

**Subject:** Housing Revenue Account Capital Programme 2013-2016 - Extract from the Proceedings of the Housing Committee Meeting held on the 16 January 2013

**Date of Meeting:** 14 February 2013

**Report of:** Interim Lead, Chief Executive Services

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**Wards Affected:** All

**HOUSING COMMITTEE**

**4.00 pm 16 January 2013  
COUNCIL CHAMBER, HOVE TOWN HALL**

**DRAFT MINUTES**

**Present:** Councillor Wakefield (Chair), Powell (Deputy Chair), Peltzer Dunn (Opposition Spokesperson), Farrow (Spokesperson), Davey, Deane, Fitch, Jarrett, Mears and Wells.

**PART ONE**

**49. HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2013-2016**

- 44.1 The Committee considered a report of the Director of Finance and Strategic Director, Place which set out the Housing Revenue Account Capital Programme 2013-16.
- 44.2 Councillor Farrow said that he felt that the Programme did not meet the needs of tenants in the city and that he would abstain from recommending it to Policy & Resources Committee. Paragraph 5.17 of the report stated that the budget had been increased with the aim of providing 15-20 home extensions per annum. Councillor Farrow felt that this was too low and was inadequate for the needs of the city. He asked that officers look at simpler ways to undertake conversions/extensions to ensure that more could be built. Councillor Fitch said that he too felt that loft conversions/extensions were important and hoped that the budget for this area of work could be increased further. Officers agreed that loft conversions could be useful, and the number proposed was higher than the number undertaken last year. However, extensions to homes weren't always the most appropriate course of action, and with the forthcoming benefit reforms there was a risk that a family may end up with too many bedrooms in the property.

- 44.3 Councillor Farrow referred to paragraph 5.18 which related to Fencing and asked that this be a priority. Erecting fencing was important for health and safety, particularly for those with young children, pets etc. Officers said that a draft policy on fencing was going to Area Panels and would then go to the HMCSC. If there was a fence which needed repairing because of health and safety issue, the work would be undertaken from the Repairs Budget. This report related to improving boundary fencing across the city and would come from the Estate Development Budget.
- 44.4 Councillor Mears referred to paragraph 3.2 (2) Creating a More Sustainable City, and asked if a report on One Planet Living could come to a future meeting of the Housing Committee. Councillor Mears also asked if more information could be provided on the capital receipt from Seaside Homes as that funding needed to be taken into account. The Chair agreed for that information to be made available.
- 44.5 Councillor Mears referred to paragraph 5.21 on building new council homes and was concerned that the scheme, which had been started under the previous administration, had not moved forward.
- 44.6 Councillor Jarrett welcomed the reduction in time for lift repairs, and suggested that where possible a more proactive approach be taken to identify any problems with lifts before they broke down. Officers confirmed that engineers already carried out regular servicing for lifts.
- 44.7 Councillor Peltzer Dunn referred to paragraph 6.8 which said that a draft of this report had been presented to the Housing Committee on 18 December 2012, but said that that was incorrect as the report previously considered had had amendments and therefore it was a different report. Officers confirmed that there had been some small changes to the report.
- 44.8 **RESOLVED:** That the Housing Committee recommend that Policy & Resources approves the capital programme budget of £26.957 million and financing for 2013/14 as set out in paragraph 4.1 of the report.