

Minutes of the Meeting of the Housing Overview and Scrutiny Committee held on 21 November 2022 at 7.00 pm

Present: Councillors Allen Mayes (Chair), Steve Liddiard, Shane Hebb, Joycelyn Redsell and Lynn Worrall

Carol Purser, Housing Tenant Representative

Apologies: Councillor Colin Churchman (Vice-Chair)

In attendance: Ewelina Sorbjan, Interim Director Housing
Ryan Farmer, Housing Strategy and Quality Manager
Chris Seman, Intelligence and Performance Manager
Mohammed Ullah, Repairs & Planned Maintenance Manager, Adults, Housing & Health
Julian Wain, Strategic Place Advisor
Jenny Shade, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being recorded, with the audio recording to be made available on the Council's website.

13. Minutes

The minutes of the 29 September 2022 Housing Overview and Scrutiny Committee were approved as a correct record.

14. Urgent Items

There were no urgent items of business.

15. Declaration of Interests

Councillor Redsell made a non-pecuniary interest in relation to Item 8 – Blackshots Estate – Proposals for the Way Forward – as she was a ward councillor for Little Thurrock Blackshots.

16. Fees & Charges Pricing Strategy 2023/24

The report presented set out the fees and charges in relation to services within the remit of the Housing Overview and Scrutiny Committee with charges taking effect from 1 April 2023, unless otherwise stated. In preparation the proposed fees and charges, directorates had worked within the charging framework and commercial principles set out in section three of this report. Also taken into account were the effect that the increase in interest rates and the cost-of-living crisis had on the local economy, our services and the continued implications from Covid. Further Director delegated authority would be sought via cabinet to allow fees and charges to be varied within

financial year in response to changes in government legislation, all other changes in year would be brought back to Cabinet via the service director for transparency. Members were referred to the full list of proposed charges in Appendix 1, and the proposed removal of current fees and charges detailed in Appendix 2 to this report.

Councillor Redsell stated the general public would not necessarily understand the spreadsheets and that an explanation on how it worked would be a good idea. Dulal Ahmed thanked Councillor Redsell for the feedback and the format and structure had been looked at on how best to present the information. It was agreed that for next year's report an explanation of the tables should be included. Councillor Mayes agreed this would be a good ideal going forward.

Councillor Hebb agreed the spreadsheets presented a lack of clarity on who the targeted audience would be and questioned whether the fees and charges set out on the two appendices were targeted towards landlords and not private housing users to which he was informed they were.

Councillor Hebb stated the report did not overly contextualise the volume of use and that it was not clear what the actual total income per fee line and what the total number of transactions per fee line were, as these had not been set out in any context. Dulal Ahmed stated he did not have the broken transaction lines to hand but in terms of HMO licence fees, £80,000 had been generated in 20/21, £31,000 in 21/22 and in 22/23 to date was £23,000. The average licence fee was just over £1300. What had been seen over the last three years was a decline in the number of licensed application forms. However, what we had seen was the number of landlords that were being detecting as unlicensed had increased therefore the CPN income had gone up as a result. Also, in terms of improvement notices, in 20/21 17 notices had been served, 21/22 36 notices and in 22/23 at the end of October only 10 had been served. In terms of housing enforcement, it had seen an increase in the number of complaints made to the team, therefore more education and more enforcement action had to be undertaken as a result of the number of landlords not carrying out works within specified times.

Councillor Hebb referred to paragraph 5.3 of the report and questioned what would not be reasonable to recover to which Dulal Ahmed stated this would be relation to the officer time that was unrelated to that activity, the council would not be able to generate extra income and charge unreasonable fees.

Councillor Worrall questioned whether there was a landlord group that would be consulted with on the increases as she had concerns that these costs would go straight to the people that were renting rooms in those HMOs. Dulal Ahmed stated a landlord forum event had taken place prior to the report being produced, the new charges were showcased during that event so there had been an element of discussion with the landlords that attended. In future, engagement will be made closely with the national resident landlord association which would cover a range of housing issues in relation to landlord engagement, fees and charges and HMO licencing. Councillor Worrell stated that probably then not a lot of landlords know the 11% increase

would be coming their way. Dulal Ahmed stated a second event had been planned for December which would be aimed and designed at HMO landlords.

