

OPEN MINUTES

Housing Committee Meeting Held on 10th April 2019 At 10am in the PWD Conference Room, PWD Office, Bill Roberts Way.

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)	Senior Housing Officer
	Kirsty Williams (KW)	Housing Officer
	Shiralee Finlay (SF)	Treasury Department
	Valorie McLeod (VM)	Debtors
	Tessa Berntsen (TB)	Debtors
Minute Taker	Valorie McLeod	Secretary

	PART 1	
1.	Apologies for absence	
	None received. No representatives turned up for Human Resources or Social Services BE requested if VM could chase up Social Services regarding no attendance as no representatives have attended the last few meetings.	VM
2.	Declaration of interest	
	None	
3.	Confirmation of the draft open minutes of the meeting held 23rd January 2019	
	No amendments made.	
4.	Matters arising from the draft open minutes of the meeting held on 23rd January 2019	
	No Comments made.	
5.	Housing Committee Report – Fiona Didlick, Senior Housing Officer	
	FD presented the report to members. <u>Contractor Properties</u> <ul style="list-style-type: none"> Currently there are 152 Contractor properties, a slight shuffle in figures due to one of the flats being on loan from the local pool. This has now been handed back but has been swapped for another property so this reduces the contractor figure to 151. FD did say that there are also 3 flats on JMA which were for the local pool but have been loaned to the contractor pool but will have to be considered to be put back into the local pool at some point. CS said they have been occupied by contractors for the last 3 years. This was when there was a real shortage for houses for contractors and contractors get preference over local pool as FIG are contracted to house them. 	

- 136 occupied FIG properties
- 6 occupied private rentals and 2 unoccupied but have been allocated
- Interest has been expressed in a further 10 private rentals on Fitzroy road. Of these 10, one will be a block of flats which should come in time for the teacher change over in August 2019.
- Another 5 FIG houses are scheduled to be handed back between now and the end of July 2019. Working closely with HR to make sure people have accommodation when they turn up.

Contractor Properties Offline.

23 Goss Road – been vacant since 26th January 2019, being refurbished and should be ready by the end of April 2019.

1A Pitaluga Place – property is being refurbished with a target date of May 2019.

5 Goss Road – recently used as dormitory accommodation for the KEMH staff. Works are currently being contracted out and hopefully will be ready by the end of May 2019.

Local Properties in Stanley

- 158 local properties
- 121 occupied
- 29 reserved for KEMH, Sheltered Accommodation and Social Services. 1 was vacant and allocated but now handed over from last Friday.
- 1 vacant and unallocated, this was handed back about 10 days ago. Property is currently being repainted and then it will be re-allocated.
- 6 offline for refurbishment.

CS commented on the 29 properties that are reserved for the KEMH and Social Services. CS asked where the KEMH came into this, as if it's for their staff then that should be coming under the contractor housing and not the local pool. One of the issues is that they have been using the local housing for their contracted staff and not informing the housing department about this. FD did confirm of the 29 houses it does include the dormitory houses. CS said that the dormitory houses should be in the contracted housing allocation. The main issue raised was that the Health and Social Services are handed the responsibility of allocated the sheltered and social housing however they are putting contractors in these houses which should be only for the local pool. CS did inform that CS and FD have had some correspondence over the last couple days and they are trying to tidy this up with one of the proposals being that PWD take control and overall management of these properties.

Local Properties offline.

Gardeners Cottage, North and South, 1 JMA Flats 6 and 7 and 10 Ross Road (Police Cottage) is all in design phase.

10 Ross Road issue is the internal layout, it has very steep stairs and basically the internal layout is not convenient, so to make changes by moving walls etc. means that works would have to fall into building regulations which means it's a lot more work so this will take some time.

Gardeners Cottage is also in the same situation as 10 Ross Road. There is also an additional problem of anything that gets done to the property requires FCO approval as it sits in the grounds of Government House. FD informed that she has received a quote from the Government House Gardner to maintain the gardens at the property during the winter.

22 Shackleton Drive – Works have been tendered out and awarded and should

	<p>be completed by May 2019.</p> <p><u>Local Applications.</u></p> <ul style="list-style-type: none"> • 28 applications for housing • 8 seeking 2-bed accommodation • 3 seeking 3-bed accommodation • 4 applicants for transfer seeking 3-bed accommodation <p><u>Fox Bay Housing.</u></p> <p>Works ongoing. The house that will be used for FIG officers and accommodation is nearly completed. FD has been talking to the local residents about providing cleaning services and providing food if people choose to be catered for.</p> <p>CS said that one of the houses should state it as being reserved for the MOD and they would take responsibility for the property.</p>	
6.	Applicant Anonymity – Fiona Didlick – Senior Housing Officer	
	<p>The question of Applicant Anonymity came up recently with an application. The applicant asked if her name could be kept confidential, only within the Housing Officer. This raised the question of Anonymity and how far should it go. FD asked for the committee's thoughts as to if this is a route that should be taken.</p> <p>CS said that his point of view it would be a no. Within the open section of the committee then yes anonymity would be but in the closed section then no. The Housing Officer needs to be able to discuss this with other officers. All officers sign up to a confidentiality agreement within FIG so there should be no issues there. If the applicant is not identified CS said how would you know if they had debts or any other issues against them.</p> <p>MP also felt that he did not think this is something that should be agreed.</p> <p>BE felt that there would be events where anonymity may be required and in these extraordinary events then it should be determined by FD as if it's to be a need to know only basis.</p> <p>After a discussion BE asked if FD could give this some more thought so that it is clear as to what and where the information is to be withheld and if it's the best option. This is to be brought back to the next meeting to discuss more.</p>	FD
7.	<u>Date of next meeting.</u>	
	June 2019, date to be confirmed	
8.	<u>Exclusion of Press and Public.</u>	
	<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><i>The Chairman to move as follows:</i> <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	
9.	Confirmation of the draft exempt minutes of the meeting held the 17th October 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.	
10.	Matters arising from the draft exempt minutes of the meeting held on the 17th October 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.	
11.	Housing Report – Fiona Didlick, Senior 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.	
12.	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>	
13.	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.	