

**A MEETING OF THE HOUSING BOARD
WAS HELD ON 3 MARCH 2010**

The Mayor (Councillor Mrs Searle) (ex-officio), Chairman of Policy and Organisation Board (Councillor Hook) (ex-officio) (P), Councillors Allen (P), Beavis (P), Mrs Cully (P), Edwards (P), Geddes (P), Gill (P), Hylands (P), Mrs Mitchell-Smith, Mrs Mudie, and Philpott (Chairman) (P).

Also in attendance: Tenant Representative – Mrs Annie Barnes

44 APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of The Mayor (Councillor Mrs Searle), Councillor Mrs Mudie and Councillor Mrs Mitchell-Smith.

45 DECLARATIONS OF INTEREST

There were no declarations of interest.

46 MINUTES

RESOLVED: That the Minutes of the meetings held on 20 January and 3 February 2010 be approved and signed by the Chairman as true and correct records.

47 DEPUTATIONS

There were no deputations.

48 PUBLIC QUESTIONS

There were no public questions.

PART II

49 HOUSING RENEWAL POLICY 2010-2011

Consideration was given to a report of the Environmental Services Manager which advised Members that a formally adopted Housing Renewal Policy was required in order to deliver home repairs and adaptations in the Borough.

RESOLVED: That:

- a) the new draft Housing Renewal Policy for 2010-2011 be approved;
- b) authority be delegated to the Environmental Services Manager, subject to the Council's financial regulations, in consultation with the Chairman and Group Housing Spokespersons, to approve virements between capital programme budget headings in order to deal with demand, and
- c) the Board recommend to the Policy and Organisation Board meeting on 17 March 2010 that the Housing Renewal Policy be formally adopted.

50 HOUSING REPAIRS PROGRAMME 2010-11 AND ASSET MANAGEMENT STRATEGY

Consideration was given to a report of the Housing Services Manager which set out the proposed 2010 -11 Housing Repairs Programme and sought the Board's approval for that programme and to note the associated impact on the Asset Management Strategy.

Officers explained that the volume of void properties was difficult to estimate accurately and was subject to influences such as the buoyancy of the private housing market and Registered Social Landlord activity. The void turnaround performance for 2009/10 would be reported to Board in either September or November 2010.

Members drew attention to paragraph 2.7.1 of the report regarding a reduction of £75,000 in the funding of the day-to-day repairs service. Officers confirmed that a reorganisation of the service had previously resulted in savings with the volume and quality of work carried out remaining unchanged and it was anticipated that those savings would continue to be made in 2010-11.

RESOLVED: That:

- a) the proposed 2010 -11 Housing Repairs Programme be approved and the impact on the Asset Management Strategy be noted; and
- b) Officers follow the principles [approved at the Housing Board meeting of March 2005] as detailed below:
 - i. That Officers be required to seek Board approval to vary the Housing Repairs Programme where work within an identified element of the approved Housing Repairs Programme cannot take place;
 - ii. That where urgent works are identified (after approval of the Housing Repairs Programme) for which there is no identified provision, Officers in consultation with the Chairman of the Housing Board be permitted to vary the programme for works up to £60,000;
 - iii. That where urgent works are identified (after approval of the Housing Repairs Programme) for which there is no identified provision, Officers in consultation with the Chairman and Group Spokespersons be permitted to vary the programme for works between £60,000 and £100,000;
 - iv. That Officers be required to seek Board approval to vary the approved Housing Repairs Programme where urgent works are identified (after approval of the programme) for which there is no identified provision and the value of these works exceeds £100,000;
 - v. That Officers be required to seek Board approval where work within an identified element of the approved Housing Repairs Programme is going to under or over-spend by more than £100,000; and
 - vi. That Members be informed of significant variations to the Programme

as outlined in (i) to (v) above, which are relevant to their Ward.

51 AMENDMENTS TO THE HOUSING FORUM CONSTITUTION

Consideration was given to a report of the Housing Services Manager which sought Housing Board approval for the changes to the Housing Forum constitution.

Members agreed that the second recommendation to the report should be amended to read that powers should be delegated to the Housing Services Manager to make any amendments to the Housing Forum Constitution and associated documents in consultation with Group Housing Spokespersons.

RESOLVED: That:

- a) the amendments to the Housing Forum Constitution contained in the report of the Housing Services Manager be approved; and
- b) powers be delegated to the Housing Services Manager to make any amendments to the Housing Forum Constitution and associated documents in consultation with Group Housing Spokespersons.

52 GRANTS TO EXTERNAL BODIES AND SPECIFIC SCHEMES

Consideration was given to a report of the Housing Services Manager which sought approval of recommended grants in 2010/11 to external bodies and specific schemes in connection with homelessness prevention and advice.

Members were advised that Council had each year awarded grants in line with the Council's Homelessness Strategy with the aim of sustaining a matrix of advice and assistance services in the district.

The Chairman congratulated all members of staff involved in this area of work.

RESOLVED: That:

- a) the following grants/budgets be approved and funded by homelessness grant (unless otherwise stated):
 - 1. Gosport Citizens Advice Bureau, debt service: £31,531.85 of which £11,252.70 to be paid from DCLG grant, £3,200 to be paid from Housing Revenue Account and £17,079.15 from existing homelessness budgets;
 - 2. Accommodation Resource Centre (Mediation and homeless education service) £8,625.49;
 - 3. Domestic Violence Call Centre monitoring budget: £550;
 - 4. Domestic Violence (agent installation/removal budget): £620; and
- b) the following new grants/budgets be approved subject to release, or at least a satisfactory guarantee of imminent release, of anticipated Hampshire grant:
 - 1. £19,629 to match fund Government grant for the Family Intervention Project;

2. £10,371 to be held on account pending further grant bid to the Gosport Community Cohesion Fund for the Family Support Service and that the Housing Services Manager, in consultation with the Housing Board Chairman, is given delegated power to agree a Service Level Agreement and release of grant in respect of this service.
3. the Housing Services Manager, in consultation with the Housing Board Chairman, be given delegated power to agree up to £6,942 budget spend in respect of the Fareham and Gosport Supported Housing Panel Scheme.

53 HOUSING SERVICES MANAGER

The Chairman advised Members that Mrs Kim Carron, Housing Services Manager, was currently not well and had been unable to attend the meeting. Members requested that the Board's best wishes to Mrs Carron be conveyed to her by the Chairman.

The meeting commenced at 6.00 pm and concluded at 6.22 pm.

CHAIRMAN