



Minutes of the special meeting of the HOUSING COMMITTEE held on MONDAY 28 FEBRUARY 2000 at 6.30 pm

Present: Councillor Woodcock (Chair)
Councillor Day (Vice-Chair)
Councillors Bartlett, Conchie, Harnett, I Henderson (substituting for Councillor S Burke), Kilkenny, Saunders, Tallack (substituting for Councillor Pym), Tilley and I Wilson

Co-opted Members: J Blake, M Lewis, J Marling, P Prop, A Roper and H Taylor

Officers: D Jones (Strategic Director Neighbourhood Services), J Moffoot (Head of Corporate Administration), M Jones (Head of Legal and Property Services), T Huff (Finance Manager) and S Parker (Committee Administrator)

Also Present: Councillors Barton, Coventry, Edwards, Lloyd, Miles, Turnbull and K Wilson

Apologies: Councillors Burke and Pym

H59/00 HOUSING IMPROVEMENT TEAM UPDATE REPORT

After a discussion on the need to consider the matter, the Committee agreed to consider a report on the views of the appropriate Housing Improvement Team relating to Introductory Tenancies.

RESOLVED -

1. That the Housing Improvement Team's broad support for the implementation of Introductory Tenancies alongside a series of other measures that need to be incorporated into a strategy for tackling neighbour nuisance and anti-social behaviour be noted.
2. That it also be noted that a more detailed evaluation of legal requirements, consultation, training and procedure notes would be considered by the Housing Improvement Team at a future meeting and incorporated into the final recommendations.

H60/00 HOUSING REVENUE ACCOUNT: 2000/01 DRAFT BUDGET

The Committee considered a report on the Housing Revenue Account draft budget for 2000/01 and the effect on rents over the following years.

The Committee noted the report to the Housing Committee on 1 February 2000 at which the decision on rent levels was deferred for further

consultation. The results of the tenant consultation together with the implications, were submitted.

The Committee also considered proposed increases for Housing Revenue Account fees and charges for 2000/01.

Councillor I Wilson proposed the following motion, seconded by Councillor Tallack on which a recorded vote was requested:

“This Committee:

- (a) Thanks the officers for the work in carrying out a thorough consultation of tenants in a short timescale and notes that the cost of the consultation was only roughly 60 pence per tenant.
- (b) Asks officers to bring forward a report to a meeting of the Executive of this Council to identify ways in which tenants may be consulted in good time for the setting of the HRA budget in future years.
- (c) Notes the results of the ballot and agrees to set the rent increase for tenants for the year 2000/01 at a level of 11.9% and the increase for shared owners at a level of 3.5% to reflect this result.
- (d) Agrees to add the following expenditure items into the budget:
 - (i) OAP re-decorations £60,000
 - (ii) Tenants’ gardens £71,400
 - (iii) Fencing work, Beanhill £10,000
- (e) Agrees the proposed fees and charges detailed in the report.
- (f) Asks officers to make a concerted effort to reduce rent arrears by at least 2% during the year in order to make additional funding available for other items of expenditure listed in paragraph 5.11 of the report.
- (g) Notes that the government’s reduction in funding to the Housing Revenue Account has contributed to the budgetary crisis.”

Councillor Day proposed the following amendment seconded by Councillor Conchie:

- “1. That paragraph (a) of the motion should read “that officers be thanked for their work in carrying out a thorough consultation of tenants in a short timescale and notes that the cost of the consultation is in excess of £9,000 in additional costs and the resulting delay in implementing rent rises by 2 additional weeks will lose the Council over £90,000 in funds that could have been used for service provision, thus preventing the full added expenditure proposed by the Labour Group at the last meeting of this Committee”.
- 2. That paragraph (b) of the motion be deleted.

3. That paragraph (c) of the motion should read “That the Committee notes the results of the ballot and agrees to set the rent increase for tenants for the year 2000/01 at a level of 11.9%”.
4. That paragraph (d) of the motion should reinstate as many of the items from 5.11 of the report as is possible (with officers confirming figures available).
5. That paragraph (g) of the motion be deleted.

On being put to the vote the amendment was declared lost, with 5 Members voting for the amendment and 6 Members voting against.

A recorded vote was taken on the motion and the voting was as follows:

FOR: Councillors Bartlett, I Henderson, Tallack, Tilley and I Wilson (5)

AGAINST: Councillors Conchie, Day, Kilkenny, Saunders and Woodcock (5)

ABSTENTION: Councillor Harnett (1)

On the casting vote of the Chair the motion was declared lost.

At this point, the meeting adjourned. On the meeting being reconvened, Councillor Day proposed the following motion, seconded by Councillor Conchie, on which a recorded vote was requested:

- “1. That a rent increase of 11.9% be approved for all tenants for the year 2000/01.
2. That the proposed fees and charges detailed in the report, be approved.
3. That the following additional items be added into the budget:

(i)	OAP re-decorations	£80,000
(ii)	Tenants’ gardens and landscaping	£95,000
(iii)	Disabled adaptations	the remaining funds available totalling approximately £75,000”

Councillor Harnett moved an amendment to set the rent increase at 9.9% with a standstill budget, but the motion was not seconded.

Councillor Tallack moved the following amendment, seconded by Councillor I Wilson, on which a recorded vote was requested:

“That paragraph 1 of the motion be amended to read:

‘That a rent increase of 11.9% for tenants and of 3.5% of shared ownership occupiers be approved for the year 2000/01’

and the additional items in paragraph 3 of the motion be amended to read:

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|-------|----------------------------------|---------|
| (i) | OAP re-decorations | £61,000 |
| (ii) | Tenants' gardens and landscaping | £70,400 |
| (iii) | Beanhill fencing works | £10,000 |

At this point the meeting adjourned. On being reconvened, the voting on the amendment was as follows:

FOR: Councillors Bartlett, I Henderson, Tallack, Tilley and I Wilson (5)

AGAINST: Councillors Conchie, Day, Harnett, Saunders and Woodcock (5)

On the casting vote of the Chair the motion was declared lost.

The voting on the motion was as follows:

FOR: Councillors Conchie, Day, Saunders and Woodcock (4)

AGAINST: Councillor Harnett (1)

ABSTENTIONS: Councillors Bartlett, I Henderson, Tallack, Tilley and I Wilson (5)

The motion was declared carried.

RESOLVED -

1. That a rent increase of 11.9% be approved for all tenants for the year 2000/01.
2. That the proposed fees and charges detailed in the report, be approved.
3. That the following additional items be added into the budget:

(i)	OAP re-decorations	£80,000
(ii)	Tenants' gardens and landscaping	£95,000
(iii)	Disabled adaptations	the remaining funds available totalling approximately £75,000"

THE CHAIR CLOSED THE MEETING AT 8.57 PM