

Decisions of the Housing Committee

27 October 2014

Members Present:-

Councillor Tom Davey (Chairman)
Councillor Lisa Rutter (Vice-Chairman)

Councillor Val Duschinsky	Councillor Bridget Perry
Councillor Ross Houston	Councillor Shimon Ryde
Councillor Adam Langleben	Councillor Tim Roberts
Councillor Kath McGuirk	

Also in attendance:
Councillor Reema Patel

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 30 June 2014 be approved as a correct record, subject to the addition of the following under minutes item 2 (Declarations of Members Disclosable Pecuniary Interests and Non-Pecuniary Interests):

“Councillor Ross Houston declared a non-pecuniary interest as a Council appointed representative on the Board of The Barnet Group Ltd.”

2. ABSENCE OF MEMBERS

None.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Ross Houston declared a non-pecuniary interest as a Council appointed representative on the Board of The Barnet Group Ltd.

Councillor Adam Langleben declared a non-pecuniary interest as a Member of the West Hendon Regeneration Partnership Board.

Councillor Kath McGuirk declared a non-pecuniary interest in agenda item 9 (Housing Allocations Scheme) as someone who had been affected personally by domestic violence.

Councillor Shimon Ryde declared a non-pecuniary interest as a Board Member of the Agudas Israel Housing Association.

Councillor Tim Roberts declared a non-pecuniary interest as an owner of property in the borough.

4. PUBLIC QUESTIONS AND COMMENTS

Details of the questions asked and the published answers were provided with the agenda papers for the meeting.

The Committee received public comments from Mr Daniel Hope prior to consideration of minute item 7 (Any Other Items the Chairman Decides are Urgent – Article 4 Direction for Houses in Multiple Occupancy).

5. MEMBERS' ITEMS (IF ANY)

None.

6. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

The Chairman announced a variation in the order of the agenda. Agenda Items 13 (Urgent Item – Article 4 Direction for Houses in Multiple Occupancy) and 9 (Housing Allocations Scheme) would be considered before Agenda Item 7 (Housing Strategy).

7. URGENT ITEM - ARTICLE 4 DIRECTION FOR HOUSES IN MULTIPLE OCCUPANCY

As set out at minute item 5, the Committee received a public comment from Mr Daniel Hope.

The Chairman introduced the report.

RESOLVED that:

- 1. The Committee note the proposed costs set out in paragraph 5.2.3 for compiling a comprehensive evidence base and undertaking the process of making and confirming an Article 4 Direction as set out in the Project Plan at Appendix A.**
- 2. The Committee note that the introduction of an Article 4 Direction could complement Additional Licensing of HMOs as proposed to this Committee.**
- 3. The Committee approve a maximum amount of £17,000 from the New Homes Bonus / Infrastructure Reserve to cover costs of compiling the evidence base and making and confirming any necessary Article 4 Direction.**

8. HOUSING ALLOCATIONS SCHEME

In accordance with Meeting Procedure Rule 7, Councillor Reema Patel addressed the Committee on the proposed Housing Allocations Scheme.

The Chairman introduced the report.

RESOLVED that the Committee approve the proposed revisions to the Council's Housing Allocations Scheme following on from a period of public consultation, subject to a review of the proposal to remove the reasonable preference category in Band 1 relating to applicants who need to move because there is a risk of violence or threat to life.

RESOLVED that the Committee delegate authority to the Strategic Director for Growth & Environment to approve the amended Housing Allocations Scheme following consultation with the Housing Committee Chairman (Councillor Tom Davey) and the Labour Spokesperson for Housing (Councillor Ross Houston). The Committee agreed that if the Chairman and the Labour Spokesperson for Housing were unable to agree amendments to the sections Housing Allocations Scheme relating to households at risk of violence, the decision on the Scheme would be referred back to the Housing Committee on 2 February 2015 for decision.

9. HOUSING STRATEGY

The Committee considered the report.

