



**Housing Policy Working Party**  
**Draft Minutes of meeting held on Wednesday**  
**18th January 2017 at 2pm in the Kasen Room**

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**Present**

<b>Councillors</b>	<b>Tony Boto (Chair)</b>	<b>CllrTB</b>
	<b>Helen Harrison</b>	<b>CllrHH</b>
	<b>Richard Lewis</b>	<b>CllrRL</b>
	<b>Sarah Peacock</b>	<b>CllrSP</b>

**Also in attendance**

<b>Executive Director</b>	Sharn Matthews	SM
<b>Head of Planning Services</b>	Paul Bland	PB
<b>Planning Policy and Conservation Manager</b>	Richard Palmer	RP
<b>Housing Strategy and Delivery Manager</b>	Carol Conway	CC
<b>Housing Services Officer</b>	Louise Bagley	LB
<b>Environmental Protection Manager</b>	Jenny Walker	JW

		<b><u>ACTION</u></b>
<b>1.</b>	<b>Apologies and introductions</b>	
1.1	Apologies were received from Cllr Steven North and Aine Cooper	
<b>2</b>	<b>Minutes of the Meeting of 7<sup>th</sup> December 2016</b>	
2.1	The minutes were approved and signed by the Chairman.	
<b>3</b>	<b>Matters arising</b>	
3.1	P&R agreed to reconvene the Homelessness Grants Panel A meeting of the panel is scheduled for Monday 23 <sup>rd</sup> January to discuss the bids that have been submitted. A bid for funding of services for domestic abuse victims has been submitted to government and we are currently waiting to hear if this was successful.	

<b>4</b>	<b>Updates</b>	
4.1	<b>Housing</b> Waiting for the housing white paper. Nothing more has come through regarding starter homes. It was noted that we were unsuccessful in our bid for money towards starter homes but we were successful with our garden communities bid, and will receive funding to facilitate the Deenethorpe Airfield Garden Village project.	
4.1.1	A report from JW is due to go to P&R to provide an update on the changes to private sector housing legislation. Changes to enforcement procedures mean that penalties can now be issued for each single offence of up to £30k. Changes in the requirement for HMO licences will see an increase from 4 to approximately 100-150 properties that will require a licence. Concerns were raised that more landlords will pull out as a result of this, making it harder to rehouse people.	
4.1.2	The Homelessness Reduction Bill is still going through parliament, with additional funding being made available £48m for the whole of the UK over next 2 years. There is concern that this won't be enough to cope with the extra duties being imposed on Local Authorities.	
4.2	<b>Welfare Reform</b>	
4.2.1	No updates to note	
<b>5</b>	<b>Housing Mix Project Brief update</b>	
5.1	RP advised that the brief went out to consultants and two responses were received. Both are within budget and have indicated that they can complete the work within the proposed timescales. Interviews are taking place tomorrow (January 19 <sup>th</sup> ). RP to provide updates at future meetings as work progresses.	RP
<b>6</b>	<b>Housing Allocation Policy</b>	
6.1	The draft has been out to consultation following approval by Policy and Resources Committee, with no changes being suggested as a result of the consultation. It will go back to P&R in February for final approval. CC to provide CllrRL with a copy to review.	CC
6.2	Members were asked to consider an alteration to page 34 of the policy; the removal of the tick for a 1 child family or pregnant person over 24 weeks to be able to bid for a 1 bed property. Members agreed to this as otherwise such tenants would have no priority for a larger property as children become older.	LB

<b>7</b>	<b>Supported Housing Funding Consultation</b>	
7.1	The concerns of the housing forum were noted and some organisations will be submitting their own responses to the consultation.	
7.2	Members were asked for their feedback on the draft response. Another authority had compiled a constructive and imaginative response, and it was agreed to add some of their responses to our own. CC to redraft the response and circulate to HPWP early next week, with feedback required by the end of the week. The response date is 13 <sup>th</sup> February; the same date as P&R. It was agreed to send a draft response to DCLG, noting it is subject to approval from P&R.	CC All CC
7.3	Concerns were raised that <ul style="list-style-type: none"> <li>• if the money did go directly to the County Council, some of our local schemes would miss out on the funding they require, with funding being used to focus on the county wide priorities instead</li> <li>• RPs would not want to deliver new schemes if revenue funding arrangements were uncertain.</li> </ul>	
<b>8</b>	<b>Housing and Support for Older People</b>	
8.1	The study was commissioned by Northamptonshire County Council to investigate the current housing and support provision for older people and to predict future needs. The initial indication is that there is no demand for additional rented accommodation. However, some schemes are out of date and need to be remodelled. The closure of nursing homes and the impact this would have on housing demand was discussed. It was noted that we need to have a strategic input into the areas of perceived need in order to ensure their development meets local requirement. Questions were raised as to how we get the results of the study into the Local Plan and subsequently out to the developers to ensure delivery.	
8.2	Dementia care housing schemes need to be investigated and each district should look at providing one dementia friendly care scheme in the next 3-5 years, with the size being dependent on need. <i>4 out of every 20 homes in a development for older people need to be for dementia care.</i> More needs to be understood about dementia and the potential numbers of residents in the district that could be affected in the future. Policies for this need to come through the Local Plan so that they can be applied to planning applications. Housing mix also needs to be factored into it. Once the report has been finalised CC will organise a presentation to members to include information on dementia	CC

<b>9</b>	<b>Work Plan Update</b>	
9.1	<ul style="list-style-type: none"> <li>The Housing Allocations policy is completed. CC to send copy of policy to Cllr Lewis once finalised</li> <li>Clawback policy. Potential to proceed with a clawback policy, excluding the Right to Buy element until more detail is known. Agreed to put on the agenda for the next meeting</li> <li>Property investment opportunities – SM advised there needs to be clarity on what is to be delivered from any investment vehicle created, to ensure the goals set are achieved. SM to circulate slides from investment meeting (if not confidential)</li> <li>Housing mix SPD needs to be refreshed but awaiting details on starter homes.</li> <li>Housing and homelessness strategy – this now needs to be progressed.</li> </ul>	<p>CC</p> <p>CC</p> <p>SM</p>
<b>10</b>	<b>Risk Review</b>	
10.1	HPWP risks were reviewed. Risk of increase in homelessness applications to be discussed at the next meeting as the likelihood may need to be increased to very high in light of changes in the Homelessness Reduction Bill and to the private rented sector.	ALL
<b>11</b>	<b>AOB</b>	
11.1	Members agreed draft HPWP mins to go to P&R to avoid delays.	
<b>12</b>	<b>Next and future meeting dates</b>	
	<p>All Wednesdays at 2pm in the Kasen Room</p> <ul style="list-style-type: none"> <li>1<sup>st</sup> March 2017</li> <li>12<sup>th</sup> April 2017</li> <li>24<sup>th</sup> May 2017</li> <li>5<sup>th</sup> July 2017</li> </ul>	
	The meeting concluded at 15.40 pm	