

**HOUSING INITIATIVES WORKING GROUP held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 10 MAY 2010**

Present:- Councillor R H Chamberlain – Chairman.
Councillors E L Bellingham - Smith, J E Hudson,
J E Menell, D J Morson and S V Schneider.

Tenant Forum representatives: Mrs E Rogers and Mr S
Sproul.

Officers in attendance: C Roberts (Democratic Services
Officer) R Millership (Head of Housing Services)
L Petrie (Housing Management Manager), J
Snares (Housing Options/Homelessness Manager)
and S Wood (Housing Strategy and Planning
Policy Manager) and S Robinson (Housing and
Enabling Officer).

HWG39 APOLOGIES

An apology for absence was received from the Senior Sheltered
Housing Officer. It was noted that the Anti-social Behaviour
Officer would attend the meeting later on.

HWG40 MINUTES

The Minutes of the meeting held on 8 March 2010 were
received, confirmed and signed by the Chairman as a correct
record.

HWG41 BUSINESS ARISING

Minute HWG38 – Council House Gardens – Allotment Use

The Housing Management Manager reported that legal advice
had been obtained on this issue and was to the effect that such
use would have to be by private arrangement between
individuals due to health and safety aspects and the legal
requirement not to derogate from rights granted under the
existing tenancies.

Councillor Menell suggested investigating the possibility of
reducing the size of gardens between tenancies.

HWG42 DEVELOPMENT PROGRAMME UPDATE

The Working Group received the report of the Housing and Enabling Officer giving updated figures on affordable housing delivery. Members thanked her for this useful information and expressed good wishes for the officer in her new post.

HWG43 PLACE SCHEME UPDATE

It was reported that staff were being sought to progress the project. Funding had been agreed and it was hoped that an appointment would be made before the end of May.

HWG44 HOLLOWAY CRESCENT UPDATE

The Housing Strategy and Planning Policy Manager reported that a meeting of the Holloway Crescent Task Group had taken place.

She added that only one of the Housing Associations approached had replied and that their terms were unacceptable. Commencement of the development must await the signing of the grant agreement.

In answer to a question from Councillor Bellingham-Smith the Head of Housing Services confirmed that a number of additional parking spaces had been provided.

HWG45 REVIEW OF THE COUNCIL'S ALLOCATIONS SCHEME

The Housing Options/Homelessness Manager presented the Council's Draft Allocations Policy/Scheme which dealt with the allocations of Council and Registered Social Landlords' homes; Choice Based Lettings; operation of the Housing Register; eligibility and exclusions; provision of advice; assessment of housing need and housing priorities. She explained that the draft document had been produced following months of consultation.

The document was examined in full by members. In answer to a question from Councillor Morson she gave further details on the criteria and processes for exclusion related to anti-social behaviour.

RECOMMENDED that the Policy/Scheme be approved

HWG46 EQUALITY MONITORING

The Housing Options/Homelessness Manager presented statistics regarding lettings for the year. They showed little variation from the previous years' figures and confirmed that lettings were in line with background population figures.

RECOMMENDED that the statistics are noted

HWG47 **OTHER BUSINESS - ANTI-SOCIAL BEHAVIOUR - PRESENTATION**

The meeting received a presentation from the Council's Anti-Social Behaviour Officer on this subject as it affected the Council as landlord.

Councillor J Menell alerted the meeting to the planned theme evening on Community Safety arranged to take place at the North Area Forum on 27 May 2010.

Members also felt that this subject should be debated in the next meeting of the Working Group, and that the Police and the Legal Section be invited to send representatives to advise the meeting regarding measures which could be taken to deter anti-social behaviour, the complaints procedure, the tenancy agreement and notices for possession.

HWG48 **DATE OF NEXT MEETING**

The next meeting of the Group would be held on 5 July 2010.

The meeting ended at 4.10pm