

Minutes

Environment, Enforcement & Housing Committee Monday, 20th September, 2021

Attendance

Cllr Mrs Pearson (Chair)	Cllr Fryd
Cllr Mrs Hones (Vice-Chair)	Cllr Haigh
Cllr Barber	Cllr Heard
Cllr Dr Barrett	Cllr Kendall
Cllr Bridge	

Also Present

Cllr Hossack
Cllr Mrs Pound
Cllr White

Officers Present

Angela Abbott	- Housing Services Manager
Phoebe Barnes	- Corporate Finance Manager
Greg Campbell	- Corporate Director (Environment & Communities)
Zoey Foakes	- Governance & Member Support Officer
Tracey Lilley	- Corporate Director (Housing & Community Safety)
Paulette McAllister	- Principal, Design & Conservation Officer
Claire Mayhew	- Corporate Manager (Democratic Services)
Ian Winslet	- Viability Advisor (Ark Consultancy)

LIVE BROADCAST

[Live broadcast to start at 7pm and available for repeat viewing.](#)

106. Apologies for Absence

There were no apologies for absence received.

107. Minutes of the previous meeting

Members RESOLVED that the minutes of the Environment, Enforcement and Housing Committee held on 5th July 2021 were a true record.

108. Chairs update

Members noted the update in the report.

Members requested an update on climate change which the Chair said would come to the next committee meeting; this would fall in line with a new officer joining the Council.

Members also requested an update on Community Alarms with the new provider – Ms Lilley confirmed an update would be available for the next committee meeting.

Another update was requested by Members on the Axis Working Group following the report going to the Audit & Scrutiny Committee on 28th September 2021.

109. Decant Policy

The report presented the Decant Policy to the Committee for approval. The policy provided a clear framework for when decants would be used and ensured that the Council adhered to the relevant legislation for making home loss and disturbance payments to residents.

Ms Lilley asked members to reach out to residents to ask them to engage and provide their feedback with any consultation in order to get the most out of the Housing department.

A motion was **MOVED** by Cllr Mrs Pearson and **SECONDED** by Cllr Mrs Hones to agree the recommendations in the report.

Following a discussion a vote was taken and it was **RESOLVED UNANIMOUSLY** that: Members are asked to:

Members are asked:

To approve the Decant Policy in Appendix A.

Reason for recommendation

To ensure that the Housing Department has a policy covering the way that decants (both planned and unplanned) are managed and how tenants and leaseholders will be treated.

110. Meanwhile Offer

The report presented the Meanwhile Offer to the Committee for approval. The Meanwhile Offer sets out in general terms the approach the Council would take to the management and maintenance of properties and buildings impacted by regeneration.

Following a discussion a vote was taken and it was **RESOLVED UNANIMOUSLY** that: Members are asked to:

A motion was **MOVED** by Cllr Mrs Pearson and **SECONDED** by Cllr Mrs Hones to agree the recommendations in the report.

Members are asked:

To approve the Meanwhile Offer in Appendix A.

Reasons for Recommendation

To ensure that the Housing Department has an approach covering the management and maintenance of HRA sites impacted by regeneration.

111. Empty Homes Strategy

The current Empty Homes Strategy expired in 2020 and an updated document and delivery plan is required to take forward action in this area. The Council can have anywhere from between 300 to 450 empty homes at any one time. Many of these are in transition from being moved into, redecorated, rebuilt etc. The aim of this strategy is to have a process in order to tackle the longer term empty homes and create a path to bring them into occupation. An updated strategy document (Appendix A) and delivery plan (Appendix B) have been created based on good practice.

A motion was **MOVED** by Cllr Mrs Pearson and **SECONDED** by Cllr Mrs Hones to agree the recommendations in the report.

Following a discussion a vote was taken and it was **RESOLVED UNANIMOUSLY** that: Members are asked to:

Members are asked to:

1. Approve the Empty Homes Strategy and action plan.
2. Approve the recruitment of a part time empty homes officer

112. Urgent Business

In order to discuss the Strategic Housing Development Plan item openly, this was proposed to take it in to private session. Cllr Mrs Pearson **MOVED** and Cllr Mrs Hones **SECONDED** to take Urgent Business prior.

There are no items of urgent business to discuss.

The Chair closed the meeting to the press and public and for them to be excluded from the meeting on the next item on the grounds that the disclosure of exempt information as defined in schedule 12A of the Local Government Act 1972.

113. Strategic Housing Development Plan

The report summarised progress since the last report to Committee on 5 July 2021 on the development of a pipeline of new affordable homes through the development and regeneration of various Housing Revenue Account (HRA) owned sites.

As a reminder, this Strategic Housing Delivery Programme (SHDP) is made up of two distinct elements,

- 1) the regeneration of Brookfield Close and Courage Court, Hutton to develop 62 zero carbon homes and
- 2) the development of a range of smaller HRA sites to deliver a further 80 Zero Carbon homes on a further 8 council owned sites.

All of these new homes will contribute to, and be managed within, the Council's HRA. In addition this report also updated Members on progress with the conversion of 17, Crescent Road, Brentwood, a vacant double fronted Victorian villa style house in some disrepair into two new apartments.

The Council's Corporate Strategy 'Brentwood 2025' commits to Introducing "innovative Carbon reduction and absorption schemes", "identify opportunities for low emission and green developments" and using 'brownfield sites efficiently, such as council owned garage sites, to provide affordable homes...".

A motion was **MOVED** by Cllr Mrs Pearson and **SECONDED** by Cllr Mrs Honess to agree the recommendations in the report.

Following a discussion a vote the recommendations were taken separately.

Members are requested to:

1. **Note the new affordable homes programme viability assessment in the report and approve:**
 - a) **the continuation of financial and technical assessment across the small sites programme to inform a final report to this Committee on the viability of the programme;**
 - b) **the commencement of the tendering process for a construction partner for the redevelopment of Brookfield Close and Courage Court.**

A vote by show of hands was taken and it was **RESOLVED UNANIMOUSLY**.

Members are requested to:

2. **Consider the options available for the redevelopment of Ingleton House and identify the preferred option for further delivery assessment.**

A vote by show of hands was taken and it was **RESOLVED** to agree Option 1 (within the report) - Continued Inclusion in the Council's Small Sites Programme of new affordable homes.
