

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

4.00pm 16 NOVEMBER 2016

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE,
BN3 3BQ**

DECISION LIST

Part One

67 RETRO FITTING SPRINKLERS TO HIGH RISE BLOCKS

Contact Officer: Theresa Youngman *Tel:* 01273 293190
Ward Affected: All Wards

- (1) That the success of the pilot installation at Somerset Point be noted.
- (2) That it is agreed that officers proceed with resident consultation, procurement and subsequent installation of a further pilot sprinkler system at St James House subject to match funding from East Sussex Fire & Rescue Service and consideration of leasehold implications.
- (3) That it is agreed that officers prepare a business case to East Sussex Fire & Rescue Service for match funding of a sprinkler installation to Essex Place.

68 HOMELESSNESS POLICY PETITION RECOMMENDATIONS

Contact Officer: Sylvia Peckham *Tel:* 01273 293318
Ward Affected: All Wards

- (1) That it be agreed that inspection outcomes and satisfaction surveys are reported to Committee twice a year.
- (2) As a matter of urgency, that Housing and New Homes committee prioritise providing its own emergency accommodation, including the option of non-traditional buildings, through:
 - a) the estate regeneration board
 - b) A wholly owned housing company
- (3) That the council relate to the Emergency and Temporary Housing

Residents Action Group (ETHRAG) as they would a “recognised group”/ partner organisation for the purposes of joint working, in order to improve living conditions and tenant experience alongside other relevant parties

- (4) That a report be made, as a matter of urgency, to a future housing and New Homes Committee examining the adequacy of the safeguards in existing emergency accommodation tenancy management, particularly those that protect tenants from revenge evictions, or from the eviction of whistleblowers, and considers information back from ETHRAG.

69 RENT SMART BRIGHTON AND HOVE

Contact Officer: Andy Staniford *Tel:* 01273 293159
Ward Affected: All Wards

- (1) That the Chief Executive be authorised to sign the Rent Smart Partnership Agreement (Appendix 1) on behalf of Brighton & Hove City Council.

70 HOUSING DELIVERY OPTIONS - LIVING WAGE JOINT VENTURE

Contact Officer: Sam Smith, Martin Reid *Tel:* 01273 291383, *Tel:* 01273 293321
Ward Affected: All Wards

- (1) That the Housing & New Homes Committee recommends the report to the Policy, Resources and Growth Committee as set out in paragraph 2.2, as amended.
- (2) That officers be instructed to take a report to Policy, Resources & Growth Committee addressing the issues raised in the Conservative draft amendment.
- (3) That officers arrange a briefing before Policy Resources & Growth Committee to which Housing & New Homes Committee members are invited to ensure members are fully briefed on the answers to the Conservative draft amendment.
- (4) That the following amendments be made to the recommendations listed under point 2, so that the document reads as follows:

2.2 That the Policy, Resources and Growth Committee:

- ii) Give delegated authority to the Executive Director of Economy, Environment and Culture following consultation with the Executive Lead Officer for Strategy, Governance & Law, the Executive Director of Finance & Resources, the Estate Regeneration Board and the Strategic Delivery Board to:

a. Develop and negotiate the deal with Hyde; ***in which the following are sought:***

- 1) ***100% of nominations for Living Wage Rented Housing are provided only for households from the BHCC waiting list, for whom specifically, the market rent for housing in the private sector exceeds 50% of their income.***

This is estimated at an annual gross income of:

- £36,000 for a three-bed
- £31,000 for a 2 bed,
- £22,500 for a one bed
- £16,000 for a studio

- 2) ***That 100% of nominations for shared ownership properties are achieved for residents with a local connection to Brighton and Hove, as defined in the Housing Allocations Policy***
- 3) ***That a ‘first refusal’ option is agreed in the event Hyde become bankrupt; and/or that in the event that Hyde should separately dispose of their stake in the partnership, that their stake be sold to the council or to a charitable housing association, with charitable objectives;***
- 4) ***That the rent levels set are reduced to the levels modelled in the 30% of living wage rent sensitivity test, (made possible by lowering the rate of return in the base model)***

~~b. agree and authorise execution of the Heads of Terms and subsequently the documentation required to implement the proposed Joint Venture;~~

b. the final terms of the agreement be put forward and agreed by full meeting of Council, prior to the completion of the deal;

~~c. Make appointments from the Council to the management board;~~

- (5) That the following addition be made to the recommendations listed under point 2, section (iii), so that the document reads:

iii) Note that the reserved matters (as detailed in 3.30) will come back to committee for approval including any business plans which are to be delivered through the Joint Venture, and the disposal of land/sites to the JV

iv) That reserved matters for the Joint Venture should include:

