

HOUSING ADVISORY BOARD

Meeting to be held in Civic Hall, Leeds on
Tuesday, 8th April, 2014 at 5.00 pm

MEMBERSHIP

Councillor P Gruen (Chair)

Councillor J Bentley

Councillor B Anderson

Councillor A Lowe

Councillor K Maqsood

Councillor P Truswell

Tenant/ Leaseholder

Madeline Hunter

Ted Wilson

Jo Hourigan

Independent Representative

Timothy Woods

Matthew Walker

Andrew Feldhaus

Co-opted Member

David Glew

A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	

3

LATE ITEMS

To identify any items which have been admitted to the agenda by the Chair for consireation.

(The special circumstances shall be specified in the minutes)

4

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS

To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13 -16 of the Members' Code of Conduct

5

APOLOGIES FOR ABSENCE

To receive any apologies for absence

6

MINUTES OF THE PREVIOUS MEETING

1 - 10

To approve as a correct record the minutes of the previous meeting held on 28th January 2014

(Copy attached)

7

HOUSING ADVISORY PANELS

11 -
24

To consider a report by the Director of Environment and Housing which provides an update on the creation of HAPs and highlights some of the development areas to be included in an emerging forward work programme.

The report also seeks approval of the terms of reference for both the Housing Advisory Panels (HAPs) and the Cross City Chairs Group (CCCG).

(Report attached)

8	HRA CAPITAL FINANCIAL POSITION PERIOD 11	25 - 26
	<p>To consider a report by the Director of Environment and Housing which provides the financial position statement on the HRA Capital programme at period 11 of the financial year 2013/14.</p> <p>(Report attached)</p>	
9	HRA FINANCIAL UPDATE - PERIOD 11 (FEBRUARY 2014)	27 - 30
	<p>To consider a report by the Director of Environment and Housing, which provides an update on the financial position of the Housing Revenue Account (HRA). The report also includes details of Right to Buy sales and arrears.</p> <p>(Report attached)</p>	
10	TOWARDS A NEW HOUSING STRATEGY	31 - 38
	<p>To consider a report by the Director of Environment and Housing which provides an overview of the review, production and implementation of the Local Authority's revised Housing Strategy.</p> <p>The report also sets out the timeframe, resources, challenges and actions required to revise and develop a new strategy to enable the authority to fulfill its ambition of being the best city and council in the UK.</p> <p>(Report attached)</p>	

11

RIGHT TO BUY - CESSATION AS MORTGAGE LENDER IN LAST RESORT

39 -
44

To consider a report by the Director of Environment and Housing which seeks the Boards agreement/comments for the Council to cease to act as Lender in Last Resort in the provision of voluntary mortgages for tenants wishing to buy their home under the Right to Buy.

(Report attached)

12

AFFORDABLE HOUSING GROWTH AND INVESTMENT THROUGH THE AFFORDABLE HOMES PROGRAMME

45 -
62

To consider a report by the Directors of City Development and Environment and Housing provides an update on the delivery of affordable housing, particularly in the context of the Homes and Communities Agency's Affordable Homes Programme (AHP).

The report provides an overview of how the Council has responded to the 2015-2018 Affordable Homes Programme from the Homes and Communities Agency (HCA) and how the Council aims to maximise development of affordable housing units throughout the programme.

(Report attached)

REVIEW OF TENANCY MANAGEMENT POLICIES ON KEEPING PETS IN COUNCIL HOMES, ELECTRIC MOBILITY SCOOTERS AND INSTALLING SATELLITE DISHES

To consider a report by the Director of Environment and Housing which seeks the Boards approval for three Tenancy Management Policies covering?

- keeping pets in Council homes
- electric mobility scooters
- installing satellite dishes

The report also seeks the Boards approval for the Council to work towards achieving the RSPCA's Gold Standard Community Animal Welfare Footprint award.

(Report attached)

HOUSING LEEDS TENANT SCRUTINY PANEL (SOUTH) RECOMMENDATIONS FROM THE COMPLAINTS INQUIRY

To consider a report by the Director of Environment and Housing which presents the Recommendations from the South's Tenant Scrutiny Panel's inquiry into the way housing related complaints are managed and the extent to which the service focusses on the quality of outcomes for customers.

The report also invites the Board to review and accept the officer action plan in response to the recommendations.

(Report attached)

15		<p>STAR SURVEY 2014/15 - METHOD AND APPROACH</p> <p>To consider a report by the Director of Environment and Housing which provides a summary of what was learnt from STAR survey 2012, and how services had changed as a consequence.</p> <p>The report also proposes a method for carrying out a large city-wide customer perception survey of general needs tenants during 2014/15.</p> <p>(Report attached)</p>	127 - 136
16		<p>HOUSING MANAGEMENT REVIEW - UPDATE</p> <p>To receive an update on the delivery of Housing Management Review</p> <p>(Structure attached)</p>	137 - 138
17		<p>HOUSING ADVISORY BOARD - WORK PROGRAMME 2014</p> <p>To note/ amend the contents of the Housing Advisory Board Work Programme 2014</p> <p>(Report attached)</p>	139 - 140
18		<p>DATE AND TIME OF NEXT MEETING</p> <p>To note that future meetings of the Board will take place as follows:</p> <p>Tuesday 3rd June 2014 Tuesday 9th September 2014 Tuesday 11th November 2014</p> <p>All meetings to take place at the Civic Hall, Leeds commencing at 5.00pm</p>	

Third Party Recording

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties— code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.

- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.