

Decisions of the Housing Committee

29 June 2015

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

The minutes of the meeting held on 27 April, 2015 were agreed as a correct record and signed by the Chairman.

2. ABSENCE OF MEMBERS

None.

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

Councillors Langleben, Roberts, Houston, Ryde and Cohen declared non-pecuniary interests.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

There was not a report.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Details of the questions asked, together with the published answers were provided with the agenda papers and circulated at the meeting. Verbal responses were given to supplementary questions at the meeting.

6. MEMBERS' ITEMS

The following items were considered:

1. **Member's Item in the name of Cllr Adam Langleben: Loss of social rented homes on council regeneration estates (data from ARG)**

I request that the Housing Committee discuss the impact on housing need in the borough of the net loss of 827 social rented homes on Barnet's regeneration estates,

including how many of these homes will be replaced with new homes for social rent in other locations across the borough.

RESOLVED that the item be noted.

2. Member's Item in the name of Cllr Kath McGuirk: Update on operation of the incentives scheme for private sector landlords

I request that the committee be provided with a briefing about the operation of the incentives scheme for private sector landlords over the lifetime of the scheme, including how much money has been paid to private sector landlords, how many landlords have been paid incentives and how often, how many properties have been involved in the scheme and what impact the scheme has had on the number of lettings over time.

Resolved that a report be submitted to a future meeting of this Committee, comparing Barnet on a 'like for like' basis with other similar boroughs.

3. Member's Item in the name of Cllr Ross Houston: Housing Allocations – Review of one offer policy

I request that the committee be provided with an update on the operation of the one offer only policy in the council's housing allocations scheme – it has been more than 6 months since the introduction of the policy and there have been high profile examples where the policy has come under scrutiny (Sweets Way for example).

RESOLVED that the policy be reviewed to compare the impact of a one offer policy, against a two offer policy.

4. Member's Item in the name of Cllr Tim Roberts: Homelessness

I request that the committee be provided with a briefing on the number of homeless acceptances each year since 2010, the tenure and location where each case has been re-housed (in borough, out of borough, out of London), and the number of households currently in long term temporary accommodation and in emergency accommodation.

Resolved that a briefing note be circulated on this matter.

7. HOUSING STRATEGY

The Committee received this report and a number of questions from Jasmine Parsons (circulated as an addendum, including questions and responses). She was also permitted 3 minutes for public comments.

It was noted that the average increase of approximately 9%, referred to in the last paragraph of page 23 of the agenda, was incorrect and should refer to 7%.

Officers were given authority to make minor changes to typographical errors etc.

During debate, the following amendments were moved:

- i) Where Council estates and properties are redeveloped, a like for like property be offered as a starting point, so not to lose social homes for rent.

Upon being put to the vote, votes were recorded as follows:

| | |
|------------|---|
| For | 4 |
| Against | 5 |
| Abstention | 0 |

The amendment was lost.

- ii) The Council revises its official target from 40% to 50% on all new estates.

Upon being put to the vote, votes were recorded as follows:

| | |
|------------|---|
| For | 4 |
| Against | 5 |
| Abstention | 0 |

The amendment was lost.

Following debate, four Members of the Labour Group moved that the item be referred to Council. The reason for the referral was due to the lack of aspiration in the Housing Strategy in terms of new build.

RESOLVED that the item be referred to Council.

8. HOUSING RENTS POLICY

Five Members of the Conservative Group requested that the report be referred to Council as it could not be approved in its own right, without the Housing Strategy being agreed in the first instance.

RESOLVED that the item be referred to Council.

9. COMMISSIONING AND DELIVERY OF HOUSING SERVICES AND THE MANAGEMENT OF THE BARNET HOUSING STOCK

The Committee received the report.

It was noted that the £3.6 billion quoted was incorrect and should read £3.6million and that there was not a break clause, just a refresher.

RESOLVED that:

1. **The Committee note the outcome of the review of housing services, provided by Barnet Homes and agree the provisional Heads of Terms for a new 10 year management agreement, commencing 1st April 2016;**

2. **Authority for developing and finalising the Heads of Terms be delegated to the Commissioning Director, Growth and Development in consultation with the Chair of the Housing Committee;**
3. **The authority for developing and agreeing the new 10 year management agreement with Barnet Homes be delegated to the Commissioning Director, Growth and Development in consultation with the Chairman of the Housing Committee; and**
4. **That authority is delegated to the Commissioning Director, Growth and Development, in conjunction with the Chair of the Housing Committee and thereafter, in consultation with HB Public Law, to authorise sealing of the Management Agreement.**

10. BARNET HOMES EFFICIENCY SAVINGS

The Committee received the report.

RESOLVED that a package of efficiency savings from the Housing Revenue Account (HRA) of £2.85m, as opposed to £4.2m, to be delivered through Barnet Homes be approved.

11. TENANCY STRATEGY REVIEW

The Committee received the report.

RESOLVED that the changes to the Local Tenancy Strategy as set out at paragraph 1.7 be approved.

12. COMMITTEE FORWARD WORK PROGRAMME

RESOLVED that the Work Programme be noted.

13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 8.26pm