



Economy, Residents and Communities Scrutiny Committee

Scrutiny Observations to Cabinet on: ??

The Economy, Residents and Communities Scrutiny Committee Working Group reviewing Council purchases of properties for housing met on 22-03-2022 and considered the following documents:

- Powerpoint presentation by the Head of Housing and Community Development and the Professional Lead – Housing.

The Working Group thank officers for attending scrutiny.

Scrutiny made the following observations:

- The Working Group commented that it would be helpful if:
 - local members advised the Housing Service when properties came on the market to assist in potential properties which might be purchased by the Council.
 - an overview of the new Housing Service teams, who is in those teams and what roles are undertaken could be circulated to Members and Heads of Service.
- The Working Group expressed concern:
 - that the Council could be in competition with housing associations for properties. Officers advised that the Council did consult regularly with housing associations but agreed to discuss this with them.
 - that electric car charging points had not been included in the revised WHQS requirements.
 - that in more affluent areas of the county with high property prices this would make it difficult for the Council to purchase properties, and there is also a shortage of single person homes in the county.
- The Working Group welcomed:
 - that the calculations relating to the sixty year pay back for properties purchased was reviewed annually.
 - the process for the selection and acquisition of properties which was being continually refined.
 - that of 39 properties purchased between 2018 and 2022 only two had been subsequently sold as they could not be brought up to the required standard. However they had been sold at a higher price than the purchase price.

Scrutiny's Recommendation to Cabinet	Accept (plus Action and timescale)	Partially Accept (plus Rationale and Action and timescale)	Reject (plus Rationale)
1 That the omission of electric car charging points outside properties be			

<p>taken up with Welsh Government as part of the consultation response on revisions to the WHQS.</p>			
<p>2 That local Members be requested to provide the Housing Service with details of any properties coming onto the market in their area.</p>			
<p>3 That details of the new Housing Teams be circulated to Members.</p>			

In accordance with Rule 7.27.2 the Cabinet is asked to provide a written response to the scrutiny report, including an action plan where appropriate, as soon as possible or at the latest within 2 months of the date of the Cabinet meeting i.e. by XXX

Membership of the Economy, Residents and Communities Scrutiny Committee Working Group on 22-03-2022:

County Councillors:

K. Curry (Lead Member), D Selby and J Charlton.