

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE HOUSING SUB-COMMITTEE

18 October 2011

Present: Councillor Winter in the Chair

Councillors N Dirveiks, Johnston and Moore

An apology for absence was received from Councillor Davis.

Councillors Fox, Humphreys, Payne and Smith were also in attendance. With the consent of the Chairman Councillor Smith spoke on Minute No 5 (A New Mandatory Power of Possession for Anti-Social Behaviour – Consultation) and Minute No 11 (Review of Housing Management Post Tenancy Section)

1 Election of Vice-Chairman

It was proposed by Councillor Winter, seconded by Councillor N Dirveiks and

RESOLVED

That Councillor Moore be elected Vice-Chairman of the Housing Sub-Committee.

2 Declarations of Personal or Prejudicial Interests

Any personal interests arising from the membership of Dordon Parish Council of Councillor Winter were deemed to be declared at the meeting.

3 Empty Private Sector Homes – Enforcement and Intervention

The Assistant Director (Housing) described measures which could be used to bring empty homes in the Borough back into use and proposed a new focus and prioritising of this issue.

Recommendation to the Special Sub-Group:

- a That the post of Empty Homes Officer be established;
and**
- b That a post holder be appointed for a temporary period
of 2 years.**

Resolved:

That a strategy for action to deal with long term empty homes be drafted for consideration by the Board.

4 Private Sector Housing Assistance

The Assistant Director (Housing) updated the Sub-Committee on the current position with regard to providing assistance to households in the private sector who were living in poor housing conditions and proposed two actions.

Resolved:

- a That the interim private sector assistance policy be adopted; and**
- b That a revised private sector housing policy be drafted and brought back to the Housing Sub-Committee for consideration by February 2012.**

5 A New Mandatory Power of Possession for Anti-Social Behaviour - Consultation

The Assistant Director (Housing) updated the Sub-Committee with a response to the consultation document provided by the Communities and Local Government in relation to the introduction of *“a new mandatory power of possession to enable landlords to take swifter action to evict their most anti-social tenants”*; (CLG; (2009) *“A new mandatory power of possession for anti-social behaviour”* Consultation).

Resolved:

That the responses set out in Section 4 of the report of the Assistant Director (Housing) be agreed, and the Assistant Director (Housing) be asked to reply to the consultation accordingly.

6 Update on Social Homebuy Scheme

The Assistant Director (Housing) provided an update on a Social Homebuy scheme. Members were asked to consider whether the scheme should be adopted in North Warwickshire.

Resolved:

That the scheme is not adopted in North Warwickshire.

7 Licensing of Houses in Multiple Occupation – Renewal Fee

The Assistant Director (Housing) requested Members' approval for a fee level to renew a licence for a house in multiple occupation.

Resolved:

That the fee option detailed at 3.7 of the report of the Assistant Director (Housing) be approved.

8 Exclusion of the Public and Press

Resolved:

That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

9 Review of Housing Management Post Tenancy Section

The Assistant Director (Housing) provided the Sub-Committee with information following a review of the work of the Post Tenancy Team within the Housing Division. It also proposed new ways of working and a revised staffing structure informed by the outcomes of the review.

Recommendation to the Special Sub-Group:

- a That the new structure for the Post Tenancy Team be approved;**
- b That the new job description for the Tenancy and Neighbourhood Services Team Leader, as well as the changes set out in the report of the Assistant Director (Housing), be approved;**

Resolved:

- a That the growth required for the software purchases set out at 14.1.1 of the report of the Assistant Director (Housing) be approved; and**
- b That the growth required for the ongoing maintenance as set out at 14.1.7 of the report of the Assistant Director (Housing) be approved.**

10 **Funding for Affordable Housing – 2011 – 2015**

The Assistant Director (Housing) provided the Sub-Committee with an update following the completion of the Homes and Communities Agency's Affordable Homes Programme for 2011 – 2015 and set out the implications for North Warwickshire.

Resolved:

- a **That the outcome of the Affordable Homes Programme for 2011-2015 be noted;**
- b **That the Housing Division continue to work with the Council's preferred partners – Waterloo Housing Group, Jephson Housing Association and Warwickshire Rural Housing Association; and**
- c **That the revised Appendix A to the Local Investment Plan be supported.**

**COUNCILLOR WINTER
CHAIRMAN**