Councillor Worrall questioned how many unlicensed HMO there were to which she was informed approximately 630. Councillor Worrall stated at a previous meeting it had been agreed that officers were targeted to increase the number that were licensed and questioned what was being undertaken to sort this and was the council improving year on the year the amounts that were licensed. Dulal Ahmed stated that in terms of the last two years, there had been a decrease in the number of license application forms, part of that reason was there had been a decrease in the staffing who carried out the licensing function. There had been an increase in the number of unlicensed properties that had been detected and civil penalties had been served for failing to license voluntarily. That this was ongoing, but work was currently being undertaken to detect unlicensed HMOs through a programme that checked electoral records, council tax and housing waiting list application for those registered under shared accommodation. There was also a campaign of reported unlicensed HMOs.

Councillor Worrall questioned if the team were still short staffed to which she was informed the team were one officer short.

Councillor Worrall referred to recommendation 1.1 – including those no longer applicable – and questioned whether these were no longer applicable or had just been moved across. Dulal Ahmed stated the accredited landlord fee had been removed which was now one fee which was clearer to landlords and reduced any confusion.

Councillor Redsell stated members need to know where the HMOs were in their wards to which Dulal Ahmed stated there was a public register that contained the list of all HMOs and addresses and agreed to populate that information and send to all members. Members were informed that the unlicensed information could not be shared as these were currently under investigation by the team. Councillor Redsell stated having 630 unlicensed HMOs in Thurrock was worrying and staffing needed to be addressed within the team.

Councillor Redsell referred to the 3-year license and stated this was too long as a lot could happen within that time and questioned whether this figure had been set by the government or the council. Dulal Ahmed referred to the 630 unlicensed and stated that a number of those properties would be exempt from licensing because they fell under the support care environment. The plan was to work closely with supported housing to ensure those care homes were properly managed and had the proper property standards within the dwellings in place.

Councillor Redsell stated the 3-year license felt wrong to be left open for that length of time especially when you have young people living in them, she recommended a 1-year license should be provided. Dulal Ahmed noted

Councillor Redsell's comments and stated government recommended a 5-year license with Thurrock recommending a 3-year license. If a 1-year license was to be introduced, which was within Thurrock's gift to do so, there would not be sufficient admin resource to manage that process.

Councillor Mayes agreed with the comments made and that discretion should be used if there were concerns. With the move to the 1-year license being looked into regardless of capacity for the safety of residents, this had to be a priority. Councillor Mayes recommended that a recommendation be added to have a 1-year option not necessarily used as default, but certainly have it there, not just a blanket 3-year because that was very concerning.

Councillor Hebb requested that a report on the HMO strategy be added to the work programme.

Councillor Hebb questioned how long it would take to process a single application to which he was informed the whole admin process would take approximately 10 hours. Councillor Hebb stated with the current trajectory it would take 102 weeks to get through the potential backlog. Dulal Ahmed stated there would be a program of inquiries, with follow ups as well as doing physical checks. There were a number of back-office checks that would need to be carried out to make sure that it was a licensable HMO, or it fitted under additional licensing schemes. Having officers undertake 630 visits was not a good use of staff time as there were other ways to eliminate a number of properties and that process which was already being undertaken.

Councillor Liddiard referred to the 630 unlicensed premises and questioned what that meant in terms of lost revenue. Dulal Ahmed stated that 630 x the cost of a licence fee would result in £800,000 of lost revenue. Councillor Liddiard questioned whether this was over three years to which he was informed the license fee had to be paid in advance with a two-part payment.

Councillor Worrall referred to the removed list and questioned why the sheltered housing visitor rooms had been removed. Ewelina Sorbjan stated this was HRA element that will go into the HRA rent setting report.

The chair thanked members for the comments.

RESOLVED

- 1. That Housing Overview and Scrutiny Committee noted the revised fees, including those no longer applicable, and that Housing Overview and Scrutiny Committee commented on the proposals currently being considered within the remit of this committee.**
- 2. That Housing Overview and Scrutiny Committee noted that Director delegated authority would be sought via Cabinet to allow fees and charges to be varied within a financial year in response to legal and regulatory requirements.**

3. **That Housing Overview and Scrutiny Committee noted in regard to HMO an additional recommendation to grant a 1-year licence option, not necessarily default, but to have in place.**
4. **A report on the HMO strategy be added to the work programme.**

