

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**STRATEGIC HOUSING ADVISORY BOARD**

**Monday, 23rd February, 2009**

**Present:** Cllr D J Cure (Chairman), Cllr A W Allison, Cllr Ms J A Atkinson, Cllr C Brown, Cllr R D Lancaster, Cllr A G Sayer, Cllr Mrs E A Simpson and Cllr L A Withey.

Councillors Aikman, Mrs Anderson, Bolt, Coffin, Court, Evans, N Heslop, Luker, Thornewell and Worrall were also present pursuant to Council Procedure Rule No. 15.21.

Apologies for absence were received from Councillors Dalton (Vice-Chairman), Homewood, D Smith, Ms Spence and Mrs Woodger.

**PART 1 - PUBLIC**

**SH  
09/016      DECLARATIONS OF INTEREST**

Councillor Heslop declared a personal interest in the item relating to the update on Choice Based Lettings in that he was a trustee of The Bridge Trust.

**SH  
09/017      MINUTES**

**RESOLVED:** That the notes of the meeting of the Strategic Housing Advisory Board held on 5 January 2009 be approved as a correct record and signed by the Chairman.

**SH  
09/018      GLOSSARY FOR STRATEGIC HOUSING ADVISORY BOARD**

The Director of Health and Housing submitted a glossary of terms used within the reports to the Advisory Board.

**SH  
09/019      PRESENTATION BY DAVID COUTTIE ON THE STRATEGIC  
HOUSING MARKET ASSESSMENT REPORT**

Mr David Coultie gave a detailed presentation on the key findings arising from the Strategic Housing Market Assessment which David Coultie Associates had undertaken on behalf of Sevenoaks, Tonbridge and Malling and Tunbridge Wells district councils.

## MATTERS FOR RECOMMENDATION TO THE CABINET

SH  
09/020

### **STRATEGIC HOUSING MARKET ASSESSMENT REPORT**

Decision Notice D090028MEM

The joint report of the Director of Health and Housing and the Director of Planning, Transport and Leisure outlined the key findings of the Strategic Housing Market Assessment Report carried out in partnership with Sevenoaks District Council and Tunbridge Wells Borough Council and undertaken by David Couttie Associates to provide a robust and comprehensive assessment of housing demand and need within the Borough.

**RECOMMENDED:** That the report be noted and the contents of the West Kent Strategic Housing Market Assessment be endorsed for the purpose of updating the Council's next Housing Strategy.

SH  
09/021

### **UPDATE ON DISABLED FACILITIES GRANTS**

Decision Notice D090029MEM

The joint report of the Director of Health and Housing and the Cabinet Member for Housing provided an update on the current spend against the Disabled Facilities Grant Budget and highlighted the outcome of a bid for further funding for the current year.

**RECOMMENDED:** That

(1) the additional Disabled Facilities Grants allocation of £55,000 received for 2008/09 be noted and included as a provision within the Capital Plan when the Plan is next updated; and

(2) the Director of Health and Housing submit a report to a future meeting of the Advisory Board setting out details of the outcome of discussions with Russet Homes regarding the level of expenditure on Russet Homes properties from the 2009/10 Disabled Facilities Grants budget.

SH  
09/022

### **UPDATE ON THE HOUSING ALLOCATIONS SCHEME**

Decision Notice D090030MEM

The joint report of the Director of Health and Housing and the Cabinet Member for Housing provided details of the outcome of the formal consultation on the proposed changes to the housing allocations scheme arising from the forthcoming implementation of Choice Based Lettings. It was noted that the Council's housing allocations scheme had been further revised to incorporate comments received.

**RECOMMENDED:** That the revised Housing Allocations Scheme and its implementation be agreed and endorsed with effect from 27 April 2009.

