

Decision No: CMM – 30

Forward Plan No: N/A

This record relates to Agenda Item 109 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: USE OF WELLBEING-POWER TO ACCOMMODATE HOUSEHOLDS IN EXCEPTIONAL HOUSING NEED

AUTHOR: RACHEL CHASSEAUD

THE DECISION

- (1) That it be agreed to use the council's well-being power to provide accommodation to the 10 categories of homeless persons who normally fall outside the protection of the various statutory schemes, as defined in paragraphs 3.5, 3.6, 3.7 and 3.8 of the report.
- (2) That it be agreed to work with the council's partners in developing arrangements to deliver accommodation to the identified groups.

REASON FOR THE DECISION

- (1) This is a significant new initiative which will enable the council to improve the quality of life for the local community. The ability to offer accommodation using the well-being power will allow the council's to intervene at an early stage to accommodate households who are vulnerable, in exceptional housing need or socially excluded. It is anticipated that this early intervention will help prevent future statutory duties arising (e.g. preventing future homelessness, health issues, looked after children, community care act duties). In this way the wider inequalities and social costs of homelessness can be reduced.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) First alternative is to continue current practise – not recommended as the proposed changes to current practise through application of the well-being power represents an improvement of practise and provision and enhanced capabilities to meet objectives set out in the 2020 Community Strategy as well as in Audit Commission Performance Indicators contained within Local Area Agreements and National Indicator Scheme.

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

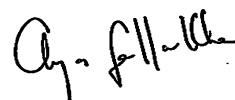
Date:

21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

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

28 April 2010

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 – 31

Forward Plan No: HSG 15012

This record relates to Agenda Item 110 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: HOUSING MANAGEMENT FINANCIAL
INCLUSION STRATEGY
(CONSULTATION DRAFT)

AUTHOR: LYNN YULE

THE DECISION

- (1) That the consultation draft of the Financial Inclusion Strategy attached at Appendix 1 be approved.

REASON FOR THE DECISION

- (1) To inform the Cabinet Member for Housing of progress and gain approval for the draft Financial Inclusion Strategy.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) There are no alternative options to implementing a Financial Inclusion Strategy.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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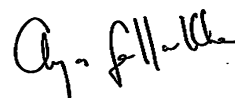
Date:

21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

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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 – 32

Forward Plan No: N/A

This record relates to Agenda Item 111 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD
PORTFOLIO AREA: HOUSING
SUBJECT: REVIEW OF CHOICE BASED LETTINGS
AUTHOR: SYLVIA PECKHAM

THE DECISION

- (1) That the scope of the review and the timetable to achieve this, be noted.
- (2) That it be noted that a report will be brought back to the Housing Cabinet Member Meeting in 6 months time to report the recommendations of the Review.

REASON FOR THE DECISION

- (1) To note the scope of the Review

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The alternative is not to review the Allocation policy or CBL. Tenants have expressed dissatisfaction with the current system. National Guidance emphasises Consultation with tenants and interested parties over Allocations policies. Therefore if we were to not review the Allocation policy and CBL we would continue to have dissatisfied tenants.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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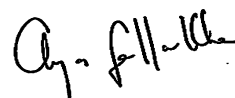
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Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



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Call-In Period

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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 – 33

Forward Plan No: N/A

This record relates to Agenda Item 112 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: TENANT SERVICES AUTHORITY
ARRANGEMENTS FOR REGULATING
THE COUNCIL'S LANDLORD SERVICES

AUTHOR: CAROL JENKINS

THE DECISION

- (1) That the new regulatory framework for social housing in England from April 2010 be noted.

REASON FOR THE DECISION

- (1) To inform the Cabinet Member for Housing of the new regulatory framework for the management of the council's housing stock.

DETAILS OF ANY ALTERNATIVE OPTIONS

6.1 There are no alternative regulatory options for local authority social landlords.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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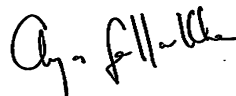
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21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
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Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

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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 – 34

Forward Plan No: HSG 14536

This record relates to Agenda Item 113 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: PROCUREMENT OF PARKING
ENFORCEMENT CONTRACT –
HOUSING MANAGEMENT LAND

AUTHOR: ROBERT KEELAN

THE DECISION

(1) That the Cabinet Member for Housing agrees the proposal to place a contract with Ethical Parking Management for three years.

