

# Minutes

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## Housing and Health Committee Wednesday, 10th September, 2014

### Attendance

Cllr Carter (Chair)	Cllr Parker
Cllr Mrs Davies (Vice-Chair)	Cllr Tee
Cllr Baker	
Cllr Mrs Hones	
Cllr Mrs Hubbard	
Cllr McCheyne	

### Apologies

Cllr Mrs Henwood	Cllr Le-Surf
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### Substitute Present

Cllr Hirst	Cllr Barrett
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### Also Present

Cllr Clark

### Officers Present

Keith Carter	Property Manager
Helen Gregory	Interim Head of Housing
Jo-Anne Ireland	Acting Chief Executive
John Parling	Strategic Asset Manager
Claire Hayden	Governance and Member Support Officer
Maureen Montgomery	Tenants Talkback Representative
Linda Skinner	Tenants Talkback Representative

### 123. Apologies for Absence

Apologies for absences were received from Cllr Mrs Henwood and Cllr Le-Surf.

## **124. Minutes of the previous meeting**

The minutes of the meeting were approved and signed by the Chairman as a correct record.

Cllr Mrs Hubbard asked for the following amendment to the Housing and Health Committee of 9.7.2014 be added.

## **66. Food Safety and Health & Safety Enforcement Service**

2.2 *That the Authority writes to Government formally expressing its concerns over the reduction of Local Authorities Health & Safety Inspection of lower risk commercial properties.*

## **125. Performance Report**

The Committee receives regular updates on performance. Four key performance indicators were presented to Housing and Health Committee on 9 July 2014.

This report provides early feedback from the workshop sessions held with Managers and frontline staff to improve performance of KPI's; and the first results from the new repairs KPI's.

A motion was MOVED by Cllr Carter and SECONDED by Cllr Mrs Davies to receive the recommendations as set out in the report.

**RESOLVED UNANIMOUSLY to:**

2.1 For Members to note the contents of the report.

## **126. Major Works Programme**

The report asks Members to note the major works undertaken by the Council each year to ensure its homes are in good condition.

The report sets out the proposed works for 2014/15.

A motion was MOVED by Cllr Carter and SECONDED by Cllr Mrs Davies to receive the recommendation set out in the report.

**RESOLVED UNANIMOUSLY to:**

2.1 For Members to note the major works programme for 2014/15.

## **127. Affordable Housing Strategy**

The Council is proposing to commence building new homes. In response to this, it requires the development of an Affordable Housing Strategy to give vision and provide direction to enable affordable housing development to be focused and to maximise the impact of Council resources. The Council will need to consider a range of issues to structure and plan its future affordable housing development priorities.

The report is an introduction to identify areas for consideration and where supporting strategies and polices will be needed to guide the development process. This will ensure that Brentwood can both create and deliver affordable housing development opportunities to meet market demand and housing need.

During the debate Cllr Hirst asked for clarification on the Right to Buy to be used by November 2014. Miss Ireland to report back.

Following a full discussion. A motion was **MOVED** by Cllr Carter and **SECONDED** by Cllr Mrs Davies to approve the recommendation set out in the report.

Cllr Barrett requested a recorded vote in accordance with Part 4.1 of the Constitution, Rule 9.5, five Members requested a recorded vote be taken and Members voted as followed:

**FOR:** Cllrs Baker, Barrett, Carter, Mrs Davies and Mrs Hubbard (5)

**AGAINST:** Cllrs Hirst, Mrs Hones, McCheyne, Parker and Tee (5)

**ABSTAIN:** (0)

Voting took place and in accordance with Rule 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the **MOTION** was **CARRIED**.

**RESOLVED** to:

2.1 That the Committee authorises the formulation of an Affordable Housing Strategy and supporting as set out in 3.2 & 3.3.

## **128. Hallsford Bridge**

At the 17 July 2014 Asset & Enterprise Committee it was resolved “ That in principle the land should be transferred at an appropriate value and by a compliant mechanism to the Housing Revenue Account and to request that an

appraisal be prepared and submitted to the next Housing and Health Committee to enable that Committee to make an in principle assessment as to whether affordable housing can be provided”.

An architect has been engaged to determine the possible form of development and two potential schemes have been prepared (Appendix A & B).

Further investigations are required into the viability of the development and also the planning issues before a recommendation to the Committee can be concluded.

A further report will be presented to the next Committee which includes more accurate costings, further developed scheme designs, options on tenure and also procurement and potential development partners options .

Following a full discussion. A motion was **MOVED** by Cllr Carter and **SECONDED** by Cllr Mrs Davies to approve the recommendation set out in the report.

Voting took place by a show of hands and in accordance with Rule 9.2 of the Council Procedure Rules, the chair exercised his casting vote and the **MOTION** was **CARRIED**.

**RESOLVED** to:

2.1 That the investigations into the possible development of the site for residential use are progressed and that a report is presented to the next Housing & Health Committee on 5 November 2014 with recommendations.

## **129. Garage Site Redevelopment**

The Council owns a range of garage sites around the Borough where some of the garages are not in use due to low demand. As garage sites are under Council ownership they present a potential opportunity for redevelopment, in full or part, for new housing.

Officers will review the usage of sites and identify sites with an immediate development potential. An Architect will be engaged to assess the potential of three or four sites to determine the possible form of development. These will be presented to the November Committee for consideration.

The Committee is requested to agree to further work being undertaken to develop the feasibility and further explore the size and tenure options for the three or four sites.

A request was made by the lead officer for all members to feedback on the available sites.

A motion was **MOVED** by Cllr Carter and **SECONDED** by Cllr Mrs Davies to receive the recommendation as set out in the report subject to a suggested alterations by the mover after a full discussion.

- 2.1 Undertake feasibility assessments for affordable housing development on under-utilised garages and redundant car parks.
- 2.2 Incur consultants fees up to £30,000 funded from the existing HRA Capital Budget.

#### **RESOLVED UNANIMOUSLY**

#### **130. Urgent Business**

There are no items of urgent business.

#### **131. Local Government Act 1972 - Exclusion of Press and Public**

Not applicable.

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