

BABERGH AND MID SUFFOLK DISTRICT COUNCILS

Minutes of the meeting of the **JOINT HOUSING BOARD** held at the Babergh District Council Offices, Hadleigh on 18 April 2016 at 2:15pm

Present:	<u>Mid Suffolk</u>	<u>Babergh</u>
Councillor:	Nick Gowrley Sarah Mansel Lesley Mayes	Jennie Jenkins Jan Osborne
Tenant Representative:	Steve Phillips (Chairman) James Taylor	Michael Berry Maria Hilton
In attendance:	Martin King – Head of Supported Living Gavin Fisk – Corporate Manager – HRA Business Planning And Budget Management Victoria Freer – Improvement and Involvement Officer – Housing Anne Bennett – Corporate Manager – Development (Housing and Regeneration) Stephen Clarke – Senior Surveyor Kate Lowe – Communities Officer – Health and Wellbeing Galina Bloomfield – Governance Support Officer	

JHB65 APOLOGIES

Apologies for absence were received from Roger Chapman, Keith Wykes and Councillor Tony Bavington.

JHB66 DECLARATIONS OF INTEREST

There were no declarations of interest.

JHB58 MINUTES OF THE MEETING HELD ON 18 JANUARY 2016

Report JHB/06/16

RESOLUTION

That the Minutes of the meeting held on 18 January 2016 be confirmed as a correct record.

JHB67 ORAL UPDATE ON THE COUNCIL HOUSE BUILDING PROGRAMME

Board Members had before them an update paper (circulated prior to the commencement of the meeting) on the progress of 65 new council dwellings at different stages of development. Anne Bennett gave a verbal update on each location and replied to questions in relation to various related matters put to her by the Board. Anne Bennett also provided an oral update on the progress of acquisition of new properties and the total spend for each Council.

Board Members commented that positive outcomes of the Councils' work in relation to the house building and acquisition programme should be made available to the public to promote its success.

Members agreed that an update on the council house building programme should become a standard agenda item at future meetings.

JHB68 ORAL UPDATE ON THE DISABLED ADAPTATIONS PROPOSED CHANGES

Board Members had before them an update paper (circulated prior to the commencement of the meeting) on the proposed changes to Disabled Adaptations. Martin King provided an overview of the proposed changes and how they affected the current policies and procedures and replied to Members' questions, including in relation to the timescales for implementation and the maximum spend.

JHB69 HEALTH AND HOUSING PROJECT

Report JHB/07/16

Gavin Fisk introduced the report and asked Kate Lowe to provide an overview of the project. Board Members had before them copies of the presentation slides on key details of this initiative. Board Members discussed the various matters related to the Health and Housing Project, including the level of funding available, the need for effective and timely engagement with the tenants and the use of external marketing consultant, the potential to include a wider range of tenants and the project's timescales.

RESOLUTION

That the content of the report be noted.

JHB70 COUNCIL HOUSING SOLAR/PV PROJECT

Report JHB/08/16

Stephen Clarke presented Paper JHB/08/16 and gave a verbal update on the project, which was now nearing its completion. Next steps had been identified, including:

- Carry out a survey of tenants following completion of the installations;
- Carry out a survey in order to better understand the reasons for refusing to have the panels installed;
- Produce income projections for the completed installations;
- Produce a viability analysis of options and related income projections if the Councils were to extend the scheme.

During the course of the discussion on the matter, Tenant Representatives informed that there had been occurrences where tenants had no contact or feedback on suitability of their properties for the scheme following the initial survey. Stephen Clarke offered to look into this matter outside the meeting. Tenant Representatives also suggested it would be helpful to inform tenants that the solar PV project had concluded. Members considered that other benefits from using the solar PV technology should be quantified (in terms of environmental impact, fuel poverty, quality of life and savings achieved for tenants) and not just the financial benefits. Board Members agreed to consider a further report with the

final income projections for the completed installations and a business case to extend the scheme.

RESOLUTION 1

That the Board note that the contract has been practically completed and has come very close to achieving its intentions in terms of expenditure, income and number of installations.

RESOLUTION 2

That a further report be brought to the Joint Housing Board with details of the final income projections for the completed installations.

RESOLUTION 2

That a business case be prepared for the Joint Housing Board in respect of further PV installations and that the business case should take account of environmental and social aspects as well as financial benefits.

JHB71 FORWARD PLAN

Board Members had before them the Forward Plan, which had been circulated prior to commencement of the meeting. Vicky Freer confirmed that a further update on the Council Housing Solar PV Project would be added following the decisions made at the meeting.

Board Members also asked for the following to be added:

- an update on the Council House Building Programme as a standard agenda item;
- an update on the review of the demand for garages and their viability assessment.

RESOLUTION

The Forward Work Plan be noted subject to changes.

JHB72 ANY OTHER BUSINESS

None reported.

The business of the meeting concluded at 4:40 pm.

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Chairman