



DRAFT Minutes of the Housing Committee Meeting held on Tuesday 5th September 2023

Present: Cllr Jordan Cllr Shields Cllr Spensley Cllr Strong
Clerk: MRS C Smith

23.136 PUBLIC REPRESENTATIONS- None.

23.137 APOLOGIES- Received and accepted from Cllr Houghton.

23.138 DECLARATION OF INTEREST –None.

23.139 MINUTES OF MEETING- Will be approved at next RPC meeting.

23.140 UPDATES SINCE LAST MEETING

- a) **Teams meeting held Thursday 24th August-** Council members attended an online meeting with Sarah Hart, Group Development Lead at Community Led Homes North Yorkshire & East Riding. In the meeting members were given advice and asked questions on affordable rental rates and the different levels.
- b) **Legal advice update-** Quotation has been received from Wellers LLP to report on the following:
1. whether the trust is already in existence and whether the four properties are currently held within the trust;
 2. the advantages and disadvantages of delivering the housing through the trust;
 3. other possible legal structures available to deliver the housing and the advantages and disadvantages of these;
 4. recommendation as to the most appropriate structure;
 5. the steps needed to take to put our recommendation in place; and
 6. advice around charity trustee benefits (as you mentioned that you are a tenant of the properties and another councillor is paid for plumbing services).
- Indicative costs for the application for charity registration.

The Committee have requested grant funding from NY Council towards the report costs.

- c) **Works on South Cottage**- Redecoration is now complete and the property is ready to be let, following an EPC.

Action: Arrange EPC.

- d) **Works on North Cottage**- All works on North Cottage have been suspended until further funding is secured. Council tax- Application is in progress to remove the property from register with the VOA.
- e) **Correspondence received**- The Clerk reported that 19 people have requested housing applications.

23.141 NORTH COTTAGE

- a) **Electricity**- The committee resolved to select a new tariff (not economy 7 as this is no longer required), then apply for an upgrade to a smart meter.

23.142 SOUTH COTTAGE

- a) **Rental rate** – The Committee resolved to set the affordable rental rate for South Cottage at £425.00 per month.

23.143 TENANCY AGREEMENTS-deferred to next meeting.

23.144 FINANCE

- a) **Payments since last meeting**- Noted.
- b) **Net Position**- Noted.
- c) **Items awaiting payment**-Approved.

23.145 DATE OF NEXT MEETING- To be confirmed.

Payments since last meeting

15-Aug-23	M Robinson		£831.00
16-Aug-23	r j farrow	62637	£186.00
16-Aug-23	JT Atkinson Builder	SI14501442	£116.77
16-Aug-23	JT Atkinson Builder	SI14511616	£464.15
16-Aug-23	JT Atkinson Builder	SI14535183	£39.60
16-Aug-23	JT Atkinson Builder	SI14563419	£47.68
16-Aug-23	JT Atkinson Builder	SI14552610	£10.20
16-Aug-23	JT Atkinson Builder	SI14552609	£53.12
17-Aug-23	JT Atkinson Builder	SI14552609	£1,000.00
18-Aug-23	JT Atkinson Builder	SI14527009	£784.74
18-Aug-23	Tim J Peacock		£120.00
19-Aug-23	JT Atkinson Builder	SI14511617	£406.54
19-Aug-23	Frank Sheilds	inv20539	£200.00
20-Aug-23	Frank Sheilds	inv20539	£1,000.00
21-Aug-23	Frank Sheilds	inv20539	£1,000.00
22-Aug-23	Frank Sheilds	inv20539	£1,000.00
23-Aug-23	Frank Sheilds	inv20539	£1,000.00
24-Aug-23	Frank Sheilds	inv20539	£1,000.00
25-Aug-23	Frank Sheilds	inv20539	£1,000.00
26-Aug-23	Frank Sheilds	inv20539	£1,000.00
30-Aug-23	HSBC		£5.00

Bank reconciled balance on 31st August £8,666.45

Invoices Awaiting payment

Bell & Prime Scaffold	North Cottage	inv 2373	£630.00
JT Atkinsons	Building materials	SI14613353	£6.61
JT Atkinsons	Building materials	SI14595555	£325.61
M Sighworth	Decoration south cottage		£1700.00
Mark R	North Cottage works	Interim 3	£3916.00
NY Council	South Cottage Council Tax		£297.00
Redmire PC	Housing insurance		£1264.04