17. Housing Ombudsman Report: Spotlight on Damp and Mould

This report presented provided an update on how the Council was addressing the management of damp and mould within its housing stock in the context of the Housing Ombudsman's Spotlight on Damp and Mould Report published in October 2021. The Ombudsman's report had identified 26 recommendations across four main themes to assist social landlords with the management of damp and mould within its housing stock. The Committee had received two reports in June and November 2021 which had set out the Council's approach to managing damp and mould within its housing stock. Since the publication of the Ombudsman's report, Thurrock had made progress in adopting a number of service improvements and measures in managing damp and mould within its properties which were consistent with the Ombudsman's recommendations. There remained some further progress in some areas, which were highlighted in the report. Members were reminded that the report had been written prior to the tragic event in Rochdale with key learnings coming out of the coroner's report which the council were reviewing in light of their own approach and practices. Ewelina Sorbjan stated the coroner's findings would be taken very seriously and that the council already had a very proactive approach. A task and finish group had already been put in place to look at wider partners and other housing associations that operate within the borough.

Councillor Redsell stated she had been fighting this for the last 20 years but still people were being placed in properties they should not be in, some of those buildings had been built a long time ago and were falling apart. Councillor Redsell referred to "reasonable state of repair" and stated this should be "good repair".

Councillor Worrall referred to the 18 properties that were known to have on-going issues with damp and mould and stated these were quite high numbers where it was known of reoccurring issues of damp and mould. Councillor Worrall questioned officers if they were confident there were no houses in the state of repair with mould across the ceiling, kitchen and bedrooms, confident that there were no children living in bedrooms with bronchitis and whether there were any medical cases or any live court cases against the council because of the conditions they were in. Mohammed Ullah referred to the legal disrepair cases, the live cases, and stated he received a weekly report of live disrepair cases and would be attending weekly meetings to review the current track of properties where residents had sought legal recourse. Efforts were being made to resolve those cases with those properties being reinspected, resurveyed, treated and matters resolved before they go to a tribunal hearing. That delays with communications with legal representations may occur but would communicate with residents. There was a live repair tracker of live

cases that would be reviewed on a weekly basis as part of the council's practice. Councillor Worrall noted that some government decarbonation fund had been applied for and questioned when this would be known if successful and whether this would be for a specific program. Ewelina Sorbjan stated the bid submission date was last week with government making announcements early next year as the conditions of delivery of the works under bid would start next April and hoped to hear by January.

Councillor Worrall referred to the heat pumps and questioned whether these were in place to ensure the flats at Chadwell would be warmer this year and questioned whether the Gray's Tower had now been finished. Ewelina Sorbjan stated the heat pump programme would run until the end of March with the programme being on track. Ewelina Sorbjan referred to Gray's Tower where all the insulation had been installed, windows were being replaced and finishing works on individual flats being completed. With feedback already from residents that the insulation having made a huge difference to temperatures.

Councillor Liddiard referred to the ombudsman's recommendations of four key themes and questioned whether this would be adopted as the council's policy. Councillor Liddiard also questioned how the council knew that they were getting to everybody who was living with damp and mould. Mohammed Ullah stated the council was already proactively adopting ombudsman's four themes in the council's own policy. That working with residents, providing information, guidance and support when necessary, addressing the structure of the building and all external elements and communicating with residents to get works programmed and actioned.

Councillor Liddiard questioned whether damp and mould would be a priority and how much money had been put aside in financial terms to get the job done properly. Mohammed Ullah stated this had always been a priority and listed as a key objective within the housing asset management strategy. Working alongside residents was crucial by giving them the necessary information to help them report back any issues. In terms of finance, budgets were healthy, with HRA in good shape and set to deliver on damp and mould and all the asset management activities that were taking place.

Councillor Mayes stated that listening to residents was vital and that residents may have felt, in the initial stages, that they were to blame. Councillor Mayes agreed that the inferring from blame to take responsibility was really important. That residents should not have to live nor suffer from damp and mould when the council had the power to help.

Councillor Hebb referred to page 34, paragraph 4.8, The Housing Repairs Quality Assurance, and questioned there should be some form of independence in that team, potentially between the council and collaborators. That by creating a degree of independence would create trust into the system and provide an impartial view. Councillor Hebb also questioned how organisations and the quality of their work was validated and whether spot checks would be undertaken following the work being undertaken.

Mohammed Ullah highlighted members to the report where a trial had been undertaken on some of the most prevalent properties, with surveys being sent and contact had been made with residents questioning whether there had been any reoccurrences after three or six months after the work had been undertaken. Ewelina Sorbjan thanked Councillor Hebb for the challenge and would take this away. Councillor Hebb stated with the agreement of the committee to add this as an additional recommendation.

