

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
HOUSING POLICY DEVELOPMENT COMMITTEE
MONDAY, 22 OCTOBER, 2012 AT 4.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK
PART 1

PRESENT: Councillors:

Grice, Mrs. D. (Chairman)
Pearson, A. (Vice-Chairman)

Allen, F.W.C. Kraujalis, J.T.
Cartwright, Mrs. S.M. Molineux, G.N.
Jones, Ms. J.L.

By Invitation: Councillor Mrs. M.A. Davis, Health and Wellbeing Portfolio Holder

1. Apologies

Apologies were received from Councillor A. Pearson (Vice-Chairman).

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

There were no Interests declared.

3. Minutes

AGREED:

That the Minutes of the meeting held on 13 August, 2012 be approved as a correct record.

4. Review of Allocations Policy

Consideration was given to the Review of Allocations Policy Briefing Note of the Head of Housing (Enclosure 4.1 – 4.49 of the Official Minutes of the Council).

Mrs. J. Baldasera, Strategic Housing Manager, gave a presentation to the Committee, which provided an overview of the Allocations Policy and highlighted the key differences between the current and proposed policies. Members were advised that the Government, through the Localism Act, 2011 had introduced legislative changes to increase the flexibility of local authorities to allocate social housing and dwellings provided for Affordable Rent.

Before adopting any major change in its Allocations Policy, the Council was required to consult

with Housing Associations and other Registered Providers on its draft proposals. The Council was also required to consult with its own tenants regarding changes to its transfer policies. In addition, it was considered good practice to consult with applicants, other statutory and voluntary organisations and the wider community regarding any changes to the Council's Allocations Policy.

A draft policy had been agreed at Cabinet on 20 September, 2012, and was subject to a twelve week consultation period running from October to December, 2012. Comments arising from the consultation period would be reviewed in January, 2013 and a revised policy taken back to Cabinet in February / March, 2013 for commencement in April, 2013.

In response to questions about qualification criteria, the Head of Housing advised Members that the criteria could be made as wide ranging as Members wished; however, he cautioned that to do so would only serve to increase numbers on the waiting list and offer false hope to people who wouldn't otherwise qualify.

Members noted the contents of the briefing and were supportive of the proposed revised Allocations Policy.

5. Review of Fencing Policy

Consideration was given to the Review of Fencing Policy (Enclosure 5.1 – 5.12 of the Official Minutes of the Council).

The Head of Housing provided an overview of the Review of Fencing Policy.

AGREED:

To recommend to Cabinet the following improvements for consideration as part of the Housing Revenue Account Business Plan review.

That:

- (A) The current specification of close board fencing with wooden posts be upgraded to close board panel fencing with concrete posts at an additional cost of £15,000 per annum.
- (B) The outline service standard for the planned repair or renewal of fencing as part of the External Curtilage Works Programme be enhanced to include the repair or renewal of fencing between front gardens and/or the provision of a wood stain to ensure that repaired fencing matched the original fencing material at an additional cost of £22,000 per annum for fencing between gardens and £3,000 per annum for wood staining.

6. Review of Work Programme – 2012/13 Municipal Year

Consideration was given to the Revised Work Programme 2012/13 (Enclosure 6.1 – 6.2 of the Official Minutes of the Council).

The Head of Housing provided an overview of the main changes to the Work Programme and advised that the matter would be given further consideration at a future proposed joint meeting of the Housing and Health and Wellbeing Policy Development Committees.

Members noted the Revised Work Programme 2012/13.

7. Exclusion of the Public

The Chairman moved that the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraph 3, Part 1, Schedule 12A of the Local Government Act, 1972 (as amended).

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8. Gas and Solid Fuel Maintenance Contract

Consideration was given to the Not for Publication Report of the Head of Housing (Enclosure 8.1 – 8.11 of the Official Minutes of the Council).

The Head of Housing provided an overview of the current performance in respect of the Gas and solid fuel Maintenance Contract and outlined the changes that had been made to the form of the contract payments to P.H. Jones, which it was considered would improve performance.

AGREED:

- (A) That the performance information in respect of the Gas and Solid Fuel Servicing and Maintenance Contract be noted.
- (B) That the changes to the form of contract payments to P.H. Jones Limited be noted including the provision of compensation payments to tenants where repairs have not been attended or completed within the agreed job priority response times.
- (C) That a further report on the performance of P.H. Jones in relation to the Gas and Solid Fuel Servicing and Maintenance Contract be submitted to the Housing Policy Development Committee at the commencement of the new municipal year.

CHAIRMAN

(The meeting concluded at 5.25 p.m.).