

Decisions of the Housing Committee

8 February 2017

Members Present:-

Councillor Tom Davey (Chairman)

Councillor Melvin Cohen	Councillor Kath McGuirk
Councillor Daniel Thomas	Councillor Bridget Perry
Councillor Ross Houston	Councillor Tim Roberts
Councillor Adam Langleben	Councillor Peter Zinkin (for Councillor Shimon Ryde)

Apologies for Absence

Councillor Shimon Ryde

THE CHAIRMAN CHANGED THE RUNNING ORDER OF THE AGENDA, AS REFLECTED IN THESE MINUTES.

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 20 October 2016, be agreed as a correct record.

2. ABSENCE OF MEMBERS

Councillor Ryde, with Councillor Zinkin as substitute.

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

Councillor	Item	Interest
Langleben	Item 6 - Members Items	Non-pecuniary: Trustee West Hendon Community Trust Fund
Houston	Item 6 - Members Items Item 9 – Annual Review of Council Dwelling Rents and Service Charges for 2017/18 Private Sector Fees and Charges 2017/18	Council appointed representative on Barnet Homes Board

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

The Committee received a representation from Lloyd Zokay, relating to agenda item 8 – Referral from Chipping Barnet Area Committee for a decision on options for dealing with 56 Bedford Avenue a Long Term Empty Property. This was dealt with under item 8.

6. PETITIONS - PETITION REFERRED FROM CHIPPING BARNET AREA COMMITTEE RELATING TO 56 BEDFORD AVENUE

The Committee received the referred petition and a representation from Lloyd Zokay. Mr Zokay was also allowed a further 3 minutes to make a public comment on the next item on the agenda, which related to this petition, as the two items were discussed in tandem.

RESOLVED that the petition be noted.

7. REFERRAL FROM THE CHIPPING BARNET AREA COMMITTEE FOR A DECISION ON OPTIONS FOR DEALING WITH 56 BEDFORD AVENUE A LONG TERM EMPTY PROPERTY

The Committee received the report and chose to discuss the matter and make the decision in public session and not refer to the separate exempt report.

RESOLVED that

- 1. That the Committee note the information in the exempt report**
- 2. That in the event that sufficient progress is not made in renovating the property by March 2018 the Committee recommends that the Assets, Regeneration and Growth (ARG) Committee authorise the making of a Compulsory Purchase Order (CPO), under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981 in respect of the property identified in the exempt report**
- 3. That, subject to the authorisation for the making of the Compulsory Purchase Order referred to in recommendation 2 above, the Order be submitted to the Secretary of State at the Department for Communities and Local Government for consideration and confirmation.**
- 4. That, in the event of the Secretary of State at the Department for Communities and Local Government returning the Order for confirmation by the Council, the Order be confirmed on behalf of the Council.**
- 5. Following confirmation of the Order, that ARG Committee approves the entry into a Cross-Undertaking with the owner of the relevant property not to implement the Order on the condition that the owner agrees to bring their property back into use within a reasonable time.**

6. In the event that a Cross-Undertaking is not entered into as referred to in recommendation 5. above, or the terms of the Cross-Undertaking are not adhered to by the owner, to recommend that the Assets, Regeneration and Growth Committee delegates authority to the Commissioning Director – Growth and Development to proceed with the compulsory acquisition of the property in question.
7. That, following a compulsory acquisition of the property, an options paper on the onward disposal be brought to the Assets and Regeneration and Growth Committee for decision.
8. That Housing Committee note that the financial costs of the Compulsory Purchase Order would be funded through the approved Capital Programme.

8. COMPULSORY PURCHASE OF A LONG TERM EMPTY PROPERTY (PUBLIC VERSION)

The Committee received the report and chose to debate the matter and make the decision in public session and not to refer to the exempt report.

RESOLVED that

- 1 the Committee recommends the Assets, Regeneration and Growth Committee to authorise the making of a Compulsory Purchase Order, under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981, in respect of the property identified as 'a' in the exempt report.
- 2 That, subject to the Assets, Regeneration and Growth Committee authorising the making of the Compulsory Purchase Order referred to in recommendation 1 above, the Order be submitted to the Secretary of State for Communities and Local Government for consideration and confirmation.
- 3 That, in the event of the Secretary of State for Communities and Local Government returning any of the Order for confirmation by the Council, the Commissioning Director – Growth and Development be authorised to confirm the Order.
- 4 Following confirmation of any of the Order, to authorise the Commissioning Director to enter 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 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 1.5 above, or the terms of the cross-undertaking is not adhered to by the owner, to recommend that the Assets, Regeneration and

Growth Committee authorises the Commissioning Director to proceed with the compulsory acquisition of the property in question.

