HOUSING POLICY BOARD Thursday 4 July 2013 at 11am

Attendees

Cllr Feilding-Mellen -Cllr James Husband -

Officers Item No.

Laura Johnson 3 Ella Duggan Fave Edwards 3 3 Yvonne Birch (TMO) 3 Roger Keane 3-4 John Parkes Amanda Johnson 4 Steve Mellor 4 Asha Gupta

1. Minutes of the last meeting and Matters Arising

Cllr Feilding-Mellen made one small correction to the minutes and asked that Temporary Accommodation be kept on his agenda.

Laura Johnson agreed to remind Rachel Dalton to send Cllr Feilding-Mellen a copy of the TA placements Policy.

2. Intermediate Housing Offer

Item deferred.

Action by: Ruth Angel

3. TMO Yearly Review

The Board discussed the Scrutiny report covering the 'TMO Performance Review and Performance Agreement for 2013/14'. The following main points were noted:

Bedroom Tax

- 419 tenants will be affected by the bedroom tax.
- The TMO are monitoring its impact and will share their report with Cllr Feilding-Mellen once it is available.
- Tenants are eligible to make a DHP claim if they demonstrate they are making attempts to move to a smaller property or getting a job.
- Tenants have been made aware that they are at risk of being evicted if they fail to pay the bedroom tax.
- Cllr Feilding-Mellen queried the Borough's pro-activity in matching overcrowded tenants with underoccupiers. Laura Johnson said the Borough has undertaken detailed work in analysing properties that are overcrowded or underoccupied

as part of the Housing Needs Study and has also set up a Mutual Exchange Service and offers incentives and encourage to get people to move/swap on a voluntary basis.

Universal Credit

- The implementation is still being piloted by four boroughs and are still being tweaked.
- If the tenant is vulnerable, in temporary accommodation or has 8 weeks of rent arrears then there are to be mechanisms for having Rent Direct.
- Universal credit will be phased in for existing tenants.

TMO succession

- The Borough's succession policy is in line with the London Plan and is restricted to one.
- A new tenancy agreement is issued if one person from a joint tenancy passes away. Usually the TMO will seek to move the surviving partner into a smaller property.

Key areas from the TMO Business Plan 2009-2014

 A 30 year HRA business plan to regenerate the estates was being worked up and would be presented to Cllr Feilding-Mellen in the autumn.

Investing in the Borough's Stock

• Cllr Feilding-Mellen queried the feasibility of bringing the Boiler Room at Trellick Tower back into use.

Cllr Feilding-Mellen thanked the TMO for attending the meeting.

4. Quarterly Monitoring Report

The Board noted the draft Cabinet report.

John Parkes highlighted that the Leaseholder Insurance Charges budget will be overspent and explained that at the time the budget was set, the Council's contract with Aspen was coming up for renewal and they had indicated a 50% increase in the premium. Subsequently, Aspen pulled out and the Council had to go out to full tender. The lowest figure submitted as part of the tendering exercise is an increase of 80%.

The Board noted that the Council is limited to how it can proportion leaseholder insurance costs. Cllr Fielding-Mellen queried the timing between the observation and the new contract. Mr. Parkes said he will be meeting with the Council's Insurance Team and will go to

LBT. He agreed to send Councillor Feilding-Mellen a copy of the response.

Cllr Feilding-Mellen queried increasing the budget provision for improving Grenfell Tower to £9.7m. Laura Johnson said the Council has not spent any money on maintaining the building in over 30 years and the capital receipt from Elm Park Gardens has been set aside to undertake the works.

Action by: Steve Mellor/John Parkes

5. Any Other Business

(i) **TCC** – Agenda to be despatched later today. Amanda Johnson will attend a pre-meeting with Cllr Feilding-Mellen on Monday at 5pm.

Action by: Amanda Johnson

(ii) Trellick/Edenham Way/Kensal New Town – Cllr Feilding-Mellen requested a joint meeting with Housing, Property and Planning to discuss redeveloping the area.

Action by: Laura Johnson

The meeting ended at 12.20pm

Date of next Digest meeting Thursday 11th July 2013 at 11am