

NOTTINGHAM CITY COUNCIL

WEST AREA COMMITTEE

MINUTES

of meeting held on **13 JULY 2011** at

Loxley House from 5.30 pm to 6.50 pm

- ✓ Councillor Unczur (Chair)
 - ✓ Councillor Saghir (Vice-Chair)
 - ✓ Councillor Chapman
 - ✓ Councillor Cresswell
 - ✓ Councillor Jenkins
 - ✓ Councillor McCulloch
 - ✓ Councillor Watson
 - ✓ Councillor Wood
- ✓ indicates present at meeting

Citizens and Community Representatives present

- Ms G Bainbridge - Bells Lane and Aspley Tenants' and Residents' Association
- Mr J Herring - Strelley Tenants' and Residents' Association
- Mr J Hose - St Martin's Association of Residents and Tenants

Others and City Council Colleagues in attendance

- Ms S Shaw - BEST
- Ms Y Khalid - NHS Nottingham City PCT
- Mr C Holloway - Nottingham City Homes

- Mr M Leavesley - Constitutional Services)
- Ms J Ludlow - Environmental Services)
- Ms P Wilkinson - Family and Community Team)
- Ms J Knight - Harvey Hadden Centre Manager) Nottingham City Council
- Ms C Davies) Housing Strategy)
- Mr M Lowe))
- Ms S Campbell) Neighbourhood Management)
- Ms I Denton))
- Ms H May))

Please note: except where otherwise indicated, all items discussed at the meeting were the subject of a report which had been circulated beforehand.

ACTION

7 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Watson (on other Council business), Cresswell and Saghir and from Ms Elliker (Nottingham City Council), Mr Thorpe (local resident) and Inspector Payne (Nottinghamshire Police).

8 DECLARATIONS OF INTERESTS

No declarations of interests were made.

9 MINUTES

RESOLVED that the minutes of the last meeting held on 1 June 2011, copies of which had been circulated, be confirmed and signed by the Chair.

10 EMERGING HOUSING STRATEGY FOR THE CITY
(Corporate Director of Development)

In addition to the report, the Committee received a presentation by Mark Lowe, Housing Development Manager, Housing Strategy, which explained how the strategy would set out the priorities and objectives for housing and housing related services over the next three years. He stated that the strategy sought to identify priorities and objectives at a neighbourhood level and the four themes of the new strategy were outlined as follows:

- the supply of homes – how to ensure that the opportunities to deliver new housing were maximised;
- housing standards – making the best use of resources and maintaining and improving upon this;
- housing for specific groups and inclusion – ensuring that housing choices were delivered to a range of different groups
- housing's contribution to neighbourhoods – making sure that housing providers played their part in improving neighbourhoods.

During discussion, the following comments and observations were made:

- the waiting list for houses would grow due to the new legislation relating to providing homes for forces personnel;
- the Strategy must include houses, such as those in Bilborough, that were built as a temporary measure in the fifties (non-traditional housing) as they were not up to modern sustainability standards;
- consideration should be given to creating service level agreements with private/Registered Social landlords to ensure that private rented housing was managed correctly, with a possibility of re-purchase by the Council if necessary;
- larger sites, such as Denewood, should be re-developed for social housing and mixed tenure;
- local demand must be taken into account when deciding on the types of housing to be built, such as the demand in Aspley for single person units;

ACTION

- the local workforce, where possible, should be utilised as opposed to, at present, contractors from Sheffield undertaking ‘Decent Homes’ work in Nottingham;
- where necessary, adaptations should be included as part of any refurbishment to ensure residents did not have to give up their home due to illness or disability;
- to prevent poorly maintained privately owned properties, due to the owner not being able to afford the upkeep during the current financial crisis, consideration should be given to offering some form of assistance to private owners, such as that available in respect of insulation or gardening;
- the Council’s Equity Scheme (receipt of a loan for part ownership of a property) should be advertised more widely.

RESOLVED

- (1) that the appreciation of the Area Committee for the presentation and information provided be recorded;
- (2) that any further comments on the strategy be provided to the Housing Strategy or Neighbourhood Management teams, or to Councillors, to feed into the consultation process.

All

11 SPENDING PROFILE OF WEST AREA
(Director for Neighbourhoods and Community)

The Neighbourhood Manager presented the report, which outlined the proposed spend on projects in the local areas, based on the Ward Member budget allocation for 2011/12 as detailed in Appendix 1.

RESOLVED that the report, and the individual ward member budget allocations detailed in appendix 1, be noted.

12 WEST AREA WARD ACTION PLANS
(Director for Neighbourhoods and Community)

The Neighbourhood Manager presented the report, outlining the proposed Ward Action Plans for the West Area for 2011/12.

RESOLVED

- (1) that the report be noted;
- (2) that, due to concerns raised by Councillors regarding the Action Plans, the Neighbourhood Manager be requested to forward to each Councillor their individual Plan for comment and further discussion;
- (3) that, following the discussion in resolution (1) above, the report and Action Plans be re-submitted to either the September or November 2011 meeting as appropriate;

I Denton /
H MayI Denton /
H May

ACTION

- (4) that Ms Shaw be requested to discuss with external employers, such as employment agencies, employees from which were utilised by the Council, to establish the levels of responsibility the company had for its employees, such as those in 'zero contract' jobs, and inform Councillor Chapman of the outcome of those discussions.

S Shaw