

Time Commenced – 6:15 pm  
Time Finished – 8.35 pm

## **Regeneration and Housing Scrutiny Review Board**

**25 March 2019**

Present: Councillor Hassall (Chair)  
Councillors Care, Hussain, McCristal, Potter and West

In Attendance: Verna Bayliss – Acting Director of Planning and Transportation  
Andy Hills – Climate Change and Environment Manager  
Tom Veitch – D2EE Project Officer  
Clare Mehrbani – Head of Housing Management and Housing Options – Derby Homes  
Trish Thomas – Housing Advice Manager – Derby Homes  
Phil Taylor – Housing Strategy Development Officer – Derby Homes  
Matt Palmer – Single Point of Entry Manager – Derby Homes  
Greg Jennings – Director of Development and City Growth  
Ian Fullagar – Head of Strategic Housing  
Martin Brown – Housing Strategy and Initiatives Manager

### **30/18 Apologies for Absence**

An apology for absence was received from Councillor Bayliss.

### **31/18 Late Items**

There were no late items.

### **32/18 Declarations of Interest**

Councillors Care declared that her husband worked for Rolls-Royce.

### **33/18 Minutes of the meeting held on 22 January 2019**

The minutes of the meeting held on 22 January 2019 were agreed as a correct record.

### **34/18 The Derby and Derbyshire Energy Efficiency Project**

The Board considered a report which summarised the achievements of the Derby and Derbyshire Energy Efficiency (D2EE) project; a three year energy efficiency project part-funded by the European Regional Development Fund which would end in October 2019.

The report also outlined a follow-on collaborative project between Derby City Council, Derbyshire County Council and the University of Derby called DE-Carbonise D2N2

which would also be part-funded by the European Regional Development Fund. The project would build on the success of the D2EE project, and would offer enhanced services around low carbon transport and low carbon innovation for small and medium sized enterprises (SMEs).

Members of the Board requested that the flyer for the project be circulated electronically to them.

### **Resolved**

- 1. To acknowledge the achievements made during the D2EE project so far and understand how the project had contributed to the resilience and growth of Derby businesses by lowering their energy costs and carbon emissions, and in supporting further investment in the city through the DE-Carbonise D2N2 project bid**
- 2. Once funding for DE-Carbonise D2N2 had been confirmed, to support the project by promoting it to businesses and partners across Derby and Derbyshire, to maximise exposure and business engagement.**
- 3. To circulate the flyer for the project electronically to Members of the Board.**

## **35/18      Affordable Housing Delivery 2018/19**

The Board considered a report which looked at the provision of affordable housing in the city. The report outlined the principal issues affecting the provision of affordable housing and actions being taken to increase housing development in future years.

Members of the Board asked if it was possible to purchase properties beyond the council's boundary. It was reported that the council was working particularly with South Derbyshire District Council to promote development.

Members raised concerns in relation to shared ownership leasehold properties where the occupants were trying to get extensions to the lease and they were being held to ransom by costly extensions.

Officers of the Council were aware of the situation but the council held very few shared ownership properties.

A Member of the Board was particularly concerned about the effect 'right to buy' had on the numbers of affordable homes available. The numbers of 'right to buy sales' exceeded the numbers of properties built or acquired. It was suggested that the Cabinet Member be requested to write to the government to ask for local councils to be given more flexibility on the rules relating to 'right to buy' particularly the levels of discount and the categories of properties protected from sale.

The Board also requested that the net change in affordable housing be measured.

### **Resolved**

1. To note the report.
2. To request the Cabinet Member for Adults, Health and Housing to write to the government to ask for local councils to be given more flexibility on the rules relating to 'right to buy' particularly the levels of discount and the categories of properties protected from sale.
3. To request that the net change in affordable housing be measured.

### 36/18      Empty Homes – The Relationship Between the City Council's Empty Homes Service and the Private Sector

The Board considered a report which provided an overview of the work of the City Council's Private Sector Empty Homes Services and its working relationship with the private sector.

