

## Decisions of the Housing Committee

19 October 2015

Members Present:-

Councillor Shimon Ryde (Vice-Chairman in the Chair)

Councillor Melvin Cohen	Councillor Kath McGuirk
Councillor Val Duschinsky	Councillor Bridget Perry
Councillor Ross Houston	Councillor Tim Roberts
Councillor Adam Langleben	Councillor Richard Cornelius (In place of Councillor Tom Davey)

Also in attendance

Councillor Dr Devra Kay  
Councillor Agnes Slocombe

Apologies for Absence

Councillor Tom Davey

### 1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 26 June 2015 be approved as a correct record.

### 2. ABSENCE OF MEMBERS

An apology for absence had been received from the Chairman, Councillor Tom Davey, who was being substituted for by Councillor Richard Cornelius.

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

The following interests were declared:

Councillor	Agenda Item	Interest Declared:
Councillor Melvin Cohen	9 (Housing Strategy)	Non-disclosable pecuniary interest as a private landlord of a property in the Borough.
Councillor Kath McGuirk	9 (Housing Strategy)	Non-disclosable pecuniary interest as Councillor McGuirk is a social housing tenant  Non-pecuniary interest as her daughter was on the local authority housing list.
Councillor	7 (Strategic	Non-pecuniary interest as a Council

Ross Houston	Engagement with Registered Providers) and 9 (Housing Strategy)	appointed Non-Executive Director of Barnet Homes; and  Non-disclosable pecuniary interest as a £1 shareholder in the Genesis Housing Group.
Councillor Adam Langleben	9 (Housing Strategy)	Non-pecuniary interest as a representative on: the West Hendon Partnership Board; and the West Hendon Community Trust Fund.
Councillor Shimon Ryde	9 (Housing Strategy)	Non-disclosable pecuniary interest as he has a £1 shareholder in the Agudas Israel Housing Association (AIHA).
Councillor Tim Roberts	9 (Housing Strategy)	Non-disclosable pecuniary interest as a private landlord of a property in the Borough.

The Commissioning Director for Growth and Development, Cath Shaw, advised that she had an interest in agenda item 9 (Housing Strategy) as she was a Board Member of Family Mosaic.

#### **4. REPORT OF THE MONITORING OFFICER (IF ANY)**

None.

#### **5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)**

The Committee received public comments from Mr Julian Silverman on agenda item 9 (Housing Strategy).

The Committee received public questions from Ms Jacqui Parsons and Ms Ghazaleh Farnam. Details of the questions asked and the published answers were provided with the agenda papers for the meeting. Oral responses were given to the supplementary questions at the meeting. Councillor Devra Kay asked supplementary questions on behalf of Ms Jacqui Parsons.

## 6. MEMBERS' ITEMS

### (a) MEMBER'S ITEM - COUNCILLOR HOUSTON

Councillor Houston presented his Members Item which asked for an update on the scrutiny of / engagement with Housing Associations by the council, and in particular on the future role of the Housing Committee.

Councillor Houston noted that there would be detailed consideration of this issue during agenda item 7 (Strategic Engagement with Registered Providers) and agreed that he would make his comments at that item.

### (b) MEMBER'S ITEM – COUNCILLOR LANGLEBEN

Councillor Langleben presented his Members Item which asked for an update on the Council's forward plans for all remaining council housing / council estates in the Borough built in the 1960s and 1970s as well as a list of all such assets, including their most up to date land values.

**RESOLVED that the Committee Members receive a written briefing on the issues raised in advance of the next meeting.**

### (c) MEMBER'S ITEM – COUNCILLOR MCGUIRK

Councillor McGuirk presented her Members Item which asked for an update on the Government's plans to extend Right To Buy to Housing Associations and the impact on housing in the Borough.

**RESOLVED that the Committee Members receive a written briefing on the issues raised as and when further information was received from Central Government. It was agreed that the briefing should also be circulated to Members of the Assets, Regeneration & Growth Committee and Policy & Resources Committee as the issues arising could have an impact on matters within their remit.**

### (d) MEMBER'S ITEM – COUNCILLOR TIM ROBERTS

Councillor Tim Roberts presented his Members Item which asked for details of the Council's response to Genesis Housing Association statement about not building affordable or social housing for rent following the emergency budget announcements on housing / the Housing Bill. It was questioned whether this affected the Grahame Park development and whether the Council spoken to Genesis about the statement.

**RESOLVED that the Commissioning Director Growth & Development provide a written briefing to the Committee in advance of the next meeting on the provisions in the Grahame Park Principal Development Agreement.**

## 7. STRATEGIC ENGAGEMENT WITH REGISTERED PROVIDERS (RPS)

The Committee considered a report which provided details on Registered Providers (RPs) operating in the Barnet, including an Annual Review of the major RPs.

**RESOLVED that the Committee note the report.**

## **8. BUSINESS PLANNING ANNUAL REPORT**

The Committee considered a report which provided an annual update of the work that has been undertaken to meet the Committee's commissioning intentions, agreed as part of the Business Planning process and as outlined in the agreed Commissioning Plan for each committee.

