

A MEETING OF THE HOUSING BOARD

WAS HELD ON 16th JUNE 2010

The Mayor (Councillor Allen) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Hook) (P), Councillors CK Carter (P), Mrs Cully, Dickson (P), Edwards (P), Geddes, Forder (P), Hylands (P), Jessop (P), Lane (P) and Philpott (P).

It was reported that, in accordance with Standing Orders, Councillor Wright had been nominated to replace Councillor Mrs Cully and Councillor Hook had been nominated to replace Cllr Geddes for this meeting.

Also in attendance: Tenant Representative – Mrs Annie Barnes

7. APOLOGIES

An apology for inability to attend the meeting was received from the Mayor, Councillor Mrs Cully and Councillor Geddes.

8. DECLARATIONS OF INTEREST

There were no declarations of interest.

9. MINUTES OF THE MEETINGS OF THE HOUSING BOARD HELD ON 3RD MARCH 2010 AND 19TH MAY 2010

RESOLVED: That the Minutes of the meetings held on 3rd March 2010 and 19th May 2010 be approved and signed by the Chairman as true and correct records.

10. DEPUTATIONS

There were no deputations.

11. PUBLIC QUESTIONS

There were no public questions.

PART II

12. LEASE OF LAND AND BUILDING FOR 12TH GOSPORT SCOUTS, ST LUKES ROAD

Consideration was given to a report of the Director of Planning Economic Development which sought approval for the surrender and grant of a lease of land and building to include additional land at St Lukes Road to the 12th Gosport Scout Group.

It was noted that there was one amendment to the report. Paragraph 2.5 should read: 'The new fencing will enclose a secure area for the Scout Group (shown 1) on Plan 1. The off-road parking will be of benefit to the residents of St Luke's Road as it will potentially take

some cars off the highway if and when works are undertaken'.

RESOLVED: That:

- a) authority be delegated to the Head of Property Services to agree terms with 12th Gosport Scout Group to enter into a new lease for the use of the existing land and building plus additional land;
- b) authority be delegated to the Borough Solicitor to enter into such documentation as necessary, in consultation with the Head of Property Services; and
- c) the Board recommend to the Policy and Organisation Board meeting on 30th June 2010 that the Lease of Land and Building for 12th Gosport Scouts be approved.

13. MANAGEMENT OF A2 DOMINION PROPERTIES AT ROYAL CLARENCE YARD

Consideration was given to a report of the Housing Services Manager which sought approval to provide tenancy management services with A2 Dominion for social housing properties that were planned to be developed by Berkley Homes at sites known as C1 and C2 at Royal Clarence Yard.

It was noted that there was one amendment to the report. Paragraph 2.6 should read: "The developers are planning to have the units built out and handed over in the Spring of 2012".

Members questioned whether new staff would be employed to fulfil the proposed management arrangements outlined in the report. It was confirmed by officers that staff resource would be as a result of redeployment extending existing contracts or new staff recruited, but any costs associated with providing the services would be covered by the fees and charges paid by A2 Dominion. This could be decided once funding for the Kick Start programme had been released after the outcome of the Government's budget on 22nd June 2010.

It was noted by Members that the provision of services by the Council's tenancy management team would be beneficial for both the residents of C1 and C2 Royal Clarence Yard and the surrounding areas. However it was stressed that these services would not have a negative impact on the services provided for Gosport Borough Council tenants.

RESOLVED: That:

- a) the Council provide tenancy management services with A2 Dominion under a Management Agreement for blocks C1 and C2 Royal Clarence Yard; and
- b) authority be delegated to the Housing Services Manager, in consultation with the Chairman of the Housing Board, to finalise the services to be provided and the terms of the Management Agreement to be entered into for these services.

14. HOUSING SERVICES MANAGER'S UPDATE OF THE HOUSING SUBSIDY REFORM

Consideration was given to a presentation given by the Housing Services Manager which provided an update on the Housing Subsidy Reform.

On 14th October 2009, the Housing Board had considered a report entitled 'Council Housing Finance Reform' giving responses to the Government's consultation paper published the previous July. The consultation paper had asked for information across the 17 questions it had posed to Local Authorities.

In March 2010, the Government released a prospectus entitled 'Council Housing: A Real Future'. This was still a consultation document (a further consultation document to the one considered by Board in October 2009) and had posed a further 6 questions. The consultation period for this document would close on 6th July 2010.

The 6 questions from the consultation paper which was released in March 2010 would be circulated to all Housing Board Members and the Leader of the Council.

The consultation document puts forward a proposal of a once and for all settlement between Central and Local Government that would completely replace the current system. In essence, for a one off allocation of debt a Local Authority would come out of the annual subsidy system. Consequently Council's could retain their own rent income with which they could maintain their stock.

The amount to be paid would be determined by a one off calculation that would estimate how much Gosport would need to manage, repair and maintain its stock that would then be netted off against the expected income stream from rents. This would provide a residual income figure and the Government would calculate how much debt Gosport could service with the remaining income.

Should there be an offer of a way out of the subsidy system, this Council could expect to hear by late December 2010. When an offer comes forward the Board would need to consider all the implications of that offer, which would need to be considered in the context of a workable business plan taking into account income streams and likely future expenditure.

15. ANY OTHER ITEMS

There was no other business to discuss.

16. EXCLUSION OF PUBLIC

RESOLVED: That in relation to the following items, the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items, there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out.

17. MANAGEMENT OF FRANKLIN ROAD (NO.65 – 151 ODDS)

Consideration was given to an exempt report by the Housing Services Manager which outlined a proposed Management Agreement and informed the Board of the progress to improve tenancy services to the Registered Social Landlord's tenants and to grant the Housing Services Manager authority to develop the management agreement.

It was confirmed that the agreement would be up for renewal from 31st January 2011 and not 1st January 2011 as indicated in paragraph 2.5 of the report.

Councillor Philpott congratulated the Housing Services Manager and her team for their hard work and the improvements they had facilitated in the area.

This report was exempt from publication as the public interest was better served by not disclosing the financial details contained in this report as similar negotiations were underway with another Registered Social Landlord for the delivery of management services and the financial details in this report may have a negative impact on those negotiations.

RESOLVED: That the Council enter into an agreement with Housing 21 to provide Housing Management Services as outlined in the report and authorise the Housing Services Manager to finalise the terms of the agreement.

18. SALE OF GARAGES

Consideration was given to an exempt report by the Housing Services Manager which sought approval to dispose of garage blocks in Leesland Road, Nobes Avenue, Dunkeld Road and Nesbitt Close.

It was noted that the words 'the garage area and' should be added to first sentence of paragraph 2.7 in the report after the words 'The valuation of'.

This report was exempt from publication as the public interest was better served by not disclosing the financial details contained within this report as release of such details may have a negative impact on future negotiations on the sales described in this report

RESOLVED: That the Board recommend to the Policy and Organisation Board that the Head of Property Service agree terms for the sale of the Freehold interest and authorises the Bough Solicitor to enter into legal documentation as necessary.

The meeting ended at 6.35p.m.

CHAIRMAN