(a) An option to veto any future rent increases that exceed increases in the National Living wage;

(b) An option to veto any future rents increases that raise combined rents and service charges above the Local Housing Allowance;

c) An option to increase allowances for maintenance of properties after year 10 in the model

(6) That the following addition be made to the recommendations listed under point 2, section (iii), so that the document reads:

iii) Note that the reserved matters (as detailed in 3.30) will come back to committee for approval including any business plans which are to be delivered through the Joint Venture, and the disposal of land/sites to the JV.

iv) That should the business model exceed its projected rate of return, all surplus monies be ring fenced exclusively to provide additional council owned emergency accommodation for homeless people and additional living wage rented housing.

71 HOUSING DELIVERY OPTIONS - WHOLLY OWNED HOUSING COMPANY

Contact Officer: Sam Smith, Martin Reid Tel: 01273 291383, Tel: 01273 293321

Ward Affected: All Wards

(1) That Housing & New Homes Committee

(i) recommends the report to Policy, Resources & Growth Committee as out at paragraph 2.2 subject to the below details at (2) .first coming back to a future meeting of the Housing & New Homes Committee to be approved.

(ii) Recommends the below details are provided to all members, and a final decision to proceed with a wholly owned council housing company be approved by a meeting of Full Council.

(2) That Policy, Resources and Growth Committee:

(i) Give delegated authority to the Executive Director of Economy, Environment & Culture in consultation with the Executive Lead Officer for Strategy Governance & Law and Executive Director of Finance & Resources to:

- a. progress a wholly owned Special Purpose Vehicle or Housing Company to support the provision of additional homes in the city;
 - b. agree and authorise ~~execution~~ **the preparation** of documentation required to implement the model;
 - c. make the appointments to the management board; **which will include the Chair, Opposition Spokesperson and Minority Group Spokesperson of the Housing and New Homes Committee.**
- (ii) Note that future projects will come back to committee for approval including any business plans and the disposal of land/sites.

72 DRAFT HOUSING ALLOCATIONS POLICY

Contact Officer: James Crane
Ward Affected: All Wards

Tel: 01273 293316

That the Housing & New Homes Committee:

- (1) Agrees upon the policy, and agrees to refer the policy to Policy, Resources and Growth Committee (PR&G) as set out below.
- (2) That the recommendations on page 125 of the agenda be amended by inserting an additional recommendation 2.1.1 as follows:

2.1.1 Recommends to Policy, Resources & Growth Committee that the proposed new policy on refusing a suitable and reasonable offer of accommodation (page 194 of the agenda) be amended to read:
*“Applicants will not qualify for social housing in Brighton & Hove and be (or remain) registered on the council’s housing register if they have refused **any two** offers of suitable accommodation within the last two years made or arranged by the council and there has been no material change in their circumstances so as to make the earlier offer(s) clearly unsuitable in the light of the applicant’s changed circumstances.”*

*Further that the words “**subject to the amendments in paragraph 2.1.1 above**” be added at the end of paragraph 2.2.*

- (3) That the Housing Allocations Plan, is approved by the Housing and New Homes Committee;
- (4) That the initial Housing Allocations Plan set out on page 127 of the Committee papers be approved;
- (5) That future Housing Allocation Plans are approved by Housing and New

Homes Committee on an annual basis, with any deviation of more than 5% of each allocation queue being reported to the committee

- (6) That this policy be reviewed at the end of the first Housing Allocations Plan cycle, and that this review will consider
- i) any revisions to the Housing Allocations Plan
 - ii) The possibility of reintroducing the positive local contribution category
 - iii) Feedback from applicants involved in the system

That the Policy, Resources & Growth Committee:

