

HOUSING COMMITTEE
Wednesday 23rd January 2019
10am in the PWD meeting Room.

AGENDA
Part 1

1.	Apologies for absence
2.	Declaration of interest
3.	Confirmation of the draft open minutes of the meeting held on the 17 th October 2018
4.	Matters Arising from the draft open minutes of the meeting held on the 17 th October 2018
5.	Housing Report – Report Attached – Fiona Didlick, Temporary Housing Officer
6.	Date of next meeting – April 2019
7.	Exclusion of Press and Public
	<u>The Chairman to move as follows:</u>
	<i>I move that the press and public be now excluded on the ground that the next items of business to be considered are likely to disclose exempt information under paragraphs 7 and 9 of schedule 3 of the Committees (Public Access) Ordinance 2012."</i>
Part 2	
8.	Confirmation of the draft exempt minutes of the meeting held on the 17 th October 2018
9.	Matters arising from the draft exempt minutes of the meeting held the 17 th October 2018
10.	Housing Report – Report attached - Fiona Didlick, Temporary Housing Officer
	<i>NOT FOR PUBLICATION by virtue of paragraph 7 of Schedule 3 of the committees (Public Access) Ordinance 2012, relating to information about individual matters.</i>
11.	Debtors – Reports attached – Shiralee Finlay, Treasury
	<i>NOT FOR PUBLICATION by virtue of paragraph 9 of Schedule 3 of the committees (Public Access) Ordinance 2012, relating to information about individual matters.</i>
12.	Rent Arrears Report – Report attached – Valorie McLeod, PWD
	<i>NOT FOR PUBLICATION by virtue of paragraph 9 of Schedule 3 of the</i>

	<i>committees (Public Access) Ordinance 2012, relating to information about individual matters.</i>

OPEN MINUTES

Housing Committee Meeting Held on 17th October 2018 At 10am in the Liberation Room, Secretariat

These minutes are draft minutes until confirmed by resolution at the next meeting of the Housing Committee

Present:		
	MLA Barry Elsby (BE)	Chair
	MLA Mark Pollard (MP)	MLA
	Colin Summers (CS)	Director of Public Works
	Fiona Didlick (FD)	Temporary Housing Officer
	Megan Middleton (MM)	Human Resources Representative
	Shiralee Finlay (SF)	Treasury Department
	Valorie McLeod (VM)	Debtors
	Tessa Berntsen (TB)	Debtors
Minute Taker	Valorie McLeod	Secretary

	PART 1	
1.	Apologies for absence	
	Social Services	
2.	Declaration of interest	
	None	
3.	Confirmation of the draft open minutes of the meeting held 11th July 2018	
	No amendments made.	
4.	Matters arising from the draft open minutes of the meeting held on 11th July 2018	
	<p><u>Moody Street Flats</u> CS reported that Planning rejected the drawings; these are being updated and will then be re-submitted to Planning.</p> <p><u>Policy's</u> The revised policy papers were forwarded to members before ExCo. It's now been to ExCo but there is still more work to be done to ensure the eviction policy is in line with the current FIG debt policy.</p>	
5.	Housing Committee Report – Fiona Didlick, Temporary Housing Officer	
	<p>FD presented the report to members.</p> <p><u>Contractor Properties</u></p> <ul style="list-style-type: none"> • 135 occupied • 11 are vacant and allocated to contractors arriving between 18th October 18 and 6th January 2019. • 6 are offline due to refurbishment. <p>Of the 135 occupied properties, 10 are due to be vacated in the next 6 months, 6 are allocated already, 3 are unallocated but this has since changed and 1 will go off line for refurbishment.</p>	

