



Minutes of the Housing Committee

25 June 2018

-: Present :-

Councillor Thomas (D) (Chairman)

Councillors Parrott, Robson, Stocks, Tyerman and Thomas (J)

(Also in attendance: Councillors Brooks and Bye)

37. Election of Chairman/woman

Councillor Thomas (D) was elected Chairman for the 2018/2019 Municipal Year.

38. Appointment of Vice-Chairman/woman

Councillor Tyerman was appointed Vice-Chairman for the 2018/2019 Municipal Year.

39. Apologies for Absence

An apology for absence was received from Councillor Darling (S).

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillor Thomas (J) instead of Councillor O'Dwyer.

40. Minutes

The Minutes of the meeting of the Housing Rental Company Committee held on 23 April 2018 were confirmed as a correct record and signed by the Chairman.

41. Housing Policy and Funding Update

Members considered a report that provided an update on the most recent changes to Government policy and funding that may impact on the delivery of the Council's Housing Strategy. Members were pleased to note that the Council had been successful in securing £278,785 for further work to tackle rough sleeping and a further £1 million in partnership with the Clinical Commissioning Group to deliver an autism-friendly housing scheme.

(Note 1: Councillor Thomas (J) declared a non-pecuniary interest as a trustee of Shekinah)

42. Update on Five Year Land Supply of Housing

Members considered a report on the five year land supply which is a key element of effective spatial planning and development management in Torbay. Accordingly the five year land supply is identified as a key performance indicator in the Housing Strategy Monitoring Framework. The report provided an overview of the issues and includes references and signposts the evidence used to inform the Council's position in relation to its five year housing land supply.

Members felt that the debate needed to move from whether the figures were correct to a debate of how to address the problem for the future. Members noted the role of the Housing Committee was to provide oversight of the Housing Strategy and requested that the Executive Lead for Housing raise the issue with the Mayor's Executive Group and provide an update at the next Housing Committee.

43. Progress Report Emergency Accommodation - Family Unit

Members noted a report that provided an update on the current status of the design and purchase of a property for the purpose of discharging the local authority's responsibilities in relation to the Housing Act 1996.

44. Exclusion of the Press and Public

Prior to consideration of the item in Minute 45 and 46 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended)

45. Housing First Update

Members considered an exempt report that set out the Council's response to the Housing First Feasibility Study. Members noted that such a system change required a long term view to be taken and to be successful it was essential to have strong project management across agencies, in conjunction with strong leadership from the Council.

Resolved:

- i) that Members noted that the Crisis report 'Housing First Feasibility Study' makes recommendations to improve our overall approach to homelessness and rough sleeping. Housing First is just one element of this. The report recommends a package of measures; the Council can choose to implement none, some or all of these;
- ii) that Members recommend the Director of Adult Services and Housing in consultation with the Executive Lead for Housing progress Option 3 – the introduction of the full Housing First proposal including a fully dispersed accommodation model and relocation of hostel service, subject to:

- Multi agency support
- Securing funding from central government and/or external sources, in addition to resources from earmarked ASC reserves;
- Due diligence on financial modelling

This option to include a business case to relocate hostel services and move to a dispersed accommodation model; and

iii) that in the case that funding cannot be secured, Members approve Option 2 which includes:

- Preparing a business case for a Social Lettings Agency
- Implementing a team to support people with the most complex lives integrated with other social care pathways. This additional resource, subject to business case approval, to be resourced from earmarked Adult Social Care Reserves.

46. Housing Company Sites Update

Members received updates on Redwell Lane and Totnes Road. Member's views were sought on a proposal to transfer St Kilda's, former residential care home to Torbay Council's Housing Company. Members were supportive of such transfer and supported Torbay Council's Chief Executive undertaking feasibility studies in order to obtain detailed planning permission.

Resolved:

That the recommendation in the exempt report circulated at the meeting be approved.

Chairman/woman