

MEMBER COMMITTEE

Meeting: 14 February 2022
At: 2.00 pm

PRESENT

Councillor Wendy Wild (Chair) in the chair; Councillors Brian Bagnall, Anna Charles-Jones, John McGahan, Amanda Peers, Mark Roberts and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 11 October 2021 were approved as a correct record.

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. URGENT DECISIONS

No urgent decisions were reported.

4. PUBLIC QUESTION TIME

No public questions were submitted.

5. BUILDING SAFETY STRATEGY

The Executive Director of Operations, Stockport Homes submitted a report which provided details of Stockport Homes Group's new Building Safety Strategy which takes account of the current and pending Building Safety legislation.

The following comments were made/issues raised:

- In response to a Member question, the Committee was advised that in relation to the fitting of sprinklers, the operation was almost complete on 22 tower blocks. There had a delay due to Electricity North West carrying out some re-cabling at the same time but the fitting of sprinklers should be completed by the end of the financial year.
- Members noted that the pilot scheme was due to end in March 2022, but that it was an ongoing process.
- Members asked whether the learning from the pilot was feeding in live to the strategy and were advised that this was the case.
- Members asked for some clarification on the evacuation policy for disabled people.
- In response to a Member question, it was confirmed that all residents were asked to advise Stockport Homes of a change in their circumstances in order that records were as up to date as possible.

RESOLVED – That the report be noted.

6. DAMPNESS IN SOCIAL HOUSING

The Director of Operations, Stockport Homes submitted a report (copies of which had been circulated) which provided reassurance to Member Committee that reports of dampness are being addressed and that there is not an inherent problem of dampness in the stock.

The following comments were made/issues raised:

- It was confirmed to the Committee that over the next 3 years 100% of the housing stock will have a minimum energy performance rating (EPC) of 'C' or above. The national average is EPC D.
- Members asked about residents being canvassed and whether this was being conducted by one company or multiple companies. In response, Members were advised that this was being undertaken by a number of different companies.
- A short discussion took place relating to what advice residents were given with regard to damp when they took on a property.
- Members raised the issue of the number of complaints about damp and how this compared to previous years. In response, the Committee was advised that Stockport Homes anticipated that the increase in fuel costs would lead to further damp and mould issues and that this could lead to an increase in the number of complaints.
- Some funding was available via the European Development Fund to deal with damp issues and some further funding had been secured from the Greater Manchester fund, Stockport Homes would continue to explore funding opportunities.
- In response to a Member question, the Committee was advised that officers were highly trained in advising residents what they could do to mitigate damp issues.

RESOLVED – That the report be noted.

7. HEALTH AND SAFETY STRATEGY

The Executive Director of Resources, Stockport Homes submitted a report (copies of which had been circulated) which presented Stockport Homes Group's Health and Safety (H&S) Strategy 2022-2025 'Right First Time, Safe Every Time'

The following comments were made/issues raised:

- Members asked how residents could feedback on health and safety issues and how this got picked up.
- Members raised the issue of how the strategy would be monitored and reported on.

RESOLVED – That the report be noted.

8. PEOPLE AND OD STRATEGY

The Executive Director of Resources, Stockport Homes submitted a report (copies of which had been circulated) which provided details of Stockport Homes Group's People and OD Strategy 2022-25.

The following comments were made/issues raised:

- Members felt that in terms of recruitment it was important to reach all underrepresented and marginalised groups as this was key to addressing inequalities. Stockport Homes could be a key player in this.
- Members considered that there would be some merit in looking at the writing and wording of job descriptions and people specifications in addition to flexibility of working, in order to encourage people to apply.
- The Committee was advised that Stockport Homes had a robust recruitment policy in place, but particularly with data and IT roles it was difficult to compete with what could be offered in the private sector. However, Stockport Homes prided itself in terms of what it could offer. There were pathways to support those who wished to grow and develop and staff tended to thrive whilst with the organisation.
- Members were reassured to see that there was a volunteering pathway for those who wished to pursue this.
- A short discussion took place regarding pension strategy and how members of staff were incentivised to invest in their retirement.

RESOLVED – That the report be noted.

9. CIVIL SOCIETY GRANT FUNDING STRATEGY 2022-25

The Director for Foundations and Customer Access, Stockport Homes submitted a report (copies of which had been circulated) which presented the Civil Society Grant Funding Strategy 2022-25 which set out how Stockport Homes Groups, principally via SHL and Foundations, would work with the other partners to support local Civil Society groups to attract resources and build community capacity.

The following comments were made/issues raised:

- Members thanked Stockport Homes for the comprehensive report and commented that it showed a breadth of information about what is needed.
- Members stressed the importance of working collaboratively and how this improved the possibility of providing solutions more quickly.
- Members noted the increase in membership of 'Your pantry' and the huge contribution that this made to addressing food poverty.

RESOLVED – That the report be noted.

10. ASB STRATEGY

The Director of Operations, Stockport Homes submitted a report (copies of which had been circulated) which reviewed the progress and outcomes to date of the existing ASB strategy.

The report also presented the ASB strategy 2022-25.

The following comments were made/issues raised:

- Members welcomed the report but felt that a clear distinction needed to be made between anti-social behaviour and criminal activity.
- A short discussion took place relating to how the anti-social behaviour teams worked with other organisations and social landlords.
- Members noted Section 3.4.6 of the Appendix which discussed the different types of anti-social behaviour and asked whether all of the reports on this got reported to the police. In response, the Committee was advised that they do.
- Members raised the issue of neighbour disputes and whether these were dealt with proactively.
- Members felt that the reaction time to reports of anti-social behaviour was impressive.
- Members requested a briefing note on the moving and merging of CCTV.

RESOLVED – That the report be noted.

11. FINANCIAL MONITORING UPDATE

The Executive Director of Resources, Stockport Homes submitted a report (copies of which had been circulated) which provided an update to Member Committee of Stockport Homes' financial performance to November 2021.

The following comments were made/issues raised:

- Members raised the issue of the delays on the Stockport viaduct site as these were very significant. Residents were frustrated and, in some cases, facing homelessness. In response, Members were advised that the delays were due to shortages of labour, all construction activity stopping during the COVID pandemic and the subsequent impact on contractors, coupled with issues relating to Brexit.

RESOLVED – That the report be noted.

12. CORPORATE PERFORMANCE REPORT

The Assistant Chief Executive, Stockport Homes submitted a report (copies of which had been circulated) which provided an update on performance against indicators and on progress in implementing the Service Improvement Plan (SIP) for 2021/22.

The following comments were made/issues raised:

- Members asked how much of the sickness figures related to COVID? In response, Members were advised that sickness figures dropped significantly during the pandemic and Stockport Homes were now looking to see how they evened up over time.

RESPONSE – That the report be noted.

13. MEMBER COMMITTEE UPDATE REPORT

The Assistant Chief Executive, Stockport Homes submitted a report (copies of which had been circulated) which updated Members on issues not included in other reports but which were likely to be of interest.

The following comments were made/issues raised:

- Members asked for an update on the cuckooing project.
- A short discussion took place relating on how residents were made aware of the project's existence.

RESOLVED – That the report be noted.

The meeting closed at 3.50 pm