	<p>Of the properties off-line, 2 should be ready within the next couple of months. Works are progressing slowly as they have to be contracted out and contractors are busy at this time of the year.</p> <p>At the moment with the contractor properties, there is a waiting list as every property is allocated. The contractors allocations will need to be prioritised until there is additional housing available.</p> <p><u>Local Properties</u></p> <ul style="list-style-type: none"> • 118 are occupied by local residents • 29 are reserved for Sheltered Housing, KEMH and Social Services • 5 are vacant waiting for minor works and will be allocated within the next 4 to 6 weeks • 6 are vacant and offline waiting for major refurbishment • 3 are scheduled for demolition which are the Moody Street flats. These will now be removed from the asset list. <p><u>Local Applications</u></p> <p>At time of writing the report there were currently 27 applicants for local housing, of which 12 scored 0 points or less</p> <ul style="list-style-type: none"> • 15 are seeking 1-bed accommodation • 9 seeking 2-bed accommodation • 3 seeking 3-bed accommodation <p>FD has two applications for housing transfers for those seeking 3-bed accommodations and also one tenant looking to down size to a smaller house.</p> <p>FD confirmed that there is no spare capacity currently within the local housing.</p>	
6.	Date of next meeting.	
	January 2019, date to be confirmed.	
7.	Exclusion of Press and Public.	
	<p>The public are likely to be excluded from the meeting for this/these item(s) of business by virtue of paragraph(s) 7 and 9 Information relating to individuals and information on financial matters of Schedule 3 of the Committees (Public Access) Ordinance 2012]</p> <p><u>The Chairman to move as follows:</u> <i>"I move that the press and public be now excluded on the ground that the next items of business to be considered are likely to disclose exempt information under paragraphs 7 and 9 of Schedule 3 of the Committees (Public Access) Ordinance 2012."</i></p>	
	There were no press or public present.	
	PART 2	
8.	Confirmation of the draft exempt minutes of the meeting held the 11th July 2018	
	<i>NOT FOR PUBLICATION by virtue of paragraph 7 and 9 of Schedule 3 of the Committees (Public Access) Ordinance 2012, relating to information about individual and information about individuals financial matters.</i>	
	Minutes confirmed with no amendments.	
9.	Matters arising from the draft exempt minutes of the meeting held on the 11th July 2018	

	<i>NOT FOR PUBLICATION by virtue of paragraph 7 and 9 of Schedule 3 of the Committees (Public Access) Ordinance 2012, relating to information about individual and information about individuals financial matters.</i>	
	No matters arising.	
10.	Housing Report – Fiona Didlick, Temp Housing Officer	
	<i>NOT FOR PUBLICATION by virtue of paragraph 7 of Schedule 3 of the Committees (Public Access) Ordinance 2012, relating to information about individual matters</i>	
	Individual items discussed.	
11.	Debtors Report – Shiralee Finlay – Treasury	
	<i>NOT FOR PUBLICATION by virtue of paragraph 7 of Schedule 3 of the Committees (Public Access) Ordinance 2012, relating to information about individual matters</i>	
12.	Rent Arrears report – Valorie Mcleod – PWD	
	<i>NOT FOR PUBLICATION by virtue of paragraph 7 of Schedule 3 of the Committees (Public Access) Ordinance 2012, relating to information about individual matters</i>	
	Individual items discussed.	

HOUSING COMMITTEE**OPEN MEETING**

To	HOUSING COMMITTEE	Date	15 th January 2019
From	SENIOR HOUSING OFFICER	Ref	HOUSING REPORT

Contractor Properties

There are 152 contractor properties in total. At the time of writing:

Contractor properties

Total number of properties	152
Occupied properties	140
Vacant and allocated	10
Vacant and unallocated	0
Offline for refurbishment	2
Total	<u>152</u>

In addition, a number of private houses will be leased to accommodate FIG contract officers. Six properties have been confirmed, of which two have already been occupied. The remainder are due to be occupied in the next few weeks. Interest has been expressed in a further 12, which will become available over the next seven months.

As a comparison to the position 12 months ago, there were 20 vacant Contractor properties plus three offline for refurbishment.

