

Decision No: CMM – 24

Forward Plan No: HSG 20788

This record relates to Agenda Item 123 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: SERVICE PLEDGES FOR TENANTS AND LEASEHOLDERS IN COUNCIL MANAGED HOUSING

AUTHOR: SAM SMITH

THE DECISION

- (1) That the Housing Cabinet Member approves the Service Pledges attached in appendices 1, 2 and 3.

REASON FOR THE DECISION

- (1) The development and agreement of local service offers by 1st April 2011 is a requirement of the TSA.
- (2) The Department of Communities and Local Government's review of social housing regulation in October 2010 recommended that the principle of co-regulation with tenants, of which 'local offers' are part, should be retained and enhanced. Local offers agreed between landlords and tenants should complement clear outcome-focused standards set by the regulator, with tenants providing ongoing scrutiny of the delivery of those offers and agreeing the format of performance information to enable them to do so. The review proposed a clearer role for tenants in scrutinising performance and greater freedom for landlords to deliver high quality services, with the regulator's attention focused only on serious failures.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) A number of approaches and options were considered for the development of local offers. This 'service pledge' approach and consultation strategy were supported at the June 2010 meeting of HMCC.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

CONFIRMED AS A TRUE RECORD:

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision

Date:

22 March 2011

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 March 2011

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny 'Call-In' provisions.

Call-In Period

29 March 2011

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM – 25

Forward Plan No: N/A

This record relates to Agenda Item 124 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: ALLOCATIONS POLICY REVIEW

AUTHOR: SYLVIA PECKHAM, VERITY WALKER

THE DECISION

- (1) That the changes recommended in Appendix 1 be approved. (Appendix 6 was a full policy document with the changes highlighted).

REASON FOR THE DECISION

- (1) The recommendations have been made so that through the Allocations Policy we can ensure that best use is made of the council and RSL housing stock in the City. The policy will be clear, transparent and easily understood.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The alternative to the amendments would be for the policy to remain as per the current policy. This however would not make best use of the housing stock nor address the issues identified by Tenants.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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22 March 2011

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Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 March 2011

Mark Wall, Head of Democratic Services

Signed:



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29 March 2011

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM – 26

Forward Plan No: N/A

This record relates to Agenda Item 125 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: BRIGHTON AND HOVE LANDLORD SOLUTIONS

AUTHOR: SYLVIA PECKHAM

THE DECISION

- (1) That bringing together all the current work with private landlords and developers into Brighton and Hove Landlord Solutions, be approved.
- (2) That it be approved for Brighton and Hove Landlord Solutions to incorporate joint head leasing with the Universities, and undertake joint management functions with the Universities to provide efficiencies and value for money for each organisation.

REASON FOR THE DECISION

- (1) The recommendations have been made so that BHCC can promote itself as a clear competitor in the private market to maximise use of the private market to deliver housing solutions, provide good quality products to landlords and realise efficiencies and benefits through Joint leasing. This will also contribute to the corporate priorities and those identified in the Housing strategy and Student Housing Strategy and contribute to the work of the Strategic Housing Partnership.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The alternative is for us to continue as we are. However, we won't maximise out potential to appeal to the market and to realise the full potential of the efficiencies that could be achieved.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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Cabinet Member for Housing

Signed:



Proper Officer:

22 March 2011

Mark Wall, Head of Democratic Services

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Call-In Period

29 March 2011

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM – 27

Forward Plan No: N/A

This record relates to Agenda Item 126 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER:	COUNCILLOR MARIA CAULFIELD
PORTFOLIO AREA:	HOUSING
SUBJECT:	OUT OF HOURS SHELTERED SERVICE
AUTHOR:	PETER HUNTBACH

THE DECISION

(1) That the twelve proposals set out in section 3 of the report be approved.

REASON FOR THE DECISION

(1) These are contained within the body of the report.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The council could stop any weekend call service, as not all sheltered providers carry out a weekend call. However, consultation has shown that the provision of a weekend call, albeit for the most vulnerable only, is still a desired service.
- (2) The council could retain the current service arrangements. However, there is a fundamental service weakness in the current structure for the weekend call service. Namely that weekend staff have no direct contact with staff delivering the week day service nor the managers who support them.
- (3) The council could reduce the level of service from CareLink Plus, ceasing the home call element. Not all emergency call services offer a home call element. This would further reduce the cost of service. However, this option is not recommended as nearly a third of sheltered residents do not have an emergency contact.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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Signed:



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Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM – 28

Forward Plan No: N/A

This record relates to Agenda Item 127 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: THE PROVISION OF LOFT CONVERSIONS AND EXTENSIONS TO ASSIST OVERCROWDED COUNCIL TENANTS

AUTHOR: DAVID ROOK

THE DECISION

- (1) That the selection criteria, set out in Appendix A be approved.
- (2) That the selection criteria, set out in Appendix A be approved.
- (3) That discretion be awarded to the Head of Housing & Social Inclusion to amend the selection and prioritisation criteria in accordance with any relevant changes agreed to the council's Allocations Policy. (These will primarily concern priority for working households and those making a positive contribution to the city).
- (4) That the key events in the process and the estimated timetable for each event to be completed, be noted as set out in Appendix B.

