

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT CONSULTATIVE COMMITTEE

3.00pm 23 SEPTEMBER 2008

COUNCIL CHAMBER, HOVE TOWN HALL

DECISION LIST

Part One

29. LOCAL DELIVERY VEHICLE

Contact Officer: *Martin Reid*
Ward Affected: *All Wards*

Tel: 29-3321

RESOLVED – (1) That the Housing Management Consultative Committee, consider and commend for approval of the Cabinet meeting to be held on 24 September 2008, the report regarding the establishment of the proposed Local Delivery Vehicle (LDV) and the granting of leases attached as Appendix 1 to the report; and

(2) The HMCC whilst supporting a proposed LDV in principle also wish to make the following recommendations and representations to Cabinet:

- That works should meet a locally set “Brighton” standard as well as decent homes standards set by the government (this to be determined as a result of further detailed consultation with tenants and those representing them in order to identify and determine their specific needs);
- Detailed information regarding the financial implications to be provided as the scheme rolls forward (this to include a detailed analysis of both the potential advantages and disadvantages of opting for charitable status);
- Regular updates to be provided (to HMCC), relative to detailed financial and other information as part of an on – going process in advance of further reports being put before the Cabinet for approval;
- Additional meeting(s) of the HMCC to be scheduled as necessary in order to inform and facilitate this process (as referred to above);
- Details to be provided to the Area Panels as an integral part of the consultation process , their input to be fed into the HMCC meetings;
- Information relative to the properties involved to continue to be reported in the same manner as the first tranche (should that information not be available in the public domain);
- Monitoring of housing supply throughout the process - Area Panels and HMCC to be informed in advance relative to this and all other relevant

details as they emerge in advance of further approvals being sought by Cabinet and Council (the timeframe for this first stage in order to commence the process and to ascertain potential funding sources was accepted); and

- Whilst accepted that employment and training opportunities would arise as part of the procurement process and should be reported as such that this consideration should nonetheless form an integral part of the aims of any “company” set up as the LDV.

30. HOUSING REVENUE ACCOUNT 2007 / 2008 FINAL OUTTURN AND FORECAST OUTTURN FOR 2008 / 2009

Contact Officer: Sue Chapman
Ward Affected: All Wards

Tel: 29-3105

RESOLVED – (1) That the Committee note that the final outturn for the HRA for 2007 / 08 was an underspending of £1.310 million compared to the budgeted position of a small surplus of £ 0.129 million. This represents a variance of 2.99% of the gross revenue budget of £43.463 million. General HRS revenue reserves have increased by £1.439 million to £5.615 million as at 31 March 2008;

(2) That the Committee note that the earmarked revenue reserves for the Estate Development Budget (EDB) are £34,000 as at 31 March 2008; and

(3) that the Committee note that the forecast breakeven position for 2008 / 09 as at Month 4 which includes an additional contribution from HRA reserves to fund additional energy costs.

31. SHELTERED HOUSING FOCUS GROUP UPDATE

Contact Officer: Martin Reid
Ward Affected: All Wards

Tel: 29-3321

RESOLVED – (1) That the Committee notes the progress of the Sheltered Housing Focus Group to date.

(2) The Committee notes the report on the outcomes of the initial scheme based consultation events report (appendix 2);

(3) The Committee notes further consultation events are to be held with sheltered housing schemes and Housing Management officers; and

(4) The Committee notes that officers will arrange visits to the sheltered housing schemes with shared facilities for the Cabinet Member for Housing.

32. CHAIRMANS' WORKING GROUPS (TENANCY AGREEMENT)

Contact Officer: Diane Freeland
Ward Affected: All Wards

Tel: (01273) 293202

RESOLVED – (1) That the Committee note the conclusions of the working group outlined in the presentation and draft tenancy agreement attached at appendix 2; and

(2) That the Committee note the conclusions of the working group which will be taken forward as the basis for wider consultation with stakeholders and tenants on the development and adoption of a revised tenancy agreement for tenants living in council housing and forward to the housing cabinet member for approval.