

Decision No: CMM – A

Forward Plan No: HSG 94589

This record relates to Agenda Item 127 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** 10 YEAR LEASING - TEMPORARY ACCOMMODATION

**AUTHOR:** SYLVIA PECKHAM

### **THE DECISION**

- (1) That the Council be authorised to enter into leases for up to 10 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 5 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.
- (3) In Dec 2004, P&R Committee gave approval to enter into contracts with 3 providers who would deliver 200 units of accommodation for 10 years. Unfortunately, due to unforeseen changes in the housing market, only one of the providers was able to deliver their full quota. One provider delivered no accommodation and the third provider was only able to deliver a third of their quota. In evaluating whether to tender further contracts, the risks of the successful contractors not then being able to deliver are fairly high, particularly given the current economic climate. It was decided therefore not to pursue this option but to seek approval to enter into 10 year contracts on individual properties with any provider. The risk of having properties delivered is therefore minimised.

**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:**

29 April 2009

**Decision Maker:**

Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

29 April 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**  
**5 May 2009**

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 – B

Forward Plan No: N/A

This record relates to Agenda Item 128 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** CHOICE BASED LETTINGS AND EXTRA CARE

**AUTHOR:** KARIN DIVALL, SYLVIA PECKHAM

### **THE DECISION**

- (1) That it be endorsed that Extra Care Housing should be allocated through Choice Base Lettings in line with the allocation of other affordable housing across the City
- (2) That it be endorsed that all extra care vacancies are marked as such within the Homemove publications and are available only for people following an Adult Social Care assessment and confirmation that they meet Adult Social Care eligibility for extra care housing.

### **REASON FOR THE DECISION**

- (1) This decision is being sought so that extra care housing can be allocated in a transparent way which will prevent any potential for legal challenge in the future

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

- (1) The alternative would be for the policy to remain as per the current policy. This however may leave the Local Authority open to legal challenge as Extra Care Housing would be allocated outside of the Council's adopted policy of Choice Based lettings.

### **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:**

29 April 2009

**Decision Maker:**

Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

29 April 2009

Mark Wall, Head of Democratic Services

**Signed:**



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**Call-In Period**

**5 May 2009**

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 – C

Forward Plan No: N/A

This record relates to Agenda Item 129 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** REVIEW OF LEARNING DISABILITY HOUSING STRATEGY

**AUTHOR:** MARK HENDRIKS

### **THE DECISION**

That the the report and attached progress report “the Learning Disability Housing Strategy, 2007-2010” be noted.

That it be agreed that that future updates will be made as part of the annual review of the Learning Disability Commissioning Strategy.

### **REASON FOR THE DECISION**

- (1) This update shows progress made to date in the life of this strategy.
- (2) The A Place to Live sub-group will report to the Learning Disability Partnership Board and be governed by them.
- (3) Progress on Housing for people with learning disabilities will be included in annual reports to Cabinet of the Learning Disability Commissioning Strategy.

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

- (1) There is an option of continuing to provide annual reviews of the Learning Disability Housing Strategy, alongside annual reviews of the Learning Disability Commissioning Strategy.
- (2) This may represent an unnecessary duplication of information.
- (3) The A Place to Live sub-group, which will take the actions of the Learning Disability Housing Strategy as it's work plan, will be required to report quarterly to the Learning Disability Partnership Board.

**OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

**CONFLICTS OF INTEREST**

**CONFIRMED AS A TRUE RECORD:**

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**Date:**

29 April 2009

**Decision Maker:**

Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

29 April 2009

Mark Wall, Head of Democratic Services

**Signed:**



**SCRUTINY**

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**Call-In Period**

**5 May 2009**

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 – D

Forward Plan No: N/A

This record relates to Agenda Item 130 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD  
**PORTFOLIO AREA:** HOUSING  
**SUBJECT:** UPDATE ON YOUTH HOMELESSNESS STRATEGY  
**AUTHOR:** RACHEL HOWARD

### **THE DECISION**

- (1) That the reported be noted and that the delivery of the final year of the Youth Homelessness Strategy Action Plan be approved.

### **REASON FOR THE DECISION**

- (1) For information only

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

- (1) Not necessary.

### **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:**

**Decision Maker:**

29 April 2009

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



**Proper Officer:**

29 April 2009

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



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**Call-In Period**  
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Results of Call-in *(if applicable)*