

**BRIGHTON & HOVE CITY COUNCIL**  
**HOUSING & NEW HOMES COMMITTEE**

**4.00pm 13 MARCH 2019**

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ**

**MINUTES**

**Present:** Councillor Hill (Chair)

**Also in attendance:** Councillor Mears (Opposition Spokesperson), Gibson (Group Spokesperson), Atkinson, Barnett, Cattell, Meadows, Moonan, Page and Wealls

**Other Members present:** Councillors

**PART ONE**

**64 PROCEDURAL BUSINESS**

**64a) Declarations of Substitutes**

64.1 Councillor Page substituted for Councillor Druitt. Councillor ? substituted for Councillor ?

**64b) Declarations of Interests**

64.2 There were none.

**64c) Exclusion of the Press and Public**

64.3 In accordance with section 100A(4) of the Local Government Act 1972, it was considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in section 100I (1) of the said Act.

64.4 **RESOLVED** - That the press and public not be excluded from the meeting during consideration any items on the agenda.

**65 MINUTES OF THE PREVIOUS MEETING**

65.1 **RESOLVED** - That the minutes of the Housing and New Homes Committee meeting held on 16 January 2019 are agreed and signed as a correct record.

**66 CHAIRS COMMUNICATIONS**

66.1 The Chair stated the following:

**PRS Bid**

“We are very happy to report that we have been successful in our funding bid to Government for expanding access to private rented accommodation for homeless people and reducing reliance on Temporary Accommodation.

We will be receiving just over £728k in total to the end of the next financial year (19/20). We are aiming to support 300 households by enhancing the offer we make to private sector landlords and tenants while targeting the crucial areas of single homelessness and the Reduction of Temporary Accommodation.

We have a proven track record in linking with private rented sector landlords to acquire properties & prevent homelessness. However, access to private rented accommodation is becoming harder and we are still a high user of Temporary Accommodation.

Despite this we are maintaining level numbers in Temporary Accommodation against a backdrop of increasing demand and higher national homelessness rates.

However, we need to do more and this grant will help us build upon our strategic work with landlords under Trailblazer.

Landlords and agents need assurance and confidence that we can support tenants and we need sustainable solutions that recognise and build on tenants' skills, create an environment of resilience and planning for future housing needs by linking with volunteer /mentoring schemes and existing statutory sector resources around employability and social inclusion.

We are aiming to prevent or relieve homelessness for 100 households and to either move on or prevent a further 200 going into temporary accommodation.

This will enable a lot of people to be provided with accommodation quickly when they have to leave current accommodation.

We aim to do this by enabling:

- next steps in an offer that incorporates support, crucially, for both tenant and landlord,
- development of community/volunteer based mentoring for sustainment of tenancies and
- an offer of support, sustainment and steps towards increased social inclusion for single homeless and households without children

**Housing Estates Services Hard Surfaces team**

Towards the end of last year Housing Estates Services Hard Surfaces team were formed. They are improving our estates by removing weeds, moss and shrubs on hard areas. This not only

makes them look nicer but makes them safer for residents, as they are less slippery. The feedback from residents has been very positive.

### **Field Officers' work with Housing**

Housing officers are currently reviewing estate inspections before handing this function over to the Field Officers in a new format in spring 2019.

A Project Group is looking at innovative ways in which to deliver neighbourhood improvements, including looking at how this work can link in with Neighbourhood Action Plans.

Residents will be involved through an online survey (currently being tested for rollout in spring) and community meetings to look at the survey outcomes (planned for summer 2019).

Field Officers have recently been supporting Housing by carrying out tasks such as intelligence gathering about anti-social behaviour, both within and outside of office hours (eg site visits on weekends, late at night or early in the morning). The team are also responsible for carrying out initial investigation of noise complaints across all tenures, and have been developing strong relationships with the new police prevention teams (formerly known as neighbourhood policing teams) covering all neighbourhoods in the city including housing areas.

We will be carrying out monitoring on these developments from the start of the new financial year and we anticipate being able to report back to tenants and members on progress from Q1 19/20.

### **Awards for Seniors Housing Schemes**

I am pleased to be able to let you know that we have won a regional award in the Elderly Accommodation Counsel Older People's Awards. Gold for Hazelholt and Bronze for Churchill House. The award is based on resident feedback. Further to this Hazelholt has also been selected as one of 27 schemes in the UK for a national award.

We're particularly pleased given some of the challenges we've seen in the city to be recognised by our residents in these schemes. Scheme manager, Kathy Boyce has done a fantastic job of developing this scheme and community into the vibrant one it is today."

## **67 CALL OVER**

67.1 It was agreed that all items be reserved for discussion.

## **68 PUBLIC INVOLVEMENT**

### **(a) Petitions**

68.1 There were no petitions.

### **(b) Questions**

68.2 Sam Zubaidi asked the following question:

*“Objection Plans for Hollingbury Library Site*

“What consideration has been given to the fact that the home will be built next to a pub, and within 100 metres of a primary school, and what plans are in place to mitigate issues that may arise as a consequence? And can I please have data which shows drug and alcohol related crime statistics in areas that have homeless housing?”

