

# Minutes



<b>Meeting name</b>	<b>Cabinet</b>
<b>Date</b>	<b>Wednesday, 17 January 2024</b>
<b>Start time</b>	<b>4.30 pm</b>
<b>Venue</b>	<b>Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire. LE13 1GH</b>

## Present:

**Chair** Councillor P. Allnatt (Chair)

**Councillors** S. Butcher P. Cumbers

**Officers** Chief Executive  
Director for Housing and Communities (Deputy Chief Executive)  
Director for Corporate Services  
Assistant Director for Governance and Democracy (Monitoring Officer)  
Assistant Director for Housing Management  
Housing Asset Manager (via remote link)  
Democratic Services Officer (HA)

Minute No.	Minute
60	<p><b>APOLOGIES FOR ABSENCE</b> Apologies were received from Councillor Cox and Councillor Glancy.</p>
61	<p><b>MINUTES</b> The minutes of the meeting held on 13 December 2023 were confirmed and authorised to be signed by the chair.</p>
62	<p><b>DECLARATIONS OF INTEREST</b> There were no declarations of interest for this meeting.</p>
63	<p><b>MATTERS REFERRED FROM SCRUTINY COMMITTEE IN ACCORDANCE WITH SCRUTINY PROCEDURE RULES</b> There were no items referred from the Scrutiny Committee in accordance with the Scrutiny Procedure Rules.</p>
64	<p><b>HOUSING REGULATION UPDATE</b></p> <p>The Director for Housing and Communities (Deputy Chief Executive) introduced the report, the purpose of which provided an update on the work being undertaken to prepare Melton Borough Council for the introduction of the new regulatory arrangements of the Social Housing (Regulatory) Act 2023 due in April 2024 and to also seek approval to establish a Landlord Assurance Board in 2024.</p> <p>The Director for Housing and Communities (Deputy Chief Executive) advised members that further reports would be brought forward at regular intervals and that Scrutiny would have a further update in April 2024.</p> <p>The Director for Housing and Communities (Deputy Chief Executive) advised that in terms of engagement tenants would be invited to be included onto the Landlord Assurance Board and the Council would be looking to work with the Tenant Participation Advisory Service, a national organisation, to gain experience in how to train and support tenants in this process. The invitations would be led by the Assistant Director for Housing Management who would invite a wide cross section of tenants onto the Board.</p> <p>The Chief Executive confirmed the wording under Membership for the Landlord Assurance Board would be altered from <i>Leader of the Opposition, or a nominated representative</i> to <i>Leader of the Opposition, or their nominated representative</i>.</p> <p>The Leader of the Council and Portfolio Holder for Housing and Landlord Services thanked officers for the report.</p>

Cabinet:

- 1) **NOTED** the preparations, progress and actions being taken in readiness for the new housing regulation regime which takes effect from April 2024.
- 2) **NOTED** the intention for management to review strategic and operational capacity to ensure continuing progress in key areas; ensuring excellence across the whole housing agenda.
- 3) **APPROVED** the establishment of a Landlord Assurance Board, as set out at Appendix A.

*Reasons for Recommendations:*

*To ensure Cabinet awareness and oversight of the regulatory context within which the Council is managing its housing function.*

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### **HOUSING ASSET MANAGEMENT PLAN (ANNUAL REFRESH)**

The Director for Housing and Communities (Deputy Chief Executive) introduced the report, the purpose of which introduced the first planned annual refresh of the HRA Asset Management Plan, now covering the period 2024-2029.

The Director for Housing and Communities (Deputy Chief Executive) advised the document sets out how we deliver on our capital programme and long-term delivery of the HRA business plan.

The Director for Housing and Communities (Deputy Chief Executive) advised that the HRA Business Plan and the Asset Management Plan, went through the Governance process in 2023 and that it would be included as part of the Housing and Regulatory work being looked at by Scrutiny Committee in April 2024.

The Director for Housing and Communities (Deputy Chief Executive) confirmed there is a commitment to replace electric storage heaters with more affordable forms of heating though there is no timeline for this just yet. This would be discussed in further detail with The Leader of the Council and Portfolio Holder for Landlord Services and advice sought on how else support can be offered to assist people on heating their properties.

The Portfolio Holder for Customers, Communities and Neighbourhoods requested that in reference to the regeneration of garage sites, consideration should be given for future demand for garage rentals as car ownership is increasing.

The Leader of the Council and Portfolio Holder for Housing and Landlord Services thanked officers for the report.

Cabinet:

- 1) **NOTED** the progress made on delivery of the HRA Asset Management Plan during 2023/2024.
- 2) **ENDORSED** the HRA Asset Management Plan refresh (2024-2025) and associated capital programme.

*Reasons for Recommendations:*

*The Asset Management Plan continues the work set out in the HRA Business Plan and supports a proactive and assurance led approach to Housing. It supports the Council to achieve its commitments to deliver high quality council homes across the Borough and to manage available finances and associated capital investment plans effectively.*

*Refreshing the plan enables continued focus on investment in council homes and keeping tenants safe. It shows how the council will manage compliance with regulatory requirements and meet the decent homes standard across council housing stock. It also refreshes and sets out a clear action plan for future investment, responds to a changing regulatory context, reflects up to date operating costs and plans capital spend accordingly.*

*It is not a legal requirement to produce an Asset Management Plan, however, it is good practice and helps provide a good framework for capital investment planning and a framework through which the council can demonstrate progress and continued compliance and enables a short-, medium- and long-term view on the financial sustainability of the HRA and any adjustments required.*

*The importance of clear, robust and effective plan for the safe and proactive management of council homes was brought into sharp national focus over the last year, further to the tragic and preventable death of Awaab Ishak – having a meaningful Asset Management Plan, and ability to evidence delivery, is key to this.*

The meeting closed at: 4.44 pm

Chair