REASON FOR THE DECISION

(1) To seek authorisation from the Cabinet Member for Housing to procure a contract with Ethical Parking Management for three years.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) No parking control. As licence holders can pay £20.00 per week for an exclusive space, this is not considered an option. Licence holders want a deterrent to stop casual users accessing their space.
- (2) Lockable posts could be provided to all spaces. A lockable post would be approximately £150.00 per space and the expenditure is not thought to be viable at this time. 1300 spaces would be £195 000.
- (3) Parking could be patrolled by the on-street team issuing penalty charge notices. The on street team patrol highways land, the housing department owned land cannot simply be added to the patrol routes. To do so would involve consultation and the application and granting of a Road Traffic Order. As this would take some time to see through, it was not felt to be a viable option at this time. Similarly, the additional sites were not part of the on-street tender and this would need to be tendered separately.
- (4) The contract tendered was entitled 'Security Wheel Clamping Contract', The primary function of the contract is clamping. There is some ability within the contract to vary the services but a complete change from clamping to issuing Penalty charge notices (parking tickets) would be beyond the scope of the contract offered.
 - a. With the current clamping system, the company retains the income, under a penalty charge system, the council would expect a contribution. It is expected that officers examine this system in view of implementation at the next tender round in three years time. There is scope within the current award to trial this on a small scale. The preferred contractor, Ethical Parking Management, run penalty charge schemes locally and have indicated at interview that they would happily implement such a trial.
 - b. The current contract expired at the end of 2009 and is continuing with the goodwill of the contractor on a periodic basis. We need to remedy this and ensure appropriate procurement as per the council's procurement guidelines

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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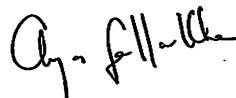
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21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

28 April 2010

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 – 35

Forward Plan No: N/A

This record relates to Agenda Item 114 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: EMPTY PROPERTY STRATEGY:
COMPULSORY PURCHASE ORDER ON
INDIVIDUAL PROPERTY UNDER
EMPTY PROPERTY STRATEGY
(PROPERTY A)

AUTHOR: MARTIN REID

THE DECISION

- (1) That formal action be approved, by means of a Compulsory Purchase Order (CPO), on this long term empty property and it's subsequent disposal under Part 11 of the Housing Act 1985 Section 17.

REASON FOR THE DECISION

- (1) It is officers' opinion that without compulsory purchase action the property will remain empty. Officers have little confidence that the property will be returned to use without this action. Approval of this action will work to focus the owner's actions to bring it back into use themselves through an undertaking, or the CPO will be the fall back position.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Grant funding under the Empty Property Assistance Scheme has been offered to the owners, however this has not to date been taken up. The owner of Property A was also offered the possibility of applying for Decent Homes Loan /Assistance (which is subject to an assessment before being confirmed) on an out of policy basis where the requirement for the owner to have resided in the property for six months was waived. This was not taken up.
- (2) Owner/s have also been given advice on letting the property and selling the property, and contact details have been sent to the owner of parties interested in buying the properties (where applicable). Again these options have not been taken up by the owner/s.
 - a. Even though a property may be subject to CPO action the majority of cases will be resolved by the owner entering into an undertaking to take alternative actions to bring their property back into residential use within a specific time scales and adhering to those time scales. The ability to progress the CPO will be a fall back position where an undertaking is breached. Officers will continue where possible to engage with the owner.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

CONFIRMED AS A TRUE RECORD:

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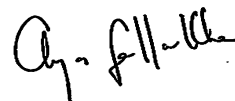
Date:

21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period
28 April 2010

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 – 36

Forward Plan No: N/A

This record relates to Agenda Item 115 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: EMPTY PROPERTY STRATEGY:
COMPULSORY PURCHASE ORDER
FOR A LONG TERM EMPTY PROPERTY
(PROPERTY B)

AUTHOR: MARTIN REID

THE DECISION

- (1) That formal action be approved, by means of a Compulsory Purchase Order (CPO), on this long term empty properties and subsequent disposal of the property under Part 11 of the Housing Act 1985 Section 17.

