

**Minutes of the All Panels Meeting
8 December 2022 – 5pm – Council Chamber,
Harrogate Civic Centre**

Tenant Representatives Present: Teresa Fox (Involved Tenant); Duncan Morris (Involved Tenant); Jenny Pateman-Harrison (Involved Tenant); Lesley Peplow (Chair / Involved Tenant); and Barbara Rickards (Vice-Chair / Involved Tenant); Carol Lawson (Leaseholder); Leigh Thompson (Involved Tenant); James Jenner (Involved Tenant); Arnot Wood (Involved Tenant);

Staff: Sarah Crowe (Neighbourhood Team Leader); Madeleine Bell (Head of Housing) and Vincent van der Meulen (Operations Manager)

Guests: James Farrar

1. Welcome and apologies

1.1 Lesley welcomed all to the meeting. She reminded members that panels were for the discussion of wider issues rather than individual concerns regarding a repair, tenancy issue etc., which should be passed direct to the relevant staff officer / team.

1.2 There was no apologies for absence

2. Minutes of the All Panels' meeting held on 28th September 2022

2.1 The minutes were approved as a correct record; they will now be placed on the Councils website. There were no matters arising which did not appear elsewhere on tonight's agenda.

Duncan queried Page 2 – The software Planon compatibility and Madeline said that HBC had Agresso & NYC had Oracle and is wasn't decided yet which to use but possibly Oracle

Action:

3. Review of minutes of recent panel meetings

3.1 Housing and Property Services Panel held on 1st November 2022

The draft minutes of this meeting had been circulated previously. One point was raised:

3.1.1 Duncan asked why no Councillors were present at meetings. Barbara said she had emailed both Cllr Ireland & Cllr Chapman and both had sent apologies.

3.2 Neighbourhood Services and Housing Needs Panel meeting held on 17 November 2022

The draft minutes of this meeting had been circulated previously. A couple of additional points were raised:

3.2.1. Barbara mentioned page 2 – Maggies report had bits missing and Sarah pointed out that 5.2 had an extra bit added on after meeting.

4. York & North Yorkshire Devolution

James Farrar gave a presentation on Devolution of the 7 Boroughs & City of York. Voting can be done on line at www.ynydevolution.com and closes on 16th December.

Barbara asked what if the public said no, James replied that there would be a meeting in February 2023 & then it goes to Whitehall in October 2023 & then the Mayor would be elected in May 2024.

Duncan asked if it would impact on Council Tax, James replied that there would be no impact on Council Tax as that is funded separately.

Leigh asked about the Mayors powers and James said they would have same powers as Tees Valley & West Yorks.

Madeline asked about the money for Affordable Housing, Adult Education etc £560 million in total and James replied that we would get per Capita more money than Manchester also once we are all set up we could possibly apply for more money.

Barbara asked if the money for Housing would be shared equally between the 3 Councils and James replied that a Local Committee would share it out.

The Elected Mayor would stand for a 4 year term.

Barbara mentioned that affordable housing is not affordable and there is no public transport in rural areas, also Broadband Connections need to be improved. James said £6.5 mil is for Brownfield sites affordable housing and that transport links, broadband connection and Carbon neutral need to be looked at.

Duncan said the infrastructure needed to be in first and Jenny asked is there's help for Local Business's. James said investment would be for town centre and rural areas.

5. Local Government Reorganisation – Madeleine Bell, Head of Housing

5.1 Madeline said that Councillor Myers and Richard Flinton were very keen on Council Houses and there would be additional Council Tax on 2nd Homes. Also developers 1st Homes would be sold at 70% of market value and the potential money to be spent on Housing, they wouldn't get planning if don't agree.

5.2 Madeline said there would be a new Allocations policy, Local connection would be changed to 6 months and we would be moving to Choice based lettings. There would be new enforcement policy for private tenants

5.3 Madeline said we would also have access to NYCC land that we don't have at moment for building new homes.

6. Carbon Reduction Project update – Vincent van der Meulen, Operations Manager

6.1 Vincent said the 2 year pilot project to reduce energy in Council Homes started in Spring and 39 tenant have said yes they are interested, Vince would have preferred more properties so is now looking at Voids, Buy Backs and Disrepair claims. The EPC label has been added so all properties aim to be at Level C, 75% of our houses are already at C.

6.2 Vincent said they were going to get a consultant from the South of England to evaluate the data but have decided to go more local to be more Carbon Neutral. The next meeting is in January, to look at work beginning in Summer.

6.3 Madeline suggested that the new Tenant Involvement Officer might arrange visits to other Councils that have completed the Project.

7. New build update

7.1 Sarah shared a list of purchases and new builds. It was noted that all the homes listed would be available for social rent and would be additions to the stock held within the Housing Revenue Account.

7.2 Leigh queried about buying back Tin houses and Madeline said that the tin houses we buy back have at least 60 years lifespan left when we buy them.

8. Mini scrutiny exercises

8.1 Sarah confirmed that the new Tenant Involvement Officer would be progressing this in the new year. She will meet with Ian Howard, Repairs Manager to work out the logistics of this.

9. Tenant Involvement Budget

9.1 A report summarising spend on the budget was shown. As previously anticipated some aspects of the budget are showing an overspend, but overall the total budget was fine.

12. Any other business

12.1 Barbara & James have completed the Participation Strategy and not had an update, Madeline said it would be in a queue for the new authority to look at possibly June/July next year. Lesley congratulated Barbara, James and David Alford for completing the strategy.

12.2 Duncan felt that the Tenants News article about houses being safe, warm and comfortable was wrong in the present climate. (cost of energy)

12.3 Barbara asked how long does it take to respond to letters and Madeline said it depended on the subject, but there was a complaints process if needed.

12.4 Lesley thanked everyone for attending the meeting and hoped all had found the various discussions useful and informative.

13. Date of next meeting

13.1 The date of the next meeting is to be confirmed. In the new year, a timetable for all meetings will be produced and circulated to all Involved Tenants.