

<b>Mayor And Cabinet</b>			
<b>Report Title</b>	Comments of the Housing Select Committee on key housing issues arising from the Localism Bill and other new initiatives		
<b>Key Decision</b>	No	<b>Item No.</b>	
<b>Ward</b>	All		
<b>Contributors</b>	Housing Select Committee		
<b>Class</b>	Part 1	<b>Date</b>	20 April 2011

## **1. Summary**

- 1.1 This report informs the Mayor and Cabinet of the comments and views of the Housing Select Committee, arising from discussions held on the officer report "Key Housing Issues" considered at their meeting on 30 March 2011.

## **2. Recommendation**

- 2.1 The Mayor is recommended to note the views of the Housing Select Committee as set out in section three of the report.

## **3. Housing Select Committee Views**

- 3.1 On 30 March, the Housing Select Committee considered a report outlining the key issues arising from the Localism Bill white paper as well as information on the decent homes backlog funding/HRA settlement, new homes bonus and housing benefit changes.
- 3.2 The Housing Select Committee would like to make the following comments:
- 1) The Committee is opposed to any moves to remove lifetime tenancies in social housing in the borough and notes that in addition to making tenants feel very insecure, it might result in an increase in the numbers on the housing waiting list and the erosion of a sense of community on estates as populations become more transient.
  - 2) The Committee is opposed to any moves to introduce "affordable rents" set at 60% or more of market rent and would like rents to be set as low as possible to ensure that social housing remains affordable for all tenants and especially vulnerable residents.
  - 3) The Committee would like the Council to agree minimum criteria on individual schemes with all social housing providers before they develop new homes in the borough and would like officers to report back to the Committee on this criteria.
  - 4) The Committee supports all lobbying efforts to secure the best possible outcome for residents in the borough in relation to the new affordable rent regime and the new fixed term tenancies in the Localism Bill.

- 5) The Committee would like to maximise any funding achieved through the new homes bonus for social housing.
- 6) The Committee would like to request a report outlining all possible options to enable the Council to build new social housing.

#### **4. Financial Implications**

- 4.1 There are no financial implications arising out of this report per se, although the financial implications of accepting the Committee's recommendations will need to be considered.

#### **5. Legal Implications**

- 5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

### **BACKGROUND PAPERS**

Key Housing Issues – Officer Report to Housing Select Committee (30.03.11)

If you have any queries on this report, please contact Charlotte Dale, Scrutiny Manager (ext. 49534), or Kevin Flaherty, Head of Committee Business (ext. 49327).