

**HOUSING SUB COMMITTEE  
20 JANUARY 1998**

Present: Councillor Angell (Chairman), Councillors Grayson, Miss Haydon,  
Mrs Hirst, Jones, Mrs Pile, Mrs Shillcock and Worrall

Also Present: Councillors Barnard and North

An Apology for Absence was submitted on behalf of Councillor Ward

**31. Minutes**

The minutes of the Housing Sub Committee held on 23 September 1997 were approved as a correct record and signed by the Chairman.

**32. Urgent Actions**

The Committee received and noted urgent actions in relation to:

- (i) confirming a scheme for energy efficiency work to electrically heated houses;
- (ii) approving local authority Social Housing Grant in the sum of £150,194 in relation to 62/64 Owlsmoor Road and Stable Lodge in the sum of £141,207 (+/- 10%)
- (iii) renewing existing leases for terms of up to ten years and acquisition of new leases for private sector properties up to a limit of 25 properties as appropriate.

**33. Residents' Petition - Pondmoor Road/Harcourt Road Garage Area (Item 1)**

The Director of Social Services and Housing reported on a petition received from residents of Easthampstead, who use or live in close proximity to the Pondmoor Road/Harcourt Road Garage area, referring to nuisance and vandalism caused by children playing in the area.

A local resident, Mr May, presented the petition. It was noted that the Social Services and Housing Department had undertaken extensive visits to the area and had spoken to two families identified as being mainly responsible for the nuisance and damage.

Details of assistance to be given to resolving the problems on a more permanent basis were presented, but in receiving these Members were concerned that calls made to the Police had not been logged and the Police had failed to respond.

In response to questions from Members, officers undertook to obtain the Thames Valley Police response procedure and circulate to Members as appropriate.

**RESOLVED** that:

**Appendix A as  
referred to in Minue 584**

- (i) the petition be acknowledged; and
- (ii) the actions proposed in the report of the officers be endorsed.

**34. Housing Major Repair and Improvement Programme (Item 2)**

The Sub Committee considered a report on progress on schemes included in the 1996/97 programme but not yet reported as completed and progress on schemes on the 1997/98 programme which had been previously approved by the Sub Committee.

The Sub Committee also considered and gave approval to works at Campion House and other works, including cavity fill and other energy efficiency work within the 1997/98 programme.

**RESOLVED** that:

- (i) the progress of the schemes as reported be noted; and
- (ii) the scheme to replace the windows and panels at Campion House with new PVCu double glazed windows and installed panels be approved and the Borough Surveyor, in consultation with the Chairman, be authorised to accept the lowest tender received.

**35. Supplies to Section - Redundant Stocks (Item 3)**

The Director of Social Services and Housing reported that the Supply Section provides procurement source for materials and equipment to many of the authority's departments. Detailed monitoring of stock movements had been used to provide information in order to determine the type and quantity of stock and methods of storage, thereby improving the cost effectiveness of the Section. The key operation within this area was the disposal of redundant stock and the Sub Committee's approval was sought to the disposal of redundant stock as appropriate.

**RESOLVED** that:

- (i) the disposal of redundant stock, following procedures laid down in Standing Orders be approved with costs to be absorbed in the Supply Sections current budgetary provision; and
- (ii) the disposal of redundant stock be undertaken on an annual basis, following procedures laid down in Standing Orders and applicable at the time. Any costs to be absorbed within the supplies budgetary arrangements and the total "shelf value" of the items not to exceed £5,000.

**36. Authorised Signatories for Local Authority Housing Association Grant Funded Schemes (Item 4)**

**Appendix A as referred to in Minue 584**

The Director of Social Services and Housing sought the Sub Committee's approval to a list of officers to be granted delegated powers to make certifications to the Housing Corporation.

