

COUNCIL

16 July 2014

EXTRACT FROM MINUTES OF THE CABINET (HOUSING) COMMITTEE
(9 JULY 2014)

REPORT OF THE DEMOCRATIC SERVICES MANAGER

Contact Officer: Nancy Graham Tel No: 01962 848235,
ngraham@winchester.gov.uk

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Appendix A to this report sets out minute extracts from The Overview and Scrutiny Committee for the consideration of Council.

RECOMMENDATION:

That Council considers the matters set out in the minute extracts.

**EXTRACT FROM MINUTES OF THE CABINET (HOUSING) COMMITTEE –
9 July 2014**

1. **HOUSING REVENUE ACCOUNT 2013/14 OUTTURN**

(Report CAB2597(HSG) refers)

The Assistant Director (Chief Housing Officer) responded to detailed questions from Members and, in particular, the following points were raised:

- i. The Stock Survey was 97% complete and analysis of the results had begun. A Report would be submitted to the next Committee meeting making consequential recommendations for the forthcoming work programme. It was acknowledged this would include consideration of the requirement for roof maintenance and whether further improvements were required to address damp issues across the housing stock. This report would also examine whether the amount set aside for responsive repairs was adequate, including having regard to the impact of the bad weather during the previous winter.
- ii. An update of progress against the Estates Improvement Programme could be circulated to all Committee Members outside of the meeting.
- iii. It was of concern that Southern Gas had recently carried out work, including within tenants' properties, without informing the Housing Services Team. However, discussions had taken place to try to ensure this would not happen again.
- iv. Tenders for the building of the new Victoria House scheme had been sought using the Homes and Communities Agency (HCA) Construction Framework and the Chief Housing Officer acknowledged that it was disappointing that only one tender had been received. This had been relayed back to the HCA and the Council would carry out a fresh tender process in accordance with Contracts Procedure Rules
- v. It was clarified that kitchens and bathrooms over a certain specified age in void properties were not automatically refurbished. Instead a judgement was made dependant upon the condition of the property itself and neighbouring Council properties.
- vi. Both Tenant Participation/Information posts had now been filled, with new staff commencing later in July.

In general, Members welcomed the Report and congratulated the Chief Housing Officer and Team for their work over the previous year.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RECOMMENDED:

THAT THE REVENUE CARRY FORWARDS AMOUNTING TO £124,000 BE APPROVED AS SET OUT IN PARAGRAPH 4 OF THE REPORT, NOTING THAT THESE ARE IN ADDITION TO THE GENERAL FUND CARRY FORWARD REQUESTS DETAILED IN CAB2595 DATED 2 JULY 2014.

RESOLVED:

1. That the financial performance information be noted.
2. That the Capital carry forwards amounting to £878,108 as detailed in paragraph 4 be supported, which have been included in the overall capital carry forward recommendation in CAB2594 dated 2 July 2014.
