

## MINUTES OF HOUSING STRATEGY PROGRAMME BOARD HELD ON THURSDAY 26<sup>th</sup> NOVEMBER 2015

Present: Steve Kenyon – Interim Director of Resources and Regulation (Chair) **SK**  
 Emma Joos – Administration Support Officer, Department of Communities and Wellbeing (Minutes) **EJ**  
 Marcus Connor - Corporate Policy Manager, Department of Communities and Wellbeing **MCC**  
 Harry Downie - Assistant Director of Business Re-Design & Development, Department of Communities and Wellbeing **HD**  
 John Merrick - Director of Neighbourhoods, Six Town Housing **JM**  
 Sharon Hanbury - Head of Urban Renewal, Department of Communities and Wellbeing **SH**  
 Tracey Hunt - Financial Services Business Manager, Six Town Housing **TH**  
 Karen Young - Head of Inclusion, Department of Communities and Wellbeing **KY**  
 Sharon McCambridge - Chief Executive of Six Town Housing **SMC**  
 Emma Richman - Director of Assets, Six Town Housing **ER**

### ACTION

<b>1.0</b>	<b>Information Briefs:</b>	
1.1	a) <u>New Items</u>	
1.1.1	i) Greater Manchester Working Well Expansion – <b>Tracey Flynn</b>	
1.1.1.1	<i>Deferred to next meeting.</i>	
<b>2.0</b>	<b>APOLOGIES</b>	
2.1	Pat Jones Greenhalgh - Executive Director of Communities and Wellbeing.	
2.2	Cllr Rishi Shori - Deputy Leader of the Council, Cabinet Member for Finance & Housing.	
2.3	Tracey Flynn - Economic Strategy and European Policy - Unit Manager (for item 1ai)	
<b>3.0</b>	<b>MINUTES OF 15<sup>th</sup> SEPTEMBER 2015 MEETING FOR THE HWBB</b>	
3.1	The minutes of the meeting, held on Thursday 29 <sup>th</sup> October 2015 were approved as a correct record.	
<b>4.0</b>	<b>MATTERS ARISING FROM MINUTES:</b>	

		ACTION
4.1	<b>Item 3.1</b> KY has had discussions with Wayne Campbell and Maria Worthington about implementation of elements of the new tenancy agreement. STH have been asked to bring a paper to HOB (as it is a change in policy with a view for a paper going to Cabinet).	<b>MW</b>
4.2	<b>Item 3.2</b> JM will speak to KY and others about impact assessments of welfare reform once new QL reporting arrangements are embedded. A report will be brought back to HSPB in May 2016 covering year end outturn.	<b>JM</b>
4.3	<b>Item 3.6</b> NEDO was intended to come to HSPB on the 29 <sup>th</sup> October 2015 however has now been withdrawn and expected at HSPB on the 16 <sup>th</sup> December 2015.	
4.4	<b>Item 4.1.1.2</b> The Annual Delivery Plan will go to STH Board in December, following which it will be distributed to HSPB for any further comments.	<b>AD/MCC</b>
<b>5.0</b>	<b>Items for Decision:</b>	
5.1	a) <u>New Items</u>	
5.1.1	i) <i>Capital Programme - <b>ER</b></i>	
5.1.1.1	A report was presented to HSPB members to endorse the Year 3 delivery of the capital programme investment which will take Council housing stock beyond the decent homes standard.	
5.1.1.2	HSPB members supported the proposal.	
5.1.2	ii) <i>Rent Setting - <b>TH</b></i>	
5.1.2.1	HSPB are asked to endorse the proposed 2016/17 rent levels for STH properties.	
5.1.2.2	HSPB agreed the proposals.	
5.1.2.3	MCC was asked to email Cllr Shori to make him aware of the proposals.	<b>MCC</b>
5.2	b) <u>Existing Items</u>	
5.2.1	i) <i>New Extra Care Scheme - <b>ER</b></i>	
5.2.1.1	ER provided HSPB with details of the new STH Extra Care Scheme. The design team that SH & Alex Holland are part of have reached a stage known as "Design Freeze". Subject to SK approving funding proposals for the scheme, STH to apply for planning permission.	
5.2.1.2	ER to bring final report back to a future HSPB Board to agree and sign off.	<b>ER</b>
5.2.2	ii) <i>Empty Properties - <b>SH</b></i>	
5.2.2.1	HSPB approved the updated proposals for the funding arrangements for the Council funded empty property programme.	

		<b>ACTION</b>
5.2.3	<i>iii) NEDO - <b>ER/SH</b></i>	
5.2.3.1	HSPB approved proposals for the marketing of the scheme in Bury.	
5.2.3.2	ER/SH to bring the report back with analysis of the project to a future HSPB meeting.	
5.2.4	<i>iv) HWBB Report - <b>SH</b></i>	
5.2.4.1	The report was presented to HSPB for decision. At a previous meeting HSPB members asked that HOB consider adding additional PIs which would then be brought back to HSPB for approval.	<b>ER/SH</b>
5.2.4.2	SH to use the action plan and HOB are to monitor every 2 months.	<b>SH</b>
5.2.4.3	SH and HOB members are to think about how HSPB are going to present to the HWBB and bring to HSPB for approval (HWBB meet every 6 months).	<b>SH</b>
5.2.4.4	SH to speak to Heather Crozier and Julie Gallagher for the timescales of HWBB.	<b>SH</b>
5.2.4.5	SH to speak to Chris Woodhouse about the most effective way to present this information and to then discuss at HOB.	<b>SH</b>
<b>6.0</b>	<b>Information Briefs:</b>	
6.1	a) <u>Existing Items</u>	
6.1.1	<i>i) New-HOB Action Plan for Discussion – <b>SH</b></i>	
6.1.1.1	SH provided HSPB with a summary of items discussed at the last HOB.	
6.1.2	<i>ii) Welfare Reform - <b>JM/KY</b></i>	
6.1.2.1	JM provided a report on the impact of welfare reform on the Council's housing tenants.	
6.1.2.2	JM to bring back to HSPB in the new year to discuss the strategic implications of the bedroom tax.	<b>JM</b>
6.1.2.3	HSPB members to send EJ any analysis they have about implications of the CSR and EJ to gather all and email out to HSPB members.	<b>EJ</b>
6.1.3	<i>iii) Asylum Seekers - <b>KY</b></i>	
6.1.3.1	KY provided an overview of the current position.	
<b>7.0</b>	<b>Date of Next Meeting</b>	
	Wednesday 16 <sup>th</sup> December 2015, 1.00pm – 2.30pm Lancashire Fusiliers Room, 1 <sup>st</sup> Floor, Town Hall	