



**Brighton & Hove
City Council**

**POLICY, RESOURCES & GROWTH
COMMITTEE
ADDENDUM**

4.00PM, THURSDAY, 24 JANUARY 2019

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

ITEM		Page
105	PUBLIC INVOLVEMENT	1 - 2
111	SUPPORT SERVICE FOR PEOPLE IN TEMPORARY ACCOMMODATION – EXTRACT FROM HOUSING & NEWS HOMES COMMITTEE	3 - 6
112	HOME PURCHASE POLICY OPPORTUNITY - DISPOSAL OF 84 COOMBE ROAD – EXTRACT FROM HOUSING & NEWS HOMES COMMITTEE	7 - 10
113	HOMELESS MOVE ON ACCOMMODATION – EXTRACT FROM HOUSING & NEWS HOMES COMMITTEE	11 - 14

24 January 2019

Brighton & Hove City Council

WRITTEN QUESTIONS

A period of not more than fifteen minutes shall be allowed at each ordinary meeting for questions submitted by a member of the public.

The question will be answered without discussion. The person who asked the question may ask one relevant supplementary question, which shall be put and answered without discussion. The person to whom a question, or supplementary question, has been put may decline to answer it.

The following written questions have been received from members of the public.

(1) King Alfred

I refer to the BHC Report on Agenda Item 114 Page 160, Item 3.22 refers to the provision of a Parent Company Guarantee (PCG) from Crest Nicholson Operations Ltd's Parent Company. In view of the complexity and size of the project, the number of stakeholders, the challenging timescales, and the current economic climate, has the Project Team considered whether a Performance Bond may be appropriate, in addition to the PCG?

Charles Harrison

Subject: Support Services for People in Temporary Accommodation
Date of Meeting: 24 January 2019
Report of: Executive Director for Neighbourhoods, Communities & Housing
Contact Officer: Name: **Caroline De Marco** Tel: **29-1063**
E-mail: Caroline.demarco@brighton-hove.gov.uk
Wards Affected: All

FOR GENERAL RELEASE

Action Required of the Committee:

To receive the item referred from the Housing & New Homes Committee for approval:

Recommendation: That the following be referred to the Committee for consideration:

That the Housing & New Homes Committee:

- (1) Notes the contents of the report and recommends to Policy, Resource & Growth Committee that £0.250m is added to the council's 2019/20 budget proposals in order to expand the options for providing support for people in emergency and temporary accommodation for one year only.
- (2) Delegates to the Executive Director of Housing the decision to determine the most appropriate option to achieve a support service within the £0.250m budget, if approved.
- (3) That the operation of the support provided to people in emergency and temporary accommodation is reported back to Housing and New Homes Committee with service recommendations for 2020/21 and beyond.

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

16 JANUARY 2019

COUNCIL CHAMBER, HOVE TOWN HALL

Present: Councillor Meadows (Chair) Councillor Hill (Deputy Chair), Councillor Mears (Opposition Spokesperson), Councillor Gibson (Group Spokesperson), Councillors Atkinson, Barnett, Bell, Cattell, Lewry and Phillips.

DRAFT MINUTE

PART ONE**53 SUPPORT SERVICE FOR PEOPLE IN TEMPORARY ACCOMMODATION**

- 53.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which reminded members that in November the Committee requested that officers look at how they could build on the support work that the Welfare Officers had been providing to help vulnerable homeless people living in temporary and emergency accommodation, both within the city and out of the city. Officers were also asked to look at innovative ways the council could work to support applicants and homeless people through the application and assessment procedure. The report was presented by the Head of Housing Needs accompanied by the Housing Options Manager.
- 53.2 Councillor Gibson set out the following amendment which was seconded by Councillor Phillips.

To amend recommendation 2.1 and add recommendations 2.3 and 2.4 as shown below in ***bold italics***

2.1 Notes the contents of the report and recommends to Policy, Resources & Growth Committee that £0.250m is added to the council's 2019/20 budget proposals in order to expand the options for providing support for people in emergency and temporary accommodation ***for one year only.***

2.2 Delegates to the Executive Director of Housing the decision to determine the most appropriate option to achieve a support service within the £0.250m budget, if approved.

2.3 Notes that some of the £0.250m budget may be used to fund travel cost support for those people living out of city who officers identify would benefit: for example, for accessing travel to friends and relatives, travel to laundry and other services away from their accommodation.

2.4 That the operation of the support provided to people in emergency and temporary accommodation is reported back to Housing and New Homes with service recommendations for 2020/21 and beyond.

