



HOUSING SELECT COMMITTEE

Meeting: Thursday, 4 February 2016 at 6.30 pm in the Café, Buxton Pavilion Gardens

Present: Councillor A McKeown (Chairman)

Councillors Easter, Flower, Grooby, Robins and Sloman

Tenant/Independent Members – K Smith

Apologies for absence were received from Councillor Atkins.

Councillor McCabe was also in attendance.

16/35 **DECLARATIONS OF INTEREST**
(Agenda Item 2)

Councillor McCabe declared a disclosable pecuniary interest in agenda item 7 Homelessness Prevention Expenditure update (reason: work for Crossroads Derbyshire) and withdrew from the meeting during consideration of this item.

16/36 **PEAKS AND PLAINS HOUSING – PRESENTATION**
(Agenda Item 4)

Nigel Bennett and Laura Astwood from Peaks and Plains Housing Trust were in attendance to present an overview of the work of the work of Peaks and Plains Housing Trust and properties in High Peak.

A presentation covered:

- Properties owned and managed.
- Services provided including repairs, maintenance, adaptations and improvements.
- Contracts with local authorities.
- Trust Link.
- Energy Support.
- Lifelinks.
- Moving towards becoming a housing provider specialising in affordable housing.
- Challenges in developing new homes.
- Funding for development.
- Active Asset Management.
- Rural schemes.
- Other developments.
- High Peak update.
- Employment and training.



Discussion took place on the business plan for the Homes and Communities Agency and total funding gap of £9 million achieved through restructuring, buying an office building and renting out office space.

It was reported that a joint Corporate and Housing Sub-Committee would develop the Housing Revenue Account business plan over the next 12 months. Work at Victoria Park Road, Buxton would start in October. A recent application for planning permission for Macclesfield Old Road, Buxton had been received, which included 5 shared ownership properties. An update on Buxton empty properties would be considered at the next meeting.

RESOLVED:

That the presentation be received with thanks.

16/37

MINUTES

(Agenda Item 5)

RESOLVED:

That the minutes of the meeting held on 14 January 2016 be approved as a correct record.

16/38

HOUSING PERFORMANCE UPDATE – 2015/16

(Agenda Item 6)

The Committee received an update on the performance of the Council across a range of housing measures for the period April to December 2015.

Discussion took place on hard to let properties and the recent visits by the Chartered Institute of Housing (CIH). It was reported that the CIH were assisting with a strategic review.

Consideration was given to performance, minor voids, delays, maintenance, the home options process and the experience of those submitting bids. Members were requested to let the Interim Head of Customer Services, Roger Burnett, have the details of any issues or delays experienced.

RESOLVED:

1. That the Executive Director (People) be requested to advise Ward Members' in advance of any further CIH visits and Councillor Sloman requested an invitation to the officer working group.
2. That the update be noted.

(Councillor McCabe left the meeting during discussion on the following item.)

16/39

HOMELESSNESS PREVENTION EXPENDITURE UPDATE

(Agenda Item 7)



The Committee received a report on the expenditure of the Homelessness Budget 2016/17 and proposed Second Homes Council Tax allocation for 2016/17.

Discussion took place on:

- Council tax premium paid by those owning second homes and minimum impact on the number of second houses in the Borough.
- 50% premium charged nationally and 90% in Derbyshire.
- Proposed second homes council tax allocation 2016/17 and the need for information on where value had been added.
- Numbers of second homes in High Peak being around the national average.
- Counselling support available.
- Good News Family Care.

RESOLVED:

1. That detailed information on proposed second homes council tax allocation 2016/17 and about Good News Family Care be circulated.
2. That the Executive be recommended to approve the Homelessness Budget distribution for 2016/17 outlined in table 4 of the report, subject to the approval of the Second Homes Council Tax bid;
3. That the Executive be recommended to note the 2016/17 Second Homes Council Tax bid to Derbyshire County Council outlined in table 3 of the report;
4. That the Executive be recommend to approve the use of second homes council tax funding following Derbyshire County Council approval.

(Councillor McCabe rejoined the meeting after discussion on this item.)

16/40

SELECT COMMITTEE WORK PROGRAMME

(Agenda Item 9)

It was noted that the Interim Head of Customer Services Peaks would report to the next meeting on the Housing and Planning Bill.

RESOLVED:

That the Select Committee Work Programme be noted.

16/41

EXCLUSION OF PRESS AND PUBLIC

(Agenda Item 10)

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item of business as there may be disclosure to them of



exempt information as defined in paragraph 3 of part I of Schedule 12A of the Local Government Act 1972

SUMMARY OF EXEMPT ITEM

16/42

KITCHEN RENEWALS 15/16 AND 16/17

(Agenda Item 11)

RESOLVED:

That the contents of the report be noted and the Executive be recommended to approve the recommendations in section 8 of the report.

The meeting concluded at 7.46 p.m.

CHAIRMAN