68.3 The Chair replied as follows:

“.”

68.4 Mr Zubaidi asked the following supplementary question as follows:

“.”

68.5 The Chair replied that.

68.6 **RESOLVED-** That the Public Question be noted.

68.7 Max Scott asked the following question:

“The Brighton & Hove City Council Housing Allocations Scheme currently offers 10% of all lets to Council Interest Queue nominations, i.e. households nominated by Family Children & Learning, and Health and Adult and Social care. In 2017/2018 what was the actual percentage allocation to this group of all lets? If this is under 10% of all lets can the remainder immediately be ring-fenced to allow the expansion of the Housing First model in line with MHCLG funding?”

68.8 The Chair replied as follows:

68.9 As a supplementary question Mr Scott asked .”

68.10 The Chair replied as followis:

68.11 **RESOLVED-** That the Public question be noted.

### **(c) Deputations**

There were no deputations.

## **69 ISSUES RAISED BY MEMBERS**

69.1 The Committee considered a letter from Councillor Wares and Councillor G Theobald as set out on the addendum to the agenda. The letter related to the Homeless Move On Scheme – Hollingbury Library Proposals. The letter requested that the recommendations be reduced to paragraph 2.1 only, and that recommendations 2.2,

2.3, 2.4 and 2.5 should not be progressed until the public consultation in 2.1 was completed and the results informed back to Committee.

69.2 Councillor Wares attended the meeting to speak to his letter and .

69.3 The Chair.

69.4 .

69.5 **RESOLVED:**

That the letter be noted.

## 70 HOMELESS MOVE ON - HOLLINGBURY LIBRARY PROPOSALS

70.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which concerning a final viable scheme for the Hollingbury Library site. The report would also be presented to the Policy, Resources & Growth Committee and the Estate Regeneration Members Board. The report was presented by the Assistant Director, Housing accompanied by the Estate Regeneration Manager.

70.2 Councillor Mears proposed the following amendment which was seconded by Councillor Barnett.

To delete recommendations 2.3, 2.4 & 2.5 as shown below in ~~strikethrough~~.

### RECOMMENDATIONS

2.1 That Housing & New Homes Committee approves commencement of resident consultation on proposals to provide a Homeless Move On scheme on the Hollingbury Library site.

2.2 That the Policy, Resources & Growth Committee be recommended to:  
*Approve an indicative budget of £2.750m financed by HRA borrowing and Homes England funding to form part of the HRA capital programme for 2019/20.*

~~2.3 Housing & New Homes Committee approves the procurement by tender for a medium support accommodation service for homeless adults.~~

~~2.4 That Housing & New Homes Committee grants delegated authority to the Executive Director of Health & Adult Social Care (HASC) to undertake the procurement of a medium support service to the value of £150,000 per annum, and to award the contract for Five (5) years.~~

~~2.5 That Housing & New Homes Committee delegates authority to the Executive Director of HASC to extend the contract at the end of the five year term for a further period of up to two years if it is deemed appropriate and subject to available budget.~~

**70.2 RESOLVED:-**

- (1) That Housing & New Homes Committee approves commencement of resident consultation on proposals to provide a Homeless Move On scheme on the Hollingbury Library site.
- (2) That the Policy, Resources & Growth Committee be recommended to:  
Approve an indicative budget of £2.750m financed by HRA borrowing and Homes England funding to form part of the HRA capital programme for 2019/20.
- (3) That Housing & New Homes Committee approves the procurement by tender for a medium support accommodation service for homeless adults.
- (4) That Housing & New Homes Committee grants delegated authority to the Executive Director of Health & Adult Social Care (HASC) to undertake the procurement of a medium support service to the value of £150,000 per annum, and to award the contract for Five (5) years.
- (5) That Housing & New Homes Committee delegates authority to the Executive Director of HASC to extend the contract at the end of the five year term for a further period of up to two years if it is deemed appropriate and subject to available budget.

**71 PRIVATE RENTED SECTOR SELECTIVE LICENSING UPDATE**

71.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which reminded members that proposals to introduce a Selective Licensing Scheme in 12 wards in the city received cross party support from the Housing & New Homes Committee in November 2017. The scheme aimed to improve management and housing conditions across the private rented sector. An application was made to the Secretary of State to confirm a designation for selective licensing on the grounds of poor property conditions and anti-social behaviour. The Secretary of State declined to grant the council's application in relation to anti-social behaviour. Officers still believed the scheme was the best way to improve management and housing conditions across the city's private rented sector. Given the withdrawal of Secretary of State's approval officers proposed to reconsider the extent and scope of any future Selective Licensing Scheme and report back to Committee on proposals at the earliest opportunity. The report was presented by the Housing Strategy and Enabling Manager.

