



Minutes

ENVIRONMENT, HEALTH AND HOUSING COMMITTEE

Date:	Tuesday, 8 September 2015
Venue:	Town Hall, St Annes.
Committee Members:	Councillor Ben Aiken (Chairman) Councillor Viv Willder (Vice-Chairman) Councillors Frank Andrews, Maxine Chew, Delma Collins, Angela Jacques, Roger Lloyd, Liz Oades and Louis Rigby.
Other Councillors Present:	Councillors Fazackerley and Buckley.
Officers Present:	Tracy Morrison, Paul Walker, Ian Curtis, John Cottam, Chris Hambly, Kirstine Riding and Katharine McDonnell.
Other Attendees:	There was one member of the public in attendance.

There were no speakers under the Public Platform provision on this occasion.

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Willder declared a personal interest in agenda item 4, Affordable Housing Provided through Planning Obligations, in that she was a member of the board of Progress Housing Group Ltd.

Councillor Willder declared a personal and prejudicial interest in agenda item 5, Proposed Compulsory Purchase Order of Property to Deliver Affordable Housing, in that in that she was a member of the board of Progress Housing Group Ltd. Councillor Willder left the room for the duration of the consideration of the item.

Councillor Andrews declared a personal interest in agenda item 6, The Smoke and Carbon Monoxide Alarm (England) Regulations 2015, in that he was a landlord.

Confirmation of minutes

RESOLVED: To approve the minutes of the Environment, Health and Housing Committee meeting held on 9 June 2015 as a correct record for signature by the Chairman.

2. Substitute members

The following substitutions were reported under Council procedure rule 24(c):

Councillor Liz Oades for Councillor Heather Speak

Councillor Angela Jacques for Councillor Shirley Green

Councillor Frank Andrews for Councillor Gail Goodman

Decision Items

3. Affordable Housing Provided through Planning Obligations

Mr Cottam, Principal Environmental Health Officer - Housing, presented information regarding the social housing stock and the provision of new affordable housing through the planning process. He outlined the current letting arrangements advising that there were 2,200 dwellings of established stock with an additional 300 of new stock provided through the planning process.

The established stock was let through the choice based lettings system in accordance with the local lettings plan, which was reviewed and approved annually by members.

Mr Cottam explained that in the letting of both new and established stock there was a common provision that on every occasion, the property was offered to a tenant with a Fylde borough connection. However procedures differed where someone with that local connection was not available once a number of cycles of letting had occurred. The local lettings plan allowed for established stock to be offered to a wider group, that is those tenants with a Fylde coast connection.

Newly provided affordable housing through the planning process did not allow for properties to be offered to the wider group of tenants. Mr Cottam advised this was as a result of decisions regarding Section 106 agreements made in Development Management Committee.

Mr Cottam explained that the Registered Social Landlords (RSLs) who managed the Council's social housing stock were increasingly reluctant to accept the newly provided stock due to these lettings restrictions. He further explained that the restrictions represented a risk to the RSLs, as the properties could remain empty for want of a tenant matching the restricted criteria. The lenders to the RSLs were risk adverse and less likely to allow the RSLs to borrow. The RSLs borrowed to fund new developments, and the borrowings were funded through the RSLs rental income.

He concluded his presentation advising that there were currently 6 developments with planning permission for which a Registered Provider could not be found willing to take the affordable housing to be delivered on those sites.

In response to questions Mr Cottam advised that there was a demand for social housing, and a demand and a need for social housing for Fylde borough residents, however there was not always a Fylde borough connected tenant when a property became available. He further explained that the great majority of social housing was let to Fylde borough residents, of 200 lettings of established stock, only 28 were let to non-Fylde borough residents, but were let to Fylde coast residents.

Mr Cottam clarified there was a Fylde borough waiting list of 850 people in social housing need. He also provided further clarification regarding shared ownership housing, that faced similar restrictions and similar difficulties of sale and mortgage provision as a result.

Following a lengthy debate it was RESOLVED to recommend to the Development Management Committee to agree that future Section 106 agreements entered into by Fylde Borough Council to secure affordable housing should reflect the occupancy restrictions as set out in the local lettings policy and that this be reviewed after a period of 5 years.

4. Proposed Compulsory Purchase of Property to Deliver Affordable Housing

Mr Curtis, Head of Governance, advised that the proposed compulsory purchase related to a property on St Albans Road, St Annes. He advised that the property had not been lived in since 2011.

The property was not in a good state of repair at that time and had been the subject of a statutory notice which had not been complied with. The property had further deteriorated since 2011 and was subject to a number of neighbour complaints. The Cabinet had agreed to make a compulsory purchase order in 2014 after attempts to voluntarily purchase the property had fallen through.

The order had been made and submitted to the Secretary of State, who had empowered the council to confirm the order.

Mr Curtis further advised that before the powers given by the order were used, further attempts to secure a voluntary sale would be made. A further report would come before committee seeking budgetary approvals and formal approval to the acquisition of the property, together with its onward transfer to a registered provider of social housing, in due course.

After a short debate, it was RESOLVED to confirm the Fylde Borough Council (93 St Albans Road, Lytham St Annes) Compulsory Purchase Order 2015.

(Councillor Willder left the meeting for the duration of the consideration of this item)

5. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Mr Cottam, Principal Environmental Health Officer - Housing, advised that new regulations due to come into force on 1st October 2015 would require landlords to install and maintain smoke and carbon monoxide alarms in private sector rented accommodation, of which there were around 6,500 properties in Fylde. The council would be the responsible authority for enforcing the regulations, and where necessary levying penalties.

After a brief debate it was RESOLVED that the council's functions under The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 be delegated to the Director of Development Services.

6. Anti-Social Behaviour Policy

Mr Curtis, Head of Governance, introduced a policy which set out how the council would undertake its responsibilities under the Anti-Social Behaviour, Crime and Policing Act 2014. He explained that the Policy Development Scrutiny Committee had recommended the development of a policy.

Mr Curtis explained that the policy set out how the council would deal with anti-social behaviour and how it would work with its partners to ensure the most appropriate agency took the lead on each case.

After a short debate it was RESOLVED to adopt the Anti-Social Behaviour Policy.

7. Mobile Home Fee Policy for Residential Protected Sites

Mr Curtis, Head of Governance, presented a proposed Mobile Home Fee Policy for Residential Protected Sites. He explained that the Public Protection Committee had considered and recommended that such a policy was adopted, however that committee's remit did not permit the setting of fees and charges and the policy was therefore brought before the Environment, Health and Housing Committee for adoption.

Mr Curtis explained that the Mobile Home Act 2013 empowered the local authority to charge licence fees to residential park home sites. He advised this power did not relate to holiday parks.

It was RESOLVED to adopt and implement a Mobile Home Fee Policy for Residential Protected Sites, under the Caravan Sites and Control of Development Act 1960, as set out in appendices to the report.

Information Items

The Committee received the following information items:

8. General Fund Budget Monitoring Report 2015/16 – Position as at end of July 2015
9. Capital Programme Budget Monitoring Report 2015/16 – Position as at end of July 2015
10. Citizens Advice Fylde – Annual Report
11. Update on Homelessness Strategy Action Plan 2013-2018
12. Empty Residential Property Position Statement
13. Right to Move – Statutory Guidance on Social Housing Allocations for Local Authorities in England

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