- 53.3 Councillor Gibson welcomed the report and the recognition of the need for support to people in emergency accommodation. He stressed that the report alerted members to the danger of cutting emergency services and welcomed the additional funding identified.
- 53.4 Councillor Gibson spoke to his amendment. Currently recommendation 2.1 referred to one year only in relation to expanding the options for providing support for people in emergency and temporary accommodation. He considered that this was misleading as it was clear this was not the intention. The second part of the amendment (2.3) was asking the Committee to make sure that support for travel costs was considered. The reference to travel to laundry services was discussed in the report on "Support for People Accommodated at Kendal Court" on page 75 of the agenda. That report also referred to the isolation and loneliness experienced by people living at Kendal Court (page 71 of the agenda). The amendment would allow officers to offer help through the budget being created to combat isolation and loneliness.
- 53.5 Councillor Mears stated that Councillor Gibson's amendment strayed into the next report on the agenda. With regard to the amendment in 2.1 it was important for the recommendation to state "for one year" to enable the Committee to review this matter again. It was not known at this point if more money would be needed in future. Councillor Mears considered that the support service was a really good initiative and stated that the Conservative Group would support the recommendations in the report and would not support the amendments.
- 53.6 Councillor Bell referred to the Green Group amendment 2.3. He stressed the need to think about equalities issues as there were people living inside the city who needed to have their travel funded. He raised a question about paragraph 3.8 of the report in relation to the Welfare Officers. The Head of Housing Needs explained that the Housing Support Service ended in September 2015. Welfare Officers were introduced a year ago with grant funding.
- 53.7 Councillor Cattell raised a question about the budget in 2015 in relation to the Housing Support Service. The Head of Housing Needs explained that the budget for the service was cut in the part year 2015/16 and 2016/17. It was confirmed that this was under the previous administration.
- 53.8 Councillor Phillips responded to questions raised. The Kendal Court report had been referred to as it was temporary accommodation. "One year only" as stated in recommendation 2.1 read as if the funding would not continue. In relation to travel charges, Councillor Phillips stressed that people who lived in the city would be more likely to have a network of support. People living outside the city were more likely to be vulnerable and isolated.
- 53.9 Councillor Gibson stated that his amendments were helpful and not contentious. He requested that each part of the amendment was voted on separately.

53.10 At this point the Committee voted on the amendments outlined in paragraph 53.2 above.

53.11 Members voted on the amendments as follows. 2.1 was not agreed. 2 voted for the amendment and 8 voted against. 2.3 was not agreed. 2 voted for the amendment and 8 voted against. 2.4 was agreed unanimously.

53.12 Members voted on the substantive recommendations as amended which were agreed unanimously.

53.13 **RESOLVED:-**

That the Housing and New Homes Committee:

- (4) Notes the contents of the report and recommends to Policy, Resource & Growth Committee that £0.250m is added to the council's 2019/20 budget proposals in order to expand the options for providing support for people in emergency and temporary accommodation for one year only.
- (5) Delegates to the Executive Director of Housing the decision to determine the most appropriate option to achieve a support service within the £0.250m budget, if approved.
- (6) That the operation of the support provided to people in emergency and temporary accommodation is reported back to Housing and New Homes Committee with service recommendations for 2020/21 and beyond.

Subject: Home Purchase Policy Opportunity – Appropriation of 84 Coombe Road, Brighton

Date of Meeting: 24 January 2019

Report of: Executive Director for Neighbourhoods, Communities & Housing

Contact Officer: Name: **Caroline De Marco** Tel: **29-1063**

E-mail: Caroline.demarco@brighton-hove.gov.uk

Wards Affected: Moulsecoomb & Bevendean

FOR GENERAL RELEASE

Action Required of the Committee:

To receive the item referred from the Housing & New Homes Committee for approval:

Recommendation: That the following be referred to the Committee for consideration:

That the Housing & New Homes Committee recommends to Policy, Resources and Growth Committee that it:-

- (1) appropriates 84 Coombe Road, Brighton from existing purposes to Housing Act purposes;
- (2) agrees that the General Fund should receive the value of £290,000 in consideration for the appropriation at recommendation 2.1.1;
- (3) authorises the retention of the net capital receipt to be used for reinvestment by Families Children and Learning to support the integration of disability services by co-locating the teams in Wellington House; and
- (4) notes that the appropriation referred to at 2.1.1 above will take place when the Policy, Resources & Growth Committee makes the decision to appropriate (assuming that the Committee approves the recommendation) and that the funds referred to at 2.1.2 will be transferred following that decision.

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

16 JANUARY 2019

COUNCIL CHAMBER, HOVE TOWN HALL

Present: Councillor Meadows (Chair) Councillor Hill (Deputy Chair), Councillor Mears (Opposition Spokesperson), Councillor Gibson (Group Spokesperson), Councillors Atkinson, Barnett, Bell, Cattell, Druitt, Lewry and Phillips.

DRAFT MINUTE

PART ONE

59 HOME PURCHASE POLICY OPPORTUNITY - APPROPRIATION OF 84 COOMBE ROAD, BRIGHTON

59.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing and the Executive Director Economy, Environment & Culture which sought approval for the appropriation of 84 Coombe Road, a three bedroom residential property currently owned by the General Fund to Part II of Housing Act 1985, financed through the Home Purchase Policy. The property was a vacant school caretaker's house that had been declared surplus to requirement and was managed centrally by Property & Design. The report was presented by the Housing Strategy & Enabling Manager who reported that the property had been valued at £290,000 which was value for money and made the purchase viable.

59.2 Councillor Gibson expressed the view that the purchase of the property was a really good opportunity and he wholeheartedly supported it. Councillor Mears informed members that the Conservative Group were happy with the recommendations.

