

STRATEGIC HOUSING PANEL

MINUTES OF MEETING HELD ON 1 DECEMBER 2010

Present: Councillors G Clements, Chairman; J Bowman; J Jackson; A Jacob; J G Sunderland and Mrs C Watson

Officers: D Cochrane, Housing Policy Manager; J Betteridge, Head of Development Strategy; K Skillicorn, Housing Research and policy Officer; D James, Member Services Officer.

An apology for absence was received from Councillor R Pitt.

Apologies for absence were also received from Mrs A Thorne, Home Group and L Priebe, Housing Services Manager

SH 49 Minutes of the Meetings

RESOLVED – That the minutes of the meeting held on 6 October 2010 be signed by the Chairman as a correct record.

SH 50 Declarations of Interest

Councillor Clements declared a Personal Interest in the agenda items due to being a Board Member of Copeland Homes.

SH 51 Decent Home Standard – Home Group

Due to an apology for absence being received from Mrs A Thorne of Copeland Homes no formal update could be made on this item however during a brief discussion relating to issue in the minutes of the previous meeting relating to thermal insulation.

Members asked for clarification to the position with tenants applying for thermal insulation and requesting to do the insulation themselves.

It was AGREED that a full update on Decent Home Standard be made to the February meeting of the Panel.

SH 52 Empty Property Matrix

Consideration was given to a report seeking approval for a matrix which will be used to aid the housing renewal team to identify which empty properties are in the most dilapidated state.

During consideration of this item and in relation to Q1 of the matrix members felt that "Garden Overgrown" should be widened to include the whole of the exterior and it was agreed that this would be amended in the final document.

Members also felt that with regard to Q8 - In worst empty homes Ward, should be subject to further work and a list of effected ward be submitted to a future meeting of the panel.

Members stressed the importance of training for the enforcement of empty derelict properties

RESOLVED – That taking on board comments made by Members the Matrix be amended and approved.

SH 53 **Draft 2010 Copeland Strategic Housing Market Assessment Executive Summary and Main Findings**

Consideration was given to a report summarising the main findings of the draft 2010 Strategic Housing Market Assessment it was noted that comments made by members would be incorporated in the assessment and further consideration would be given to the document at the Panels next meeting.

During consideration of this item Members asked for the definition of the term “Median” and it was agreed that this would be circulated to Members.

RESOLVED – That the report be noted.

SH 54 **New Homes Bonus Consultation**

Consideration was given to a proposed response to the questions posed by the Government on the New Homes Bonus which is within the Local Growth White Paper and is being proposed as an incentive to Local Authorities to increase their housing supply

RESOLVED – That taking on board comments made by Members the core content of the proposed Copeland Borough Council response be approved and submitted.

The meeting closed at 12:40 pm

Chairman

Date

SPECIAL STRATEGIC HOUSING PANEL

MINUTES OF MEETING HELD ON 10 JANUARY 2011 AT 10:00AM

Present: Councillors G Clements, Chairman; J Jackson; A Jacob; J G Sunderland and Mrs C Watson.
Councillor J Bowman joined the meeting at 11:40am.

Officers: L Priebe, Housing Services Manager; D Cochrane, Housing Policy Manager; J Betteridge, Head of Development Strategy; K Skillicorn, Housing Research and Policy Officer and C Willoughby, Member Services Technical Support Officer.

Apologies for absence: Councillors R Pitt.

Also present: Mr M Muir, Chief Executive, Impact Housing.

SH 55 Declarations of Interest

Councillor Sunderland declared a Personal and Prejudicial Interest in the agenda item due to being a private landlord and left the room during discussion of Questions 25 and 26 of the Consultation document "A Fairer Future for Social Housing".

SH 56 A Fairer Future for Social Housing

Mr M Muir, Chief Executive, Impact Housing provided Members with an overview of the Governments proposals on the reform of social housing from the Housing Association viewpoint.

There followed a question and answer session where Members of the Panel were then able to obtain further information.

Mr M Muir was thanked for his presentation and he left the meeting at this point.

The Panel then considered in detail the draft responses prepared by the Housing Services Manager and Housing Policy Manager. Amendments were suggested and additional comments were added.

During discussion of this item, Members also expressed their concern at the timescales in which the consultation was being undertaken and that this did not meet the Governments own timescales as set out on page 57 of the consultation document.

RESOLVED - That

- a) the presentation from Mr Muir be received,
- b) the Housing Services Manager be delegated to draft the final response to Government and this be signed by the Chairman of this Panel before submission.

The meeting closed at 12:40 pm

Chairman

Date