

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## HOUSING TASK & FINISH GROUP

14 MARCH 2024 AT 12.00 PM

PRESENT: Cllr MJ Crooks, Cllr C Gibbens, Cllr C Harris, Cllr C Lambert,  
Cllr MJ Surtees and Cllr P Williams

Officers in attendance: Valerie Bunting, Rebecca Owen and Sharon Stacey

### 1. **Appointment of chair**

It was moved by Councillor Lambert, seconded by Councillor Williams and

RESOLVED – Councillor Crooks be appointed chair of the task & finish group.

### 2. **Declarations of interest**

Councillor Williams declared that his wife owned a rental property.

### 3. **Terms of reference**

The terms of reference were agreed.

### 4. **Approach to the review**

During discussion, the following points were made:

- Homelessness was one of the biggest issues – information on reasons were contained within the briefing note that had been circulated
- Change in the private rented sector had had an impact on homelessness
- It was important to look at how different sectors of the community accessed housing
- Development of new affordable housing was increasingly difficult due to issues with delivery on S106 sites
- Investigation into the number of people in housing need but not eligible to be on the housing register was required
- Most people now being allocated housing had a series of needs, not just a housing need
- The number of empty properties needed to be understood and minimised
- There was concern over the lack of regulation of private landlords
- Information on why private landlords in the borough had sold their properties would be useful
- The council did not have an Empty Homes Officer but work was picked up by the Private Sector Housing team
- The right to buy scheme meant loss of council properties for a portion of the property value, and the government should be lobbied to consider amending the scheme

- The council's development company could be used to build properties but it may not be possible to apply local connection criteria to future occupation.

5. **Agenda and information required for next meeting**

The following was agreed for the next meeting:

- Rosemary Leach from Private Sector Housing would be invited to talk about the work of the team in relation to empty homes
- Valerie would provide information from the housing needs study on the private rented sector
- Councillor Williams would look at the last two censuses to examine the changes
- Becky would seek information on the impact of changes to regulations relating to council tax for empty properties.

It was suggested that letting agents be invited to a future meeting, and Councillor Lambert offered to prepare some work on empty council homes.

6. **Date of the next meeting**

It was agreed that the next meeting would take place on Wednesday, 8 May at 12pm.

(The Meeting closed at 1.18 pm)

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CHAIR