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MEETING	DECISION SESSION - CABINET MEMBER FOR HEALTH, HOUSING AND ADULT SOCIAL SERVICES
DATE	24 JANUARY 2012
PRESENT	COUNCILLOR SIMPSON-LAING

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### **32. DECLARATIONS OF INTEREST**

The Cabinet Member was invited to declare at this point in the meeting any personal or prejudicial interests she might have in the business on the agenda.

No interests were declared.

### **33. MINUTES**

RESOLVED: That the minutes of the last Decision Session of the Cabinet Member for Health, Housing and Adult Social Services held on 20 December 2011, be approved and signed as a correct record.

### **34. PUBLIC PARTICIPATION**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

### **35. THE AFFORDABLE HOMES FRAMEWORK AND PROGRAMME 2011-15: OPPORTUNITIES AND CHALLENGES**

The Cabinet Member considered a report that advised her of the framework under which the Affordable Homes Programme 2011-15 had been agreed by the Homes and Communities Agency.

Officers outlined the opportunities and challenges the Framework brings for affordable housing delivery in York and gave details of the Affordable Homes Programme 2011-15.

Officers discussed the impact of the Affordable Rent model on homes managed by housing associations in York and the potential changes to the council's affordable housing policy on private developments.

The Cabinet Member recommended option 4 and stated that properties in York must be affordable for citizens to rent.

RESOLVED:

- (i) That the introduction of the national Affordable Homes funding framework be noted.
- (ii) That the impact of the Affordable Rent model on existing and new housing association homes in the city be noted.
- (iii) That the investment in new affordable housing in York by housing associations during 2011-15 be welcomed.
- (iv) That option 4 to make changes to the affordable housing policy be noted in particular:
  - Existing S106 and lease agreements, stipulate no change to current policy for social rented homes to remain on re-let as social rented.
  - New S106 and lease agreements, stipulate that Affordable Rent levels are capped at no more than 60% of market rents for one bedroom homes and 55% of market rents for two, three and four bedroom homes.

Reason: To give a clear and consistently applied policy steer so that housing associations, developers, the Homes and Communities Agency, council officers and other interested parties have clarity on the council's policies regarding the Affordable Rent model and its application in York especially on S106 developments and on schemes developed on council owned land.

**36. A REVISED REGULATORY FRAMEWORK FOR SOCIAL HOUSING IN ENGLAND FROM APRIL 2012**

The Cabinet Member consider a report that outlined the proposed changes to the Tenant Services Authority's (TSA) published consultation document on a revised regulatory framework for social housing in England.

Officers gave an update and asked the Cabinet Member to approve the proposed response to the consultation document.

The Cabinet Member noted and thanked officers for the work they had done on this and for attending the Residents Federation.

RESOLVED: That option 1 be agreed:

To submit the letter at Annex 1, to ensure CYC's consultation response is considered prior to the new social housing regulator's approach being finalised.

Reason: To ensure CYC's consultation response is considered prior to the new social housing regulator's approach being finalised.

Cllr Simpson-Laing, Cabinet Member  
[The meeting started at 4.30 pm and finished at 4.53 pm].

