

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 17 November 2011 starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	R Newmark
S Brunskill	E M H Ranson
C Conner	L Rimmer
R Hargreaves	M Robinson
B Hilton	C Ross
J Holgate	

In attendance: Head of Environmental Health Services, Head of Regeneration and Housing, Head of Planning Services, Housing Strategy Officer and Head of Financial Services.

### 484 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Elms.

### 485 MINUTES

The minutes of the meeting held on 22 September 2011 were approved as a correct record and signed by the Chairman.

### 486 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 487 PUBLIC PARTICIPATION

There was no public participation.

### 488 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

The Chief Executive submitted a report reviewing the outcome of matters raised at the Overview and Scrutiny Performance Clinic held on 18 October 2011. The performance clinic provided an opportunity for the Overview and Scrutiny Committee to obtain more information about indicators and key issues related to the service area. Three housing indicators had featured in the monitoring which included PIRH1 – the number of private sector dwellings that are returned into occupation or demolished; PIRH5 – length of stay in temporary accommodation and PIRH7 – number of affordable homes delivered.

Information relating to the variances was provided with the initial report to explain key points to take into account when looking at the indicators. It was useful to note how closely the three indicators linked together in terms of addressing

needs, meeting the Council's obligations on homelessness and the challenging environment facing the Council in achieving delivery across these areas. It was also useful to note that many aspects affecting delivery fall outside the direct influence of the Committee.

The report summarised the issues relating to each indicator and Councillors discussed various factors with regard to the lack of affordable units completed which affects the availability of affordable accommodation for households in temporary accommodation to move on to, and the aspect of second homes.

RESOLVED: That Committee

1. ask the Chief Executive to report this Committee's discussions back to the Overview and Scrutiny Committee;
2. agree that the existing target for the indicator RVH1 remains unchanged but that the quarterly monitoring is reviewed to reflect a quarterly trajectory; and
3. ask the Strategic Housing Working Group to consider initiatives to return vacant properties into residential use and report back to this Committee.

#### 489 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the fees and charges attached to this Committee with effect from 1 April 2012. He informed Committee that the proposed charges had been rounded up to the nearest 5p to minimise any problems with small change. He made particular reference to the charges for the pest control service that had been approved by Members at the last meeting of this Committee for the current financial year, which would raise an estimated additional £7,000 income. He also made reference to the proposed Private Water Supply sampling charges which were subject of a report later on the agenda but informed Committee that should these be approved, they would be effective from 1 January 2012.

RESOLVED: That Committee approve the charges as set out in the report for implementation with effect from 1 April 2012 for the 2012-2013 financial year with the exception of the Private Water Supply sampling charges which would be effective from 1 January 2012.

#### 490 SECTION 106 PROCEDURE AND ISSUES RELATING TO AFFORDABLE HOUSING

The Head of Planning Services gave a short presentation to Committee on issues relating to affordable housing in relation to Section 106 Agreements in association with planning applications. He informed Committee that there were currently 13 planning applications which had been recommended for approval but still waiting for a Section 106 Agreement to be signed. Because of the concern expressed by Members, it was now a requirement that the draft Agreement is submitted which includes all relevant details and is based on the

recommendation of the Council's Housing Strategy Officer and agreed by the Housing Working Group with the planning application when it is considered. He also emphasised that at the time the Planning and Development Committee make a decision, that the Section 106 Agreement has not yet been signed but that all the issues relating to the substance of the case would be compliant with the Council's Housing Strategy Officer in relation to affordable housing. He also informed Committee that a condition had now been added to Section 106 Agreements that if no agreement had been issued after six months, the application would be likely to be reconsidered by the Planning and Development Committee. It was also his intention to designate a member of his staff as a Section 106 Monitoring Officer in order to keep Committee updated with progress. He reiterated the fact that at the stage of the Planning and Development Committee report, it was still an officer recommendation and therefore still subject to Committee ratification and no illegal decision would have been issued at the time of the meeting, until such time as the Section 106 Agreement had been signed and a Decision Notice signed and duly despatched, that consent had been granted.

Committee discussed various aspects relating to Section 106 Agreements, in particular in relation to particular sites and asked that they too be kept informed of progress. The Chairman thanked the Head of Planning Services for his presentation.

491 STRATEGIC HOUSING WORKING GROUP – TERMS OF REFERENCE

The Chief Executive submitted a report outlining terms of reference for the Strategic Housing Working Group.

RESOLVED: That Committee accept the proposed terms of reference for the Strategic Housing Working Group as outlined in the report.

492 PROPOSED ALTERATIONS TO FLATS 5 AND 8 THE JOINERS, 90 WHALLEY ROAD, CLITHEROE TEMPORARY ACCOMMODATION

The Chief Executive submitted a report proposing alterations to the temporary accommodation 90 Whalley Road, Clitheroe to provide an additional two self contained units of accommodation. The temporary accommodation at Clitheroe currently provides two fully self-contained units and five units with shared facilities. Flats 5 and 8 are larger flats and have double beds and single bunk beds and are used for providing family accommodation. The proposal was to install shower facilities in both these flats to make them fully self contained. This would allow an additional management cost to be included in the rental charge.

RESOLVED: That Committee approve the proposed alterations to flats 5 and 8 at the temporary accommodation to make them fully self contained.

