

MAIDSTONE BOROUGH COUNCIL

HOUSING CONSULTATIVE BOARD

MINUTES OF THE MEETING HELD ON 30 JANUARY 2012

Present: **Councillor Barned (Chairman), and
Councillors Beerling, Brindle, Ms Griffin, Mrs Grigg
and Hinder**

Also Present: **Councillor Field**

23. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs Gibson.

24. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

25. NOTIFICATION OF VISITING MEMBERS

Councillor Field was in attendance.

26. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Barned declared a personal interest in Agenda Item 8 – Adoption of Tenancy Strategy as he is the Vice Chairman of Golding Homes, Chairman of the Board of Golding Vision and an employee of Hyde Housing.

Councillors Beerling and Hinder declared a personal interest in Agenda Item 8 – Adoption of Tenancy Strategy as they are former Board Members of Golding Homes.

27. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

28. MINUTES

RESOLVED: That the Minutes of the Meeting held on 26 September 2011 be approved as a correct record and signed.

29. REGENERATION PLANS FOR PARK WOOD

A presentation was given to Members by Mr Chris Blundell, Director of Development and Regeneration and Mr Richard Cannacott, Head of Development and Regeneration of Golding Homes regarding their proposed for the regeneration of Wallis Avenue in Park Wood.

In May 2011 Golding Homes applied to the Homes and Communities Agency ("HCA") for a grant to help fund this project and this was awarded and the grant contract signed on 1 November 2011. The proposal was approved for consultation by the Board of Golding Homes on 15 December 2011. The total cost of the regeneration proposals is £34m.

Golding Homes currently have the funding for Phases 1 and 2 for delivery by March 2015. They are looking to submit a planning application in the Spring and to start work on-site in the Autumn. It is proposed that there will be some dwellings available for sale. The proposals work to current density standards and will replace flats with family houses.

With regard to decanting needs, during phase 1 it will not be possible to house those residents on site. There are 100 properties in phase 1, of which 83 are currently occupied. Golding Homes are liaising closely with Officers in the Housing Department of the Council and will be liaising with residents to find out what their needs are and try to match that.

Mr Blundell informed the Board that the current regeneration of Armstrong Road will be officially opened in the Summer and Councillors will be invited to attend, see round the homes and talk to residents.

In response to questions, Mr Blundell said that the schools in the area will be included in the consultation. A public consultation is being held from 15 to 18 February 2012 and an event on the evening of 15 February at the Fusion Café for strategic partners including Councillors, community groups, social services, police etc.

The Board noted that there will be an impact on the housing supply during this period and the Head of Housing and Community Services informed the Board that they are in discussions with Golding Homes to see how the impact of this can be minimised.

In response to further questions, Mr Blundell informed the Board that they are profoundly changing the composition of the area to help design out anti-social behaviour and standards will be set from day 1. They are looking for a landscaping agent as they realise that the landscaping is an important part of the design and there will be further consultations taking place and residents will have the opportunity to get involved.

The Board welcomed the proposals and thanked Mr Blundell and Mr Canacott for the presentation.

30. ADOPTION OF TENANCY STRATEGY

The Board considered the report of the Head of Housing and Community Services regarding the proposed Tenancy Strategy.

The Head of Housing and Community Services presented apologies on behalf of the Cabinet Member for Leisure and Community Services who had hoped to be able to attend this meeting.

The Board were given suggested amendments to Sections 3, 5, 6 and 7 of the Tenancy Strategy which have been proposed following consultation with our local housing association partners and an adviser from the Chartered Institute of Housing.

One Member disagreed with the removal of the paragraph regarding anti-social behaviour in Section 5.

RESOLVED:

1. That the Cabinet Member for Leisure and Community Services be recommended to agree the Tenancy Strategy, subject to the amendments set out in the attached appendix.
2. That Councillor Beerling's dissent on the exclusion of the paragraph on anti-social behaviour in Section 5 of the Tenancy Strategy be noted.

31. OPTIONS FOR RESPONDING TO THE DEMAND FOR TEMPORARY ACCOMMODATION AND B&B UNDER HOMELESSNESS OBLIGATIONS

The Board considered the report of the Head of Housing and Community Services regarding options for responding to the increased demand for temporary accommodation and B&B under our homelessness obligations.

The Board welcomed the options set out in the report and thanked Officers.

RESOLVED: That the report be noted.

32. DURATION OF MEETING

6.30 p.m. to 8.17 p.m.