

HOUSING STANDARDS BOARD (HSB)

Minutes

27 September 2022

2.00pm – 3.00pm

PRESENT:

Committee Members

Cllr Simon Carter (SC) – Chair

Cllr Bob Davis (BD)

Tenancy Standards Panel:

None

Leaseholder Standards Panel:

Frank Feldman (FF)

Tenant & Leaseholder

Representatives:

Property Standards Panel:

Selena Ellis (SE)

Hugh Hoad (HH)

Officers:

Wendy Makepeace (WM)

Jenny Pearce (JP)

		Action
1.	<u>Apologies</u> Cllr Mark Wilkinson (MW), Jane Steer (JS), Annette Hogan (AH), Cara Stevens (CS), Zulfi Kiani-Mackintosh (ZKM).	Noted
2.	<u>Declaration of Interest</u> Cllr Bob Davis declared a pecuniary interest in items 4 and 5 as a council appointed, remunerated, Non-Executive Director of HTS (Property and Environment) Ltd.	Noted
3.	<u>Minutes of last meeting and Matters arising</u> Due to the time passed since the last formal meeting, no minutes were available.	Noted

<p>4.</p>	<p>Cabinet Work plan 2022/23</p> <p>The work plan was noted.</p> <p>A request for clarification on whether leaseholders pay for Fire Safety Works was made. Members were advised that the leaseholders lease agreement provides for leaseholders to pay for these types of works except for works that are deemed to be improvements in which case no charge can be made.</p> <p>Members were also advised that there are a series of payment options available to cover the cost of any works carried out to leasehold properties.</p> <p>It was requested that page numbers and line numbers be added to this document.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>ZKM</p>
<p>5.</p>	<p>HSB Work plan 2022/23</p> <p>The work plan was noted.</p> <p>Members were advised that currently the Service Level Agreement (SLA) with HTS (Property and Environment) Ltd is currently being reviewed.</p> <p>The date for the Housing White Paper and the Building Safety Bills are still to be advised.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
<p>6.</p>	<p>Current Consultations: Rent Cap Consultation</p> <p>The consultation paper was discussed and noted.</p> <p>A question was raised regarding whether the council had any idea of what works will not be able to be</p>	<p>Noted</p>

	<p>undertaken with any reduced rents.</p> <p>The members were advised that any existing schemes that are currently budgeted for will go ahead. They were also advised that Wendy is preparing a couple of scenarios on the capital programme showing what is and what would be if just carrying out just compliance, decent homes and health and safety works.</p> <p>The Council will be responding direct to the Consultation and the response will be available to members of HSB.</p> <p>Members were advised that if they wished to participate then they can by:</p> <ul style="list-style-type: none"> a) Complete the survey online b) Email a response direct to socialhousingrents@levellingup.gov.uk c) Or in writing to Social Housing Rents, Floor 3 (Mailpoint B12), Fry Building, 2 Marsham Street, London, SW10 4DF. Please be clear as to why question to the response is for. d) Contact Jenny Pearce by phone or email, who will pass on your comments on your behalf. 	<p>Noted</p> <p>Noted</p> <p>Noted</p>
<p>7.</p>	<p>Formal questions and answers</p> <p>None</p>	<p>Noted</p>
<p>8</p>	<p>Any other Business</p> <p>Members were advised a review has already been carried out on environmental works carried out by HTS (Property and Environment) Ltd. One of the recommendations from the review is for a pilot programme to be carried out on the changing the</p>	<p>Noted</p>

	<p>grass cutting routine from a 17 day turnaround with strimming carried out some time later to a 10 day turnaround with borders being strimmed closer to this activity. The pilot areas are Sumners and Kingsmoor.</p> <p>As part of this review was the cutting back of hedges and the removal of any rubbish contained within the cut back hedges.</p> <p>The maintenance of the common room at Greenhills was also raised with the guttering and vegetation over the back door. This will be looked into and reported back to direct to Hugh Hoad.</p> <p>A full review is also being carried out on responsive repairs and maintenance.</p>	<p>Noted</p> <p>JP</p> <p>Noted</p>
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The Date of the Next meeting 15 November 2022