6 Following a compulsory acquisition of the property ‘a’, an options paper on the onward disposal will be brought back to the Assets, Regeneration and Growth Committee for a decision.

7 To note that the financial costs of the CPO will be funded through the currently approved capital programme.

9. MEMBERS' ITEMS (IF ANY)

The Committee received the following items:

<p>Cllr Ross Houston</p>	<p>Performance of delivery units providing services under the remit of the Housing Committee I request that the Committee receives a report on the latest performance information for all delivery units providing services under the remit of the Housing Committee, including all relevant performance indicators and targets.</p> <p>RESOLVED that</p> <ol style="list-style-type: none"> 1. It be noted that this matter would be coming to the next meeting of Housing Committee, via the Commissioning Plan; 2. Housing Members be informed when Housing related Key Performance Indicators are submitted to Performance and Contract Management Committee, enabling them to raise any issues they may have with regard to performance via a Members Issue.
<p>Cllr Adam Langleben</p>	<p>Mayor of London's draft 'Good Practice Guide for Estate Regeneration'</p> <p>At the October 2016 Housing Committee my Member's Item on best practice in delivering new housing through regeneration was considered and it was resolved that the Committee would receive a report on the issues raised at a future meeting.</p> <p>The Mayor of London, Sadiq Khan, has since published his draft guidance on good practice in estate regeneration, which he is consulting on until 14 March.</p> <p>I request that, in the absence of any Barnet report having yet emerged on this issue, the Housing Committee meeting</p>

	<p>on 8 February considers the issues raised in my October Member's Item together with the Mayor's draft guidance, and makes comments on the Mayor's document for submission to the consultation.</p> <p>RESOLVED that the draft Officers response be shared with the Chairman of this Committee and Councillor Houston for input.</p> <p>A vote was taken on this motion:</p> <p>For: 5 Against: 4 Abstained: 0</p>
Cllr Kath McGuirk	<p>Homelessness Strategy and rough sleepers</p> <p>According to recent DCLG data (25 January) the number of recorded rough sleepers in Barnet has more than tripled from 7 in 2010 to 22 in 2016, and it is widely accepted that these official figures underestimate the actual number of people who have to bed down in the open air or in buildings and other places not designed for habitation.</p> <p>I request that the Housing Committee receives an update on rough sleeping in the borough, the issues causing it and how the Homelessness Strategy is tackling the problem.</p> <p>RESOLVED that the Housing Committee receives an update as requested above.</p>
Cllr Tim Roberts	<p>Merger of Family Mosaic and Peabody Housing Associations</p> <p>I request that the Housing Committee is given an update on the merger of Family Mosaic and Peabody Housing Associations and how this will impact residents in Barnet.</p> <p>RESOLVED that Housing Committee receive an update as requested above.</p>

10. ANNUAL REVIEW OF COUNCIL DWELLING RENTS AND SERVICE CHARGES FOR 2017/18

The Committee received the report.

A vote was taken on this matter with regard to approving the recommendations:

For: 5
Against: 0
Abstained: 4

RESOLVED that

1. That the Committee approve the proposed rent decrease in line with Government policy for existing Council tenants as set out in paragraph 1.6 to take effect from 1 April 2017;
2. That the Committee approves the proposed increases in service charges as set out in paragraph 1.8 to take effect from 1 April 2017.
3. That the Committee approves the introduction of a new service charge for door entry-phone systems installed from 1 April 2017 as set out in paragraph 1.11

11. PRIVATE SECTOR HOUSING FEES AND CHARGES 2017/18

THE LABOUR GROUP LEFT THE MEETING AT 7.34PM PRIOR TO CONSIDERATION OF THIS MATTER.

The Committee received the report.

RESOLVED the proposed fees and charges, as set out in Appendix A of the report, be approved.

12. COMMITTEE FORWARD WORK PROGRAMME

RESOLVED that the work programme be noted, subject to the addition of the Key Worker Housing report for the next meeting.

13. MOTION TO EXCLUDE THE PRESS AND PUBLIC

NONE.

14. REFERRAL FROM THE CHIPPING BARNET AREA COMMITTEE FOR A DECISION ON OPTIONS FOR DEALING WITH 56 BEDFORD AVENUE A LONG TERM EMPTY PROPERTY (EXEMPT)

This matter had already been dealt with in public session.

15. COMPULSORY PURCHASE OF A LONG TERM VACANT PROPERTY (EXEMPT)

This matter had already been dealt with in public session.

16. ANY OTHER ITEMS THE CHAIRMAN DECIDES ARE URGENT (CONTINUED)

None.

The meeting finished at 7.38pm