493 APPROVAL OF REVISED PRIVATE WATER SUPPLIES AND CHARGES

The Chief Executive submitted a report asking committee to consider and approve an amended scale of charges in relation to the Private Water Supplies

(England) Regulations 2009. He reminded Committee that in May 2010, this Committee had resolved to adopt fees up to the maximum permissible under the Private Water Supplies Regulations 2009. However, further guidance had now been received from the Drinking Water Inspectorate on behalf of concerns expressed by the Minister on the setting of fees and charges by local authorities, in that the guidance emphasises that the regulations permit local authorities to recover reasonable costs associated with providing these services to private supply owners/operators. The guidance requires councils to adopt good practice and set their charges based on actual costs of analysis and an hourly rate for officers. As a result interim revised fees and charges have been introduced and will continue to the end of the current sampling period of 31 December 2011. Then the new proposed fees would be introduced for the next sampling year. The report showed a table of proposed revised fees for approval.

RESOLVED: That Committee note the interim charges being used to 31 December 2011 and agree to adopt the amended administration fees and charges as set out in the report with effect from 1 January 2012.

#### 494 CONSULTATION ON FUTURE HEALTH AND SAFETY ENFORCEMENT

The Chief Executive submitted a report informing Committee of an important national consultation document inviting comment on the government's plans for the reform of the health and safety system in Britain with the publication in March 2011 of 'Good Health and Safety, Good for Everyone'. Under the reforms protecting people in the workplace and in society as a whole, remains a key priority. However, the focus of the health and safety regime would move to a lighter touch approach concentrating on higher risk industries and tackling serious breaches to the rules. The report also made particular reference to the work of the Event Safety Advisory Group and felt it appropriate that this matter be brought to the attention of Committee. He informed Committee that local authorities are required to decide, plan and target their health and safety interventions having regard to the range of possible interventions, the risk profile of the business/sector, national information and knowledge and priorities. The Head of Environmental Health Services felt that this move was acceptable and very much in line with the way the Event Safety Advisory Group current approach.

RESOLVED: That Committee note the contents of the report. No comments were necessary.

#### 495 CAPITAL MONITORING 2011/2012

The Director of Resources submitted a report informing Committee of the progress made in achieving the schemes in the capital programme for the first quarter of the financial year. He highlighted two areas where spending was at present particularly low, which included disabled facilities grants and landlord tenant grants. The report also gave details of individual schemes, together with budget holders comments on progress.

RESOLVED: That the report be noted.

496 REVENUE MONITORING 2011/2012

The Director of Resources submitted a report for Committee's information showing the position for the first six months of this year's revenue budget as far as this Committee was concerned. Main reasons for underspend and concern were highlighted.

RESOLVED: That the report be noted.

497 MINUTES OF THE HEALTH WORKING GROUP

The minutes of the Health Working Group held on 24 October 2011 were circulated for Committee's information. Councillor Bridget Hilton gave a brief update on the public health reforms, including the PCT and CCGs as well as local issues with regard to the Lancashire County Council setting up a Shadow Health and Wellbeing Board and the Lancashire Health Watch Service.

A discussion also ensued regarding the national alcohol awareness seminar that had taken place that day and the associated perceived problems in Clitheroe.

RESOLVED: That the report be noted.

498 GENERAL REPORT OF THE CHIEF EXECUTIVE

The Chief Executive submitted a report for Committee's information which included a flood protection grant update, Clitheroe Market, minutes of the Hanson Cement Liaison meeting and feedback on Halloween on Pendle Hill.

499 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information Under Categories 1, 2 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

500 GENERAL REPORT - GRANTS

The Chief Executive submitted details of four disabled facilities grants and two landlord tenant grants that had been approved. The report also outlined a list of grants approved for the financial year 2011/2112.

RESOLVED: That the report be noted.

501 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on the affordable housing schemes in progress and proposed in the borough. These had been split into free application and applications submitted categories. The Housing Strategy Officer informed Committee that a report on the housing needs policy would be submitted to the January meeting of this Committee.

RESOLVED: That the report be noted.

The next item considered was an item of urgent business because a decision was needed by the County Council as a matter of urgency to enable them to respond to their client. The request had been received too late to be formally included on the agenda. The request had been made on a confidential basis to the Council and was for a discretionary contribution that falls outside the normal considerations for the Council's grant schemes and therefore required a Member decision. The need for a response could not wait for the next available meeting of this Committee in January.

502           REQUEST FROM SOCIAL SERVICES FOR CONTRIBUTION TOWARDS A DISABLED ADAPTATION

The Chief Executive submitted a report informing Committee of a request made by Social Services to provide the technical support and to contribute towards the installation costs of specialist disabled bathroom equipment. He reminded Committee that they had previously considered requests for financial support towards the adaptation of this property and had, after much discussion, resolved not to offer any assistance as the child's mother's house had been adapted through a mandatory disabled facilities grant from Blackburn with Darwen Council and had therefore felt it was not reasonable to adapt two properties for one applicant. Committee discussed this request in some detail.

RESOLVED: That Committee agree not to offer any assistance to Lancashire County Council for this adaptation and reiterated the principle that an adaptation had already been received on behalf of this applicant.

The meeting closed at 8.10pm.

If you have any queries on these minutes please contact Marshal Scott (414400).