

**CABINET MEMBER FOR SAFE AND ATTRACTIVE NEIGHBOURHOODS**  
**5th September, 2012**

Present:- Councillor McNeely (in the Chair); Councillor Goultly (Policy Advisor).

An apology for absence was received from Councillor Kaye.

**J23. NO. 51 MIDDLE AVENUE, RAWMARSH**

In accordance with Minute No. 6(2) of 28<sup>th</sup> May, 2012, the Director of Housing and Neighbourhoods reported on the above property which was in need of substantial investment.

The cost of repairs and improvements required to bring the property to a lettable standard exceeded the investment threshold of £45,000 for individual properties.

The report set out the options available together with the associated costs which included:-

Option 1	Retain and Invest (approximately £53,000)
Option 2	Disposal to a Registered Provider
Option 3	Open Market Sale
Option 4	Demolition

It was clarified that the Council had made a claim against the National Coal Board for mining subsidence in the 1970's which had been made in full and final settlement.

Resources were available within the 2012/13 Housing Investment Programme One Off properties and Internal Refurbishment Budgets to undertake investment should the property be retained.

Delays in investment decision making would negatively impact upon performance indicators measuring empty homes relet times, rent loss on empty homes and Decent Homes targets.

Ward 10 Members had been consulted who supported the retention of the property due to affordable housing needs within the area.

Resolved:- That option 1, retain and invest, be approved.

**J24. EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs, indicated below, of Part I of Schedule 12A to the Local Government Act 1972.

**J25. STAGE 3 COMPLAINT PANEL**

It was noted that a meeting of a Complaints Panel held been held on 25th July, 2012, comprising Councillors Sangster (in the Chair), Buckley and J. Hamilton. The Panel heard a complaint received from Mr. G. relating to his perception that the Council had failed to consider or provide any proper help or support to him and his struggle to get any reasonable advice/ assistance from the Council or other agencies to help with his problems.

The Panel had not upheld the complaints as it had been satisfied that support and guidance had been offered together with evidence of sufficient and appropriate communication between the complainant and the Service.

Resolved:- That the Panel's findings be noted.

(Exempt under Paragraph 2 of the Act - information likely to reveal the identity of an individual)

**J26. INTRODUCTORY TENANCY REVIEW PANEL**

It was noted that an Introductory Tenancy Review Panel had been held on 23rd August, 2012, comprising Councillors Whysall (in the Chair), Ellis and Tweed to review a decision to terminate an Introductory Tenancy.

The decision made by the Anti-Social Behaviour Officer to serve a Notice of Proceedings of Possession on 27th July. 2012 was been confirmed by the Panel. However, the Panel had requested that the Cabinet Member consider:-

- A review of the Introductory Tenancies and the use of Extensions
- A Policy regarding the holding of keys/responsible key holder for a tenant who may be absent from the property for a period of time.

Resolved:- That the Panel's decision be noted and a report be submitted on the Panel's findings.

(Exempt under Paragraph 2 of the Act - information likely to reveal the identity of an individual)