Councillor Redsell thanked Mears for the meetings they had with councillors and stated that sometimes the council were asking them to do things which were not always possible.

Councillor Mayes stated the council had to be open and honest and it was very sad that it had taken the death of a young child to spearhead this, with national news and members across all parties fighting for the issue to be resolved for many years. Councillor Mayes stated that councils and other bodies being on notice by the Minister was a tragedy, but also a good thing to ensure residents get the service that they desperately need.

Councillor Worrall referred to the proposed damp and mould survey to be sent out properties and suggested this could be posted with rent letters.

Councillor Worrall also stated there were a lot of housing stock in Thurrock with no damp and mould issues.

Members requested the housing stock data be presented to them in the form a briefing note.

RESOLVED

- 1. The Housing Overview and Scrutiny Committee commented on the Council's progress on the management of damp and mould within the housing portfolio in relation to the Ombudsman's Spotlight report on Damp and Mould.**
- 2. The Housing Overview and Scrutiny Committee commented on the Council's measures that were still in development on the management of damp and mould.**
- 3. That Housing Overview and Scrutiny Committee recommended the appointment of an independent body to effectively quality assure on the work being undertaken and to give residents confidence.**
- 4. That Housing Overview and Scrutiny Committee agreed that all council tenants be wrote to regarding the completion of a survey at the next possible opportunity.**

18. Allocations Policy Update 2022-23

The report outlined the reasons why local authorities were required to have an up-to-date Housing Allocations Policy. Further detail within the report would set out the context surrounding several areas of existing policy where engagement feedback indicated needed updating. The report recommended changes that the council should make to the Housing Allocations Policy which would ensure that the document adapts, remained fit for purpose, meet the needs of residents seeking to access the Housing Register and supported the delivery of the aims, objectives and principles of the housing service and wider organisation. Members were referred to the appendix which was a draft working document.

Councillor Mayes thanked officers for the report. Councillor Mayes agreed to reducing the age criteria for sheltered houses but stated he felt this should not go any lower than 55. He was also mindful that some residents needed more help than others and residents should not be charged for items they do not need or use. Ryan Farmer commented that the concept of sheltering housing was less about the age of those that lived in them and more around those that needed housing related support.

Councillor Redsell referred to “Band 5 – No Housing Needs” and questioned why these were still required as there was no need for them. Ryan Farmer stated when the policy had been last updated, no applicants would be accepted into Band 5 except for those who had been within the age criteria for sheltered housing at that point in time. A strategic decision had been made that if residents wanted to move to sheltered housing and benefit from the support even if there was no housing need, they would continue to be supported. The renaming of this band could be considered to prevent any confusion. Councillor Redsell referred to the “Stay Put Policy” and stated residents needed to know more about this policy to which Ryan Farmer stated the high-rise blocks were built with compartmentalisation in mind and designed to be that way to keep people safe and also those tackling the fires. He stated this was the advice given and shared with residents and there remained a need to inform residents. Officers shared handy leaflets and lots of guidance to residents and also took time to talk to residents about what they would need to do in the case of fire.

Councillor Liddiard referred to page 103, paragraph 1.1.1 and questioned whether this was true that the sheltered housing officer makes courtesy calls to every tenant each morning. Stated that warden duties were different dependent on who the warden was and more needed to be done. Councillor Liddiard referred to page 105, paragraph 6.1.1 and asked for clarification that those applicants with rent arrears on a current tenancy or council tenancy within the last six years would not get onto any band. Ryan Farmer stated sometimes the best thing to do for those people was to help them to move, sometimes into a smaller property where they would pay less and have access to benefits, they would be entitled to. There were some rules in the policy where discretion could be used to do the right thing. Councillor Liddiard referred to the housing strategy and the model of sheltered housing and how this could look very different in the future. There was an aspiration in the

strategy to look at this provision, what it meant, what was required, and this was currently a piece of work that was being explored and were committed to.

Councillor Liddiard questioned whether some sheltered housing scooter recharging facilities could be made available to which Ryan Farmer stated he had been managed to look at this type of facility to ensure there was a good consistent approach as this could be a lifeline for some people.

