

COMMUNITY & HOUSING SCRUTINY COMMITTEE OUTCOMES

8 SEPTEMBER 2021

AGENDA ITEM NUMBER	SUBJECT AND RECOMMENDATION / REFERRALS	DECISION REFERRAL	RESPONSE OR REVIEW DATE	DATE COMPLETED
2.	Apologies Councillor De Villiers (Councillor Verma substituting)	Minutes	29/09/21	29/09/21
3.	Disclosure of Interests Councillors Fuller and Wallis advised that they were tenants of Milton Keynes Council.	Minutes	29/09/21	29/09/21
4.	Minutes That the Minutes of the meeting of the Community and Housing Scrutiny Committee held on 20 July 2021 be signed by the Chair as a correct record	Minutes	29/09/21	29/09/21
5.	Temporary Accommodation Update 1. That the Council's Director of Adult Services, Group Head of Commissioning and the Acquisitions and Supply Manager be thanked their presentation on the new system and contributions to the ensuing discussions with the Committee. 2. That the Housing Service Team be congratulated on their work to develop and introduce a radical new system which is making a dramatic difference to the number of households in Temporary Accommodation in the short period of time it has been operating and thus keeping the situation manageable.	Minutes Director of Adult Services	29/09/21 --	29/09/21 --

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5. cont	3. That the Cabinet be requested to consider lobbying the Ministry of Housing, Communities and Local Government, together with the MPs for Milton Keynes, by whatever means possible, in order to raise the Council's concerns about the lifting of the current ban on Section 21 evictions as it does not consider this the right time to lift this ban which is likely to lead to an increase in homelessness.	Cabinet	02/11/21	
6.	<p>New Non-Regeneration Council House Building Programme – Pre-Planning Processes</p> <p>1. That the Head of Housing Delivery and the Head of Placemaking be thanked for their introduction to this item and contribution to the ensuing discussions with the Committee.</p> <p>2. That the Committee endorses the recommendations set out in the officers' report and recommends to Cabinet that these be adopted as standard operating procedures:</p> <p>a) That officers gain a more detailed understanding of the site in question by undertaking a detailed site constraints survey in order to highlight all underground utilities etc that may affect the viability of a site's development. A capacity study that reflects the Council's current planning policy should also be completed.</p> <p>b) That following these steps, work must be completed on an early site financial viability appraisal before any engagement is undertaken. This will not only help ensure that only deliverable sites are progressed in a timely manner but will help keep stakeholders informed and to manage expectations as it is important that these are not raised to levels that are not deliverable.</p>	Minutes	29/09/21	29/09/21
		Cabinet	02/11/21	

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6. cont	<p>c) That the Housing Delivery Team undertakes an outline financial appraisal of the site, making use of the Proval system. This financial appraisal will make use of recently agreed global financial parameters, which have been pre-agreed with the Finance Department.</p> <p>d) That the Housing Delivery Team engages with internal stakeholders across the Council to gather an understanding of the requirements and restrictions that may impact on any potential new scheme.</p>			
	<p>e) That once the new steps above have been completed and the initial financial appraisal demonstrates that the site might support development (at an approved value for money level), officers engage with their relevant Cabinet Member, followed by local ward and town or parish councillors to discuss the principle of council housebuilding on any specific site.</p> <p>f) That development briefs for new council house sites are produced for all sites, regardless of size and potential number of houses.</p> <p>g) That the layouts proposed in development briefs be scrutinised carefully before publication for consultation to ensure that they do indeed meet planning policy in order to avoid creating unnecessary concern among residents.</p> <p>3. That individual Cabinet Members respond effectively where clashes between portfolios are identified in relation to new proposals for housing sites.</p>	Cabinet	02/11/21	

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6. cont	<p>4. That the Cabinet gives a commitment that these smaller development sites will be distributed across the borough and not be limited to long-standing council estates in order to promote the integration of mixed tenure communities in Milton Keynes</p> <p>5. That the Cabinet writes to the Government requesting that the current rules on prudential borrowing and the risk regime for council housebuilding be reviewed to provide a more favourable financial environment to enable local authorities to meet their obligations to provide sufficient social housing for those in need in their areas and writes to the Milton Keynes MPs to request their support.</p> <p>6. That given the Committee's concerns regarding the availability of sufficient resources to manage the housebuilding programme, the Budget and Resources Scrutiny Committee be requested to bear in mind the need for the expertise to produce development briefs and extra staff resources within the Housing Delivery Team as the housebuilding programme progresses when they scrutinise the draft 2022/23 budget proposals.</p> <p>7. That the Head of Placemaking circulates to the Committee the list of criteria used for selecting potential sites for the erection of new council housing.</p>	<p>Cabinet</p> <p>Cabinet</p> <p>Budget & Resources Scrutiny Committee Planning Group</p> <p>Head of Placemaking</p>	<p>02/11/21</p> <p>02/11/21</p> <p>20/09/21</p> <p>30/09/21</p>	<p></p> <p></p> <p>20/09/21</p> <p>27/09/21</p>
7.	<p>2021/22 Community & Housing Scrutiny Committee Work Programme</p> <p>That the latest version of the Committee's Work Programme be noted and that any comments or suggestions for other items for scrutiny be addressed to the Committee's Planning Group.</p>	<p>Committee</p>	<p>--</p>	<p>--</p>

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8.	<p>Information Item: Delivery Plan for the HRA Business Plan</p> <ol style="list-style-type: none"> 1. That the update from the Head of Housing Delivery on the progress of developing the Delivery Plan for the refreshed Housing Revenue Account Business Plan be noted. 2. That the Head of Housing Delivery circulates as an information item, the Delivery Plan to the Committee once it is available. 	<p>Committee</p> <p>Head of Housing Delivery</p>	<p>--</p>	<p>--</p>