

Time began: 09:00
Time ended: 09:50

NEIGHBOURHOOD, SOCIAL COHESION AND HOUSING STRATEGY CABINET MEMBER MEETING

FRIDAY 8 JUNE 2007

Present: Councillor Nath

Also Present Councillor Turner

1/07 Apologies for Absence

An apology for absence was received from Councillor Bayliss

2/07 Late Items Introduced by the Chair

There were none.

3/07 Declarations of Interest

There were none.

4/07 Minutes

The minutes of the meeting held on 13 April 2007 were agreed as a correct record and signed by the Chair.

Non-Key Decisions

5/07 Local Lettings Schemes

The Cabinet Member received a report setting out proposals to introduce local lettings schemes for Gerrard Street Flats and California Gardens. Local lettings schemes, outside the mainstream rehousing policy, were usually put in place for a specific area or estate in response to particular local circumstances. In both the cases considered it was proposed that properties were allocated to residents over a specified age to try and sustain the existing communities.

In making a decision on the two requests the Cabinet Member considered the representations made by residents, the views of officers from Derby Homes and the Council.

Resolved:

1. **to approve the temporary application for a local lettings policy at Gerrard Street Flats until 31 December 2007 in accordance with the terms set out in paragraph 2.10 of the report.**
2. **to not support the request for a local letting policy at California Gardens at this moment in time and ask officers of Derby Homes to keep the situation under review and report back if there were any incidents which would support a request.**
3. **to note the ongoing review of designated blocks of flats within the City and receive a further joint report from Derby City Council Housing Options Centre and Derby Homes on the outcomes and recommendations of this review by 31 October 2007.**

Performance Monitoring

6/07 Derby Homes Delivery and Business Plan 2007/12

The Cabinet Member received a report setting out the updated delivery and business plan setting out the strategy for Derby Homes approved by the Derby Homes Board on 29 March. The report highlighted the updates and changes to the plan including the addition of an eight strategic objective to support the Council in delivering its environmental objective.

Resolved to receive and note the updated Derby Homes delivery and business plan

Policies and Procedures

7/07 Under Occupation - Succession

The Cabinet Member received a report setting out proposals to change the policy on succession to tenancies. The current policy approved by the Council in 1988 allowed for flexible application of the law and enabled succession to take place even when it resulted in under occupation, the only exception being in a case where a single of childless couple application for succession would be refused.

Since the policy had been introduced demand for Council owned housing has increased while research showed that over 3,000 households were under occupying 3 or 4 bed roomed properties for which the demand was high. As part of a package of initiatives designed to address this issue the Derby Homes Board had recommended that the Council revoke the existing policy on succession on revert back to the statutory requirements within section 91 of the Housing Act 1985.

Resolved to revoke the current policy on succession to tenancies and revert back to comply with the statutory requirements within Section 91 of the Housing Act 1985.

8/07 Exclusion of Press and Public

To consider a resolution to exclude the press and public during consideration of the following items:

“that under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting during discussion of the following item on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information”.

Non-Key Decision

9/07 Future Study – Park Homes Site

The Cabinet Member received a report setting out proposals to appoint consultants to carry out an options appraisal on the future of the Park Homes Site.

After 10 years without an increase in ground rents, in 2006 the Council had introduced a policy to of increasing ground rents at a rate slightly higher than inflation so that by 2012 they would be at the level they would be if they had been uplifted by inflation each year since 1993. However in October 2006 legislation came into effect that meant that increases could only be in line with the Retail Price Index and rents could only be increased through individual agreement with residents. These changes had resulted in a significant impact on the operation and management of the site which had raised concerns about the future viability of the site in its current format.

Resolved:

- 1. to commission a suitable qualified consultant or expert in park home management to prepare a report on the future viability of the site and an appraisal of the options available.**
- 2. to ask officers to produce a report for a future meeting with the Cabinet Member on the costs of appointing the consultant and the terms of reference for the review.**

MINUTES END