

Health, Social Security and Housing Scrutiny Panel Social Housing Property Plan Sub-Panel

Meeting 1

Date: Friday 2nd February 2007

Location: Le Capelain Room, States Building

Present	Deputy S Power Deputy A. Breckon Deputy R le Hérisier Connétable G Butcher Connétable S Yates
Apologies	
Absent	
In attendance	M Orbell, Scrutiny Officer C Ahier, Scrutiny Officer

Ref Back	Agenda matter	Action
	<p style="text-align: center;">1. Membership</p> <p>It was confirmed that the membership of the Sub-Panel had been approved by the HSSH Panel.</p>	
	<p style="text-align: center;">2. Vice-Chairman</p> <p>Deputy Breckon was proposed and duly elected.</p>	
	<p style="text-align: center;">3. Draft Scoping Document and Budget</p> <p>a) Scoping Document Background to the review was discussed. Housing's plan requires an exemption from accepted procedure to retain proceeds of asset sales within the Department, rather than returning to the States. Legal input will be needed on this. An additional objective was agreed to reflect the need to look into this aspect of the plan.</p> <p>It was noted that Rent Rebate figures more or less equal rents received from States tenants; this has led to the Treasury agreeing £6m p.a. towards maintenance costs. The financial position of Housing is unsustainable. Rent Rebate now to come under Social Security.</p> <p>The risk of time-overrun on the review was discussed. It was felt the review should not be rushed given the understanding that the Social Housing Property Plan was a year in preparation.</p> <p>The need for an adviser was agreed. Professor Steve Wilcox of York University is known to have considerable expertise in this area. 4-5 other potential candidates to be researched by officers.</p> <p>It was agreed to approach housing for contact details of the various housing associations as possible witnesses.</p> <p>A ½ day site visit by minibus to be arranged.</p> <p>Officers to research last 20 years of maintenance costs and Departmental policies under different committees, and produce a timeline. Also to obtain financial assessment of public/private rent rebate scheme since inception.</p>	<p style="text-align: center;">MO/CA</p> <p style="text-align: center;">MO/CA</p> <p style="text-align: center;">MO/CA</p> <p style="text-align: center;">MO/CA MO/CA</p>

	<p>AB to look into £½m returned to the Treasury by the Department in 2001.</p> <p>SP to consult with officers (on return from Vienna trip) to produce a projected timeline for the review.</p> <p>Minor amendments to the scoping document were agreed.</p> <p>b) Draft Budget The draft budget was discussed and agreed. To be referred to full HSSH Panel and then to Chairmens' Committee.</p>	<p>AB</p> <p>SP/MO/CA</p> <p>MO</p> <p>MO</p>
	<p>4. Terms of Reference</p> <p>The draft terms of reference were discussed and agreed with one amendment.</p>	<p>MO</p>
	<p>5. Plan of Action</p> <p>a) Analysis of the Social Housing Property Plan It was decided that the first step would be to 'brainstorm' the entire plan to identify areas to tackle. Members to review the plan before next meeting. TOR to be used as a tool to prioritise and access material.</p> <p>b) The timescale for the review is estimated at 24 weeks.</p> <p>c) Notification to Housing Minister. It was agreed that a letter from AB (as HSSH Chairman) would be drafted. Chairmens' Committee also to be informed.</p> <p>d) It was agreed that a Press Release giving details of the review and Sub-Panel membership with contact details should be drafted ready to follow after c) above. Could be referred to main panel for approval in the absence of Sub-Panel chairman on visit abroad.</p> <p>e) Call for Evidence was not discussed at this time.</p> <p>f) The need to appoint an adviser was discussed under scoping above.</p> <p>g) Other issues raised: Officers should not allow themselves to become 'bogged down' in research – to notify Sub-Panel if workload became a problem.</p> <p>It was agreed that the Sub-Panel should maintain a distance from individual cases to maintain objectivity; if approached by a member of the public Members should ask if the individual minds that the matter be referred to Scrutiny.</p> <p>The Sub-Panel requested that the Scrutiny website be updated to include its review.</p> <p>It was agreed that public Hearings should be held if possible in the States Chamber. Space should be booked as soon as possible.</p>	<p>MO</p> <p>MO/CA</p> <p>MO/CA</p> <p>MO/CA</p> <p>MO/CA</p>
	<p>6. Meeting Dates</p> <p>It was agreed that the next meeting should provisionally be</p>	

	booked for 12.00am on the 14 th February, with a sandwich lunch to be provided. The Chairman indicated that future meetings would be held as and when substantive material was available for discussion, probably a maximum of once or twice per month. The preferred day was agreed to be Wednesday of non-States weeks, future meetings to be discussed on the 14 th February.	MO
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Signed

Date

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Deputy S Power
Chairman
Health, Social Services and Housing Panel -
Social Housing Property Plan Sub-Panel

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