REASON FOR THE DECISION

- (1) It is officers' opinion that without compulsory purchase action the property will remain empty. Officers have little confidence that the properties will be returned to use without this action. Approval of this action will work to focus the owner's actions to bring it back into use themselves through an undertaking, or the CPO will be the fall back position.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Grant funding under the Empty Property Assistance Scheme has been offered to owners (where applicable), however this has not to date been taken up by owners.
- (2) Owners have also been given advice on letting the property and selling the property, and contact details have been sent to the owner of parties interested in buying the property (where applicable). Again these options have not been taken up by the owners.
- (3) Even though a property may be subject to CPO action the majority of cases will be resolved by the owner entering into an undertaking to take alternative actions to bring their property back into residential use within a specific time scales and adhering to those time scales. The ability to progress the CPO will be a fall back position where an undertaking is breached. Officers will continue where possible to engage with the owner.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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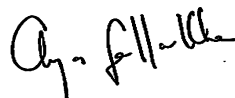
Date:

21 April 2010

Decision Maker:

Councillor Fallon Khan on behalf of
Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

28 April 2010

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 – 37

Forward Plan No: N/A

This record relates to Agenda Item 116 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: EMPTY PROPERTY STRATEGY:
COMPULSORY PURCHASE ORDER
FOR A LONG TERM EMPTY PROPERTY
(PROPERTY C)

AUTHOR: MARTIN REID

THE DECISION

- (1) That formal action be approved, by means of a Compulsory Purchase Order (CPO), on this long term empty property and subsequent disposal of the property under Part 11 of the Housing Act 1985 Section 17.

REASON FOR THE DECISION

- (1) It is officers' opinion that without compulsory purchase action the property will remain empty. Officers have little confidence that the property will be returned to use without this action. Approval of this action will work to focus the owner's actions to bring it back into use themselves through an undertaking, or the CPO will be the fall back position.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Grant funding under the Empty Property Assistance Scheme has been offered to owners, however this has not to date been taken up by owners.
- (2) Owners have also been given advice on letting the property and selling the property, and contact details have been sent to the owner of parties interested in buying the properties (where applicable). Again these options have not been taken up by the owners.
 - a. Even though a property may be subject to CPO action the majority of cases will be resolved by the owner entering into an undertaking to take alternative actions to bring their property back into residential use within a specific time scales and adhering to those time scales. The ability to progress the CPO will be a fall back position where an undertaking is breached. Officers will continue where possible to engage with the owner.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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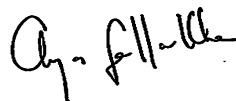
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Councillor Fallon Khan on behalf of
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Cabinet Member for Housing

Signed:



Proper Officer:

21 April 2010

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

28 April 2010

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 – 38

Forward Plan No: N/A

This record relates to Agenda Item 117 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: EMPTY PROPERTY STRATEGY:
COMPULSORY PURCHASE ORDER
FOR A LONG TERM EMPTY PROPERTY
(PROPERTY D)

AUTHOR: MARTIN REID

THE DECISION

- (1) That formal action be agreed, by means of a Compulsory Purchase Order (CPO), on this long term empty property and subsequent disposal of the property under Part 11 of the Housing Act 1985 Section 17.

REASON FOR THE DECISION

- (1) It is officers' opinion that without compulsory purchase action the property will remain empty. Officers have little confidence that the property will be returned to use without this action. Approval of this action will work to focus the owner's actions to bring it back into use themselves through an undertaking, or the CPO will be the fall back position.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Grant funding under the Empty Property Assistance Scheme has been offered to owners, however this has not to date been taken up by owners.
- (2) Owners have also been given advice on letting the property and selling the property, and contact details have been sent to the owner of parties interested in buying the property (where applicable). Again these options have not been taken up by the owners.
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OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

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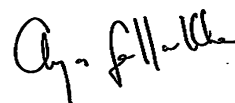
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