

**EXTRACT FROM THE PROCEEDINGS OF THE HOUSING MANAGEMENT  
CONSULTATIVE COMMITTEE HELD ON THE 24 MARCH 2009**

<b>Subject:</b>	<b>Housing Revenue Account - Updated 2009/10 Capital Programme</b>		
<b>Date of Meeting:</b>	<b>23 April 2009</b>		
<b>Report of:</b>	<b>Acting Director of Strategy &amp; Governance</b>		
<b>Contact Officer:</b>	<b>Name: Martin Warren</b>	<b>Tel: 29-1058</b>	
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<b>Wards Affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**HOUSING MANAGEMENT CONSULTATIVE COMMITTEE**

**3.00PM 24 MARCH 2009**

**COUNCIL CHAMBER  
HOVE TOWN HALL**

**MINUTES**

**Present:** Councillors Caulfield (Chairman); Simpson (Opposition Spokesperson), Allen, Davey, Mears, Pidgeon, Simson and Wells

**Tenant Representatives:** Chris El-Shabba (Brighton East Area Housing Management Panel), Stewart Gover (North & East Area Housing Management Panel), Ted Harman (Brighton East Area Housing Management Panel), Heather Hayes (North & East Area Housing Management Panel), Chris Kift (Central Area Housing Management Panel), Beryl Snelling (Central Area Housing Management Panel), Beverley Weaver (West Hove & Portslade Area Housing Management Panel), Muriel Briault (Leaseholder Action Group), Tom Whiting (Sheltered Housing Action Group), Colin Carden (Older People's Council), Sue Hansen (Tenant Disability Network) and John Melson (Hi Rise Action Group)

**74 HOUSING REVENUE ACCOUNT - UPDATED 2009/10 CAPITAL PROGRAMME**

74.1 The committee considered a report of the Director of Adult Social Care & Housing that sought approval for the revised 2009/10 Capital Programme for the Housing Revenue Account (HRA), this took into consideration the current resources available and investment priorities (for copy see minute book).

- 74.2 The Chairman asked if issues identified by the current electrical survey could be incorporated into the Capital Programme. Officers explained that this was possible.
- 74.3 The Chairman asked if it would be possible for a rough timetable noting the proposed dates for the installation of new kitchens, bathrooms and front doors, this would help Councillors and Tenant Representatives deal with queries from tenants. Officers offered to provide a 6 month programme.
- 74.4 Councillor Simson suggested that better use could be made of the car park at St. James House, though it was available for public use there was little knowledge of this fact.
- 74.5 John asked how recent Decent Homes improvements were being paid for, he understood that these were to be funded by the LDV. Officers explained that there was a budget for the current work. The monies raised by the LDV would be in addition.
- 74.6 John felt that greater emphasis was required on sustainability. The Chairman noted that the 'Energy Efficiency Group' had recently held its first meeting and would be focussing on such issues.
- 74.7 Stewart was concerned about the lack of fire risk assessments being carried out. Officers commented that progress was being made, though it was recognised that more needed to be done. Heather and Chris noted the need for appropriate fire signage in buildings; many were dangerously out of date or gave incorrect advice.
- 74.8 Stewart asked how the salaries of those managing the Capital Programme were paid. Officers explained that this was funded from the Housing Revenue Account.
- 74.9 Ted noted that the new front doors provided were very heavy and difficult for some people to manage. The Director noted that there were solutions available.
- 74.10 Councillor Simpson requested that any slippage was reported back to the committee.
- 74.11 Councillor Simpson asked if there was a programme of works waiting to be launched as and when the LDV was bought into being. The Chairman explained that there was a plan in place.
- 74.12 Beryl noted that Capital Works were sometimes carried out by moving them to the Estate Development Budget. She felt this was inappropriate and asked if it could be monitored.
- 74.13 Officers commented that the increased Capital Programme would remedy some of the bids to EDB and that discussions had been held with the EDB project team to monitor the situation.

- 74.14 John suggested that Tenant Associations be given better information as regards the Capital Programme. This should be supplied as appropriate to each block and would help Tenant Associations in making more appropriate bids to the EDB.
- 74.15 The Assistant Director noted that improved training for those involved was available and might be appropriate for new Tenant Representatives.
- 74.16 Councillor Randall asked about the budget for Adaptations was committed if there were enough Occupational Therapists. The Assistant Director noted that the budget was fully committed and that O/T capacity was good.
- 74.17 Chris suggested that solar panels should be placed on the roof of St. James House; it was the largest roof in Brighton and was south facing.
- 74.18 The Chairman noted that funding had been set aside to investigate solar energy for appropriate buildings.
- 74.19 Ted noted that there were at least two Major schemes in Coldean that remained incomplete; one from 2003. The Chairman requested officers investigate.
- 74.20 Ted felt that if the current poor quality of work was not addressed it would negatively impact on the aspirations of the LDV.
- 74.21 **RESOLVED** – That, having considered the information and the reasons set out in the report, the Housing Management Consultative Committee accepted the following recommendation:
- (1) To recommend to Cabinet approval of the HRA revised capital programme of £20.613 million for 2009/10.