59.3 The Chair stated that the proposal represented good value for money for the local authority.

59.4 RESOLVED:-

That the Housing & New Homes Committee recommends to Policy, Resources and Growth Committee that it:-

- (1) appropriates 84 Coombe Road, Brighton from existing purposes to Housing Act purposes;

- (2) agrees that the General Fund should receive the value of £290,000 in consideration for the appropriation at recommendation 2.1.1;
- (3) authorises the retention of the net capital receipt to be used for reinvestment by Families Children and Learning to support the integration of disability services by co-locating the teams in Wellington House; and
- (4) notes that the appropriation referred to at 2.1.1 above will take place when the Policy, Resources & Growth Committee makes the decision to appropriate (assuming that the Committee approves the recommendation) and that the funds referred to at 2.1.2 will be transferred following that decision.

Subject: Homeless Move On Accommodation
Date of Meeting: 24 January 2019
Report of: Executive Director for Neighbourhoods, Communities & Housing
Contact Officer: Name: **Caroline De Marco** Tel: **29-1063**
E-mail: Caroline.demarco@brighton-hove.gov.uk
Wards Affected: Patcham

FOR GENERAL RELEASE

Action Required of the Committee:

To receive the item referred from the Housing & New Homes Committee for approval:

That the following be referred to the Committee for consideration:

That the Housing & New Homes Committee:-

- (1) Recommend that Policy, Resources & Growth Committee approve that the land comprising the former Hollingbury Library site is appropriated for planning purposes and that the Executive Director for Neighbourhoods, Communities & Housing be authorised to appropriate the site for housing once the development is complete.
- (2) Recommend that Policy, Resources & Growth Committee approve the transfer of the land & buildings at the former Hollingbury Library site from the General Fund to the Housing Revenue Account for £0.365m, being the best consideration reasonably obtainable.
- (3) Recommend the Policy, Resources & Growth Committee approve that the proceeds are ring-fenced to support the library service in line with the disposal that received consent at Policy Resources and Growth Committee on 9 June 2016.
- (4) Recommend the Policy, Resources & Growth Committee approve a budget of £0.365m financed by HRA borrowing and Homes England Funding to form part of the HRA capital programme for 2018/19.
- (5) Note that a further report on a final viable scheme will come forward to a future committee for approval.

BRIGHTON & HOVE CITY COUNCIL
HOUSING & NEW HOMES COMMITTEE
16 JANUARY 2019
COUNCIL CHAMBER, HOVE TOWN HALL

Present: Councillor Meadows (Chair) Councillor Hill (Deputy Chair), Councillor Mears (Opposition Spokesperson), Councillor Gibson (Group Spokesperson), Councillors Atkinson, Barnett, Bell, Cattell, Lewry and Phillips.

DRAFT MINUTE

PART ONE

55 HOMELESS MOVE ON ACCOMMODATION

- 55.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which informed members that a successful bid by the council to Homes England had been made under *the Shared Ownership and Affordable Homes Programme 2016-21* for the development of a move-on housing scheme to provide medium level support and settled accommodation for vulnerable households typically blocking high support accommodation places in the city. The proposed scheme was aligned to the development of the former Hollingbury Library to comprise 13 self-contained one person units for use as move-on accommodation for those ready for intermediate support. The report was presented by the Head of Housing Strategy, Property & Investment.
- 55.2 Councillor Mears set out her amendment to delete recommendation 2.1 of the recommendations. The amendment was seconded by Councillor Bell. Councillor Mears explained that the simple amendment had been proposed as recommendation 2.6 in the report covered the issue in recommendation 2.1.
- 55.3 Councillor Gibson asked what would be the intended use for the property. The Executive Director, Neighbourhoods, Communities & Housing explained that the intended use was for more move on accommodation. This had been reported to Homes England. A further report would be submitted to the Committee in March 2019.
- 55.4 Councillor Gibson stated that he was comfortable with the amendment and welcomed the scheme. He hoped a viable scheme would be approved in March.
- 55.5 At this point the Committee voted on the amendment outlined in paragraph 55.2 above. The amendment was agreed unanimously. The Committee then voted on the substantive proposals which were agreed unanimously.
- 55.6 **RESOLVED:-**

That the Housing & New Homes Committee:-

- (1) Recommend that Policy, Resources & Growth Committee approve that the land comprising the former Hollingbury Library site is appropriated for planning purposes and that the Executive Director for Neighbourhoods, Communities & Housing be authorised to appropriate the site for housing once the development is complete.
- (2) Recommend that Policy, Resources & Growth Committee approve the transfer of the land & buildings at the former Hollingbury Library site from the General Fund to the Housing Revenue Account for £0.365m, being the best consideration reasonably obtainable.
- (3) Recommend the Policy, Resources & Growth Committee approve that the proceeds are ring-fenced to support the library service in line with the disposal that received consent at Policy Resources and Growth Committee on 9 June 2016.
- (4) Recommend the Policy, Resources & Growth Committee approve a budget of £0.365m financed by HRA borrowing and Homes England Funding to form part of the HRA capital programme for 2018/19.
- (5) Note that a further report on a final viable scheme will come forward to a future committee for approval.

