



Borough of Tamworth

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**HOMELESSNESS PREVENTION AND SOCIAL
HOUSING SUB-COMMITTEE**

4 October 2022

Dear Councillor

A meeting of the Homelessness Prevention and Social Housing Sub-Committee will be held in **Town Hall, Market Street, Tamworth on Wednesday, 12th October, 2022 at 6.00 pm.** Members of the Committee are requested to attend.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. B.', followed by a long horizontal line extending to the right.

Chief Executive

A G E N D A

NON CONFIDENTIAL

- 1 Apologies for Absence**
- 2 Minutes of the previous meeting (Pages 5 - 8)**
- 3 Declarations of Interest**

To receive any declarations of Members' interests (pecuniary and non-pecuniary) in any matters which are to be considered at this meeting.

When Members are declaring a pecuniary or non-pecuniary interest in respect of which they have dispensation, they should specify the nature of such interest. Members should leave the room if they have a pecuniary or non-pecuniary interest in respect of which they do not have a dispensation.

4 Council Housing - Social Housing Regulation Bill and Preparedness

To receive an update from the Portfolio Holder for Homelessness Prevention and Social Housing and the Assistant Director Neighbourhoods.

5 Communications with Housing Leaseholders

(Verbal update)

6 Exclusion of the Press and Public

To consider excluding the Press and Public from the meeting by passing the following resolution:-

“That in accordance with the provisions of the Local Authorities (Executive Arrangements) (Meeting and Access to Information) (England) Regulations 2012, and Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during the consideration of the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public”

At the time this agenda is published no representations have been received that this part of the meeting should be open to the public.

7 Presentation on Price Per Property for Housing Repairs (To Follow)

To receive an update from the Assistant Director, Assets.

Access arrangements

If you have any particular access requirements when attending the meeting, please contact Democratic Services on 01827 709267 or e-mail democratic-services@tamworth.gov.uk. We can then endeavour to ensure that any particular requirements you may have are catered for.

Filming of Meetings

The public part of this meeting may be filmed and broadcast. Please refer to the Council's Protocol on Filming, Videoing, Photography and Audio Recording at Council meetings which can be found [here](#) for further information.

If a member of the public is particularly concerned about being filmed, please contact a member of Democratic Services before selecting a seat.

FAQs

For further information about the Council's Committee arrangements please see the FAQ page [here](#)

To Councillors: A Farrell, M Cook, T Jay, S Peaple and P Turner.

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MINUTES OF A MEETING OF THE HOMELESSNESS PREVENTION AND SOCIAL HOUSING SUB-COMMITTEE HELD ON 15th JUNE 2022

PRESENT: Councillor A Farrell (Chair), Councillors T Jay, S People, B Price and P Turner

The following officers were present: Rob Barnes (Executive Director Communities), Tina Mustafa (Assistant Director Neighbourhoods) and Joanne Sands (Assistant Director Partnerships)

1 WELCOME AND APOLOGIES FOR ABSENCE

The Chair Councillor A Farrell welcomed the members to the committee. There were no apologies for absence

2 DECLARATIONS OF INTEREST

Councillor S People declared a none-pecuniary interest as a Trustee of Heart of Tamworth Charity who work closely with the council on homelessness issues.

3 BACKGROUND

The Executive Director – Communities updated on the progress of the first formal meeting of the committee. Work is in progress in establishing the Terms of Reference for the Committee and the Executive Director will be working with the Monitoring Officer to be clear on the decision-making role of this subcommittee. Going forward there will be a revised workplan, more information on how the committee will be working within the Council's Constitution and to identify clearly the decision making powers of the committee and some further proposals of how to develop the Sub Committee going forward.

Committee sought clarity on the following:

How will the workplan will be shaped going forward - The workplan will be linked to the Forward Plan and Business Plan but would welcome any issues that the committee would like to include.

What is the condition of our housing stock? – Officers confirmed the housing stock is in relatively in good condition, regular stock condition updates take place. Low level back log of repair. There are issues such as energy efficiency which is a continuous challenge.

How many Homelessness people are there in Tamworth - figures are separated as people who are on the Housing Register and rough sleeping. At the last annual count of rough sleepers' assessment there were 3 rough sleepers and there is now only 1 defined rough sleeper. Work also takes place supporting people with access to the register with 700 - 800 on the register. People who are assessed as homeless are supported through Personal Housing Plans.

4 ENVIRONMENTAL MAINTENANCE OF COUNCIL ESTATES

The Environmental Maintenance of Council Estates update was deferred to the next meeting.

5 PRIVATE SECTOR HOUSING

Jo Sands – Assistant Director gave an update on the Council's Private Sector Housing.

Currently Tamworth Council have 67 Licensed Houses of Multiple Occupancy. Clarified that any properties that house 5 or less bed spaces are checked but do not need to be licensed. Councillors sought clarity on how many HMO's we know of have been checked. JS provide the answer.

There are around 3,000 private rented houses in Tamworth.

6 REGULATORY STANDARDS SELF ASSESSMENT

Tina Mustafa, Assistant Director -Neighbourhoods gave an update on the Regulatory Standards Self-Assessment for the council housing service.

The Government, as part of the new social housing regulation bill its commitment to repairs and decency.

Tamworth as chosen to commission an external self-assessment of all housing services in the authority. This would give a base line assessment and enable TBC to work on an improvement plan.

Councillors asked the following questions:

What is the sanction for an organisation or Landlord that is not performing or have an improvement plan - there will be unlimited fines, and as there is a need to have named officers identified this gives personal accountability and ultimate sanction is the Government can appoint people to be on the management team.

Additional resources will be needed for training for tenants, members, and infrastructure

This Committee gives a platform to be able to look at the baseline, compliance, and the improvement plan to work with tenants with Cabinet's endorsement and to discuss and work and challenges.

Chair

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