

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 11 June 2015, starting at 6.30pm  
Present: Councillor S Hore (Chairman)

Councillors:

S Bibby	R Hargreaves
S Brunskill	J Holgate
P Dobson	R Newmark
P Elms	M Robinson
R Elms	R Sherras
M Fenton	J White
L Graves	

In attendance: Chief Executive, Head of Regeneration and Housing, Strategic Housing Officer and Senior Accountant.

### 62 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor K Hind.

### 63 MINUTES

The minutes of the meeting held on 19 March 2015 were approved as a correct record and signed by the Chairman.

### 64 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 65 PUBLIC PARTICIPATION

There was no public participation.

### 66 APPOINTMENT OF WORKING GROUPS

Committee considered the appointment of Working Groups and their arrangements/membership that belong to this Committee:

- Strategic Housing Working Group – 3 Conservative, 1 Liberal Democrat.
- Health and Well-Being Partnership – 4 Conservative, 1 Liberal Democrat, 1 Labour.

RESOLVED: That Committee approve:

- Strategic Housing Working Group – 3 Conservative, 1 Liberal Democrat.
- Health and Well-Being Partnership – 4 Conservative, 1 Liberal Democrat, 1 Labour.

## CAPITAL OUTTURN 2014/15

The Director of Resources submitted a report asking Committee to review the final outturn on the Capital Programme for 2014/15 and seeking approval for the slippage of some capital scheme budgets from the 2014/15 financial year to the 2015/16 financial year. The Capital Programme for the Health and Housing Committee had consisted of 5 schemes. Overall 80% of the revised estimate had been spent in 2014/15. Approval for slippage was sought with regard to the installation of cemetery infrastructure scheme, landlord/tenant grant scheme and the disabled facilities grant scheme. Slippage was not requested for the underspend on the repossession prevention fund scheme as this resource was ring-fenced specifically to prevent homelessness and was a tool considered only when appropriate circumstances presented. This was therefore to be moved out of the capital schemes into an earmarked reserve within the revenue budget on the same award basis.

RESOLVED: That Committee approve the slippage of:

- installation of cemetery infrastructure £870;
- disabled facilities grants £11,148; and
- Landlord/tenant grants £18,129.

Into the 2015/16 financial year.

## ALLOCATION OF CAPITAL FUNDING FOR PROVISION OF HEADSTONE FOUNDATION BEAMS AT CLITHEROE CEMETERY

The Chief Executive submitted a report asking Committee to approve additional capital budget in 2015/16 for headstone foundation beams in Phase 1 of the new Clitheroe Cemetery extension. The installation of cemetery infrastructure capital scheme at Clitheroe Cemetery was completed in 2014/15 with a £870 underspend. It was initially envisaged that the scheme would have allowed for the installation of headstone foundation beams but the overall cost of the headstone foundation beams was £3,600.

The provision of headstone foundation beams had several advantages and it was felt that this scheme would be advantageous. It was proposed that the scheme be taken forward using the remaining budget of £870 from 2014/15 slippage and the balance from other existing budgets.

Members asked questions about the headstone foundation beams and about the life of the cemetery.

RESOLVED: That Committee

1. approve the additional capital budget of £2,730 in 2015/16 for completion of the installation of cemetery infrastructure scheme to be used in conjunction with the slippage from the cemetery infrastructure scheme of £870 from 2014/15; and

2. request Policy and Finance Committee to approve the additional capital budget being included in the capital programme for 2015/16.

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#### APPROVAL OF MODEL LICENCE CONDITIONS FOR “HOME BOARDING”

The Chief Executive submitted a report asking Committee to consider and approve model licence conditions for operators providing home boarding for dogs. Businesses providing boarding for dogs are required to be licensed under the provisions of the Animal Boarding Establishment Act 1963 for which there is a set of revised and updated national model conditions and also include for dog day care facilities. The Council had now been approached by a number of local operators wishing to offer home boarding for dogs as an alternative to dog owners to the more traditional and formal licensed kennels. It was recognised that the current model conditions were not entirely relevant and applicable to this type of operation. As such after consultation with the Chartered Institute of Environmental Health Officers and neighbouring Lancashire Authorities, a set of conditions had been drafted.

Members discussed the proposed conditions and asked questions with regard to cats being included, enforcement issues, a review period, dangerous dogs and franchising agreement that also need to be covered.

RESOLVED: That Committee

1. approve the attached model conditions in relation to the licensing of home boarding facilities within the borough of Ribble Valley under the provisions of the Animal Boarding Establishment Act 1963 with the inclusion of a dogs in vehicles condition; and
2. the Head of Environmental Services report back to Committee in 6 months' time with an overview of the situation.

