

INCOME MANAGEMENT SUB-COMMITTEE

9th November 2022

Present: Councillor Jabbar Riaz in the Chair
Councillors Desayrah, Mackay (Vice-Chair),
Stanley and Stephen

Officers: Mark Baldwin, Head of Finance
Shane Flynn, Corporate Director – Finance
and Resources

19 Appointment of Substitutes

Councillor Stanley for Councillor Mitchell.

20 Declarations of Interest

None.

21 Public Participation

None.

22 Minutes

RESOLVED: That the minutes of the meeting held on 27th July 2022 be approved as a correct record and signed by the Chair.

23 Quarter 2 Performance Report for 2022/23

The Committee considered a report on the Council's Quarter 2 performance for Place and Economic Development for 2022/23. The Head of Finance presented the report and highlighted the main points. Officers responded to questions and comments from Sub-Committee Members.

RESOLVED: That the Income Management Sub-Committee notes the Council's quarter 2 performance for 2022/23.

24 Affordable Housing - Potential Scheme Proposal

The Sub-Committee considered a report on a potential scheme for securing housing at affordable rents. The Corporate Director – Finance and Resources presented the report and made reference to the ARK report "Options for Council-Led Housing Development" which was presented to Communities Committee in June 2022, setting out a number of ways in which the shortfall in affordable homes in Worcester might be addressed.

In April 2022, the Council was approached with a proposal for acquiring properties from developments which the Council could then specify and manage as properties with affordable rents, rather than purpose-built affordable housing. The report explained the distinction between "Affordable Homes" and "Affordable Rents."

The Corporate Director advised that independent scrutiny of the proposal was now required and the recommendation was therefore to seek independent legal and financial advice from a housing specialist prior to submitting a recommendation to Policy and Resources Committee.

The Corporate Director stated that the financial commitment of £10,000 for this piece of work could not be funded from the Housing for Vulnerable Tenants Reserve, as this was not within the control of this Sub-Committee, and funding would therefore need to come instead from the Income Management Reserve.

The Sub-Committee proceeded to consider a summary of the proposal in private. This was presented in an exempt report which was not for publication because it contains commercially sensitive information.

RESOLVED: That the Sub-Committee:

- 1. note the proposals brought forward for securing housing at affordable rents; and**
- 2. agree to an allocation of up to £10,000 for consultancy advice to scrutinise the proposals.**

25 Any Other Business

None.

26 Items Involving the Disclosure of Exempt Information

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of information as defined in Schedule 12A of the said Act.

27 Exempt Report: Affordable Housing Proposal

The Sub-Committee noted the details of the proposal in support of the report earlier on the agenda.

(Exempt – not for publication because the item contains information relating to the financial or business affairs of any particular person including the authority holding that information - Paragraph 3)

Duration of the meeting: 7.00p.m. – 8.11p.m.

Chair at the meeting on
1st February 2023