Councillor Hebb referred to page 104, paragraph 5 of the report and questioned what the figure were of people in terms of High-Rise Allocations and Band 4 Cumulative Need. Ryan Farmer referred to Band 4 stated this was very difficult to tell as circumstances changed all the time, the information recorded at that point in time was only accurate at that point in time. The work had been ongoing with the tenancy management office visiting every property of high-rise residents to ask questions about what people would need to evacuate their property. Councillor Hebb requested whether this information could be supplied to members through a briefing note.

Councillor Hebb referred to page 106, paragraph 7 of the report, Identify and Eligibility Verification, and questioned what safeguards were in place for someone professionally verifying someone's details. Ryan Farmer stated this would come down to truth, professional accountability and responsibility and anyone found in breach of that accountability the appropriate action would be taken.

Councillor Hebb referred to narrative on extra care on page 108, paragraph 11 of the report and questioned whether this would be a change of policy or change in infrastructure and questioned how long this had been a concern. Ryan Farmer stated this had been a challenge for some time. This had been addressed the last time the work had been undertaken and the time before that. That consideration for need would be made at that point and were learning with every development with schemes built by the council, who would be responsible for the reactive and responsive needs of residents.

Councillor Hebb referred to foster carers and questioned how a foster carer's status was being continually reviewed to validate that exemption, to which Ryan Farmer stated detailed reporting was being undertaken and could be produced to identify anyone with a priority. With this group being a small cohort of people, it would be quite easy to track.

Councillor Worrall referred to the number of applicants on the housing list and stated she thought there were a lot of people out there that needed housing following the clear out of Band 5. It was important to recognise succession in resident's situations and how unfair this approach was. There was also a need to build the right houses for the right people that were coming forward. Ryan Farmer stated succession was a very difficult situation but was proud of the direction it was taking with the person-centred approach. Where there was opportunity to do the right thing for residents, discretion could be used by colleagues looking to do the right thing for them. The needs would be reviewed when new developments were proposed.

Councillor Worrall congratulated Ryan Farmer for the good piece of work.

Councillor Liddiard referred to foster carers who take in children, who would be moved to a new house and then six months down the road the child moved on, they don't take any more children and stated that could not be right and was there anything that could prevent this from happening. Ryan Farmer stated this was a difficult situation, when someone had been awarded a tenancy unless that tenancy came with particular grounds to end, there was currently nothing that could be done in that situation.

Councillor Mayes stated that if a house was provided to someone for a specific reason such as foster care, why the tenancy would not be time limited and whether this would be something that could be put in place. Ryan Farmer stated that tenancies offered were not time limited and work had been explored around flexible tenancies and fixed term tenancies which had been halted by cabinet. Ewelina Sorbjan stated that nationally there had been a move away from debating the sort of fixed term tenancies which had been the direction of travel that the council was getting from government.

Councillor Redsell questioned whether "downsize policy" had completely gone or because there were still people living in homes that were too big for them. Councillor Redsell also asked for the current status of that policy to which Ryan Farmer stated the policy had not stopped, there was an officer within the team dedicated to downsizing which had been very proactive. There were some households who may be interested in downsizing, and they were being reached out to. A good package of support, financial support and logistical support would also be provided.

Councillor Mayes stated he understood the broader strategic view and the sense of not necessarily wanting to add time limits onto tenancies but those two, three or four-bedroom houses with only one person living there would be far more beneficial to a family. Councillor Mayes questioned whether any data was available on how many of those two, three and four bedroom homes only had one person in them.

Councillor Mayes thanked Ryan Farmer for the report and thanked members for their comments.

RESOLVED

Housing Overview and Scrutiny Committee noted and commented on the recommended changes to the Housing Allocations Policy as set out in sections 3.2, 4.2, 5.2, 6.2, 7.2, 8.2, 9.2, 10.2, 11.2, 12.2 and 13.2.

19. Blackshots Estate - Proposals for the Way Forward

Members were briefed on the report that sought approval for the development of the proposals for the Blackshots estate for consultation with residents.

Councillor Mayes thanked Julian Wain for the report.

Councillor Redsell stated with some frustration that the development proposals were not moving quickly enough as she had been fighting for this for nearly 20 years and wanted to see this come to fruition. Councillor Redsell questioned why Chapel Farm, land south of Stanford Road and Horndon recreation ground had been identified as potential options. Referred to the land around the flats and the 56 acres of fields that should be included into the specification. That it was not right to let these three buildings remain which were not fit for purpose and which the council had said were not fit for purpose. The survey confirmed that residents liked where they lived, they just did not like what they lived in. Julian Wain stated the intention of the report was about clarifying the principle of demolition and starting at the beginning of the process. Members were informed there had been a number of council sites examined but to date no consideration had been made of private sites. This was partly because of location and redeveloping the local area. It was also not wise to add the cost of purchasing private land to the cost of the scheme. In terms of the Fields in Trust land, should replacement be necessary all suggestions were welcome.

