

## **BOROUGH OF KETTERING**

### **TENANTS' FORUM**

#### **Meeting held – 10<sup>th</sup> October 2019**

**Present:** Councillors Mark Rowley (Chair), Clark Mitchell,  
Andrew Dutton and David Howes

**Tenant Representatives:**

Martyn Lund	(Highfield Road)
Trevor Nash	(Rothwell)
Sandra Nash	(Rothwell)
Steven Soper	(Sackville Street)
Peter Harvey	(Dahlia Road)
Brian Kimpton	(Counties)
Josephine Copson	(Alfred Street)
Reg Carvell	(Highfield Cres.) - Leaseholder
Lindsay Wooldridge	(Sackville Street)
Steven Panther	(Sackville Street)
Everlyn Odame	(Athelstan Road)
Karol Hall	(Burton Latimer)
Simone Sheldrick	(Weston by Welland)
Victor Woodcock	(Burton Latimer)
Hamid Saleri	(Geddington)
Gloria Moore	(Grange)

**Also Present:**

John Conway	(Housing)
Tracey Copeland	(Housing)
Sally Ringrose	(Housing)
Callum Galluzzo	(Democratic Services)

#### **19.TF.16 APOLOGIES**

Apologies for absence were received from Councillors Mike Tebbutt, June Derbyshire and David Howes. Apologies for absence were also recorded for Moira Brown. Peter Matsa, Selina Radford and Brent Woodford.

#### **19.TF.17 DECLARATIONS OF INTEREST**

None

**19.TF.18 MINUTES**

**RESOLVED**

that the minutes of the meeting held on 13th June 2019 be approved as a correct record and signed by the Chair.

**19.TF.19 MATTERS ARISING FROM THE MINUTES**

**18.TF.126 Reinventing Repairs & Voids Update**

At the previous Tenants Forum it was reported to members that there were 29 void properties under maintenance and repair work, this number as of Thursday 7<sup>th</sup> October 2019 remained at 37, where 5 were in the process of being let

**19.TF.20 MATTERS RAISED BY TENANTS' FORUM REPRESENTATIVES**

Concerns were raised by representatives in the Highfield Crescent area regarding contaminated waste recycling bins.

**19.TF.21 HOMELESSNESS UPDATE**

The forum was presented with an update on the work currently being undertaken by Kettering Borough Council with regards to tackling and homelessness in the borough.

Members of the forum heard that there has been a steadily increasing number of applicants to the Keyways allocation scheme and that the Council was currently seeing around 150 new applications per month.  
813

It was heard that 436 of the 813 households were regarded as having an urgent or emergency housing need. At the moment there was a shortage of properties with 3 or 4 bedroom properties.

During 2018/19 it was reported that there was 1142 approaches. Towards the end of September the Housing options team had received 705 new approaches so far this financial year working out at an average of 26 per week. Members heard that the summer period which is usually a quieter period was especially busy averaging at 30 new approaches each week. It was reported that if approaches were to continue at this rate, then there would be 23% increase in demand for our housing options service compared to the previous year.

Members were informed that 195 households were recoded in temporary accommodation at the end of September 2019, this figure had dropped slightly to 188 households as of 10<sup>th</sup> October 2019

It was heard that the Housing Options Team had been reviewing the processes in assisting homeless households that approach the Council to try and streamline them, and deal with people more efficiently. The past 6-7 weeks had been a little quieter which had enabled the team to focus on the barriers to people moving on from temporary accommodation with the provision of extra support, and other move on solutions. Part of the review process included the introduction of an even greater emphasis on homeless prevention and early intervention,

Members of the forum heard that the number of households in B&B and nightly paid accommodation is lower than it has been since at the end of any month since June 2017 and this is despite the closure of Wellington House. This had been achieved through the utilisation of council stock as well to achieve this,

Of the 188 Households living in temporary accommodation 10 households were reported as being out of the borough with 9 in Wellingborough and 1 in Rushden. Of these only two were families.

It was heard that the Council had purchased 32 properties so far in the open market with a further 6 going through conveyancing.

Members were also informed of a number of rough sleeping initiatives that included the Severe Weather Emergency Protocol. Cold Weather Fund and Winter Night Shelter. 8 individuals had been found to be sleeping rough in September 2019 as part of bimonthly counts as part of RSI Funding.

**19.TF.22 INTRODUCTION OF SALLY RINGROSE, NEIGHBOURHOOD SERVICES MANAGER**

Members of the forum were presented with details regarding the new neighbourhood services manager. Sally Ringrose introduced himself to members of the forum.

It was heard that the priorities within the neighbourhood services team, was to ensure team stability through proactive recruitment to vacant posts and to ensure that preparations were in place in time for the move to a unitary authority within Northamptonshire.

Planning and preparing for changes to policies and procedures with regards to Keyways, tenancy and voids also remained a priority along with a continued emphases on periodic tenancy visits.

### **19.TF.23 FUTURE NORTHANTS**

The forum was presented with a brief update with regards to the reorganisation in local government within Northamptonshire.

Members heard that the process was currently in the discovery phase and consisted of a design board in consultation with the leader oversight board and North/South Joint Committees.

It was also reported that a Senior Responsible Officer (SRO) had been put in place along the Integrated Programme Workstream in relation to Housing.

The Housing Workstream featured a number of service headings including:

- Allocations
- Care and Repair
- Disabled Facilities Grants
- Grants
- Homelessness
- Housing advice
- Housing Strategy
- Management of Housing Stock
- Nominations
- Private Sector Housing Standards
- Temporary accommodation
- Traveller Sites

Housing Revenue Account challenges were present for North Northamptonshire including the consolidation of all the HRA of the local authorities along with the harmonisation of rents, amalgamation of trades workforce and capital programme/stock investment.

Members of the forum heard that as part of the consultation and review processes, a shadow tenants forum could be proposed including representatives from all authorities included within the North Northamptonshire Unitary Authority.

### **19.TF.24 HRA CAPITAL PROGRAMME**

The forum was provided with the latest asset management report.

It was noted that a revised format would be brought before the forum before Christmas 2019 to allow more information/details to be provided to members.

It was heard that progress was ongoing with the next phase at Hamilton House and that next years Capital Programme would be presented to members at a future meeting of the Tenants Forum.

**19.TF.25 CONNECT**

An update was provided regarding the forthcoming edition of the Connect magazine.

It was heard that the editorial panel had met regarding the Christmas edition and that it would feature sections on the upcoming Recycling project with KCU.

**19.TF.26 TENANT OVERVIEW AND SCRUTINY PANEL**

An update was provided to members of the tenants forum regarding the ongoing work being undertaken by the Tenant Overview and Scrutiny Panel.

**19.TF.27 ANY OTHER BUSINESS**

It was heard that over £600 had been raised by a member of the Tenants Forum for Macmillan.

**19.TF.28 PRIZE DRAW**

The winner of the prize draw was Gloria Moore

**19.TF.29 DATE OF NEXT MEETING**

It was noted that the provisional date for the next meeting of the forum was set as 14<sup>th</sup> November 2019.

*(The meeting started at 6.30pm and ended at 8.12pm)*

Signed .....

Chair

DJP