## **MATTERS SUBMITTED FOR INFORMATION**

**SH  
09/023**      **THE FINDINGS OF THE RUGG REVIEW OF THE PRIVATE RENTED  
SECTOR**

The report of the Director of Health and Housing summarised the findings and main proposals arising from the report on 'The Private Rented Sector: its contribution and potential' commissioned by the Government and published in 2008. The report highlighted the findings which were likely to have an impact on this authority.

**SH  
09/024**      **UPDATE ON CHOICE BASED LETTINGS**

The report of the Director of Health and Housing provided an update on the implementation of Choice Based Lettings within Tonbridge and Malling.

**SH  
09/025**      **DEVELOPMENT REPORT**

The Director of Health and Housing updated Members on the progress being made by the Council's Registered Social Landlord partners in providing new affordable housing in the Borough and summarised the programme for 2008/09 and 2009/10.

## **MATTERS FOR CONSIDERATION IN PRIVATE**

**SH  
09/026**      **EXCLUSION OF PRESS AND PUBLIC**

No items were considered in private.

The meeting ended at 2116 hours

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Housing**

**Decision No: D090028MEM**

**Date: 23rd February 2009**

**Decision(s) and Reason(s)**

**Strategic Housing Market Assessment Report**

**(Joint Report of the Director of Health and Housing and the Director of Planning Transportation and Leisure)**

**The report outlined the key findings of the Strategic Housing Market Assessment Report carried out in partnership with Sevenoaks District Council and Tunbridge Wells Borough Council and undertaken by David Couttie Associates to provide a robust and comprehensive assessment of housing demand and need within the Borough.**

Following consideration by the Strategic Housing Advisory Board, the Cabinet Member for Housing resolved that the report be noted and the contents of the West Kent Strategic Housing Market Assessment be endorsed for the purpose of updating the Council's next Housing Strategy.

As set out in the report submitted to the Strategic Housing Advisory Board of 23 February 2009.

Signed Cabinet Member for J Anderson  
Housing:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication:** 27 February 2009

This decision will come into force and may then be implemented on the expiry of 5 working days after publication unless it is called in.

# TONBRIDGE & MALLING BOROUGH COUNCIL

## RECORD OF DECISION

**Decision Taken By: CABINET MEMBER FOR  
Housing**

**Decision No: D090029MEM**

**Date: 23rd February 2009**

### **Decision(s) and Reason(s)**

#### **Update on Disabled Facilities Grants**

**(Joint Report of the Director of Health and Housing and Cabinet Member for Housing)**

**The report provided an update on the current spend against the Disabled Facilities Grant Budget and highlighted the outcome of a bid for further funding for the current year.**

Following consideration by the Strategic Housing Advisory Board, the Cabinet Member for Housing resolved that:

- 1) the additional Disabled Facilities Grants allocation of £55,000 received for 2008/09 be noted and included as a provision within the Capital Plan when the Plan is next updated; and
- 2) the Director of Health and Housing submit a report to a future meeting of the Advisory Board setting out details of the outcome of discussions with Russet Homes regarding the level of expenditure on Russet Homes properties from the 2009/10 Disabled Facilities Grants budget.

As set out in the report submitted to the Strategic Housing Advisory Board of 23 February 2009.

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**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Housing**

**Decision No: D090030MEM**

**Date: 23rd February 2009**

**Decision(s) and Reason(s)**

**Update on the Housing Allocations Scheme**

**(Report of the Director of Health and Housing)**

**(Annex 1)**

**(Annex 2)**

**The report provided details of the outcome of the formal consultation on the proposed changes to the housing allocations scheme arising from the forthcoming implementation of Choice Based Lettings. It was noted that the Council's housing allocations scheme had been further revised to incorporate comments received.**

Following consideration by the Strategic Housing Advisory Board, the Cabinet Member for Housing resolved that the revised Housing Allocations Scheme and its implementation be agreed and endorsed with effect from 27 April 2009.

As set out in the report submitted to the Strategic Housing Advisory Board of 23 February 2009.

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