Officers reported that, in relation to the performance indicator of "Reduce the number of households placed in emergency accommodation to 500 (Barnet Homes)", the outturn of 455 meant that the target had been achieved as there were less than 500 households placed.

The Committee noted that a budget pressure was being created as a result of housing benefit not covering the actual cost of emergency temporary accommodation (as detailed in section 7.2.2 of the report).

Officers were requested to provide details of the number of households that have decided not to enter temporary accommodation and instead remain in already overcrowded accommodation.

**RESOLVED that the Committee note the progress made during 2014/15.**

## **9. HOUSING STRATEGY**

The Committee considered the Housing Strategy which set out the strategic housing priorities for the borough and how they would be achieved over the next 10 years. The Committee were requested to approve the Commissioning Plan and Housing Strategy.

During debate, Councillor Houston MOVED a motion which was duly seconded as follows:

**Replace recommendation 1 with:**

1. That Council approve the final Housing Strategy at Appendix A, with the following additions:

That the Housing Strategy should:

- Set out specific targets for delivering at least 50% affordable housing on developments on council-owned land, including a specific target of 50% to be social rented housing
- Commit the council to developing a Supplementary Planning Document that sets out clear expectations on value in viability reports, including that viability calculations should be transparent and public.

- Commit the council to establish a policy on the local marketing of properties to minimise off-plan sales.
- Specify that where the council must transfer land to secure delivery of affordable housing it should have a long-term interest in the land eg. through retaining the freehold, keeping a long term equity stake in the value uplift of the land by adding covenants on disposal, and look at long term payback arrangements on private sector-led development.
- Set out that on the regeneration schemes the same number of council homes as were originally there prior to the start of regeneration should be provided as a minimum.
- Ensure that all longstanding non-secure temporary tenants on Barnet's regeneration estates should be granted secure tenancies.
- Look at developing new intermediate rent and low cost home-ownership products, for example:
  - Intermediate rent based on a percentage of income.
  - Key worker housing for particular target groups of people including those who need to live close to where they work.
  - Mutual home ownership.
- Set out additional actions to improve standards in private rented sector, including:
  - License all private sector landlords in order to tackle rogue landlords, improving standards in the private rented sector and reducing anti-social behaviour.
  - Introducing a Decent Homes Standard based Kite mark for the private rented sector, including current minimum legal requirements.
  - Increase tenants awareness of their rights.
- Investigate setting up a social lettings agency to offer a quality management service to private landlords for letting their properties at either market rent or affordable rent with the service either free of charge for tenants.
- Investigate working with Housing Associations to bring empty/non-decent properties into the public housing sector.
- Any acquisitions should prioritise purchases in borough.

**Replace recommendation 2 with:**

2. That the Committee approve the final Commissioning Plan at Appendix B, with any appropriate amendments following from the amended recommendation 1.

Having been put to the vote the Committee voted:

For: 4  
 Against: 5  
 Abstain: 0

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

Immediately following the vote, Councillor Houston moved to refer the item to the next practicable meeting of Full Council in accordance with the provisions of Section 6.3 of Responsibility for Functions. The reason given for the request to refer the item was:

“Housing is the central issue in Barnet. It is the second highest concern in the Residents Perception Survey. The proposed Labour Group amendments would have given the Strategy far more ambition in terms of affordable housing in the borough. It is appropriate that Full Council considers the Strategy.”

The Committee Members supporting the referral were:

Councillor Houston  
Councillor Langleben  
Councillor McGuirk  
Councillor Roberts

**RESOLVED that having received the requisite number of support for referral, the item will be placed on the agenda for consideration by Full Council.**

#### **10. MOTION FROM COUNCIL**

Members considered a report which informed the Housing Committee of a Motion which was reported to Full Council on 28 July 2015. In accordance with Council Procedure Rule 23.5, if a Member’s Motion was not dealt with by the end of a Full Council meeting, it would be referred to the appropriate committee for consideration and any necessary action.

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

For: 4  
Against: 5  
Abstain: 0

**RESOLVED that no action be taken in relation to the referral from Council.**

#### **11. HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN**

The Committee considered a report which sought approval of the Housing Revenue Account Business Plan.

The Chairman moved to the vote on the recommendation 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 draft Housing Revenue Account Business Plan as attached in Appendix A.**
- 2. That the Committee delegates further changes to the Housing Revenue Account Business Plan required following the publication of the Housing Bill to the Commissioning Director, Growth and Development in consultation with the Chair of the Housing Committee.**

**12. COMMITTEE FORWARD WORK PROGRAMME**

**RESOLVED that:**

- 1. The Committee note the work programme**
- 2. That additional items be added to the work programme as follows:**
  - Review of the 'One Offer Only' policy in the Housing Allocations Scheme;**
  - Review of the Landlords Incentive Scheme**

**13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

None.

The meeting finished at 9.07 pm