



HOUSING SELECT COMMITTEE

Meeting: Wednesday, 9 June 2016 at 6.30 pm in the Committee Room, Glossop Municipal Buildings

Present: Councillor A McKeown (Chairman)

Councillors Atkins, Barrow (substitute for Sloman), Easter, Grooby and Robins

Tenant/Independent Members – K Smith

Apologies for absence were received from Councillors Flower and Sloman.

17/01 APPOINTMENT OF CHAIRMAN

(Agenda Item 2)

RESOLVED:

That Councillor A McKeown be appointed as Chairman of the Committee for the Municipal Year 2016/17.

(Councillor A McKeown in the Chair)

17/02 APPOINTMENT OF VICE-CHAIRMAN

(Agenda Item 2)

RESOLVED:

That Councillor Robins be appointed as Vice-Chairman of the Committee for the Municipal Year 2016/17.

17/03 MINUTES

(Agenda Item 5)

RESOLVED:

That the minutes of the meeting held on 4 May 2016 be approved as a correct record.

17/04 STARTER HOMES FUNDING OPPORTUNITY

(Agenda Item 6)

There was an update on the recently announced Homes and Communities (HCA) Starter Home: Unlocking the Land Fund (March 2016). Issues discussed included:

- Ownership.
- Local Plan and Affordable Housing.
- Joint working with neighbouring authorities.
- Potential sites and discussions.



- Terms to be considered by the Executive.
- Conditions and time constraints ensuring the future sale of properties at below market value.
- Market value benchmark and cap at £250,000.
- Future report on financial implications.

RESOLVED:

1. That the high level Expression of interest submitted to the Homes and Communities agency for delivery of Starter Homes be noted.
2. That a more detailed report be considered once the outcome of the initial Expression of Interest is known, which may be early 2017.

17/05 **IMPLICATIONS OF HOUSING AND PLANNING ACT 2016**
(Agenda Item 7)

The Committee received an update on the Housing and Planning Act 2016 and the impact this will have on the delivery of the authority's Housing and Planning functions.

Discussion took place on:

- Recent information.
- Landlords, convictions and HMO licence conditions.
- Social housing tenancies of up to 10 years or to a child's 19th birthday.
- Pay to Stay requirements, guidance awaited, additional funding generated and different amounts available to Councils and Housing Associations.
- Existing gas safety standards.
- Travelling community.
- Benefits from having a Local Plan.
- Requirements on Councils to fully and openly consider the financial benefits of development.
- Privatisation of planning application processing.

RESOLVED:

That the content of the report be noted and further updates received as appropriate.

17/06 **SELECT COMMITTEE WORK PROGRAMME**
(Agenda Item 8)

There was an update on the closure of Eccles Fold respite care. It was reported that 6 respite beds and 24 hour provision had been withdrawn. Tenants had been advised, demand had fallen while uncertain and there had not been an immediate problem.

To be added:

- An update on the Housing and Planning Act.



- Non-financial update from Housing Revenue Account Business Plan.

RESOLVED:

That the Select Committee Work Programme as amended be noted.

The meeting concluded at 7.38 p.m.

CHAIRMAN