

14 January 2015

This record relates to Agenda Item 52

RECORD OF HOUSING COMMITTEE

POLICY & RESOURCES COMMITTEE DECISION

SUBJECT: HRA REVENUE BUDGET 2015/16

AUTHOR: SUE CHAPMAN

THE DECISION

- (1) That the Policy & Resources Committee:
 - (a) Approves and recommends to Council the budget for 2015/16 as shown in Appendix 1.
 - (b) Approves a rent increase of 2.2% in line with government guidance.
 - (c) Approves the changes to fees and charges as detailed in Appendix 2.
 - (d) Notes the Medium Term Financial Strategy shown in Appendix 3.
- (2) That a further report be submitted on the cumulative impact of charges.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (i) any requirement for earlier implementation of the decision or,
- (ii) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 53

RECORD OF HOUSING COMMITTEE

POLICY & RESOURCES COMMITTEE DECISION

SUBJECT: HOUSING REVENUE ACCOUNT
CAPITAL PROGRAMME 2015-2018

AUTHOR: BENJAMIN BEN'OKAGBUE

THE DECISION

- (1) That the Policy & Resources Committee be recommended to approve the HRA capital programme budget of £41.034 million and financing for 2015/16 as set out in paragraph 4.3

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (iii) any requirement for earlier implementation of the decision or,
- (iv) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 54

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: CHARGING REGISTERED PROVIDERS
FOR CHOICE BASED LETTINGS
SERVICE

AUTHOR: SYLVIA PECKHAM

THE DECISION

- (1) That it is agreed to introduce charges to Registered providers that will pro rata cover the costs of managing the Joint Housing Register and verifying the shortlist of applicants who have bid for RP properties.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (v) any requirement for earlier implementation of the decision or,
- (vi) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 55

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: HOUSING MANAGEMENT
PERFORMANCE REPORT QUARTER 2
2014/15

AUTHOR: ODODO DAFE

THE DECISION

- (1) That the report, which was submitted to Area Panels in December 2014, be noted along with comments made by the Committee.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (vii) any requirement for earlier implementation of the decision or,
- (viii) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 56

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: HOUSING STRATEGY 2015

AUTHOR: ANDY STANIFORD

THE DECISION

- (1) That the Housing Strategy 2015 as set out in Appendix 1, be approved.
- (2) That the Strategic Housing Partnership be recommended to:
 - (i) Approve the Housing Strategy 2015.
 - (ii) Recommend approval of the Housing Strategy 2015 to Brighton & Hove Connected as part of the Sustainable Communities Strategy.
- (3) That Council be recommended to:
 - (1) Adopt the Housing Strategy 2015.
 - (2) Recommend approval of the Housing Strategy 2015 to Brighton & Hove Connected as part of the Sustainable Communities Strategy.
 - (3) Authorises the Executive Director Environment, Development & Housing to take all steps necessary and incidental to implement the Strategy.
- (4) That it be further explored through the Strategic Housing Partnership and the Health & Wellbeing Board how the housing sector can work in partnership with health, social care and voluntary sector providers to improve health and wellbeing of local people.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (ix) any requirement for earlier implementation of the decision or,
- (x) the decision being called in for review by 5 Members from two or more Groups represented on the Council.



14 January 2015

This record relates to Agenda Item 57

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: PERMISSION TO CONSULT ON
DISCRETIONARY LICENSING SCHEME

AUTHOR: MARTIN REID

THE DECISION

- (1) That the evidence available to support the possible extension of additional HMO licensing designation to more wards in the city be noted, and that consultation be approved on designation of a further discretionary licensing scheme in relation to HMOs consisting of two or more storeys and with three or more occupiers, other than those that are HMOs by virtue of Section 257 of the Housing Act 2004.
- (2) That the existing register of licensed HMOs is placed and regularly updated on the council website.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (xi) any requirement for earlier implementation of the decision or,
- (xii) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 58

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: HOME ENERGY EFFICIENCY
INVESTMENT OPTIONS – SOLAR PV,
UPDATE ON 'YOUR ENERGY SUSSEX'
& HEAT NETWORKER CONSULTANCY

AUTHOR: MILES DAVIDSON

THE DECISION

- (1) That the progress of the current solar PV scheme on HRA properties is noted.
- (2) That the progress of Your Energy Sussex; the ongoing discussions on the partnership agreement and potential option this may provide for delivery of a large scale solar PV scheme across all feasible HRA stock, is noted.
- (3) That the appointment of Ove Arup & Partners as consultants to carry out options appraisals/feasibility studies for Heat Networks at two HRA sites in the city, is noted.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

