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## COMMUNITY

### Minutes of a Meeting held on Thursday 9 April 2015 in the Council Chamber, Town Hall, Matlock at 6.00pm

**PRESENT** Councillor Jo Wild - In the Chair

Councillors Jacque Bevan, Richard Bright, Sue Burfoot, Tom Donnelly, David Fearn, Tony Millward, Mike Ratcliffe, Lewis Rose OBE, Andrew Statham, Geoff Stevens, MBE, Jacquie Stevens, Colin Swindell, Philippa Tilbrook and Judith Twigg.

Dorcas Bunton (Chief Executive), Rob Cogings (Head of Housing), Simon Beynon (Housing Strategy Officer), Isabel Frenzel (Rural Housing Enabler) and Jackie Cullen (Committee Assistant).

## APOLOGIES

Apologies for absence were received from Councillors Jennifer Bower and David Burton. Councillor David Fearn attended as Substitute Member.

## 320/14 – MINUTES

It was moved by Councillor Colin Swindell, seconded by Councillor Tom Donnelly and

**RESOLVED** That the minutes of the meeting of the Community Committee held (unanimously) on 15 January 2015 be approved as a correct record.

The Minutes were signed by the Vice Chairman.

Councillor Judith Twigg arrived at 6.02pm prior to discussion of the next item.

## 321/14 – ITEM 6 – PROPOSED PROGRAMME OF PROJECTS FUNDED BY 2<sup>ND</sup> HOMES FUNDING 2015/16

In partnership with Derbyshire County Council, the District Council received a proportion of the additional Council Tax revenue raised on 2<sup>nd</sup> homes. The Committee considered a report regarding this extra funding set aside to support households who were vulnerable and who were at risk of homelessness, and the proposed programme of activities for 2015/16.

The 7 schemes which were proposed to be supported by the 2<sup>nd</sup> Homes programme were

tabled in the report, as set out below. The services put forward for support reflected the joint housing and adult care priorities of both Derbyshire Dales DC and Derbyshire CC. Further information together with available outturn information was detailed in the body of the report.

Provision of bungalows to wheelchair design standards	£85,000
Prepare to share - Adullam	£19,000
Debt Advice – Derbyshire Districts CAB	£33,500
Housing Options Advice Service for older people – Age UK	£93,000
Rural Housing Enabler - DDDC	£32,500
Domestic Violence - DCC	£11,000
Escape Project – Derbyshire Dales CVS	£35,000
Total	£309,000

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Mike Ratcliffe and

**RESOLVED** That the programme of activities for 2015/16 be approved.  
(unanimously)

### **322/14 – ITEM 8 – HOME-OPTIONS ALLOCATION POLICY REVIEW**

The Committee considered a report that advised Members about the recent review of the District Council’s allocation policy and sought approval for the recommended changes, which had been summarised in section 2 of the report. The full version of the Allocation Policy was attached at Appendix 1 to the report.

The District Council had nomination rights to approximately 3900 properties owned by Dales Housing and other registered providers within the district. The District Council currently had 1,253 applicants who had registered for housing. Since 1 April 2014, 317 applicants had successfully been re-housed by Dales Housing and other registered providers.

Local authorities were legally obliged to make these nominations within a defined framework. The District Council’s allocations policy set out this framework and determined how housing applicants would be prioritised and how local people could access accommodation. The District Council delivered this service – Home-Options – in partnership with Dales Housing as well as other Councils and registered providers in High Peak, Amber Valley and Erewash.

The allocations policy had been reviewed in the light of changes to Government guidance ‘Providing social housing for local people: Statutory guidance on social housing allocations for local authorities in England’ (DCLG, 2013) and the draft ‘The Right to Move Regulations (DCLG, 2014)’. The policy had also taken account of market conditions and operational matters that had arisen.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor David Fearn and

**RESOLVED** That the changes to the Home-Options allocation policy outlined in the report be approved.  
(unanimously)

**323/14 – ITEM 8 – HOMELESSNESS GRANT PROGRAMME 2015/16**

The Committee considered a report regarding the 2015/16 programme of activities for the allocation of the funding from the Revenue Support Grant to tackle homelessness.

There were two main sources of funding: firstly a direct grant of £138,000 from government to support homelessness prevention activities, and 2<sup>nd</sup> Homes Council Tax referred to in a further report for this Committee. Taken together these two funding sources allowed the District Council to have a far greater impact on homelessness than many other comparable local authorities and this was reflected in the significant gains achieved in homelessness prevention. Performance against the former BV213 had increased year on year thanks in part to both sources of funding. In 2009/10 466 households were supported, rising to 838 in 2013/14. The data from 2014/15 was yet to be submitted by the projects involved.

The 11 schemes proposed to be supported by the Homelessness Grant were tabled in the report, as set out below. Further information together with available outturn information was detailed in the report.

Discretionary Housing Benefit top-up – DDDC/Avarto	£8,000
Financial Capability – CAB	£35,000
Housing Benefit – DDDC/Avarto	£5,000
Derbyshire Move-On Officer – DDDC	£10,000
Home-Options Coordinator – DDDC	£5,000
Homelessness Prevention Fund – DDDC	£6,000
Supporting Vulnerable Adults – Adullam Housing	£40,000
Private Tenancy Floating Support – Adullam Housing	£14,000
Supporting Vulnerable Young People – Adullam Housing	£10,000
Escape Project – Derbyshire CVS	£6,000
Erewash Credit Union	£58,000
Total	£197,000

Each of the projects funded through the Homelessness Grant provided quarterly or annual performance reports to the Community Housing Team. This information was used to support homelessness prevention data and was reported back through to Committee. Officers also held regular review meetings to ensure projects were delivering on the priorities established for each service.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Mike Ratcliffe and

**RESOLVED** That the programme of activities for 2015/16 is approved.  
(unanimously)

**324/14 – ITEM 9 – AFFORDABLE HOUSING DEVELOPMENT PROGRAMME**

The Committee considered a report that set out the proposed affordable housing programme up to March 2018. Nationally, the funding available for affordable housing had fallen and the mechanisms for distributing government housing grants had also been revised. Despite these changes Derbyshire Dales had continued to perform well in relation to other authorities.

Work was continuing to ensure a programme of affordable housing continued beyond 2015/16 and a further report would be brought back to a future Committee setting out a strategy for a future programme. The coalition government had made provision for funding affordable housing up to 2020, not 2018 as indicated in the report.

Completions during 2014/15 were listed in the report. Unfortunately during 2014/15 three key sites did not start, due to circumstances beyond the District Council's control, which had had a significant impact on the 2015/16 programme..

The programme for 2016/17/18 was taking shape with a mixture of schemes with funding, planning or waiting for planning applications to be determined, as set out in Table 2 in the report. Applications from private developers, many of which require an affordable housing contribution, would play a significant role in the Council's future ability to provide new affordable homes. The number of affordable homes coming forward through developer led sites which had outline or detailed planning permission were set out in Table 3.

Work would continue over the coming months to bring forward rural opportunities throughout the district. Private sector developers were making both an on-site and off-site contribution to affordable housing.

The programme over the next 3 years could deliver up to 292 new affordable homes which comprised 204 by direct housing association provision and 88 from private sector developments.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor David Fearn and

**RESOLVED**  
(unanimously)

1. That the programme for the delivery of affordable homes in 2015/16 and 2016/17 be noted.
2. That a further report be brought back to a future Committee setting out a strategy for a future programme.

**MEETING CLOSED 7.23PM**

**CHAIRMAN**