

Decisions of the Housing Committee

1 February 2016

Members Present:-

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