

TONBRIDGE AND MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

Monday, 17th May, 2010

Present: Cllr Ms J A Atkinson (Chairman), Cllr Mrs B A Brown (Vice-Chairman), Cllr A W Allison, Cllr D J Cure, Cllr Mrs C A F Grant, Cllr Mrs E M Holland, Cllr R D Lancaster, Cllr Miss A Moloney, Cllr H S Rogers, Cllr Mrs E A Simpson, Cllr D W Smith and Cllr Mrs C J Woodger.

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

An apology for absence was received from Councillor Ms Spence.

PART 1 - PUBLIC

**SH
10/015 DECLARATIONS OF INTEREST**

Councillor Cure declared a personal interest in the Strategy and Enabling Update in that he was a former employee of the consultant undertaking the Kent and Medway Strategic Market Assessment.

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
10/016 MINUTES**

RESOLVED: That the notes of the meeting of the Strategic Housing Advisory Board held on 22 February 2010 be approved as a correct record and signed by the Chairman.

**SH
10/017 GLOSSARY**

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

MATTERS FOR RECOMMENDATION TO THE CABINET

**SH
10/018 PRIVATE SECTOR ACCREDITATION SCHEMES**

Decision Notice D100049MEM

The joint report of the Director of Health and Housing and the Cabinet Member for Housing provided an overview of the current property and landlord accreditation schemes operating in Kent. Consideration was

given to the proposal that the decision to join one of the schemes be deferred until the outcome of a pilot of a new scheme, developed by the National Landlords Association, was known.

RECOMMENDED: That

(1) the decision to defer joining either the Kent Landlord Accreditation Scheme (KLAS) or Private Accredited Letting (PAL) accreditation schemes at this stage be endorsed; and

(2) the outcome of the National Landlords Association (NLA) pilot scheme be awaited and used to inform the decision on which, if any, accreditation scheme will be supported.

**SH
10/019**

HOUSES IN MULTIPLE OCCUPATION (HMO) LICENCE FEES

Decision Notice D100050MEM

Consideration was given to a proposal to increase the fee for licensing new Houses in Multiple Occupation (HMOs) and to setting a fee for the renewal of an existing licence.

RECOMMENDED: That a fee of £390 for granting or refusing a new mandatory HMO licence application and a renewal fee of £270 for an existing licence be agreed.

**SH
10/020**

PRIVATE SECTOR HOUSING UPDATE

The joint report of the Director of Health and Housing and the Cabinet Member for Housing provided comprehensive updates on matters relating to the funding allocation achieved for 2010/11 under the North and West Kent Private Sector Renewal Partnership; the waiting times for children's Occupational Therapy assessments and ongoing discussions with Kent County Council; and on the Disabled Facilities Grant expenditure for 2009/10 and allocation of budgets for 2010/11.

RECOMMENDED: That the proposal to meet the overspend on the Disabled Facilities Grant budget in 2009/10 from the Council's revenue reserve for capital schemes as part of the closure of accounts procedure be approved.

***Referred to Cabinet**



MATTERS SUBMITTED FOR INFORMATION

**SH
10/021**

CHOICE BASED LETTINGS - PROGRESS UPDATE

The report of the Director of Health and Housing provided an update on progress of the choice based lettings scheme since its implementation in the Borough in April 2009.

**SH
10/022** **COLDHARBOUR GYPSY AND TRAVELLER SITE**

The report provided an update on the progress of the Coldharbour Project Board with proposals for refurbishing and enhancing the current site in Aylesford.

**SH
10/023** **HOUSING NEEDS UPDATE**

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

**SH
10/024** **STRATEGY AND ENABLING UPDATE**

The report of the Director of Health and Housing provided details of progress made by the Council's Registered Social Landlord partners in providing new affordable housing in the Borough. The report also provided updates on the restructuring of the Homes and Communities Agency (HCA); the consultation undertaken by the HCA on proposed core house design and sustainability standards and on the emerging Kent and Medway Housing Strategy.

MATTERS FOR CONSIDERATION IN PRIVATE

**SH
10/025** **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

MATTERS SUBMITTED FOR INFORMATION

**SH
10/026** **SUPPORTING PEOPLE STRATEGY 2010-2015
(Reason: LGA 1972 Sch 12A Para 3 - Financial or business affairs
of any particular person)**

The report of the Director of Health and Housing provided an update on the emerging Kent Five-Year Supporting People Strategy 2010-15 and outlined the implications of the proposed strategy for client groups within the Borough.

**SH
10/027** **SERVICE OF STATUTORY NOTICES
(Reason: LGA 1972 Sch 12A Para 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 2102 hours

TONBRIDGE & MALLING BOROUGH COUNCIL

RECORD OF DECISION

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

Decision No: D100049MEM

Date: 17th May 2010

Decision(s) and Reason(s)

Private Sector Accreditation Schemes

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

**The report provided an overview of the current property and
landlord accreditation schemes operating in Kent. Consideration
was given to the proposal that the decision to join one of the
schemes be deferred until the outcome of a pilot of a new scheme,
developed by the National Landlords Association, was known.**

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

- (1) the decision to defer joining either the Kent Landlord
Accreditation Scheme (KLAS) or Private Accredited Letting (PAL)
accreditation schemes at this stage be endorsed; and
- (2) the outcome of the National Landlords Association (NLA) pilot
scheme be awaited and used to inform the decision on which, if any,
accreditation scheme will be supported.

Reasons: As set out in the report submitted to the Strategic Housing
Advisory Board of 17 May 2010.

Signed Cabinet Member for J Anderson
Housing:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

Date of publication: 21 May 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

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