

## HOUSING ADVISORY BOARD

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Meeting to be held in Civic Hall, Leeds, LS1 1UR on  
Tuesday, 13th September, 2016 at 5.00 pm

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### MEMBERSHIP

Councillor D Coupar (Chair)

Councillor J Bentley

Councillor B Anderson

Councillor A Gabriel

Councillor S Hamilton

Councillor K Ritchie

#### Tenant/ Leaseholder

Ted Wilson  
Tracey McGarry  
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><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></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><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b></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><b>RESOLVED</b> – 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 consideration.

(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 - 12

To approve as a correct record the minutes of the Housing Advisory Board held on 7<sup>th</sup> June 2016.

(Report attached)

7

**MATTERS ARISING FROM THE MINUTES**

13 - 16

To consider any matters arising/outstanding issues and actions from the minutes.

(Report attached)

8

**UPDATE FROM TENANTS REPRESENTATIVES**

To receive an update/feedback from Tenants Representatives on issues affecting Council House Tenants/ Services.

9

**HOUSING LEEDS (HRA) REVENUE FINANCIAL POSITION JULY 2016/17**

17 -  
20

To consider a report by the Director of Environment and Housing which provides the revenue financial position for the Housing Leeds (HRA) service as at the end of July 2016.

(Report attached)

10

**HRA CAPITAL FINANCIAL POSITION PERIOD 4 2016/17**

21 -  
26

To consider a report by the Director of Environment and Housing which provides a financial position statement on the HRA Housing Leeds Capital Programme at period 4 for the financial year 2016/17.

The report also includes details of Housing Leeds & BITMO refurbishment programme (Section 3) and Housing Leeds Council House Growth Programme (Section 4)

(Report attached)

11

**DRAFT HOUSING STRATEGY 2016 - 2021**

27 -  
56

To consider a report by the Director of Environment and Housing which provides an updated draft Housing Strategy and proposed arrangements for monitoring the strategy.

(Report attached)

12

**ENHANCING THE LETTINGS STANDARD IN TARGETED AREAS WITH LOW SATISFACTION**

57 -  
60

To consider a report by the Director of Environment and Housing which provides details on the changes that had been introduced to the current 'Lettings Standard'

(Report attached)

**RENT COLLECTION AND WELFARE REFORM  
UPDATE**

To consider a report by the Director of Environment and Housing which provides information on rent collection performance for Quarter 1 2016 -17.

The report includes profiling of tenants in arrears and activities being taken to maximise rent collection and provides an update on tenants affected by key Welfare Reforms along with what action is being taken to support those tenants.

(Report attached)

Adel and  
Wharfedale;  
Alwoodley;  
Ardsley and  
Robin Hood;  
Armley;  
Beeston and  
Holbeck;  
Bramley and  
Stanningley;  
Burmantofts  
and Richmond  
Hill; Calverley  
and Farsley;  
Chapel  
Allerton; City  
and Hunslet;  
Cross Gates  
and  
Whinmoor;  
Farnley and  
Wortley;  
Garforth and  
Swillington;  
Gipton and  
Harehills;  
Guiseley and  
Rawdon;  
Harewood;  
Headingley;  
Horsforth;  
Hyde Park  
and  
Woodhouse;  
Killingbeck  
and Seacroft;  
Kippax and  
Methley;  
Kirkstall;  
Middleton  
Park;  
Moortown;  
Morley North;  
Morley South;  
Otley and  
Yeadon;  
Pudsey;  
Rothwell;  
Roundhay;  
Temple  
Newsam;  
Weetwood;  
Wetherby

## REPAIRS PERFORMANCE

To consider a report by the Director of Environment and Housing which sets out details of the current performance levels achieved by Mears and Leeds Building Services (LBS), and describes the performance improvement programme that has been developed to improve performance across a range of performance measures that are key to customer satisfaction.

(Report attached)

15

## **PERFORMANCE REPORT**

89 -  
98

To consider a report by the Director of Environment and Housing which presents a summary of the most recent performance data against the six Housing Leeds priorities. The report provides performance data, supporting commentary and contextual information, as well as signposting to relevant information contained in other reports on the HAB agenda

(Report attached)

16

## **HOUSING ADVISORY BOARD FORWARD PLAN 2016/17**

99 -  
102

To note/ amend the contents of the Housing Advisory Board Forward Plan for 2016/17.

(Report attached)

17

## **DATE AND TIME OF NEXT MEETING**

To note that future meetings of the Board are arranged as follows:

- Tuesday 29<sup>th</sup> November 2016
- Tuesday 28<sup>th</sup> February 2017

All meetings to commence at 5.00pm in the Civic Hall, Leeds.

### **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