property Investment Opportunities. A short presentation was shown to Members looking at the possible development of some sites. The Head of Communities and Neighbourhoods explained that there would be an annual refresh of this document.

Discussion took place about consultation with owner occupiers and a Member suggested that an update paper be brought back in 6 months regarding progress.

Members congratulated the Head of Communities and Neighbourhoods on the quality of the report and presentation.

The recommendations were proposed by Councillor Moncrieff and seconded by Councillor Manderson.

RESOLVED that

- 1) the Housing Asset Management Plan 2013/14 (Appendix A) be approved.
- 2) the Road Map (Appendix B) which sets out in more detail, key dates relating to the delivery of projects and programmes of work contained within the HAMP be approved
- 3) Officers be instructed to commence with the tendering exercise for the 10 affordable housing units as detailed in the New Build Affordable Housing Project Plan (Appendix C), with a view of bringing back a report to this committee meeting.
- 4) the proposed new staffing structure for the delivery of a more strategic and operational asset management service by adding to the establishment the new post of Housing Capital Programme Team Leader be recommended to the Policy, Finance & Administrative Committee.
- 5) the Implementation of the Codeman/SAM Asset Management Software that will inform future HRA Capital Programmes be noted.

C42. SUPPORTING LEICESTERSHIRE FAMILIES PROGRAMME

The Chief Executive submitted a report to advise Members of the Supporting Leicestershire Families (SLF) specification for delivery of services following the agreement to pool budgets.

The Chief Executive brought to Members attention that the Council has previously approved a partnership contribution of £30,000 per annum from 2013/14 through to 2015/16 as part of the Leicestershire pooled budget to deliver the Supporting Leicestershire Families services.

Members commented on vital work that Melton has pioneered in this Service area.

RESOLVED that

- 1) the Specification at Appendix A be agreed as the basis of the delivery of the Supporting Leicestershire Families.
- 2) the Council's agreement to deliver these services be entered into as part of the Memorandum of Understanding with Leicestershire County Council entered into on 1st December 2011.
- 3) the specific provision with respect to the employment of the workers be noted.

C43. **COMMUNITY AND VOLUNARY ORGANISATIONS**

The Head of Communities and Neighbourhoods submitted a report to update members which provided an annual update on the Community & Voluntary Organisations supported by Melton Borough Council.

The Head of Communities and Neighbourhoods provided an update on the key organisations and how the Council is working with them to keep the services viable and stated that a briefing note could be sent to Members before the next committee.

RESOLVED that

- 1) the Annual Update on the Community & Voluntary Organisations supported by Melton Borough Council be noted.
- 2) the on-going work to develop the Credit Union service in Melton be approved and noted.

The meeting which commenced at 6.30p.m, closed at 7:53 p.m.

Chairman