Councillor Liddiard asked for clarification that the aim was to repair and upgrade the high-rise blocks and then put a redevelopment plan in place to knock the flats down and put those tenants into new buildings. Julian Wain stated rather than spending large amounts of money on doing that, a scheme would be developed for knocking the flats down and replacing them with the housing department committed in the short term to maintaining them.

Councillor Liddiard suggested that some high-level discussions take place to discuss the project plan and finances that the whole council could agree to, not just this committee. That a decision should not be made until discussions had taken place with planning, the leader and all members. Julian Wain stated this report would go to cabinet for a decision and stated that whatever development was agreed would also go to Cabinet and would be subject to planning permission.

Councillor Mayes stated the reason for the report was to move forward and although this was a cabinet decision all members wanted the best for their residents.

Councillor Hebb stated the high-rise flats were a failed post war experiment that did not work in Thurrock or nationally. Councillor Hebb suggested that members visited and looked at some of the issues first hand which would be helpful to understand. The report contained a strong indication of viewpoints and was relatively balanced so there was a will but questioned was the skill in the Council. Councillor Hebb stated members needed some assurances that this project would be different to other projects embarked on by the council that had not always gone to plan. Julian Wain stated that the Council would build a team for the development, appoint advisors to undertake design, independent tenant advisors to help tenants through the process in terms of being comfortable with the specification and in terms of movement, decanting

in and out of buildings and having advisors in terms of managing the project. The delivery of the scheme would require a good quality project plan and a good property program. Ewelina Sorbjan stated that the sum of £200,000 was required in order to buy in expertise to help the project be delivered and for the shaping of the scheme. Councillor Hebb reiterated that assurances were required to ensure this was done right and needed proper ownership and capability.

Councillor Hebb referred to the five-week consultation starting in winter 2022 which would be looking for a cabinet decision by the middle of March 2023 and questioned whether that was sufficient time to undertake this consultation. The council was embarking on an ongoing consultation process, not necessarily as a defined period as one of the roles of the independent tenant advisor would be that source of advice and source of relationship with tenants. They would also facilitate and conduit their concerns into the council.

Councillor Worrall stated she was pleased that we had got to this stage and that members wanted to see this happen as soon as possible. Although, it had to be acknowledged that housing development had stalled with no building being undertaken. Concerns that the housing waiting list would be stalled even further due to the families that would need to be decanted from those flats, which in turn could cause a snowball effect on the housing waiting lists. It also had to be acknowledged this was a difficult time for the council to be embarking on this massive redevelopment. Councillor Worrall would like to see the consultation happen but acknowledged this project would not be undertaken next year.

Councillor Redsell stated another survey would just give residents hope, the project had to move forward as residents did not want to live in these flats for another year.

Councillor Liddiard stated that lessons could be learnt from other authorities who had undertaken similar projects and those that were still decanting residents.

RESOLVED

Housing Overview and Scrutiny Committee commented on:

- 1.1 The proposed approach to developing proposals for the future of the Blackshots estate.**
- 1.2 The requirement to carry out essential remedial works to the Blackshots tower blocks.**
- 1.3 The principal of redeveloping the estate to deal with the issues affecting the existing blocks, to provide good quality housing and to enhance the available stock of housing in Thurrock.**

- 1.4 Note that a consultancy budget of £200,000 had been identified from within the existing Housing Revenue Account feasibility reserve to develop proposals for the future of the estate including appointing Independent Tenant Advisers.
- 1.5 The proposal to commence detailed design and planning for a proposed scheme to consult on with residents and the proposed approach to consultation.

20. Work Programme

Members made the following comments on the work programme:

Members made the following comments on the work programme:

HMO Strategy report to be added to the 7 March 2023 committee.

Ukrainian Settlement Scheme report to be added to the 7 March 2023 committee.

The role of the Estate Officer report to be added to the 7 March 2023 committee.

The meeting finished at 9.28 pm

Approved as a true and correct record

CHAIR

DATE

Any queries regarding these Minutes, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk