

Minutes

Housing Committee Monday, 27th June, 2022

Attendance

Cllr White (Chair)	Cllr Heard
Cllr Mrs Pearson (Vice-Chair)	Cllr Mrs Hones
Cllr S Cloke	Cllr Kendall
Cllr Mrs Davies	Cllr McLaren

Apologies

Cllr Nicky Cuthbert

Substitute Present

Cllr Andy Fryd

Also Present

Cllr Barber
Cllr Poppy
Cllr Slade

Officers Present

Niamh Butler	- Governance and Member Support Officer
Nicola Marsh	- Corporate Manager - Housing Estates
Paulette McAllister	- Principal, Design & Conservation Officer
Ian Winslet	- Strategic Director
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer

41. Apologies for absence

Apologies were received from Cllr Nicky Cuthbert, with Cllr Fryd substituting.

42. Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the Environment, Enforcement & Housing Committee held on the 7th March 2022 were a true record.

43. Chairs Update

The report began on page 19 which highlighted the work that the housing department have done.

44. Co-option of Tenants Representatives

The report sets out proposals to co-opt representatives of Tenants Talkback into the Environment, Enforcement and Housing Committee for housing related items, in accordance with the Council constitution.

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

Following a full discussion, it was resolved **UNANIMOUSLY** that:

Members are asked to:

R1. Approve that Tenant Talkback be invited to send two representatives to each meeting of the Housing Committee where public housing items are to be discussed.

R2. Approve that the representatives of Tenants Talkback be co-opted onto the committee for the duration of the consideration of these items, and have the right to speak, but not vote.

R3. Request that the Corporate Manager (Estates) arrange appropriate training of the representatives.

Reasons for Recommendation

To ensure that the Housing Department provides effective and transparent representation of local people's views.

45. Strategic Housing Delivery Plan (SHDP)

This report summarises progress of 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 alongside the Harewood Regeneration Project consisting of around 40 new 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.

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...”.

This item was for information only and no vote was required.

46. Key Performance Indicators

Key Performance indicators are collected across all services in the Housing Department and help monitor how we are performing across a set list of key areas.

This report presents these Key Performance Indicators to Members of the Housing Committee with a commentary for each one which details why we are under performing and noting where a high level of performance has been achieved.

This item was for information only and no vote was required.

47. Damp, Mould and Condensation Policy

Damp, Mould and Condensation has been a known issue for a number of years. However, following the introduction of the Homes (fitness for Human Habitation) Act 2018, we have seen an increase of disrepair claims being brought against the Council and many focus on the aforementioned issue.

Although there has been information on our website for a number of years and leaflet literature available to residents, in discussion with our legal team, it is prudent to implement a full Damp, Mould and Condensation Policy.

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

Following a full discussion, it was **RESOLVED** that:

Members are asked to:

R1. Approve the draft Damp, Mould and Condensation Policy for implementation.

Reasons for Recommendation

It has been recommended by our legal advisors to have a policy in place to support not only disrepair cases, but to futureproof the dwellings occupied within the borough.

48. Management Move Policy

This report presents the Management Move Policy to the Committee for approval.

The policy provides a clear framework for when management moves are considered and ensures that the Council is transparent in its processes and procedures.

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

Following a discussion, a vote was taken and it was **RESOLVED** that:

Members are asked to:

R1. To approve the Management Move policy included in Appendix A.

Reasons for Recommendation

To ensure that the Housing Department has a policy covering the way that management moves are managed and how tenants will be treated.

49. Urgent Business

There were no items of urgent business to discuss, the meeting concluded at 8:25pm.