

Decisions of the Housing Committee

27 April 2015

Members Present:-

Councillor Tom Davey (Chairman)

Councillor Val Duschinsky	Councillor Bridget Perry
Councillor Ross Houston	Councillor Shimon Ryde
Councillor Adam Langleben	Councillor Tim Roberts
Councillor Kath McGuirk	Councillor Jim Tierney (substitute for Councillor Kath McGuirk)
Maureen Braun (substitute for Councillor Lisa Rutter)	

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 2 February 2015 be agreed as a correct record and signed by the Chairman.

2. ABSENCE OF MEMBERS

COUNCILLOR KATH MCGUIRK AND COUNCILLOR LISA RUTTER.

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

Councillor Roberts

Declared a general non-pecuniary interest, in his capacity as a joint private landlord.

Councillor Houston

Declared a non-pecuniary interest as an appointee to the Barnet Board.

Councillor Langleben

Declared a non-pecuniary interest in agenda item 10, as he was a private tenant

Councillor Ryde

Declared a non-pecuniary interest with regard to agenda item 5.

4. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

NONE.

5. MEMBERS' ITEM - COUNCILLOR HOUSTON - ENGAGEMENT WITH REGISTERED PROVIDERS

Councillor Ross Houston had requested that a Member's Item be considered on the following matter:

"To ask the Housing Committee to consider and discuss how the Council engages with Registered Providers at both a local and strategic level both in terms of policy / commissioning and scrutiny of performance as Performance & Contract Management Committee does not monitor RPs and there should be an agreed process for engagement."

RESOLVED that a report be prepared for consideration by the Committee, with a view to more strategic engagement with Registered Providers.

6. MEMBER'S ITEM - COUNCILLOR MCGUIRK - BRIEFING ON THE HOUSING NEEDS ASSESSMENT

Councillor Kath McGuirk had requested that a Member's Item be considered on the following matter:

"To ask for a detailed briefing on the Housing Needs Assessment used in the draft Housing Strategy to calculate the number of affordable homes the council believes they will need to deliver to meet current and future housing need."

RESOLVED that a briefing note be circulated to all Members of the Committee, prior to the next meeting, to include an explanation of how the figures are formulated.

7. MEMBERS' ITEM - COUNCILLOR ROBERTS - SECURE AND NON-SECURE TENANTS ON GRAHAME PARK AND DOLLIS VALLEY

Councillor Tim Roberts had requested that a Member's Item be considered on the following matter:

"To ask that the Housing Committee receives an update on how the council is dealing with existing secure tenants and non-secure tenants over the current and next phases of the regeneration."

RESOLVED that

A quarterly briefing note be provided for Members of the Committee, with regard to all regeneration estates, giving an update on all secure and non-secure tenants, detailing how the Authority is discharging its duty to those tenants and also updating on out of borough usage.

8. MEMBERS' ITEM - COUNCILLOR LANGLEBEN - RENT INCREASE FOR WEST HENDON ESTATE

Councillor Adam Langleben had requested that a Member's Item be considered on the following matter:

“To ask for a briefing on the recent decision to increase rents for West Hendon estate tenants by around £20 a week to reach target rent levels. Please could officers provide background information to this decision, and details of when and how this was communicated to tenants, as well as details of the timescales tenants are being asked to comply with the rent increase. Please could the housing committee also be provided with details of how this will be dealt with for the other regeneration estates.”

RESOLVED that

- 1. a briefing note be circulated to all Members of the Committee outlining the impact on tenants already affected and the potential future impact with a view to detailing the mitigation measures that can be taken to help tenants that could fall into arrears ;**
- 2. The briefing note to also include the effect of service charges, Council Tax and water rate increases.**

9. BARNET HOMES DELIVERY PLAN 2015/16

The Committee considered this report which set out the Services to be delivered by Barnet Homes in 2015/16.

Members queried the potential impact on rent collection rates and were informed that this only affected a small group of tenants and the Authority were working closely with Barnet Homes on this matter.

Members also asked if the income figures related to up to date housing stock figures.

Officers gave a commitment to check this and brief Members accordingly.

RESOLVED that the Delivery Plan for Housing Management and Housing Options Services for 2015/16 be noted.

10. SUMMARY OF FEEDBACK FOLLOWING CONSULTATION ON THE DRAFT HOUSING STRATEGY

The Committee considered this report, noting that the Council had undertaken a public consultation on the draft Housing Strategy. The consultation included an online survey as well as presentations to Barnet Homes Performance Advisory Group, The Landlords Forum and a Housing Forum meeting. This report summarised the outcomes of the consultation. The Housing Committee would be asked to approve a revised version of the draft Housing Committee Strategy in June 2015.

RESOLVED that the feedback following the consultation on the draft Housing Strategy be noted, with the final strategy to be submitted to this Committee in due course.

11. COMMITTEE FORWARD WORK PROGRAMME

RESOLVED that the Work Programme be noted.

12. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 19.34pm