REASON FOR THE DECISION

- (1) The recommendations have been made so that through the Capital Programme we can ensure that best use is made of council stock and we are better able to help tenants who live in overcrowded conditions.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The alternative to the amendments would be not to provide loft conversions or extensions to alleviate overcrowding in council properties. for the policy to remain as per the current policy. This however would not make best use of the housing stock.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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Proper Officer:

22 March 2011

Mark Wall, Head of Democratic Services

Signed:



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Date of Call-in (*if applicable*) (*this suspends implementation*)

Call-in Procedure completed (*if applicable*)

Call-in heard by (*if applicable*)

Results of Call-in (<i>if applicable</i>)

Decision No: CMM – 29

Forward Plan No: N/A

This record relates to Agenda Item 128 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: HOME ENERGY EFFICIENCY
INVESTMENT OPTIONS

AUTHOR: MARTIN REID

THE DECISION

- (1) That the Cabinet Member for Housing note the Home Energy Efficiency Investment options and opportunities available to the Council, its tenants and residents through installation of solar photovoltaic panels on council and other homes to take advantage of the Feed in Tariff scheme.
- (2) That the Cabinet Member for Housing note the outcome of the initial options appraisal undertaken by Climate Energy, indicating that there is an outline business case to support delivery of a solar photovoltaic scheme across the council housing stock and to meet strategic housing and other council priorities, including private sector housing renewal, reducing fuel poverty and reducing carbon emissions.
- (3) That the Cabinet Member for Housing note that existing sub-regional local authority partners in the BEST consortium are also undertaking similar initiatives to install solar panels to take advantage of the Feed in Tariff scheme and that we have identified significant potential advantages to working in partnership to move quickly to enable economies of scale to be explored through procurement arrangements.
- (4) That the Housing Management Consultative Committee recommends that the Cabinet Member for Housing agree that BHCC works with partners in the current BEST consortium to ascertain whether BHCC can take forward any procurement of the supply and installation of solar PV panels together with those partners in order to establish actual costs to inform economies of scale and further consideration of business case and appropriate funding model. In addition, consideration will be given to procuring the supply and installation of solar PV panels with our partner Mears Ltd.

- (5) That the Cabinet Member for Housing notes any final decision on funding options, level and source of funding to progress this scheme together with any procurement supply and installation of solar PV panels as set out in this Report will be subject to Cabinet approval.

REASON FOR THE DECISION

- (1) We wish to move quickly to assess the benefits of the Feed in Tariff scheme and to take advantage of any opportunity this offers the Council to gain investment and energy savings before the Feed in Tariff is reviewed in April 2012.
- (2) We wish to work with partners in the current BEST consortium to ascertain whether BHCC can take forward any procurement of the supply and installation of solar PV panels together with those partners in order to establish actual costs to inform economies of scale and further consideration of business case and appropriate funding model.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) At this time the Council wishes to work with partners in the current BEST consortium to ascertain whether BHCC can take forward any procurement of the supply and installation of solar PV panels together with those partners in order to establish actual costs to inform economies of scale and further consideration of business case and appropriate funding model. Any final decision on funding options, level and source of funding to progress this scheme will be subject to Cabinet approval. However, an initial options appraisal by Climate Energy indicates that the greatest benefits to the city could be achieved through a fully owned and funded model.
- (2) Solar PV installation companies, together with the backing of private investment companies, are willing to pay the capital costs to install solar PV panels onto the roofs of homes if, in return, they receive the Feed In Tariff (FIT) incentive over a 25-year period. It would be possible for the Council to generate additional receipts, by some form of “profit share” or roof rental agreement. This would be in addition to an element of free or cheap electricity. This model would be unlikely to deliver the same benefits outlined at 3.12 and the income would be significantly less than that available through a fully funded and operated model.
- (3) In addition to a fully owned and funded business model as described in the report or a fully externally funded and owned model described in 6.2 there is the option of a shared equity model. Shared equity would entail the establishment of a special purpose vehicle by the council in conjunction with an external partner; together the two bodies would fund the capital project and share the benefits based on the split of investment. Again the capacity of the council to deliver the benefits outlined in 3.12 would be restricted and the financial benefits would be significantly reduced.
- (4) There are potential benefits in the two options described above:
 - No or less capital borrowing required
 - Reduced or shared risk related to delivering the installation and ongoing maintenance and monitoring of solar PV installations
 - Working in partnership with a company already established in this field would bring benefits such as expertise and established supply chain
- (5) Indications from initial options appraisal suggest that on balance a fully owned and operated scheme has the potential to provide significantly greater benefits to the city as a whole and that risks associated with this model can be adequately mitigated through in-house and procured expertise and through a partnership working agreement. A fully funded and owned model of delivering a solar PV scheme has the potential to create significant income, generated by the Feed in Tariff payment, to the council over a 25 year period. Initial findings estimate the initial capital outlay could create a payback (after loan repayments) in the region of £16 million over 25 years. A fully owned and funded model gives the council greater influence over delivering the benefits outlined in 3.12.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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Cabinet Member for Housing

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Proper Officer:

22 March 2011

Mark Wall, Head of Democratic Services

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