

Decision No: CMM –

Forward Plan No:

This record relates to Agenda Item 25 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** LOCAL LETTINGS PLAN - GENERAL NEEDS HOUSING

**AUTHOR:** HELEN CLARKMEAD

### **THE DECISION**

- (1) That the restrictions favouring households without young children are removed. Where problems associated with child density exist in a specific block or estate, then temporary Local Letting Plans of up to 12 months may be agreed by the Cabinet Member for Housing. The impact of this will be reviewed after 12 months operation.
- (2) That all restrictions preventing letting of one bedroom property to single people are removed. This policy, no longer implemented, still formally applies to a few blocks and therefore should be formally revoked.
- (3) That a pilot Local Lettings Plan of 12 months duration be agreed whereby up to 25% of property with two bedrooms or more in nine key deprived areas are designated for households where at least one adult has been in paid employment for a minimum of 16 hours a week for at least three months. Mobility standard flats are excluded. The eight areas are: South Whitehawk, Central Whitehawk, North Whitehawk, Central Moulsecoomb, East Moulsecoomb, Knoll, Hangleton, Hollingdean and Tarnar. This will help increase economic balance within the most deprived communities where few people work and benefit dependency is viewed as the norm.
- (4) That a pilot Local Lettings Plan over a 12 month period be agreed whereby up to 20 ground and first floor flats are identified as lets where preference will be given to tenants in the same block who need to move to a lower floor to meet needs associated with lessening mobility and/or for personal safety as part of a Personal Evacuation Plan. Mobility standard flats are excluded unless the transferring tenant has a specific need for that type of property. This will be reviewed after 12 months.

**REASON FOR THE DECISION**

(1) To ensure the council's Local Lettings Plans are lawful and meet the council's stated policy objectives.

**DETAILS OF ANY ALTERNATIVE OPTIONS**

(1) In order to ensure Local Lettings Plans operate lawfully, this report had to be submitted to the Cabinet Member Meeting. Not doing so would risk the Council's Local Lettings Plans being successfully challenged.

**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:**

17 July 2009

**Decision Maker:**

Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

17 July 2009

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**

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 –

Forward Plan No:

This record relates to Agenda Item 26 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** LOCAL LETTINGS PLAN FOR SHELTERED HOUSING

**AUTHOR:** HELEN CLARKMEAD

### **THE DECISION**

- (1) That when allocating vacant Brighton and Hove City Council sheltered housing units, priority is firstly given to BHCC sheltered housing tenants who need to move within the same scheme and secondly to existing BHCC sheltered housing tenants who need to move to another scheme. Where a flat has significant disabled adaptations, the incoming tenant must be in need of these.
- (2) That where there are no bids for two bedroom sheltered housing from eligible households assessed as needing two bedrooms then the unit can be offered to qualifying two person households with an assessed need for one bedroom. Where no such households bid, then the unit may be offered to a single person eligible for sheltered housing.
- (3) That the restriction preventing letting of sheltered flats to people with a partner or carer aged under 60 is removed. A sole tenancy would be offered to the person who is over 60.
- (4) That a new process of assessment to better ensure risk is appropriately managed, that support needs of new residents can be met fully and

promote greater balance of support need within and between schemes, is introduced in September 2009.

### **REASON FOR THE DECISION**

- (1) To make most efficient use of the council's sheltered housing stock.
- (2) To meet the aspirations of tenants in making it easier and less stressful for existing BHCC sheltered housing tenants to transfer when their current flat no longer meets their needs.
- (3) To ensure people entering sheltered housing are risk assessed and any risks managed to reduce the likelihood of anti social behaviour.
- (4) To ensure incoming sheltered housing tenants' support needs are assessed, that these can be met by the sheltered service and to create balanced communities of people with high, medium and low support needs in each scheme.
- (5) To allow people who are over 60 with support needs but a resident carer or partner who is not yet 60 to apply for sheltered housing.

### **DETAILS OF ANY ALTERNATIVE OPTIONS**

- (1) The main alternative is not to set up a local lettings plan for sheltered housing. This has not been recommended as it would not help meet the objective of best use of council housing stock and would not meet the expressed aspirations of tenants.
- (2) The compromise alternative would be to designate 25% or 30% of vacant flats as being for priority allocation to existing tenants. This would significantly reduce tenant choice and was unpopular with the tenants consulted.

### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

### **CONFLICTS OF INTEREST**

### **CONFIRMED AS A TRUE RECORD:**

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17 July 2009

Councillor Maria Caulfield  
Cabinet Member for Housing  
**Signed:**



**Proper Officer:**

17 July 2009

Mark Wall, Head of Democratic Services  
**Signed:**



## SCRUTINY

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### Call-In Period

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 –

Forward Plan No:

This record relates to Agenda Item 27 on the agenda for the  
Decision-Making

## RECORD OF CABINET MEMBER DECISION

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** AUDIT COMMISSION - ADVICE &  
ASSISTANCE VISIT

**AUTHOR:** DIANE FREELAND

## THE DECISION

- (1) That the contents of the report be noted and that the action plan be agreed to meet the recommendations from the visit.

## REASON FOR THE DECISION

- (1) The report provides information on the advice and support work visit completed by the audit commission during March 2009. The report also contains a copy of the Audit Commission's presentation and an action plan for meeting the recommendations made by the Audit Commission.

## DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Not applicable to this report

## OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

## CONFLICTS OF INTEREST

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Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM –

Forward Plan No:

This record relates to Agenda Item 28 on the agenda for the Decision-Making

**RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** 25 YEAR MANAGEMENT  
AGREEMENTS - TEMPORARY  
ACCOMMODATION

**AUTHOR:** SYLVIA PECKHAM

**THE DECISION**

- (1) That the Council be authorised to enter into Management Agreements for up to 25 years in accordance with the terms of the report.
- (2) That authority be delegated to the Director of Adult Social Care & Housing to negotiate the final Heads of Terms with each landlord in consultation with the council's Valuer, the Head of Law and Finance and Property.

**REASON FOR THE DECISION**

- (1) The recommendations have been made so as to offer a long term contract with a number of landlords. This will ensure we obtain value for money as we will be able to negotiate with a number of landlords, and it will also offer security to landlords and potential tenants, thereby enabling more flexible use of the accommodation. Overall, it will make better use of all the housing stock in the city as a whole.

#### **DETAILS OF ANY ALTERNATIVE OPTIONS**

- (1) Currently we can offer up to 10 year leases/Management Agreements which has contributed substantially to providing alternative good quality accommodation to bed & breakfast. However, this has limitations in being able to offer longer term solutions to people who have particular housing needs e.g. adapted accommodation.
- (2) We are seeking to make better use of the housing stock in the City, and overcrowding is an issue within the Council owned stock. Tackling overcrowding is a priority for both the Audit Commission and the CLG. We need to offer tenants a longer term solution to alleviate their housing need or they will not be inclined to move from a secure tenancy despite being overcrowded. The alternative is for them to remain overcrowded and continue bidding on a very limited supply of larger council accommodation.

#### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

#### **CONFLICTS OF INTEREST**

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Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CMM –

Forward Plan No:

This record relates to Agenda Item 29 on the agenda for the Decision-Making

## RECORD OF CABINET MEMBER DECISION

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** EXPENDITURE OF THE 2009/10  
PRIVATE SECTOR RENEWAL GRANT  
ALLOCATION AND DISABLED  
FACILITIES GRANT ALLOCATION

**AUTHOR:** MARTIN REID

### THE DECISION

- (1) That it is noted that the council received £4,209,600 Private Housing Renewal Grant from the Regional Housing Board for 2009/10, through the BEST consortium. This will be spent in accordance with the provisions of the Regulatory Reform (Housing Assistance) Order 2002 following

Cabinet approval.

- (2) That it is noted that the remaining grant money, £3,790,400 will be allocated to the council's BEST partner authorities in East Sussex according to an agreed split of funds following Cabinet approval.
- (3) That the development of the use of affordable home improvement loans for some owner-occupiers with our partners South Coast Money Line be noted.
- (3) That it is noted that the Disabled Facilities Grant allocation for 2009-10 is £660K.

#### **REASON FOR THE DECISION**

- (1) The report seeks to update Housing CMM on expenditure of Private Housing Renewal and Disabled Facilities Grant funding.

#### **DETAILS OF ANY ALTERNATIVE OPTIONS**

- (1) Private Housing Renewal Grant and Disabled Facilities Grant enable the Council to discharge statutory duties and fund a comprehensive private sector housing renewal programme which includes options such as home improvement and other loans in addition to the offer of grants.

#### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

#### **CONFLICTS OF INTEREST**

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17 July 2009

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Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

17 July 2009

Mark Wall, Head of Democratic Services

Signed:



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