

## HOUSING BOARD

**Meeting: Monday, 2 December 2024 at 6.00 pm in a Virtual Meeting**

Present: Councillor J Taylor (Chair)

Councillors L Grooby, B Hastings-Asatourian and K Sizeland

Mr M Horn, Ms S Ridgway and Mr G Webster (Tenant Representatives)

Councillors Barrow, A McKeown and Sloman (ex-officio)

Councillor Todd was also in attendance.

Apologies for absence were received from Councillors G Cross and S De Pee and Mr D King.

### **25/18 CHAIR'S ANNOUNCEMENT**

The Chair confirmed that the meeting was being broadcast live to the internet via the Council's website and was capable of repeated viewing. The images and sound recording may be used for training purposes within the Council. All were asked to keep to the speaking guidelines which were outlined. Any views expressed by any speakers in the meeting are the speaker's own and do not necessarily reflect the view of High Peak Borough Council.

New members of staff were introduced to the Board, namely, Anna Eastgate (Executive Director (Community Services)), Maggie Nelson (Interim Head of Housing) and Vicki Mitchell (Head of Assets).

### **25/19 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Grooby declared an 'other' interest in all items insofar as her son has recently become a HPBC tenant.

### **25/20 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 3 September 2024 be approved as a correct record.

### **25/21 VERBAL UPDATE FROM CHAIR OF TENANTS ENGAGEMENT GROUP**

(Agenda Item 4)

Stella Ridgway, Chair of the Tenant Engagement Group (TEG) gave the Board an update on the work of the group including that membership has

increased by one member with potentially two more. The Group has been to an event on the Gamesley Estate and more will be planned in the New Year elsewhere in the borough. The Group hopes to engage with parents of both young and teenage children as that demographic is not currently represented in the group.

The pilot for the Missed Appointment Policy started on 1 December and the form is now live on the website. The results of tenant approval for the rewilding wildflower project in New Mills are awaited, and the Tenant Engagement Strategy is being presented this evening.

The Group have identified a gap in project planning and want to explore how focus groups can be used to gather tenant stories that can be used as stakeholder stories.

The Group also want to encourage staff training to show we are making a difference and encourage other tenants to get involved because currently the general perception is that council and partners are not as committed to tenant engagement as they probably are. Reference was made to the availability of training both in-house and via TPAS, and there is a meeting with the heads of the relevant departments next month to discuss this and future cooperation plans.

With reference to the above, the Tenant Engagement Group proposed the following:

“That Tenant Engagement be written into policy, distributed to everyone, enforced, and monitored and that this and all staff and tenant engagement training be reported and monitored by the Housing Board from 1 February 2025.”

RESOLVED:

1. That the update be received with thanks; and
2. That the proposal that Tenant Engagement be written into policy, distributed to everyone, enforced, and monitored and that this and all staff and tenant engagement training be reported and monitored by the Housing Board from 1 February 2025, be supported.

## **25/22 HOUSING STRATEGY** (Agenda Item 5)

The Board considered the draft Housing Strategy 2024 – 2029, the purpose of which is to provide a high-level overview of the national and local context and to set out the strategic direction in respect of housing and housing services across the Borough. The Board was requested to review the draft Strategy and approve the draft for consultation. Particular reference was made to page 32 of the Strategy, which set out the key High Peak housing facts, including information around EPCs.

Consideration was given to access to tenants' properties for repairs and maintenance, the policy around disabled adaptations in respect of baths and showers and the costs and benefits of energy efficiency works to properties, including solar panels and heat pumps. It was suggested that further consideration could be given to the conservation and bio-diversity elements within the Strategy, including things like the provision of swift boxes and hedgehogs runs, which will include working with tenants, and the Tenants Engagement Group agreed to support the work around this issue.

The Board were reminded of the longer-term vision previously agreed which is to grow the housing stock up to 6000 over a 30 year period taking into account financial, environmental and community elements, some of which can be taken forward via this Strategy.

RESOLVED:

That the draft Strategy be approved for consultation.

**25/23**      **TENANT ENGAGEMENT STRATEGY**  
(Agenda Item 6)

The Board considered the Tenant Engagement Strategy which has been developed by the Tenant Engagement Group (TEG) in conjunction with High Peak borough Council. The Strategy aims to foster open communication, collaboration, and improve the overall experience for HPBC tenants, with the TEG serving as a conduit for tenants and working to address concern, share ideas and improve the quality of life within the community. The Interim Head of Housing emphasised the importance of this Strategy and the need to address this area effectively across the Council.

RESOLVED:

That the Executive be recommended to approve the Tenant Engagement Strategy.

**25/24**      **DOMESTIC ABUSE POLICY**  
(Agenda Item 7)

The Board considered the Domestic Abuse Policy which set out key principles to ensure a consistent and effective approach in response to reports of, or concerns regarding domestic abuse relating to High Peak Borough Council tenants, or those living with them. The Policy supports the delivery of the Council's legal and regulatory responsibilities and sets out the help and support that will be provided by the Council; identifies support that can be accessed and sets out how collaboration will be undertaken with partners to help support survivors of domestic abuse.

RESOLVED:

That the Executive be recommended to approve the Domestic Abuse Policy.

**25/25**      **PERFORMANCE INFORMATION**  
(Agenda Item 8)

The Board considered performance information around several different areas as set out in page 3 of the report. Reference was made to backlog repairs, anti-social behaviour, safety compliance, damp and mould and CareLink.

In respect of damp and mould, it was reported that a new surveyor had been appointed, and the excellent quality of work was commented upon. Reference was also made to the exceptional level of service provided by the Carelink Team.

Regarding performance around repairs, the Board were advised that this was one of the measures scrutinised regularly in detail by the Alliance Norse Strategic Oversight Board (formerly Commissioning Board). It was requested that consideration be given to a representative of the TEG being appointed to the SOB.

The Board were requested to consider whether there are any measures they would like to scrutinise in more detail at future meetings.

RESOLVED:

That the Performance Information be noted.

The meeting concluded at 6.40 pm

**CHAIR**