**RESOLVED** that the following officers be granted delegated powers to make certifications to the Housing Corporation with immediate effect:

The Director of Corporate Services  
The Borough Finance Officer  
The Director of Social Services and House  
The Assistant Director (Housing Services)  
The Director of Planning and Transportation  
The Chief Building Surveyor

**37. Challenge Fund Posts within Benefit Investigation and Recovery Section (Item 5)**

The Director of Social Services and Housing submitted a report proposing extending the current Challenge Fund positions of Visiting Officer and Observation Officer for a further year due to the success of the posts.

**RESOLVED** that the posts of Visiting Officer and Observation Officer be extended for a further year until 1 April 1999.

**38. Items for Information (Items 6 and 7)**

The Sub Committee received and noted the following information items:

Development Programme - Position Statement	(Item 6)
Housing Statistics and Performance Indicators	(Item 7)

**39. Exclusion of Public and Press**

**RESOLVED** that pursuant to Section 100A of the Local Government Act 1972 members of the public and press be excluded from the meeting for the consideration of the following items which involve the likely disclosure of exempt information under the following categories of Schedule 12A of that Act:

- |   |                        |
|---|------------------------|
| (5) Information relating to occupiers or former occupiers of Council property | (Items 8, 10, 12 & 13) |
| (9) Terms proposed for a contract   | (Items 9, 10 & 11)     |

**40. Transfer of Tenancy (Item 8)**

**Appendix A as  
referred to in Minue 584**

In a report containing exempt information, the Director of Social Services and Housing detailed the circumstances relating to accommodation provision for a Council tenant and her disabled daughter.

The Borough Solicitor reported that due to the unusual circumstances of the case, the recommendations of the Council may require the special consent of the Secretary of State for Environment, Transport and Regions.

**RESOLVED** that, subject to the Council securing consent from the Secretary of State for Environment, Transport and Regions (if required):

- (i) Ms A D be transferred to suitable alternative accommodation;
- (ii) the property detailed in the officer's report be leased to the East Berks Care and Housing Consortium;
- (iii) the lease arrangements provide a home with support for Miss S D for as long as she requires it; and
- (iv) the lease provides for a second disabled person to occupy the property, subject to full consultation and funding.

**41. 2/2A Hurst Close, Crowthorne Road, Bracknell (Item 9)**

In a report containing exempt information the Director of Social Services and Housing updated the Sub Committee on the current position regarding the possible future use of 2/2A Hurst Close.

**RESOLVED** that as early indications show that a land assembly and redevelopment programme could lead to a housing scheme giving significant housing gain and an opportunity to reduce under occupation of neighbouring family accommodation, the officers be authorised to continue a detailed assessment of planning and valuation issues, with a view to reporting back to the next meeting of the Sub Committee.

**42. Rose House, 130 Moordale Avenue, Bracknell (Item 10)**

In a report containing exempt information the Director of Social Services and Housing detailed revised proposals for the above property.

**RESOLVED** that:

- (i) new terms be negotiated to lease Rose House, 130 Moordale Avenue, Bracknell to "parents and children together" with a view to opening a fully supported hostel for single mothers to develop independent living skills;
- (ii) the terms be approved by the Director of Social Services and Housing in consultation with the Chairman; and
- (iii) if required, application be made to the Department of the Environment, Transport and Regions, for consent to the letting.

**Appendix A as  
referred to in Minue 584**

**43. The Future of Wroxton, London Road, Bracknell (Item 11)**

With the agreement of the Sub Committee this item was withdrawn pending further information with regard to the service provider.

**44. Tenant's Debts - Request to be Written Off (Item 12)**

The Sub Committee received a report containing exempt information from the Director of Social Services and Housing detailing write-offs from previous tenants.

**RESOLVED** that the debts listed in the report be written off as irrecoverable.

**45. Possessions Proceedings (Item 13)**

The Sub Committee received and noted a report on possession proceedings.

The meeting commenced at 7.30pm and concluded at 9.05pm.

**CHAIRMAN**