



## MINUTES OF MEETING

# SCRUTINY : REGENERATION AND PUBLIC PROTECTION MEETING

**TUESDAY, 6TH SEPTEMBER, 2022**

**PRESENT:** Councillors L Davies (Chair)  
D Sammon (Vice-Chair)

Councillors C T Jones, S Thomas, J Thomas and A Williams-Price

**Cooptees:**  
R Stone (Public Appointment)

**Officers:**  
C Long (Economic Development & Strategic Tourism Manager),  
S Lewis-Abbott (Housing and Supporting People Manager),  
S Stephens (Housing), N Howells (Performance and Scrutiny)  
and J Jones (Performance and Scrutiny)

M Morgan (Democratic Services Officer), M Phillips (Democratic Services Officer), M Edmunds (Democratic Services Officer) and E Galeozzie (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
162	Apologies for Absence	Apologies for absence were received from H Hopkins Co-opted Member and Councillor G Thomas Cabinet Member.
163	Declarations of Interest (including whipping declarations)	No Declarations of Interest were made.

164	Forward Work Programme 2022/2023	The Chair referred the Committee to the 'Forward Work Programme 2022/23' report and advised that an invitation to a Meeting to discuss the Forward Work Programme would be sent out in the next few days.
165	Scrutiny Referrals	No referrals were received.
166	Housing & Homelessness Update	<p>The Chair referred to the 'Housing and Homelessness Update' report and welcomed Chris Long, Suzanne Lewis-Abbott and Suzanne Stephens to the Meeting.</p> <p>Chris Long referred to the report and together with the Officers led the Members in detail through the report.</p> <p>Chris Long also referred the Committee to the recommendations contained within the report and that through a face to face workshop a plan could be co designed and to involve Scrutiny in what was trying to be achieved.</p> <p>A Member stated that he looked forward to this workshop and referred to Houses in Multiple Occupation (HMO's) and if there were any issues on the weekend or at night there were problems being experienced contacting the appropriate body to deal with issues and this matter could be discussed at the workshop.</p> <p>The following questions were then raised by the Committee and were responded to in detail by the Officers:</p> <ul style="list-style-type: none"> <li>• Clarification sought on the needs and to understand the criteria for HMO's – Understanding the boundaries in which to work - Concerns in relation to out of hours issues – Will there be a trial period – The question of resources</li> <li>• Paragraph 4.10 – The number on the common housing register – When will the cleansing exercise be started and when is it due to finish – When did the cleansing exercise last take place and should it be at least undertaken yearly – How does the Banding work – Clarification and explanation requested on the figures in the table – Are the figures out of date in the report – The need to know what the demand is to be able to get a grip on demand.</li> <li>• Paragraph 5.7 – What will be the figure for 2022/23 (The Committee were advised that the figures in the report should read 2022-2023)</li> <li>• Has the Welsh Government indicated that there will no money after April 2023 – The need to know this in advance</li> <li>• Clarification and explanation requested on the Projected Security Costs and why security staff were required</li> <li>• Paragraph 5.22 – 31 March 2023 as the cut off date – Representations to the WLGA – Extra pressures for the service and the need for Welsh Government to understand the picture</li> </ul>

		<ul style="list-style-type: none"> <li>• Paragraph 7.13 – The number of empty properties in the County Borough</li> <li>• Paragraph 4.5 – What is the gender split in relation to single people and is there any specific strategy for the gender split</li> <li>• How many people have been placed in temporary accommodation since the Pandemic and have they been moved on to permanent accommodation</li> <li>• Is the HMO model sufficient to meet needs going forward – The low rate of local housing allowance – Is the Authority able to find the difference between the two rental rates – What is the level of communication with private landlords – Is there a network in place – HMO model - Most appropriate to be managed by a private landlord or a registered social landlord</li> <li>• Paragraph 7.4.1 – Request for an update on the figures – What can be done about this</li> <li>• Vacant properties – Have Compulsory Purchase Orders been considered – Is this a potential option</li> <li>• The swap system – Further clarification sought – The potential use of e.g Facebook in relation to swaps</li> <li>• Paragraph 5.31 – Concern expressed regarding funding of Bed and Breakfast accommodation</li> <li>• Correspondence between the Authority and Welsh Government- Is there any correspondence available for Members</li> </ul> <p>A Member then requested that full names be used in reports as opposed to acronyms.</p> <p>The Chair then thanked the Officers for attending and the update to the Committee.</p> <p><b>Resolved that:</b></p> <p>A Workshop be arranged to:</p> <ul style="list-style-type: none"> <li>(a) Facilitate and explore wider implications and benefits of HMO's for Housing use with Members and Officers</li> <li>(b) Facilitate and explore process around identifying suitable sites and land for additional Supported Accommodation to meet our Statutory Obligations and decant Service Users with complex needs from Bed and Breakfast into suitable accommodation working collaboratively with Members and Officers</li> </ul>
167	Report Recommendations	<p>A Meeting to be arranged to consider in detail the Forward Work Programme – Item 3</p> <p>A Workshop to be arranged to meet the recommendations in the Housing and Homelessness update report – Item 5 – This Workshop to include all Members.</p>
168	Feedback on Scrutiny Activities	There was no feedback or outstanding actions on this item.

169	Any Other Business deemed urgent by the Chair	The Chair advised that there was no business deemed urgent.
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