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#### NATIONALLY DESCRIBED SPACE STANDARDS

The Chief Executive submitted a report asking Committee to approve the use of nationally described space standards. These are to be accepted as a minimum size standards in all new affordable housing developments. Over the past 5 years that had been a significant change in how affordable housing units are delivered. Affordable units are built by developers as part of the Section 106 negotiations; 30% of the site required to be affordable. Prior to this the majority of affordable units were developed by housing associations with Homes and Communities Agency (HCA) grant funding and therefore the HCA prescribe the quality and space standards for each affordable unit. Since the change there had been a significant reduction in the size of affordable units being developed in the borough. This had caused issues with demand for the family housing as the units have been very small. It was therefore recommended that the new space standards as outline by the Department for Communities and Local Government be adopted to use when negotiating with developers for affordable housing.

RESOLVED: That Committee agree that the new space standards be adopted by the Council and would be required on all new affordable housing schemes.

71 REQUEST TO WAIVE CONTRACT PROCEDURE RULES TO PURCHASE DOMESTIC ABUSE SUPPORT SERVICE

The Chief Executive submitted a report asking Committee to waiver the Council's Contract Procedure Rules in respect of the purchase of domestic abuse support services to enhance the domestic abuse support service in the Ribble Valley.

Lancashire County Council, in partnership with the 12 district housing authorities, had been successful in securing £751,780 in revenue funding across the County via bid to the DCLG for funding to strengthen accommodation based domestic abuse service provision. Through this bid Ribble Valley had secured an allocation of £28,375 to assist in the enhancement of this provision in the Borough. It was therefore proposed to use the additional funding to enable the provision of further dedicated staff to raise the standard of support for victims both within the refuge and their own homes and allow support to be given to victims with more complex needs. It was also possible to increase capacity by the creation of a further safe house; the units of which would be accessed by Ribble Valley victims.

HARV (Hyndburn and Ribble Valley Domestic Abuse Service) already provided support services to women and children in Ribble Valley and had done so for the past 12 years. It was therefore proposed that Committee note the intention to seek to waive the Council's Contract Procedure Rules to award the contract for the provision of the additional services to HARV without first testing the market. The Council would need to enter into a legal agreement with HARV that would specify the details of the service to be provided. This allocation was currently only available for 12 months.

RESOLVED: That Committee

1. agree to accept grant funding of £28,375 from Lancashire County Council to enhance domestic abuse support services in the borough;
2. requests that the Director of Resources and Head of Legal and Democratic Services waive the Council's Contract Procedure Rules in respect of the appointment of HARV to provide an enhanced level of support to Ribble Valley domestic violence victims for a 12 month period; and
3. delegates authority to the Head of Regeneration and Housing in consultation with the Strategic Housing Working Group to negotiate the service level agreement with HARV.

72 VACANT BUILDINGS CREDIT

The Chief Executive submitted a report for Committee's information on the vacant buildings credit and the implications for affordable housing delivery. The Government had continued to introduce initiatives intended to stimulate housing

development and their new measure looks to assist small-scale schemes coming forward and to remove obstacles to develop previously used land redeveloping brownfield land had been a key planning objective that had been constrained by viability issues and the vacancy buildings credit was one measure recently introduced to remedy this. This would however have implications for any affordable housing contributions as this can only be required for any increase in floor space above that of the existing dwelling on the site. Clarification was required for the definition of vacant or abandoned dwellings as this was not clear at this time.

RESOLVED: That the report be noted and the implications for affordable housing delivery acknowledged.

73 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL ISSUES

The Chief Executive submitted a report for Committee's information which included a progress report on the private water supplies risk assessment, the minutes of the Hanson Cement Liaison meeting, the outcome of the Food Standards Agency audit of approved premises, an update on air quality and a change to the agreed fees and charges for private water supplies.

RESOLVED: That the reports be noted.

74 REPRESENTATIVES ON OUTSIDE BODIES 2015/16

The Chief Executive submitted a report for Committee's information on the Membership of the Outside Bodies that come under the remit of the Health and Housing Committee.

RESOLVED: That the report be noted.

75 EXCLUSION OF PRESS AND PUBLIC

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

76 GENERAL REPORT – GRANTS

The Chief Executive submitted a report for Committee's information containing details of 7 disabled facilities grants and also gave a general update on the position of the budget with regard to disabled facilities grants for 2015/16.

RESOLVED: That the report be noted.

77 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. The

notes of the Housing Working Group held on 10 March 2015 and the “Threshold” Working Group held on 13 April 2015 were included for Committee’s information.

RESOLVED: That the report be noted.

The meeting closed at 7.44pm.

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