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- (xiv) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 59

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: SHELTERED HOUSING STOCK
REVIEW

AUTHOR: SIMON PICKLES

THE DECISION

- (1) That it be agreed in principal to convert up to 235 studios into one bedroom flats, wherever possible, subject to the required budget approvals, at the same time meeting the Lifetime Homes standard as far as possible. This proposal is included in the Housing Revenue Account (HRA) Capital Investment programme 2015-2018 proposals also presented to this Committee.
- (2) That the principle of de-commissioning (closing) a small number of sheltered schemes which cannot be made fit for purpose be agreed, re-designating them for alternative clients groups, or agreeing to redevelop the sites (subject to 2.3).
- (3) That it is noted that business case reports will be brought to Housing Committee on a case by case basis, where recommendations will be made on specific schemes which should be de-commissioned. Each report will include plans for tenant consultation and for the sensitive rehousing of tenants, requesting Housing committee's agreement for officers to consult the affected tenants. The results of the consultation will be fed back to a subsequent housing committee for a decision on the future of the scheme.
- (4) That it be noted that a 10 year cyclical programme for upgrading internal communal and external decoration will be created from 2015/16.
- (5) That it is noted that a budget to address access issues in communal areas (e.g. ramps and stair lifts) is created.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (xv) any requirement for earlier implementation of the decision or,
- (xvi) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 60

RECORD OF HOUSING COMMITTEE

POLICY & RESOURCES COMMITTEE DECISION

SUBJECT: NEW HOMES FOR NEIGHBOURHOODS
- KENSINGTON STREET
DEVELOPMENT

AUTHOR: JAINE JOLLY

THE DECISION

- (1) That Option One be agreed for the scheme as set out in Table 1.
- (2) That the design be noted.
- (3) That the rent model set at 80% market rent capped at LHA rate be approved.
- (4) That the estimated levels of subsidy required from the HRA for the chosen rent model be approved and that delegated authority be given to the Executive Director of Environment, Development and Housing and the Executive Director of Finance and Resources in consultation with the Estate Regeneration Member Board to agree reasonable amendments to that subsidy if changes arise.
- (5) That the Policy & Resources Committee be recommended to agree that the site is appropriated to the Housing Revenue Account for a capital receipt of up to £225,000 for the development of new housing.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

(xvii) any requirement for earlier implementation of the decision or,

(xviii) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 61

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: NEW HOMES FOR NEIGHBOURHOODS
– SELSFIELD DRIVE

AUTHOR: JO THOMPSON

THE DECISION

- (1) That it is agreed that the Estate Regeneration team in conjunction with the council's Sustainable Futures strategic construction partnership undertake final feasibility studies, design and development of new council housing on the site of the former Housing Office in Selsfield Drive under the New Homes for Neighbourhoods Programme.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

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- (xx) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

14 January 2015

This record relates to Agenda Item 62

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: DISCRETIONARY DECORATING AND GARDENING SCHEMES

AUTHOR: JANE WHITE

THE DECISION

(1) That the following recommendations be approved to come into effect on 1 April 2015:

i) That the criteria, for those applying to both the discretionary schemes, be changed to age 70+ **and** in receipt of Housing Benefit, **or** on Disability Living Allowance/Personal Independence Payments or Attendance Allowance **and** in receipt of Housing Benefit.

Disability Living Allowance (DLA) and Personal Independence Payments (PIP) are non means tested benefits for people under 65 years of age who have personal care and/or mobility needs as a result of a mental or physical disability. PIP is gradually replacing DLA. Attendance Allowance (AA) is a non means tested benefit for people aged 65 and over that helps with the extra costs of long-term illness or disability, which can be either physical and/or mental.

ii) That the decorating vouchers are removed and replaced with decorating packs.

iii) That, for the discretionary decorating scheme, successful applicants are restricted to applying every other year.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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14 January 2015

This record relates to Agenda Item 63

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: CITYWIDE PARKING ENFORCEMENT
ON HOUSING LAND

AUTHOR: LUCIE ROYALL

THE DECISION

- (1) That Housing Committee approves That the proposal to extend the parking enforcement to cover all car parks and garage sites on Housing land be approved.
- (2) That the Executive Director for Environment, Development & Housing be authorised to give a notice of variation under the contract to add the additional 24 sites.

REASON FOR THE DECISION

DETAILS OF ANY ALTERNATIVE OPTIONS

Proper Officer:

Date: 19 January 2015

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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