

## CAERPHILLY COUNTY BOROUGH COUNCIL

### NOTICE OF THE DECISIONS FROM THE SPECIAL MEETING OF THE HOUSING AND REGENERATION SCRUTINY COMMITTEE HELD ON THURSDAY 9TH JUNE 2022 AT 5.30 P.M.

#### PRESENT:

Councillors: P. Cook (Vice Chair), D. Cushing, G. Ead, C. Forehead, A. Hussey, A. McConnell, B. Owen, L. Phipps, J. A. Pritchard, A. Whitcombe (Chair), S. Williams, W. Williams and J. Winslade.

Cabinet Members: Councillor E. Forehead (Social Care), Councillor P. Leonard (Planning and Public Protection), Councillor J. Pritchard (Prosperity, Regeneration and Climate Change) and Councillor S. Cook (Housing).

Officers: N. Taylor-Williams (Head of Housing), F. Wilkins (Housing Services Manager), Rhian Evans-McLean (Principal Housing Officer - Communities), Julie Reynolds (Landlord Services Manager), Kerry Denman (Housing Solutions Manager), Lesley Allen (Principal Group Accountant - Housing), Sandra Isaacs (Rents Manager), C. Forbes-Thompson (Scrutiny Manager), S. Hughes (Committee Services Officer) and R. Barrett (Committee Services Officer).

The decisions and declarations of interest are set out below. For further details please refer to the relevant report.

ITEM	SUBJECT	DECISION	VOTE
1.	To receive apologies for absence.	Apologies for absence were received from Councillors L. Jeremiah, C. Mann and Mrs D. Price.	N/A
2.	Declarations of Interest.	<p>Councillor D. Cushing declared a personal and prejudicial interest in relation to <u>Agenda Item No. 3 – Enforcement and Compliance of the Minimum Energy Efficiency Standards in Private Rented Domestic Properties (MEES) Procedure</u>, <u>Agenda Item No. 4 – The Renting Homes Wales Act 2016</u> and <u>Agenda Item No. 5 – Housing Revenue Account Rent Policy Review</u>, as a private landlord of a property in the Caerphilly county borough, and as such left the meeting during consideration of these items.</p> <p>Councillor A. McConnell declared a personal and prejudicial interest in relation to <u>Agenda Item No. 5 – Housing Revenue Account Rent Policy Review</u>, as a Council tenant, and as such left the meeting during consideration of this item.</p> <p>Councillor J. A. Pritchard sought advice from the Scrutiny Officer, as a private landlord of a property in Cardiff, and was advised that there was no requirement to make a declaration of interest.</p>	N/A

		Councillor J. Pritchard declared a personal and prejudicial interest in relation to <u>Agenda Item No. 5 – Housing Revenue Account Rent Policy Review</u> , as family members are Council tenants, and as such left the meeting during consideration of this item.	
3.	Enforcement and Compliance of the Minimum Energy Efficiency Standards in Private Rented Domestic Properties (MEES) Procedure.	<p>Following consideration of the report it was moved and seconded that the recommendations be approved. By way of Microsoft Forms this was unanimously agreed.</p> <p>RECOMMENDED to Cabinet:</p> <p>(i) To agree and adopt the Enforcement Protocol in Appendix 1 as the Council's approach to dealing with identified non-compliances, including the use of Compliance Notices and Penalty Notices where appropriate.</p> <p>(ii) The Enforcement and Compliance of the Minimum Energy Efficiency Standards in Private Rented Domestic Properties (MEES) procedure be periodically reviewed and updated in line with Welsh Government Legislation to reflect the maximum values of penalty permitted and the minimum Energy Performance Rating required under the regulation.</p>	11 For 0 Against 0 Abstentions
4.	The Renting Homes (Wales) Act 2016.	Following consideration of the report, the Housing and Regeneration Scrutiny Committee discussed and noted the contents.	No vote required
5.	Housing Revenue Account Rent Policy Review.	<p>Following consideration of the report it was moved and seconded that the recommendations be approved. By way of Microsoft Forms this was unanimously agreed.</p> <p>RECOMMENDED to Cabinet:</p> <p>(i) To include the JRF Living Rent model as part of our existing rent policy, using the JRF model to benchmark at least every 2 years against our current rent policy to ensure affordability levels are evidenced.</p> <p>(ii) Any variances outside of the benchmark Living Rent model to be reported to members as part of the annual rent increase report with appropriate recommendations.</p>	11 For 0 Against 0 Abstentions

		(iii) To adopt an average household earnings approach to the JRF model rather than based on earnings over 24 Middle Super Output Areas in Caerphilly County Borough. This would maintain the current basic 14 property rent types as opposed to 336 basic property rent types.	
--	--	--	--

**Circulation:**

Published Electronically by 5.00 pm on Thursday 16<sup>th</sup> June 2022.