

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Tenancy Board (to be confirmed at the next meeting)

Date: Monday, 20 October 2014

Venue: Vannes/Pulheim Room - Civic Offices

PRESENT:

Councillor P J Davies (Chairman)

Councillor Mrs K Mandry (Vice-Chairman)

Councillors: T J Howard and C J Wood

Co-opted members: Mrs P Weaver, Mr B Lee, Mr S Lovelock and Mrs E Bailey
(deputising for Mr G Wood)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Mrs Trott and Graham Wood.

2. MINUTES

It was AGREED that the minutes of the Housing Tenancy Board meeting held on 28 July 2014, be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. QUARTERLY PERFORMANCE REPORT - TENANCY SERVICES

The Board considered a report by the Director of Community on the Quarterly Performance Monitoring data for Tenancy Services. The Senior Housing Management Officer presented the report and took questions from members after each section of the report.

Rent Arrears:

The Board noted that rent arrears were down considerably on the previous quarter, and down on the same quarter for the previous year.

The Board also noted that there had been an increase with the number of notices seeking possession and the number of possession hearings at court.

Empty Homes:

The Board were informed that the relet time has decreased since the last quarter but that the figures are still higher than the same period in the previous year. It was reported to the Board that there has been a higher number of refusals for the sheltered properties. The Tenancy Services Manager addressed the Board to inform them that the Tenancy Services division is shortly to undergo a Vanguard Intervention and part of that will be looking at void properties and the re-letting process for them.

Anti-Social Behaviour:

The Senior Housing Management Officer was asked what the 7 anti-social behaviour cases were relating too. The Board were informed that they were mainly relating to noisy/rowdy behaviour late at night/very early in the morning. The Board were informed that most cases of anti-social behaviour are dealt

with quickly and can be resolved with either a letter or a visit from the Housing Officer.

It was AGREED that the Board notes the content of the report.

7. QUARTERLY PERFORMANCE REPORT - BUILDING SERVICES

The Board considered a report by the Director of Environmental Services on the Building Services Quarterly Performance report.

The report was presented by the Head of Building Services who explained that this report has now changed format to suit the new working practices in Building Services following the recent Vanguard Intervention. He explained to the Board that the performance indicators have now changed to reflect the performance of the 5 value steps that the Building Services department now work to.

Several members of the Board commented that they found the graphs within the report confusing and were unsure of what the data was that they were providing. The Head of Building Services explained to the Board that the graphs were to give an overview of the trend of each of the value steps rather than looking at individual cases.

Paula Weaver raised the issue of kitchen and bathroom modernisation, which previously had been reported that there had not been any properties identified which needed to be modernised. The Head of Building Services explained that under the old system of working the stock condition database that was used to identify properties which were in need of modernisation was not very effective as it was based on a 'one size fits all' system, which worked out the length of time the kitchen or bathroom had been installed in a property. He explained that the new system of working is identifying more individual properties that are in need of modernisation as the contractors are reporting these cases after visiting a property for a repair, as not all properties will have the same usages of these rooms as others and therefore some will be in need of replacing sooner than others.

The Chairman raised concern that the works to Arras House are taking longer than planned. The Head of Building Services addressed the Board and explained that he shared the Chairman's concerns over the length of time taken but was unable to speed up the process as the delay has come from contractors responsible for the installation of the gas pipes, and who are responsible for deciding when this will be done. The Head of Building Services assured the Board that the Council are continuing to do as much work as they can, but a lot of the work to be completed cannot be done until the gas pipes are installed.

Councillor Howard passed his praise and thanks to the Building Services department for all of the hard work that has taken place with the Vanguard Intervention and for the impressive results they have achieved so far.

It was AGREED that the content of the report be noted.

8. UPDATE ON ESTATE IMPROVEMENT PROGRAMME 2014/15

The Board considered a report by the Director of Community on an update of the Estate Improvement Programme 2014/15.

It was explained to the Board that the budget for mobility scooter storage will be spent by the end of the financial year and there is no more funding allocated for this scheme.

Steve Lovelock enquired about the proposed parking schemes that have been identified and asked if tenants would be consulted regarding the proposals. The Tenancy Services Manager confirmed that tenants would be consulted before any of the proposed parking schemes were put in place.

It was AGREED that the Board notes the content of the report.

9. GENERAL TENANTS FORUM - CHAIRMAN'S REPORT

At the invitation of the Chairman, Steve Lovelock Chairman of the Tenants Forum, addressed the Board to give an overview of the matters discussed at the last forum meeting.

Some of the items discussed at the Forum meeting included; a presentation from the Head of Building Services on the new Vanguard system, a presentation by the Tenancy Services Manager on an update on Tenancy Services including estate improvements, Collingwood Court, Window Cleaning, Sheltered Housing at Melvin Jones House, Sweeping of communal areas and bin stores and the next South East Training event.

It was AGREED that the Chairman of the Tenants Forum be thanked for his update.

10. HOUSING TENANCY BOARD WORK PROGRAMME 2014/15

The Board considered a report by the Director of Community which reviewed the Board work programme for 2014/15.

It was AGREED that the proposed work programme for 2014/15 be approved.

(The meeting started at 6.00 pm
and ended at 7.04 pm).