

Time commenced - 6.00pm  
Time finished - 9.25pm

## COMMUNITY REGENERATION COMMISSION 22 JULY 2003

Present: Councillor Bayliss (in the Chair)  
Councillors Baxter, Blanksby, Crosby, Gerrard, Liversedge,  
Lowe and Willitts

### 10/03 Apologies for absence

An apology for absence was received from Canon MacDonald – Co-opted Member.

### 11/03 Late items to be introduced by the Chair

The Chair introduced one late item on the Housing Allocations Policy, minute number 15/03, on the grounds that a consultation exercise needed to take place.

### 12/03 Minutes of Previous Meeting

The minutes of the meeting held on 16 June 2003 were confirmed as a correct record and signed by the Chair.

### 13/03 Declarations of Interest

Councillors Bayliss and Liversedge declared personal interest in items 15/03, 19/03 and 21/03, as they were both Directors of Derby Homes. Councillor Gerrard declared a personal interest in item 16/03 as he was an advisor to the Derbyloans Board.

### 14/03 Call-in

There were no Call-ins.

### 15/03 Housing Allocations Policy

The Commission considered a report of the Director of Policy which detailed the proposed Housing Allocations Policy, which would be considered by Council Cabinet, for the first time, on 5 August 2003.

#### **Resolved to make the following comments to Council Cabinet:**

- 1 The Commission wants the Empty Homes Officer to be vigorously supported to enable the number of empty privately owned properties in Derby, to be brought back into use.**

- 2 Any change to the policy should be temporary. The situation should be monitored and once it has improved, people should be given a choice of two properties, increasing to three when housing stock has increased to a satisfactory level.
- 3 Anyone subjected to the one offer, who is unhappy after sixth months, should be allowed, through Homefinder, to find an alternative premises with full homelessness status.
- 4 The Commission strongly support the building of more low cost homes.
- 5 The Commission ask that Council Cabinet lobby central Government to provide the ability to replace any right to buy properties.

## 16/03 Community Based Finance Institutions - Derbyloans

The Commission considered a report of the Director of Policy which detailed the Council Cabinet's response to the Topic Review on Community-Based Finance Institutions.

**Resolved to make the following comments to Council Cabinet:**

- 1 The Council Cabinet decision should be amended to read "To continue to support the development . . ."
- 2 Recommendation 2 – that debt consolidation should be a priority
- 3 Recommendation 6 – the Commission were concerned over the lack of dedicated staff for business loans. This issue should be addressed as a priority
- 4 Recommendation 9 – Derbyloans should be encouraged to attract support from high street banks now that Community Investment Tax Relief status had been awarded
- 5 Recommendation 19 – the Commission pointed out that a Credit Union should be established and that this would deliver six out of seven of the Council 'Themes' and five out of six of the Council's 'Priorities'.
- 6 Recommendation 20 – the Commission asked that if there was a need for legislation, the Council supported it.

## 17/03 Developing a Social Inclusion Strategy

The Commission considered the response from the Council Cabinet on Developing a Social Inclusion Strategy.

**Resolved to note the report.**

## 18/03 Work Programme

The Commission considered ten proposals for Topic Review.

**Resolved to have 'Crime and Disorder and Young People' for Topic Review and to defer consideration of the second issue for Topic Review until Scrutiny Management Commission have decided theirs.**

## 19/03 Housing Revenue Account Budget and Rent Review

The Committee received a presentation on the Housing Revenue Account Budget and Rent Review.

### **Resolved:**

- 1 To note the report**
- 2 To request to Council Cabinet that any decisions and outturn reports are reported back to the Commission.**

## 20/03 Cabinet Cabinet Forward Plan

No items.

## 21/03 Matters Referred by Council Cabinet – 15 July 2003

### **Homelessness Strategy and Review**

The Commission considered a report of the Director of Policy which detailed the Homelessness Strategy advising that the Homelessness Act 2002 placed a duty on every Housing Authority in England to carry out a homelessness review and develop a strategy for their area to prevent homelessness and provide accommodation and / or support for people who were or may become homeless. The Act stated that the strategy had to be published by 30 July 2003.

### **Resolved**

- 1 To note the report**
- 2 To make the following comments to Council Cabinet:**
  - a) that this was a good, comprehensive document**
  - b) the Commission encourage the Council to pursue the building of low cost houses**
  - c) that the Council bring as many private houses as possible, back into use**

- d) that the Council campaign against the setting up of the regional housing body.**

MINUTES END