

Housing Committee

Tuesday 7 April 2021 at 6pm

This meeting will be held remotely via MS Teams. It will be held entirely in part 2 and as such there will be no option for the public to dial in

Members of the Committee

Councillors J Gracey (Chairman), S Lewis (Vice Chairman), J Hulley, S Mackay, I Mullens, A Neathey, M Nuti, P Snow, P Sohi and S Whyte.

Mrs J Hill (co-opted non-voting member) for the purposes affecting Council housing tenants

In accordance with Standing Order 29.1, any Member of the Council may obtain remote access via MS Teams to the meeting of this Committee, but may speak only with the permission of the Chairman of the Committee, if they are not a member of this Committee.

AGENDA

Notes:

- i) Any report on the Agenda involving confidential information (as defined by section 100A (3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- ii) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Andrew Finch, Democratic Services, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425623). (Email: andrew.finch@runnymede.gov.uk).**
- iii) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.

iv) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings**

Members of the public are not permitted to hear the debate on the items on this agenda as the entirety of the meeting will be conducted in Part II, which contains matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

v) **Audio-Recording of Meeting**

As this meeting will be held remotely via MS Teams, you may only record the audio of this meeting. The Council will not be recording any remote meetings.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

1. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP
2. APOLOGIES FOR ABSENCE
3. DECLARATIONS OF INTEREST

PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection.

a) Exempt Information

4. PURCHASE OF LAND

b) Confidential Information

(No reports to be considered under this heading)

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
1-4-1 receipts	A proportion of retained RTB sale receipts that must be used by the authority to help provide new social housing.
Affordable Housing	Affordable Housing is the generic term which includes social rented, affordable rented and products such as shared ownership and rent-to-buy and is provided by local authorities and registered providers such as housing associations.
Affordable Rent	Affordable Rent must be no more than 80% of market rent
Benefit cap	A Government limit on the total amount of benefit, including Housing Benefit, payable to people aged 16 to 64 who are not working.
CBL	Choice Based Lettings system allows Housing Register applicants to 'bid' for available council and housing association properties online.
CHaRMM	Community Harm and Risk Management Meetings
Decent Homes Standard	A Decent Home meets the criteria for statutory minimum standard, state of repair, provision of facilities and services and thermal comfort required by MHCLG.
DFG	Disabled Facilities Grants are mandatory, means tested grants to provide adaptations such as shower rooms, ramps and stair lifts to disabled people who can be owner occupiers or private or social tenants.
DHP	Discretionary Housing Payments can top up the housing costs of Housing Benefit and UC claimants, for example to make up a rent shortfall due to the 'benefit cap' or 'spare room subsidy'. Awards are made in accordance with the Council's DHP policy. Payments are subsidised by Government with additional funding from the HRA.
DWP	The Department for Work and Pensions.
FRA	Fire Risk Assessment
H-CLIC	Homelessness Case Level Information Collection
HMO	House in multiple occupation.
HQN	Housing Quality Network
HRA	Housing Revenue Account. The statutory account that sets out expenditure and income arising from provision of social housing by the local authority as a landlord and is ring fenced from other council activities.
IRL	Independent Retirement Living is the brand for Runnymede's sheltered accommodation for older people.
LHA	Local Housing Allowance is the Housing Benefit entitlement for private sector tenants, based on a household's bedroom requirements. It is applied to areas known as Broad Rental Market Areas and determined by calculating the 30 th percentile of market rents for each area (i.e. 3 in 10 properties should be at or below the LHA level).
MHCLG	Ministry of Housing, Communities and Local Government

New Homes Bonus	The New Homes Bonus has been paid each year by Government, based on the number of new homes within an area when the Council Tax extract is submitted in October with additional payments for new affordable homes and a reduction for long term empty properties.
PSL	Private Sector Landlord.
PRC	Pre-reinforced concrete (non-traditionally built) properties.
RCRA	Runnymede Council Residents Association.
RP	Registered providers of social housing including; local authority landlords and housing associations
RTB	Right to Buy legislation and regulations giving secure tenants of councils and some housing associations tenants the right to buy the home they are living in, at a discount.
S. 106	Section 106 agreements are a legally binding agreement between the Planning authority and a landowner or developer in association with the granting of planning permission, often requiring a contribution to infrastructure and sometimes affordable housing – which can be on site or by way of a commuted sum.
SHMA	The Strategic Housing Market Assessment provides an evidence base for assessing the need and demand of future housing supply.
Shared Accommodation Rate	The level of LHA (Housing Benefit) that applies to single people in the private rented sector who are aged under 35 years.
Social Housing	Social rented housing is owned by local authorities and private registered providers
Social Sector Size Criteria	Also colloquially known as “the bedroom tax” which was introduced in 2013 and which reduces Housing Benefit to working age claimants who are assessed as having a spare room.
Universal Credit	This benefit is gradually replacing a number of benefits including Job Seekers Allowance, Income Support, Housing Benefit etc. and in most cases is paid four weekly in arrears direct to the applicant.