



20 October 2017

## **HOUSING RENTAL COMPANY COMMITTEE**

A meeting of **Housing Rental Company Committee** will be held on

**Monday, 30 October 2017**

commencing at **2.00 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,  
Torquay, TQ1 3DR

### **Members of the Committee**

Councillor Barnby  
Councillor Darling (S)  
Councillor King  
Councillor Pentney

Councillor Robson  
Councillor Thomas (D)  
Councillor Tyerman

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**A prosperous and healthy Torbay**

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For information relating to this meeting or to request a copy in another format or language please contact:

**Lisa Antrobus, Town Hall, Castle Circus, Torquay, TQ1 3DR**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk)  
[www.torbay.gov.uk](http://www.torbay.gov.uk)

# HOUSING RENTAL COMPANY COMMITTEE AGENDA

1. **Election of Chairman/woman**  
To elect a Chairman/woman for the 2017/2018 Municipal Year.
2. **Apologies for Absence**  
To receive any apologies for absence, including notifications of any changes to the membership of the Committee.
3. **Appointment of Vice Chairman/woman**  
To appoint a Vice-Chairman/woman for the 2017/2018 Municipal Year.
4. **Declarations of interests**
  - (a) To receive declarations of non pecuniary interests in respect of items on this agenda  
**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
  - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda  
**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.  
  
(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)
5. **Urgent Items**  
To consider any other items that the Chairman decides are urgent.
6. **Terms of Reference** (Pages 4 - 7)  
To note the Terms of Reference for the Housing Rental Company Committee.
7. **Housing Strategy Progress** (To Follow)  
To consider a report on the above.
8. **Business Plan Objectives** (To Follow)  
To consider a report on the above.

9. **Project Plan - Operational Management** (To Follow)  
To consider a report on the above.
10. **Exclusion of the Press and Public**  
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information (as defined in Part 1 of Schedule 12A of the Local Government Act 1972 (as amended)) is likely to be disclosed.
11. **Provision of Temporary Accommodation** (To Follow)  
To consider a report on the above.

## Housing Rental Company Committee

### Terms of Reference:

1. The Housing Rental Company Committee to have strategic oversight of delivery of the Council's Housing Strategy and "My home is My Life" plan.
2. To receive reports of overall performance and sub groups of the housing strategy as needed: Comprising Accommodation Care and Support Group, Joint Commissioning Group Health & Wellbeing Board, Housing Partnership Steering/Monitoring Group The Strategic Land Task Group Rogue Landlords and ASB Group Homelessness (Rough Sleepers).
3. To receive reports on national policy changes for housing and be advised as to how they impact or provide opportunities for Torbay.
4. To receive and approve Business Cases for developments/phases and therefore approve drawdowns of loans in accordance with the Prudential Borrowing limit set by Council.
5. To approve the disposal of any land to the Companies associated with any Business Cases/Phases considered.
6. The Head of Finance can refer any proposed acquisition decision (irrespective of value) to Full Council for determination where he deems that this is in the best interest of the Council.
7. In respect of the Housing Rental Company reserved matters, to consider the following;
  - 7.1 Varying the quorum provisions for Director or Shareholder meetings.
  - 7.2 Permitting the registration (upon subscription or transfer) of any person as a member of the Company other than the Council.
  - 7.3 The creation, allotment or issue of any shares or the variation of any rights attaching to any Share

- 7.4 Granting any option or other interest (in the form of convertible securities or in any other form) over or in its Shares capital, redeeming or purchasing any of its own Shares or effecting any other reorganisation of its Shares capital.
- 7.5 Issuing any loan capital in the Company or entering into any commitment with any person with respect to the issue of any loan capital.
- 7.6 Making any borrowing arrangement, other than from the Council.
- 7.7 Passing any resolution for its winding up or presenting any petition for its administration (unless it has become insolvent).
- 7.8 Changing the nature/scope of the Company's Business or commencing any new business by the Company which is not ancillary or incidental to the Business.
- 7.9 Approving any Business Plan prepared by the Board.
- 7.10 Taking any action or decision which would not be consistent with any adopted Business Plan and/or any approved Business Case.
- 7.11 Forming any subsidiary or acquiring shares in any other company or participating in any partnership or joint venture (incorporated or not).
- 7.12 Selling any part of the Business unless authorised through any adopted Business Plan.
- 7.13 Amalgamating or merging with any other company or business undertaking.
- 7.14 The provision of letting agency services to others.

- 7.15 Creating or granting any Encumbrance over the whole or any part of the Business, undertaking or assets of the Company or over any Shares in the Company or agreeing to do so other than liens arising in the ordinary course of business or any charge arising by the operation or purported operation of title retention clauses and in the ordinary course of business.
- 7.16 Making any loan (otherwise than by way of deposit with a bank or other institution the normal business of which includes the acceptance of deposits or in the ordinary course of business) or granting any credit (other than in the normal course of trading) or giving any guarantee (other than in the normal course of trading) or indemnity (other than in the normal course of trading).
- 7.17 Altering any mandate given to the Company's bankers relating to any matter concerning the operation of the Company's bank accounts other than by the substitution of any person nominated as a signatory by the party entitled to make such nomination.
- 7.18 Entering into any arrangement, contract or transaction (including the appointment of any agent or intermediary to conduct any of the Company's Business) outside the normal course of its business.
- 7.19 Making or permitting to be made any change in the accounting policies and principles adopted by the Company in the preparation of its audited and management accounts where such change would have an impact on the EBITDA.
- 7.20 Declaring or paying any dividend or making any other distribution (by way of capitalisation, repayment or in any other manner) out of the Company's distributable profits or any of its reserves other than an interim dividend in accordance with the Articles.
- 7.21 (a) Making the initial decision for the Company to have its own employees  
(b) Granting any pension rights (Local Government Pension Scheme) to any director, officer, employee, former director, former officer or former employee, or any member of any such person's family.

- 7.22 Dismissing any officer or employee in circumstances in which the Company incurs or agrees to bear redundancy or other costs in excess of £50,000 in total and dismissing any Director.
- 7.23 Instituting, settling or compromising any material legal proceedings (other than debt recovery proceedings in the ordinary course of business) instituted or threatened against the Company or submitting to arbitration or alternative dispute resolution any dispute involving the Company.