**71.2 RESOLVED:-**

- (1) That the Housing & New Homes Committee note the contents of the report and request a report be brought back to Housing & New Homes Committee detailing future options for selective licensing.

**72 PROCUREMENT OF AN ASSESSMENT SERVICE FOR ROUGH SLEEPERS & HOMELESS ADULTS**

72.1 The Committee considered a report of the Executive Director, Health & Adult Social Care which sought approval for a competitive procurement by tender for an assessment support service for rough sleepers and homeless adults. The report was presented by the Commissioning & Performance Manager, Rough Sleeping & Homeless Support Services.

**72.2 RESOLVED:-**

- (1) That the Housing and New Homes Committee grants delegated authority to the Executive Director of Health & Adult Social Care (HASC) to take all necessary steps to
- (i) procure and award a contract for Five (5) years for the provision of an Assessment Service for homeless adults with a local connection requiring supported accommodation to the value of £360,000 per annum,
  - (ii) to approve an extension to the contract referred to in 2.1(i) for a period or periods of up to two years in total if it is deemed appropriate and subject to available budget.

**73 CONTRACT AWARD FOR THE PROVISION OF A “SAFE SPACE TO STAY” SERVICE FUNDED FROM THE MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT**

73.1 The Committee considered a report of the Executive Director, Health & Adult Social Care which sought authority to direct award of a contract to St Mungos for the provision of a Safe Space to Stay service which will provide accommodation and a rapid assessment service for homeless persons and those at risk of rough sleeping. The funding for the contract was being made available to the Council by the Ministry of Housing Communities and Local Government (“MHCLG”) following a successful bid by the Council for funding to establish a Rapid Rehousing Pathway. Final confirmation of funding was received on 20 February 2019. The report was presented by the Commissioning Manager, Health & Adult Social Care.

73.2 Councillor Gibson proposed the following amendment which was seconded by Councillor Page.

To amend the recommendations as shown in ***bold italics*** below:

***2.2 Grants delegated authority to the Executive Director of HASC to approve an extension to the contract term for a further period or periods of up to two years in total subject to performance and subject to the availability of funding. That the committee receives a report on the initial effectiveness of the safe space to stay***

*service after 9 months of its operation and in the light of this report, considers options for continuation.*

### 73.3 RESOLVED:-

- (1) That the Housing & New Homes Committee: Grants delegated authority to the Executive Director of Health and Adult Social Care to enter into a contract with St Mungos for the provision of an accommodation and rapid assessment service for homeless people at risk of rough sleeping for a period of 13 months; and
- (2) That the committee receives a report on the initial effectiveness of the safe space to stay service after 9 months of its operation and in the light of this report, considers options for continuation.

## 74 HRA BORROWING CAP

74.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which referred to a Housing Supply Update report that was presented to Committee in November 2018, and a notice of motion to full council in December 2018 which was agreed. The current report updated on progress on removing barriers to accelerate delivery of new homes agreed with the approval of recommendations of the Housing Supply Update report considered in November. In response to the Notice of Motion the current report provided information on capacity and resources to expand delivery of housing following lifting of the HRA cap. A letter had been sent to the Secretary of State regarding RTB sales and the council was awaiting a response. In response to point 3 of the Notice of Motion in August 2018 the Government launched a consultation regarding the options for reforming the rules governing the use of RTB receipts. The council responded to this consultation, welcoming both an increased flexibility on the amount of RTB receipts that can be used and also an extension of the deadlines for when existing receipts must be spent. The Government had not yet announced the outcome of this consultation or any changes to the current rules. The report was presented by the Housing Strategy & Enabling Manager and the Lead Regeneration Programme Manager.

### 74.2 RESOLVED:-

- (1) That the committee note the contents of this report.

## 75 UPDATE ON PROCUREMENT OF THE MAIN IT SYSTEM FOR HOUSING

75.1 The Committee considered a report of the Executive Director, Neighbourhoods, Communities & Housing which updated members on progress made on the

procurement of, and project to implement, a new housing management IT System for Housing Services. The report was presented by the Housing Systems Implementation Programme Manager.

**75.2 RESOLVED:-**

- (1) That the Housing & New Homes Committee notes the contents of this report.

**76 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 3 2018/19**

- 76.1 The Committee considered a housing management performance report of the Executive Director, Neighbourhoods, Communities & Housing which covered Quarter 3 of the financial year 2018/19. The report was presented by the Head of Income, Involvement & Improvement.

**76.2 RESOLVED:-**

- (1) That the report and comments of the Committee be noted.

**77 ITEMS REFERRED FOR FULL COUNCIL**

- 77.1 No items were referred to full Council.

The meeting concluded at 6.47pm

Signed

Chair

Dated this

day of