Having been put to the vote the Committee voted:

In Favour: 5
Against: 0
Abstentions: 4

RESOLVED that:

- 1. The Committee approve the proposed draft Housing Strategy for public consultation, subject to officers considering the feasibility of promoting self-build properties within the Strategy.**
- 2. The Committee authorises officers to commence public consultation from 1 December 2014 to 28 February 2015 inclusive, or on other appropriate dates as soon as possible if these dates cannot be met.**
- 3. That the results of the consultation be reported back to Committee on 22 April 2015 together with officer recommendations and a revised Strategy if appropriate.**

10. HOUSING BUSINESS PLANNING

The Committee considered the report.

Having been put to the vote the Committee voted:

In Favour: 5

Against: 0

Abstentions: 4

RESOLVED that:

- 1. The Committee approves the Commissioning Plan (Appendix A), subject to consultation. The Commissioning Plan sets out the strategic priorities, commissioning intentions, outcome measures, revenue budgets and capital requirements for recommendation to the council's Policy and Resources Committee on 2 December 2014.**
- 2. The Committee agrees to public consultation on the Commissioning Plan commencing immediately following Policy and Resources Committee on 2 December 2014, before final Commissioning Plans are agreed by Policy and Resources on 17 February 2015.**

11. EMPTY PROPERTIES COMPULSORY PURCHASE ORDERS (1)

The Committee considered the report.

RESOLVED that:

- 1. The Committee approve the making of Compulsory Purchase Orders (CPOs), under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981 in respect of the properties identified as 'A' and 'B' in the exempt report.**
- 2. Subject to the authorisation for the making of the Compulsory Purchase Orders referred to in decision 1 above, the Orders be submitted to the Secretary of State at the Department for Communities and Local Government for consideration and confirmation.**
- 3. In the event of the Secretary of State at the Department for Communities and Local Government returning the Orders for confirmation by the Council, the Order be confirmed on behalf of the Council.**
- 4. Following confirmation of the Orders, that Housing Committee approve the entry into a Cross-Undertaking with the owner(s) of the relevant property not to implement the Order on the condition that the owner(s) agree(s) to bring their property back into use within a reasonable time.**
- 5. In the event that a Cross-Undertaking is not entered into as referred to in recommendation 4. above, or the terms of the Cross-Undertaking are not adhered to by the owner, that authority be delegated to the Strategic Director for Growth and Environment to proceed with the compulsory acquisition of the properties in question.**
- 6. Following the compulsory acquisition of any of the properties, an options paper on the onward disposal be brought to the Housing Committee for decision.**

7. The Committee approve that the financial costs of the Compulsory Purchase Orders be indemnified through the Corporate Capital Programme.

12. HOUSES IN MULTIPLE OCCUPANCY - VERBAL UPDATE

This item was WITHDRAWN from the agenda.

13. COMMITTEE FORWARD WORK PROGRAMME

The Committee noted that the item on Management Agreements (Business Planning) was likely to be progressed outside of the committee cycle.

Councillor Houston requested that an item on Homelessness be added to the work programme. The Chairman requested that Councillor Houston provide additional information on the proposed item to the Governance Officer prior to the item being added onto the work programme.

The Committee noted that the item titled 'Service Charge Policy Options Review including Amendments to Discretionary Loan Scheme for Leaseholders' which had been included in the September 2014 version of the committee work programme had been withdrawn from the agenda by the Chairman.

RESOLVED that the Committee approve the Forward Work Programme.

14. MOTION TO EXCLUDE THE PRESS AND PUBLIC

RESOLVED that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 9 of Part 1 of Schedule 12A of the Act (as amended)

15. EMPTY PROPERTIES COMPULSORY PURCHASE ORDERS (1) (EXEMPT)

RESOLVED that the information contained in the exempt report be noted.

16. ANY OTHER EXEMPT ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 9.02 pm