



## Housing Policy Sub-Committee

Draft Minutes of a meeting held on Thursday 20 September 2018 at 2.00pm, East Northamptonshire House, Thrapston

**Present:** Councillors: Steven North  
David Jenney  
Richard Lewis  
Tony Boto

Officers: Chris Spong (Housing and Policy Officer)  
Carol Conway (Housing Strategy and Delivery Manager)  
Jenny Walker (Environmental Protection Manager)  
Aine Cooper (Housing Enabling Officer)

### **1.0 APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillors Val Carter, Sarah Peacock and David Brackenbury and officers Sharn Matthews, Executive Director and Monitoring Officer, Louise Bagley, Housing Services Officer, Paul Bland, Head of Planning Services and Richard Palmer, Planning Policy and Conservation Manager. Carol Conway submitted her apologies for her late arrival.

### **2.0 DECLARATIONS OF INTEREST**

2.1 No interests were declared.

### **3.0 MINUTES OF THE MEETING HELD ON 12 JUNE 2018**

3.1 The minutes of the meeting held 12<sup>th</sup> June 2018 were approved and signed by the Chairman.

### **4.0 QUESTIONS UNDER PROCEDURE RULE 10.3**

4.1 There were no questions submitted under Procedure Rule 10.3.

### **5.0 SOCIAL HOUSING GREEN PAPER 2018 REPORT**

5.1 The report was discussed, and it was agreed that responses from other local authorities in North Northamptonshire would be reviewed, with feedback to be sought at the next Chief Housing Officers Group meeting. The consultation questions would be circulated to Members after this meeting.

5.2 Members reviewed the report and noted that the recommendation at 11.1 (2) must be amended to read as 'Appendix 1'. Another minor amendment was also proposed.

#### **RESOLVED:**

- (i) That the contents of the Social Housing Green Paper 'A new deal for social housing' be noted.
- (ii) That the suggested consultation response at Appendix 1 be approved, subject to the agreed amendments being made.

*(Reason: to encourage improvements in social housing and improve conditions for tenants)*

## **6.0 VOLUNTARY RIGHT TO BUY AND STOCK TRANSFER RESTRICTIONS**

6.1 During discussion on the item, Members raised concerns about the potential risk of being unable to ensure that funds generated from the sale of properties in the Voluntary Right to Buy Pilot Scheme were reinvested into affordable housing in East Northamptonshire. Officers advised that a legal agreement, as detailed in the recommendation at 13.1(3), would be put in place to enforce this. Members proposed that this recommendation be amended to read as follows:

'Delegated authority to be given to the Executive Director (Monitoring Officer) to commission and sign back to back legal agreements put in place to ensure that the receipts from sales under the Midlands Voluntary Right to Buy Pilot are reinvested into affordable housing in East Northamptonshire'.

*Carol Conway arrived to the meeting at 10.30am*

**Comment [CC1]:** As I was there for a good deal of the discussion and suggested the amendment to the recommendation, it may be better to put this before 6.1?

6.2 It was proposed to add a fourth recommendation: to note the equalities impact assessment.

### **RESOLVED TO RECOMMEND TO FULL COUNCIL:**

- (i) That approval is granted in principle for requests from Spire and RFHA to clear title restrictions in transfer agreements for any properties sold under the Midlands Voluntary Right to Buy Pilot.
- (ii) That delegated authority is given to the Executive Director (Monitoring Officer) to enable the necessary changes to the Land Register for individual pilot purchases
- (iii) That delegated authority is given to the Executive Director (Monitoring Officer) to commission and sign back to back legal agreements put in place to ensure that the receipts from sales under the Midlands Voluntary Right to Buy Pilot are reinvested into affordable housing in East Northamptonshire.

*(Reason: to enable the facilitation of home ownership amongst housing association tenants and the development of new affordable housing in the district)*

### **RESOLVED:**

- (i) That the contents of the Equalities Impact Assessment be noted.

*(Reason: to ensure that the strategic direction of the housing service is fit for purpose and accords with legislation)*

**Chairman**