A Member of the Board suggested that a reason for some homes being empty may relate to the changes to the standards for energy efficiency legislation which was due to come into operation and suggested that the Council look proactively to get properties upgraded before it becomes a problem.

It was reported that many landlords were already not compliant and the Council did not have the resources to pursue more properties.

It was also reported that a wider issues report was being prepared for the next meeting which would address issues around enforcement and it would be prudent to wait until the Board receive that report to make any recommendations.

**Resolved to note the report.**

### 37/18      Impact of the Homelessness Reduction Act (HRA) 2017

The Board received a presentation on the impact of the Homelessness Reduction Act (HRA) 2017.

The presentation included details of the new prevention and relief duties for all irrespective of priority need and the rising demand for homeless services. It also included how we were doing in relation to both prevention and relief duty, the effect this was having on the housing register, temporary accommodation and bed and breakfast.

Details were also given about the private rented sector team and housing pathways. This included YMCA – Y Steps, Homes4me, single homeless and rough sleepers, bed and breakfast placements and Safe Space.

The future risks related to there being

- no long term funding plan,
- no sign of a reduction in demand,
- no additional resources to expand the Private Sector Team,
- continued shortage of accessible housing for those in need in both the public and private sectors,
- continued barriers to accessing housing for those in need,
- the need for greater resources to provide more supported housing / floating support and
- the unmet need due to higher demand for prison release high risk cases.

Members of the Board asked about the position with ex service people in Derby. It was reported that there were very few ex service people in Derby.

Members of the Board asked if there was work being undertaken with landlords and letting agencies to prevent people becoming homeless. An explanation was given to the Board on working being undertaken.

**Resolved to note the presentation and thank officers for the work being undertaken.**

### 38/18      The South Derby Growth Zone Update and Infinity Garden Village Update

The Board considered a report which provided an update on progress relating to the delivery of the South Derby Growth Zone (SDGZ) and Infinity Garden Village (IGV).

The report focused on 5 main areas (i) background (ii) anticipated housing and economic benefits (iii) progress to date (iv) the planning position (v) next steps and key milestones.

A Member of the Board requested that consideration be given to transport issues arising from housing developments. Alternatives to driving needed to be offered.

A Member of the Board also requested that consideration be given to staggering the works in relation to the A50 junction and the work on the A38 to make sure they did not take place at the same time.

**Resolved to note the report.**

### 39/18      Response to Consultation – Housing Green Paper

The Board considered a report which set out our response to the recent Government Consultation on its Housing Green Paper. The Consultation, which was now closed, invited views on a number of proposals relating to the future of social housing.

The response focused on the 5 core themes; tackling stigma and celebrating diverse communities, expanding supply and supporting home ownership, effective resolution of complaints, empowering residents and strengthening the regulator and ensuring homes were safe and decent. The response to the consultation was set out in appendix 1 to the report.

**Resolved to note the report.**

## 40/18 Remit, Work Programme and Topic Reviews

The Board considered a report setting out its terms of reference, remit and work programme. As this was the last meeting of the Municipal Year the Board suggested that the outstanding topics on the work programme be carried forward to the next Municipal Year.

- Moorways
- Climate Change – mitigation beyond OCOR, CO2 emissions?
- A52
- Brexit – effects on the City – make sure there are no economic shocks for City – what can we do to smooth the transition and issues around motor manufacturing industry
- Housing Issues Update
- Home occupancy – shortage of single bed accommodation
- Welfare Reform - Universal Credit Roll Out impact on rent collection and rent arrears
- Permit parking
- Local Cycling and Walking Infrastructure Plan update
- Energy Efficiency update
- Transport options in the South of the City.

## 41/18 Items Referred from the Executive Scrutiny Board

There were no items referred from the Executive Scrutiny Board.

MINUTES END