- (1) Notes the comments of Housing & New Homes Committee and agrees the Policy subject to the amendments set out in resolutions 2 to 6 of the Housing & New Homes Committee above.
- (2) That an officer report be presented to the Policy, Resources and Growth Committee considering the further draft Green amendments as follows.
- Banding continues to be dependent upon assessment by a medical officer, as before
 - That any applicants who have not bid in 12 months should be written to and asked if they wish to remain on the register, with a warning that failure to respond to the notification within 31 days will lead to their removal from the register;
 - That the income cap be reduced, to exclude those who are able to afford private renting of the appropriate sized property (those for whom renting consumes less than 50% of their income)
 - That the savings cap be increased, to enable individuals to retain sufficient funds to cover for 8 months rent for a property in the private rented sector –covering for 6 months rent in advance plus 2 months to cover damage, moving costs and charges
 - Rent arrears: That exclusion not be automatic should a person have a record of ‘failure to pay rent’, except where the person has outstanding debt liabilities to the council (excluding rent arrears) and is deemed not to be making satisfactory arrangements to repay those debts;
 - That the bidding time limit be set at 6 months rather than 3;
 - That the criteria for being a qualifying person include those who have lived in the area continuously for five years preceding the date they make their application, and at least 2 years immediately preceding this date (with the same exceptions provided for in the draft policy)
 - That the policy explicitly state that ‘there will be provision of a cooker and a sink in their home,’ rather than referring only to ‘access to cooking facilities,’
 - That whilst internet based applications are encouraged as default in the policy, that the policy will allow paper based applications, should these be requested by the applicant.

- That Housing Allocations assist genuine and informed bidding by making fuller property information available to bidders (with images of aspects of the property)
- That applicants excluded for refusing an offer be excluded for one year, not two.

73 PRIVATE RENTED SECTOR DISCRETIONARY LICENSING SCHEME: THE EVIDENCE AND NEXT STEPS

Contact Officer: Andy Staniford

Tel: 01273 293159

Ward Affected: All Wards

- (1) That the findings of the Mayhew Harper Associates Ltd research that evidences the need for a citywide approach to discretionary licensing (Appendix 1) be noted.
- (2) That approval be given to 12 weeks of consultation (to commence once a revised fee structure has been agreed by Members) on the preferred option for private rented sector discretionary licensing across Brighton & Hove with persons who are likely to be affected by the designation (Sections 3.36-3.44, Section 6).
 - (i) Citywide Additional HMO Licensing covering all properties defined as HMOs under the Housing Act 2004 that are not covered by mandatory licensing
 - (ii) Selective Licensing on all non-HMO private rented sector homes in the 12 worst affected wards (as currently delineated) where the evidence demonstrates a clear link between poor property conditions and anti-social behaviour with the private rented sector:
 - 1 St. Peter's & North Laine
 - 2 Regency
 - 3 Moulsecoomb & Bevendean
 - 4= Hollingdean & Stanmer
 - 4= Queen's Park
 - 6 Hanover & Elm Grove
 - 7= Brunswick & Adelaide
 - 7= East Brighton
 - 9 South Portslade
 - 10 Central Hove
 - 11 Westbourne
 - 12 Preston Park
- (3) That the findings of the consultation and appropriate recommendations be brought back to a future committee for Member consideration.

74 YOUNG PEOPLE'S HOUSING ADVICE AND SUPPORTED

ACCOMMODATION TENDER

Contact Officer: *Juliette Beach, Sandra Herring* Tel: 01273 294242, Tel: 01273 292526
Ward Affected: *All Wards*

- (1) That the proposals to procure new contracts for a Young People's Housing Advice service and a Family Mediation Service be approved.
- (2) That delegated authority be granted to the Executive Director of Health & Adult Social Care, following consultation with the Executive Director Neighbourhoods, Communities & Housing and Executive Director of Families, Children & Learning, to:
 - (i) carry out the procurement and award of the new contracts referred to in 2.1 above each with a term of three years and an option to extend the term by up to a further two years;
 - (ii) grant the two year extension in relation to each contract referred to in 2.1 above, subject to performance of the relevant contractor.
- (3) That the proposals to procure a Dynamic Purchasing System (DPS) for the provision of supported accommodation for young people between the ages of 16 and 25 be approved.
- (4) That delegated authority be granted to the Executive Director of Health & Adult Social Care, following consultation with the Executive Director Neighbourhoods, Communities & Housing and the Executive Director of Families, Children & Learning, to:
 - (i) carry out the procurement of the DPS referred to in 2.3 above;
 - (ii) agree the term of the DPS;
 - (iii) award and let the DPS; and
 - (iv) award and let call-off contracts under the DPS.
- (5) That the set-aside of funding for the development and future commission of Peer Mentoring and Move On Facilitator roles be approved.
- (6) That it be noted that the commissioning and procurement plan for young people's advice and supported accommodation services will be aligned with objectives within the Brighton and Hove Pledge to Children and Young People in Care, the Housing and Support Commissioning Strategy for Young People 2013, the Homelessness Strategy 2014-19, the Rough Sleeping Strategy 2016, and the Council's priorities for the integration of social care and health through Better Care.
- (7) That a progress report be submitted to a future Housing & New Homes Committee.

NB The above decisions will be implemented after close of business on XXXXXX unless they are called in.

a) FIELD_TITLE