

SUMMARY OF DECISIONS TAKEN PART I

MEETING: Community Select Committee
DATE: Wednesday 7 September 2016
PLACE: Shimkent Room, Daneshill House, Stevenage, SG1 1HN
MEMBERS PRESENT: Councillors: S Mead (Chair), M Notley (Vice-Chair), D Bainbridge, E Connolly, E Harrington, A Mitchell and G Snell.

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1	APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST Apologies for absence were received from Councillors J Brown, J Mead and C Saunders. There were no declarations of interest.	ACTION/LEAD D Lau Ext 2910
2	MINUTES – 28 JUNE 2016 It was RESOLVED that subject to including the name of Councillor Mitchell on the list of attendees, the Minutes of the meeting of the Community Select Committee held on 28 June 2016 are approved as a correct record to be signed by the Chair.	D Lau Ext 2910
3	SCRUTINY REVIEW INTO DAMP AND MOULD IN STEVENAGE HOUSING STOCK. The Committee interviewed two tenants of Stevenage Borough Council (SBC) who have and were still experiencing damp and mould in their properties. Both witnesses shared their experiences, noting the issues that were raised with SBC Officers, the extent and scale of the issue and impact on their well-being.	S Weaver Ext 2332

	<p>The Committee were informed that the Council was in the process of developing a Damp and Condensation Strategy, and invited Members to contribute as it was currently in its draft stage.</p> <p>The Head of Asset Management advised that the Strategy would be used as a measure to highlight the Council's performance especially on how it addressed damp and mould issues within the Council's Housing Stock.</p> <p>The Strategic Director (Community) also indicated that there were other measures in place to tackle incidents of damp and mould in SBC housing, including employing three surveyors and the developing multimillion Flat Block refurbishment programme that would result in bespoke improvements to the 450 flat blocks. The amount of funding available would be confirmed as part of the HRA Business Plan refresh. It was noted that the new approach for damp and condensation would focus on treating the causes rather than just the symptoms.</p> <p>In response to a question, Members were informed that a number of reasons could be attributed to the damp, mould and condensation in properties including the condition of the housing stock, the nature of how properties were now used in relation to what was anticipated when they were originally designed and personal choices made by residents such as when / when not to use heating systems etc. Ground floor flats were highlighted as being potentially more at risk than other properties.</p> <p>In regards to the monitoring of damp and mould in SBC properties, Members were advised that this was not within the remit of the Council's Environmental Health Team. The Strategic Director highlighted that Damp & Condensation was a key priority within the Excellent Council Homes for Life section of the Future Town Future Council programme. As such Members would receive updates re performance in this area.</p> <p>The Committee expressed their apologies to the two witnesses regarding their cases and advised that Housing Officers would continue to work with them until their issues were resolved.</p>	<p>N Wilson-Prior Ext 2238</p>
<p>4</p>	<p>URGENT PART I BUSINESS – DRAFT DAMP AND CONDENSATION STRATEGY</p>	

	<p>The Chair agreed to take this item as urgent business in order that scrutiny members could consider the draft strategy and include it in their review ahead of the Strategy being published by the Executive Portfolio Holder for Housing, Health and Older People.</p> <p>Members were invited to consider the Draft Damp and Condensation Strategy, and pass their comments to the Scrutiny Officer prior to the Strategy being published.</p> <p>It was RESOLVED that the Draft Damp and Condensation Strategy is noted.</p>	<p>D Lau Ext 2910</p> <p>S Weaver Ext 2332</p>
5	<p>EXCLUSION OF PRESS AND PUBLIC</p> <p>Not Required.</p>	<p>O Adeoye Ext 2809</p>
<u>PART II</u>		
6	<p>URGENT PART II BUSINESS</p> <p>None.</p>	