

## HOUSING & HEALTH ADVISORY COMMITTEE

Minutes of the meeting held on 12 June 2018 commencing at 7.30 pm

Present: Cllr. Lowe (Chairman)

Cllr. Parkin (Vice Chairman)

Cllrs. Abraham, Dr. Canet, Coleman, Esler, Eyre, Gaywood, Horwood, Parkin, Parson and Pearsall

Apologies for absence were received from Cllr. Miss. Stack

1. Appointment of Chairman

Resolved: That Cllr. Lowe be appointed as Chairman of the Advisory Committee for 2018/19.

(Cllr. Lowe in the Chair)

2. Appointment of Vice Chairman

Resolved: That Cllr. Parkin be appointed as Vice Chairman of the Advisory Committee for 2018/19.

3. Minutes

Resolved: That the Minutes of the meeting of the Advisory Committee held on 12 March 2018 be approved and signed by the Chairman as a correct record.

4. Declarations of Interest

There were no additional declarations of interest.

5. Actions from Previous Meetings

The action from the previous meeting was noted. Members agreed that the figures regarding sporting uptake was impressive and noted that this list now included the introduction of a rugby club in Swanley.

6. Update from Portfolio Holder

The Portfolio Holder's update was noted. Members were advised that the affordable housing company had been set up and its first meeting regarding

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affordable housing would happen in July. Several projects were likely to come forward for consideration in the first year.

### 7. Referrals from Cabinet or the Audit Committee

There were none.

### 8. To note minutes of the Health Liaison Board

Resolved: The Minutes were noted.

### 9. Update on West Kent Health - One You

The Head of Housing and Health gave a [presentation](#) which updated Members on the national 'One You' Health Campaign and the work of West Kent, developed in partnership with Kent County Council and neighbouring district councils in Tunbridge Wells and Tonbridge and Malling since January 2018.

Highlighting that 428 people overall had been seen, with over half of those seen between 50-70 years old, the service freed up appointments at GPs due to tackling non-medical problems customers had.

The Head of Housing and Health explained that the service also offered customers a home assessment for adaptations and equipment at home.

Members asked questions about whether customers in the District that required an adapted house could be helped to access housing through the One You service. The Head of Housing and Health confirmed that a letter from a One You Adviser and the Occupational Therapist who assessed the property could support a housing application.

The Emergency Planning and Property Service Manager added that as the Better Care funding was cumulative, it allowed the Council flexibility in not having to spend it all each year. This enabled forward planning, especially as funding may stop or reduced from 2020.

### Public Sector Equality Duty

Members noted that consideration had been to impacts under the Public Sector Equality Duty.

Resolved: That the report be noted.

### 10. Update On Temporary Accommodation And Emergency Planning Provision

The Emergency Planning and Property Service Manager provided an update to Members about the Council's responsibilities for emergency and temporary accommodation as part of its Corporate Emergency Plan and the housing advice and homelessness service provided.

She explained how the Council's Major Emergency Plan detailed responsibilities for those being evacuated, or made or threatened with homelessness in the event of

an emergency. Although there had always been an emergency plan, it was brought to the fore because of the Grenfell Tower tragedy.

The Council also had a general responsibility for those who are eligible and in priority need who had been made or threatened with homelessness.

She also explained that the District was one of the first areas to be used if residents were evacuated from London or surrounding areas in the event of a major emergency or incident. The District was also required to provide rest centres, normally for the first 48 hours; these would be set up in the three Sencio Leisure Centres in Sevenoaks, Swanley and Edenbridge. Currently, 24 members of staff, plus Sencio staff, had been trained to deal with an emergency situation.

Members questioned whether there was a list of parishes in the District who had a parish emergency plan. In response, the Emergency Planning and Property Service Manager confirmed there was a list of parishes in the District who had an emergency plan, and this would be distributed to Members.

*Action 1 - Emergency Planning and Property Service Manager to provide Members with list of Parish and Town Councils who have emergency plan.*

#### Public Sector Equality Duty

Members noted that consideration had been to impacts under the Public Sector Equality Duty.

Resolved: That the report be noted.

#### 11. Potential Shared-Ownership Housing Grant Product

The Head of Housing and Health introduced a report which explored a range of potential bespoke shared-ownership grant products, which would assist households with funding for deposits or legal fees associated with the purchase of a share in a shared-ownership home and would start in October 2018.

She explained that the project would be funded through developer contributions via Section 106 and money received from previous affordable housing planning gains. The scheme could provide a maximum of £10,000 towards a deposit or associated fees.

The Chairman explained that the aim of the scheme was to assist those in a better financial position out of social rented accommodation and to help people into home ownership.

Members discussed whether it would be a grant scheme or whether it would be based more on a loan scheme. Members also questioned whether the proposed grants would be lower than the sum that would be required for a shared ownership home. The Chairman confirmed that the deposit for a shared ownership home was much less than buying a home outright as people are only paying a deposit on the share of the home that they will own. In some cases that would be about 20%.

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Members also questioned how households would be chosen for the scheme. The Chairman said that a range of factors would be considered, such as giving priority to people in rented accommodation. Officer would bring a range of criteria to Members for approval when they reported back.

### Public Sector Equality Duty

Members noted that consideration had been to impacts under the Public Sector Equality Duty.

Resolved: That Officers develop a branded District Council product and associated policy for a shared ownership housing product.

### 12. Work Plan

The work plan was noted and the following amendments made:

#### 18 September 2018

Allocation Policy

#### 27 November 2018

Housing Strategy Progress Report

THE MEETING WAS CONCLUDED AT 8.33 PM

CHAIRMAN