

Time started 12:35
Time ended 12:39

Housing and Urban Renewal Cabinet Member Meeting 24 January 2018

Present: Councillor Hussain

In Attendance: Ian Fullagar (Head of Strategic Housing), Martin Brown (Housing Strategy and Initiatives Manager), Clare Harrison (Democratic Services Manager)

Members in Attendance: Councillor Hussain

13/17 Apologies

There were no apologies.

14/17 Late Items

There were no late items.

15/17 Declarations of Interest

There were no declarations.

16/17 Minutes of the Previous Meeting

The minutes of the meeting held on 11 October 2017 were agreed as an accurate record.

17/17 YMCA Derbyshire - Under 35s Housing Scheme

The Cabinet Member for Housing and Urban Renewal considered a report of the Strategic Director for Communities and Place to agree a lease arrangement for 24 two-bedroomed properties with YMCA Derbyshire (YMCA) for a period of 2 years, to commence at the end of January 2018.

The Cabinet Member was informed that the shared units will provide accommodation for single people under 35 years of age who are threatened with homelessness, or who are homeless. YMCA will work with residents to develop the necessary skills for independent living over the period of their stay, and will support residents to attain longer term housing solutions. The YMCAs agreement to let the properties to meet these aims will be incorporated into the lease as express provisions, and demonstrates that these measures form part of the Council's commitment to meeting its statutory obligations.

It was reported that the YMCA currently lease 24 properties from the Council to deliver the Ambitions East Midlands (AEM) project, a government initiative which attracts social investment into supporting under 25's with the most complex needs to achieve stability in both housing and Education/Training/Employment. The funding for this scheme will cease on 31 December 2017. It was further reported that the new proposal is a more focussed vehicle which will assist the Council to meet its obligations under the Homelessness Reduction Act 2017. In addition it will provide support/skills needs assessments and plan to meet longer term housing needs.

The Cabinet Member queried how the units will be funded and was informed that in recognition of the additional services provided by YMCA in helping the Council to meet its duties under the HRA 2017, the repairing and maintenance obligation will be met by Derby Homes throughout the term of the lease. Furthermore, any maintenance costs over the two years will be absorbed by Derby Homes. As such, there are no direct financial implications for the Housing Revenue Account (HRA) from the decision to amend the lease.

The Cabinet Member resolved to approved the recommendations as printed in the report.

It was resolved to:

- 1) agree to the issue of leases of 24 two-bedroomed properties to the YMCA for a period of 2 years, at a total annual rental of £87,564 per year.**
- 2) note that the general terms of these leases will be the same as those for the leases that will expire on 31st Jan 2018 for the same properties, with 2 amendments:**
 - specific additional terms will be incorporated that specify the YMCA's agreement to provide additional services that will assist the Council to meet its statutory obligations under the Homelessness Reduction Act 2017 (Detail in 4.4 on page 2);**
 - the repairing and maintenance obligations will be met by Derby Homes throughout the term of the leases.**

MINUTES END