

MEETING

SPECIAL HOUSING COMMITTEE

DATE AND TIME

WEDNESDAY 6TH APRIL, 2016

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

TO: MEMBERS OF HOUSING COMMITTEE (Quorum 3)

Chairman: Councillor Tom Davey
Vice Chairman: Councillor Shimon Ryde BSc (Hons)

Melvin Cohen
Val Duschinsky
Ross Houston

Adam Langleben
Kath McGuirk
Bridget Perry

Tim Roberts

Substitute Members

Maureen Braun
Jim Tierney

Richard Cornelius
Amy Trevethan

Charlie O-Macauley
Peter Zinkin

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is 1 April 2016 at 10AM. Requests must be submitted to Jan Natynczyk 020 8359 5129 Email: jan.natynczyk@barnet.gov.uk

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

Governance Service contact: Jan Natynczyk 020 8359 5129 Email: jan.natynczyk@barnet.gov.uk

Media Relations contact: Sue Cocker 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of the Previous Meeting	1 - 4
2.	Absence of Members	
3.	Declarations of Members Disclosable Pecuniary Interests and Non-Pecuniary Interests	
4.	Report of the Monitoring Officer (if any)	
5.	Public Questions and Comments (if any)	
6.	Members' Items (if any)	5 - 8
7.	Committee Forward Work Programme	
8.	Any Other Items that the Chairman Decides are Urgent	

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Decisions of the Housing Committee

1 February 2016

Members Present:-

AGENDA ITEM 1

Councillor Tom Davey (Chairman)
Councillor Shimon Ryde (Vice-Chairman)

Councillor Melvin Cohen
Councillor Val Duschinsky
Councillor Ross Houston
Councillor Adam Langleben

Councillor Kath McGuirk
Councillor Bridget Perry
Councillor Tim Roberts

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED-that the minutes of the meeting held on the 19 October 2015 be approved as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor	Agenda Item	Interest Declared
Councillor Melvin Cohen	Item 7	Non-pecuniary interest as a landlord in the borough but not of an HMO
Councillor McGuirk	Items 8,9	Non-pecuniary interest as her daughter has been allocated a property
Councillor Houston	Items 7,8,9	Non-pecuniary interest as he is a council appointed Board Member on the Barnet Group

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

A member of the public requested to speak but was not present.

6. MEMBERS' ITEMS (IF ANY)

None.

7. ADDITIONAL LICENSING SCHEME FOR HOUSES IN MULTIPLE OCCUPATION

The Chairman introduced the item that related to additional licensing scheme for Houses in Multiple Occupation and thanked the officers that drafted the report.

During debate, Councillor McGuirk requested that a report be submitted annually with the next report in a year's time.

RESOLVED

Votes were recorded as follows:

For	9
Against	0
Abstain	0

RESOLVED

- 1. That the Committee note the results of the consultation exercise**
- 2. That the Committee approve the following:**
 - a. the designation of the whole of the borough of Barnet as subject to an additional licensing scheme for houses in multiple occupation (HMOs) under the Housing Act 2004 in relation to the classes of HMOs detailed in section 1.14 of this report**
 - b. the licence fees as set out in this report**
 - c. that an inspection of a property shall be carried out before the first licence is issued**
 - d. the licence application process and milestones as set out in paragraphs 1.21-1.27 and 4.1- 4.6 of this report**
 - e. the Fit and Proper Person Policy set out in Appendix 1**
 - f. the HMO standards set out in Appendix 2**
 - g. the HMO licence terms and conditions set out in Appendix 3**
- 3. That the Committee authorise the Commissioning Director – Growth and Development to:**
 - a. Take all steps necessary to publicise, commence and administer the scheme including the issue and amendment of licences.**
 - b. determine the date upon which the designation in 2.a. comes into operation**
- 4. That it be agreed that an update report be submitted annually with the first report back in a year's time.**

Members expressed their support for the Article 4 Direction, that would be submitted to Planning Committee in May 2016.

RESOLVED-

That this Committee support for the Article 4 Direction, to be submitted to Planning Committee in May 2016, be noted.

