

Minutes 16 July 2013

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **DECENT AND AFFORDABLE HOMES POLICY DEVELOPMENT GROUP** held on Tuesday 16 July 2013 at 2.15pm

Present

Councillors: P J Heal (Chairman), Mrs E M Andrews, W J Daw, Mrs J R Rendle and R Wright

Also Present

Councillors: R L Stanley and K D Wilson

Also Present

Officers: A Jarrett (Head of Finance), C Fry (Housing Services Manager), D Snape (Supported Housing Manager), J Ryder (Community Safety and ASB Officer), H Webber (Neighbourhood Officer) and S M Coombs (Member Services Manager)

14 PUBLIC QUESTION TIME

There were no members of the public present.


15 MINUTES

The Minutes of the Meeting held on 21 May 2013 were approved as a correct record and **SIGNED** by the Chairman.

16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements to make.

17 REVIEW OF CASH INCENTIVE SCHEME

The Group had before it a report*  [Minute 17 \[31kb\]](#) of the Housing Services Manager (HSM) setting out suggested changes to the cash incentive scheme available to those tenants who wished to downsize.

The HSM reported that although 9 tenants had been assisted by the scheme it was likely that other factors such as recent changes to welfare reform had encouraged those tenants to downsize. She indicated that the words 'make best use of stock and giving downsizing tenants assistance with moving costs will contribute towards this objective' should be substituted for the words 'ensure that our own tenants have access to any aids and

adaptations they need and that this service is managed efficiently and effectively to deliver the specific outcome expected by the regulator and value for money' under the heading 'Relationship to Corporate Plan' in the report.

Discussion took place about the fact that the £30K budget for the scheme was nearly spent in 2013/14. Any proposed increase in the budget would be reported to the Group.

RECOMMENDED to the Cabinet that the following changes be made to the scheme:


(a) the amount payable in each downsizing case be reduced to a maximum of £1250;

(b) the grant be payable to those Council tenants who were downsizing to alternative accommodation belonging to another Registered Provider within Mid Devon.

(Proposed by Cllr W J Daw and seconded by Cllr R Wright)

Note: *Report previously circulated; copy attached to the signed minutes.

18 HOUSING SERVICE AIDS AND ADAPTATIONS POLICY

The Group had before it a report*  [Minute 18 \[56kb\]](#) of the Housing Services Manager containing a draft Aids and Adaptations Policy.

RECOMMENDED to the Cabinet that it recommends to Council that the above policy be adopted.

(Proposed by Cllr Mrs J R Rendle and seconded by Cllr Mrs E M Andrews)


Note: *Report previously circulated; copy attached to the signed minutes.

19 TENANCY HOME CHECKS

The Housing Services Manager reported that 172 tenants had so far received a tenancy home check. There had been very little opposition to the home checks. The Neighbourhood Teams would in future be giving priority to high risk properties.

A copy of the leaflet about home checks was circulated at the meeting. It was suggested that the leaflet should be made more user friendly.

20 TARGETED SUPPORT SERVICE DELIVERY AND CHARGING PROCEDURE

The Group had before it a report*  [Minute 20 \[26kb\]](#) of the Head of Housing and Property Services outlining the new range of services to be provided under the Targeted Support Service and proposed charging procedure.

The Supported Housing Manager referred to the new range of services that tenants would be consulted upon and the charging procedure in Appendix B that indicated who would qualify for funding.

RECOMMENDED to the Cabinet that the Targeted Support Charging Procedure and Pricing Structure be approved.

(Proposed by the Chairman)

Note: *Report previously circulated; copy attached to the signed minutes.

21 NEW HOMES BONUS

The Head of Finance reported that the New Homes Bonus had been introduced by the Government in 2010/11 to provide funding for any new homes in the District that were occupied. MDDC were able to keep 80% of the funding and the other 20% went to the County Council. In 2011/12 MDDC received £203K; in 2012/13 £341K and in 2013/14 £699K. The funding was guaranteed for 6 years.

The Council had decided to use £100K of the funding for economic projects over 4 years. The rest of the funding was being used to replace the regional housing pot funding that had been discontinued.

Following discussion about how the New Homes Bonus money should be spent, it was **AGREED** that the Head of Housing and Property Services submit a report to the next meeting containing proposals for spending of the money and including information about how much funding was in the affordable homes pot that the Planning Service administered.

22 COMMUNITY SAFETY PARTNERSHIP

The Group were shown a DVD by the Community Safety and ASB Officer indicating how this Council had worked in partnership to resolve nuisance problems in one of its homes. The DVD also included action taken by East Devon District Council to get an Anti-Social Behaviour order on a private resident.

Members then asked questions of the Neighbourhood Officer and the Community Safety and ASB Officer. The Group recorded its thanks to both officers for their work in getting the MDDC tenant evicted.

23 IDENTIFICATION OF ITEMS FOR THE NEXT MEETING - 10 SEPTEMBER 2013

In addition to the report requested in Minute 21 above, the following matters were suggested for the next meeting:

- Tenant Involvement Strategy;
- Programme of expenditure;
- Well Parks, Crediton;
- Financial monitoring 2013/14.

(The meeting ended at
4.00pm)

RMAN

CHAI