

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**STRATEGIC HOUSING ADVISORY BOARD**

**Monday, 22nd February, 2010**

**Present:** Cllr D J Cure (Chairman), Cllr Ms J A Atkinson (Vice-Chairman), Cllr G Court, Cllr Mrs E M Holland, Cllr R D Lancaster, Cllr H S Rogers, Cllr Mrs E A Simpson and Cllr D W Smith.

Councillors Mrs Anderson, Coffin, Heslop and Worrall were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Miss Moloney and Mrs Woodger.

**PART 1 - PUBLIC**

**SH  
10/001            DECLARATIONS OF INTEREST**

Councillor N Heslop declared a personal interest in any items that might refer to the Bridge Trust on the grounds that he was a member of their Board.

**SH  
10/002            CHAIRMAN'S ANNOUNCEMENT**

The Chairman announced that he had advised that Keith Andrews, Steve Davies and John Ireland had retired from Russet Homes.

**SH  
10/003            MINUTES**

**RESOLVED:** That the notes of the meeting of the Strategic Housing Advisory Board held on 9 November 2009 be approved as a correct record and signed by the Chairman.

**SH  
10/004            GLOSSARY**

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

**SH  
10/005            PRESENTATION BY IN TOUCH, MID AND WEST KENT HOME  
IMPROVEMENT AGENCY**

The Advisory Board received a presentation from Mr D Eaton, Service Manager at In Touch, in which he outlined progress made since the transfer of the home improvement agency services to the Mid and West Kent Home Improvement Agency.

## MATTERS FOR RECOMMENDATION TO THE CABINET

SH  
10/006

### **PRIVATE SECTOR HOUSING UPDATE**

The joint report of the Director of Health and Housing and the Cabinet Member for Housing provided a comprehensive update on matters relating to the North and West Kent Private Sector Renewal Partnership, the Disabled Facilities Grant spend for 2009/10 and recent Government announcements in respect of the private rented sector.

**RECOMMENDED:** That the re-profiling of budgetary provision in respect of Disabled Facilities Grants, as detailed at paragraph 1.2.3 of the report, be approved. ◀

**\*Referred to Cabinet**

SH  
10/007

### **WEST KENT HOMELESSNESS STRATEGY ACTION PLAN: JULY 2010-JUNE 2011**

Decision Notice D100018MEM

Further to Decision No. D090109MEM, the draft Homelessness Strategy Action Plan for the period July 2010 to July 2011 was presented.

**RECOMMENDED:** That the draft Homelessness Strategy Action Plan be endorsed for the purpose of consultation with key partners and stakeholders.

SH  
10/008

### **QUALIFYING OFFERS - DISCHARGE OF HOMELESSNESS DUTY**

Decision Notice D100019MEM

Further to Decision No. D090060MEM the joint report proposed an extension to the current Rent Deposit Scheme to incorporate the use of a 'qualifying offer' in defined circumstances as an effective method of discharging the Council's duty in respect of homeless households.

**RECOMMENDED:** That

(1) the extension of the Rent Deposit Bond Scheme to include qualifying offers in the defined circumstances described in the report be endorsed; and

(2) expenditure from within the existing budget for the Rent Deposit Bond Scheme to the value outlined in paragraph 1.5.2 of the report be approved.

## **MATTERS SUBMITTED FOR INFORMATION**

### **SH 10/009 LOFTY AMBITIONS:THE ROLE OF COUNCILS IN REDUCING DOMESTIC CO2 EMISSIONS**

The report of the Director of Health and Housing identified best practice for Councils to reduce domestic CO2 emissions by reducing domestic energy consumption. The report assessed the authority's performance against best practice and identified areas for improvement.

### **SH 10/010 STRATEGY AND ENABLING UPDATE**

The report of the Director of Health and Housing provided an update on progress made by the Council's Registered Social Landlord partners in providing new affordable housing in the Borough. Details of the 2009/10 to 2011/12 programmes were submitted together with an update on housing strategy issues. It was noted that the Church of the Holy Trinity, Aylesford had been awarded funding for the Aylesford Almhouses scheme by the Homes and Communities Agency. Members expressed disappointment at the recent Government announcement that Kent County Council had been unsuccessful in its bid for funding for the extension and enhancement of the Coldharbour gypsy and traveller site. Members noted that a comprehensive report on the matter would be submitted to a future meeting of the Advisory Board.

### **SH 10/011 HOUSING NEEDS UPDATE**

The report provided an update on the activity of the Housing Options, Homelessness and Housing Register Services.

### **SH 10/012 EXTERNAL CONSULTATIONS**

Members noted the external consultations responded to since the last meeting of the Strategic Housing Advisory Board.

## **MATTERS FOR CONSIDERATION IN PRIVATE**

### **SH 10/013 EXCLUSION OF PRESS AND PUBLIC**

The Chairman moved, it was seconded and

**RESOLVED:** That as public discussion would disclose exempt information, the following matters be considered in private.

**PART 2 - PRIVATE**

**SH  
10/014**

**SERVICE OF STATUTORY NOTICES  
(REASONS: LGA 1972 - SCH 12A PARAGRAPH 3 – FINANCIAL OR  
BUSINESS AFFAIRS OF ANY PARTICULAR PERSON)**

Members noted the Statutory Notices served since the last meeting of the Advisory Board.

The meeting ended at 2113 hours

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR**

**Housing**

**Decision No: D100018MEM**

**Date: 22nd February 2010**

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

**West Kent Homelessness Strategy Action Plan: July 2010-June 2011**

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

**Further to Decision No. D090109MEM, the draft Homelessness Strategy Action Plan for the period July 2010 to July 2011 was presented.**

Following consideration by the Strategic Housing Advisory Board, the Cabinet Member for Housing resolved that the draft Homelessness Strategy Action Plan be endorsed for the purpose of consultation with key partners and stakeholders.

Reasons: As set out in the report submitted to the Strategic Housing Advisory Board of 22 February 2010.

Signed Cabinet Member for J Anderson  
Housing:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication: 26 February 2010**

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: D100019MEM**

**Date: 22nd February 2010**

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

**Qualifying offers - Discharge of Homelessness Duty**

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

**Further to Decision No. D090060MEM the report proposed an extension to the current Rent Deposit Scheme to incorporate the use of a 'qualifying offer' in defined circumstances as an effective method of discharging the Council's duty in respect of homeless households.**

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

- 1) the extension of the Rent Deposit Bond Scheme to include qualifying offers in the defined circumstances described in the report be endorsed; and
- 2) expenditure from within the existing budget for the Rent Deposit Bond Scheme to the value outlined in paragraph 1.5.2 of the report be approved.

Reasons: As set out in the report submitted to the Strategic Housing Advisory Board of 22 February 2010.

Signed Cabinet Member for J Anderson  
Housing:

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