8. ANNUAL REVIEW OF COUNCIL DWELLING RENTS AND SERVICE CHARGES FOR 2016/17

The Chairman introduced the item which related to the Annual Review of Council Dwelling Rents and Service Charges for 2016/17. The Committee agreed to vote on the recommendations one by one. **RESOLVED-**

- 1. That the Committee consider and approve the proposed rent decrease in line with Government policy for existing Council tenants as set out in paragraph 1.3 to take effect from 1 April 2016.**

For	9
Against	0
Abstain	0

- 2. That the Committee approves the proposal to set formula rents for council homes that become empty as set out at 1.4 and 1.5 below.**

For	5
Against	0
Abstain	4

- 3. That the Committee approves the proposed increase in service charges as set out in paragraphs 1.9 and 1.10, to take effect from 1 April 2016.**

For	9
Against	0
Abstain	0

- 4. That the Committee delegates authority to the Commissioning Director for Growth and Development, in consultation with the Chairman of the Housing Committee, to make any minor changes to the proposals for formula rents or affordable rents.**

For	5
Against	0
Abstain	4

9. ONE OFFER ONLY POLICY IN HOUSING ALLOCATIONS SCHEME

The Chairman introduced the report that related to the one offer only policy in Housing Allocations Scheme.

Councillor McGuirk moved a motion to bring an evidence based review of the housing allocations scheme to the next Housing Committee.

The Committee voted on the motion as follows:

For	4
Against	5

The motion was therefore **LOST**.

The Chairman moved to the vote on the recommendations as set out in the report. Votes were recorded as follows:

For	5
Against	4
Abstain	0

RESOLVED that-

- 1. That the Committee approve the continuation of the one offer only policy and that it is reviewed again in two years.**

10. COMMITTEE FORWARD WORK PROGRAMME

The Chairman introduced the item which related to the Committee forward work programme.

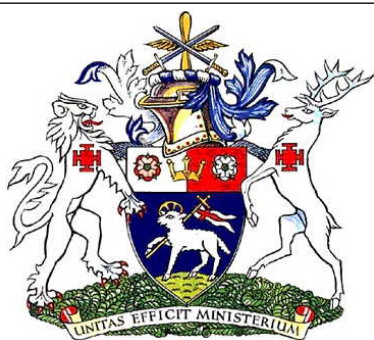
RESOLVED that the work programme be noted.

11. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 7.37 pm

AGENDA ITEM 6



Special Housing Committee

6 April 2016

Title	Members Items
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
Officer Contact Details	jan.natynczyk@barnet.gov.uk , 0208 359 5129

Summary

The report provides detail of the Members Items submitted for the Housing Committee to consider at its special meeting of 6 April 2016.

Recommendation

That the Housing Committee's instructions are requested in relation to the items submitted by Members.

1. WHY THIS REPORT IS NEEDED

1.1. THE FOLLOWING MEMBERS ITEMS HAVE BEEN RECEIVED:

Cllr Tim Roberts	Update on Strawberry Vale from Peabody That Peabody be invited to come to the 6 April Housing Committee to update us on progress to restore the gas supply at Strawberry Vale, and interim measures taken to assist residents in the meantime.
Cllr Kath McGuirk	Progress on meeting affordable housing targets To ask for an update on meeting the council's affordable housing target of 40% affordable housing across all development in the borough, including the current breakdown of affordable housing secured on each development in the last 5 years, and on each development with planning consent going forward. Please also include the rent/intermediate breakdown and, if available, the level of rent.
Cllr Ross Houston	Sales of homes on regeneration estates To ask for an update on the number of homes sold to UK or EU residents and the number of homes sold to non UK/EU residents on the council's regeneration estate developments (figures to include those sold off-plan).
Cllr Adam Langleben	Social housing tenure on new Grahame Park development

	<p>To ask for the fourth time for the full details and specifics of social unit tenure on the regenerated Grahame Park Estate. Specifically about the replacement social units' status as social housing in perpetuity.</p>
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2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

- 5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

- 5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 Email to Governance Service.