Contractor Properties Offline

Due to the volume of in-house work, renovation of properties is contracted out to the private sector. Due to the volume of work in the private sector, particularly in the summer months, it is often necessary to join a queue for building contractor services. Delays can also occur in other relevant services due to volume of work. This results in properties remaining vacant for long periods while waiting for renovation.

17 Goss Road: This property has been vacant since 16th August 2018. It has been refurbished by a private contractor with a new kitchen, new bathroom, new carpet and vinyl and redecoration. It should be ready by the end of January 2019.

1A Pitaluga Place: This property has been vacant since 12th November 2018. It requires a new kitchen, new bathroom, new carpet and redecorating. The work will be put out for tender with a completion target of end of April 2019.

Contractor Applications

Recruiting is underway for a number of new FIG posts and it is estimated that 18 additional houses will be required in 2019. This is in excess of current FIG housing stock and the new builds that are due to start coming on line from September 2019. The number may fluctuate due to variables in the recruiting process. The additional housing will be found in the private sector and by managing the Housing Committee

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timing of new arrivals. Where a Department requires a replacement to arrive for a handover period before the outgoing post holder has departed, it may be necessary for the Department to accommodate one or the other in a hotel for the handover period.

Local Properties Stanley

Total number of properties	165
Occupied by local residents	127
Reserved for KEMH, Sheltered Housing and Social Services	29
Vacant and allocated	2
Vacant and unallocated	0
Offline for refurbishment	7
Total	<u>165</u>

As a comparison to the position 12 months ago, there were 19 vacant Local Pool properties, 17 of which were offline for refurbishment (this number excludes the Moody Street properties). Although the number of 'vacant and available' remains the same at two, the position with houses offline for refurbishment has improved considerably.

Local Properties Offline

5 Discovery Close: Has been vacant since 12th July 2018. The house is undergoing full internal renovation by private contractors, including floors, ceilings and reconfiguration of internal walls. The completion target is end of February 2019.

Gardeners Cottage, North and South: Both properties have now been vacated. Major improvements are required in line with current building regulations. Consideration also needs to be given to the future format of the building i.e. as one family home or as two flats. Due to the requirement for planning and design work it is estimated that the property will be offline for at least six months.

1 Jeremy Moore Avenue, Flat 6 and Flat 7: These neighbouring properties have been vacant for some time and require complete refurbishment. Due to the requirement for planning and design work it is estimated that the properties will be offline for a further six months.

10 Ross Road, Police Cottages: This property, listed as a Historic Building, has been vacant since November 2017. It requires major improvements in line with current building regulations eg reconfiguring the staircase. Renovations will also include consideration for re-roofing the entire row of Police Cottages. Due to the requirement for planning and design work it is estimated that the properties will be offline for a further six months.

22 Shackleton Drive: The house was vacated on 2nd January 2019. It requires full internal renovation which may include floors and ceilings. The work will be put out for tender with a completion target of end of May 2019.

Local applications

There are currently 28 applicants for local housing, of which 14 scored 0 or less points.

- 16 applicants are seeking 1-bed accommodation;
- 9 are seeking 2-bed accommodation;
- 3 are seeking 3-bed accommodation.

There are two applications for housing transfer, both seeking 3 bed accommodation.

As a comparison to the position 12 months ago, there were 21 applicants on the housing list.

Fox Bay Houses

The Property and Municipal Department has recently taken over management of the seven FIG houses at Fox Bay Village. Five of the houses are of the two-storey Clanwood design and were erected in 1986. The other two properties are older, traditional tin-clad houses.

The houses are undergoing a programme of renovation e.g. electrical, plumbing, redecoration and fire safety. The Clanwoods are being renovated first, with the aim of fitting new windows, doors and roof in the next financial year. The older houses will be renovated when the Clanwoods are complete. The work is being undertaken by teams of tradesmen from P&M staying at Fox Bay for periods of one to two weeks at a time.

Four of the houses are currently occupied: one by the Village Agent, one by a Highways team and two by private residents. One of the houses will be converted for use as an office and accommodation for visiting FIG personnel. No plans are in place as yet for the remaining two houses.