

# BRIGHTON & HOVE CITY COUNCIL

## HOUSING COMMITTEE

4.00pm 18 SEPTEMBER 2019

HOVE TOWN HALL, - COUNCIL CHAMBER

# DECISION LIST

## Part One

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### 7 HOUSING AND NEW HOMES STRATEGIC DELIVERY TARGETS - 2019-2023

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

*Tel:* 01273 293321

- 1) That committee agrees the contents and timings of the work plan.
- 2) That committee agrees to receive a progress report on alternate meetings.
- 3) That the work plan and joint programme be referred to Area Panels for comment.

### 8 HOUSING SUPPLY UPDATE REPORT - 2019-2023

*Contact Officer:* Ododo Dafe  
*Ward Affected:* All Wards

*Tel:* 01273 293201

- 1) That the Housing Committee note the contents of this report.
- 2) That the Housing Committee notes that estimates for new revenue spend on housing supply for 2020/21 will be included in the HRA Revenue and Capital Budget Report for approval in February 2020.
- 3) That Housing Committee recommend to Policy & Resources (P&R) Committee that for 2019/20, any new revenue costs (estimated at £0.100m) arising from the increased support for delivery of housing supply, should be met from HRA general reserves (current balance £6.980m).

## **9 HOME PURCHASE POLICY - PROGRESS UPDATE**

*Contact Officer: Diane Hughes*  
*Ward Affected: All Wards*

*Tel: 01273 293159*

That the Housing Committee:

- 1) Notes the outcomes of the Home Purchase Policy to date.
- 2) Recommends that Policy and Resources Committee agree an additional HRA capital budget of £3.000m for the scheme for 2019/20.
- 3) Recommends to the Constitutional Working Group a review of the financial limits applied to officer scheme of delegations.
- 4) Recommends use of the rent support reserve held within the HRA reserves to enable consideration of reduction of rents under the Home Purchase Policy to achieve social rents or 27.5% living wage rents.

## **10 EVICTIONS FROM TEMPORARY ACCOMMODATION ANNUAL UPDATE**

*Contact Officer: Sylvia Peckham*  
*Ward Affected: All Wards*

*Tel: 01273 293318*

- 1) That the Housing Committee note the findings of the report.

## **11 HOMELESSNESS AND ROUGH SLEEPING STRATEGY DEVELOPMENT AND CONSULTATION**

*Ward Affected: All Wards*

- 1) That the Housing Committee give approval to commence consultation on the Homelessness and Rough Sleeping Strategy 2020-2025.

## **12 NIGHT SHELTER & SUPPORTED ACCOMMODATION FOR ROUGH SLEEPERS**

*Contact Officer: Jenny Knight*

*Tel: 01273 293081*

- 1) That the 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 Two (2) years for the provision of a joint Night shelter Service and supported accommodation service to the value of £450,000 per annum.
  - (ii) The contract is to contain a break provision permitting the council to terminate the contract in whole or in part after one year.

### **13 FREDERICK STREET - SCHEME APPROVAL**

*Contact Officer:* Laura Webster *Tel:* 01273 292705  
*Ward Affected:* St Peter's & North Laine

- 1) That the Housing Committee approves:
  - i. The proposed scheme of four new council homes at Frederick Street, Brighton under the New Homes for Neighbourhoods programme;
  - ii. The rent levels for the 2 bed flats are set at Local Housing Allowance (LHA) rates and the 1 bed flats are set at 37.5% Living Wage rates in line with the New Homes Rent policy.
  
- 2) That the Housing Committee recommend to Policy & Resources Committee to:
  - i. Appropriate the Frederick Street car park site (7-9, Frederick Street, Brighton, BN1 4TA) for planning purposes and delegate authority to the Executive Director for Neighbourhoods, Communities & Housing to appropriate for housing once the development is complete.
  - ii. Approve the appropriation of land at Frederick Street from the General Fund to the Housing Revenue Account for £0.300m, being the best consideration reasonably obtainable.
  - iii. Approve the use of £0.300m of commuted sums held for housing purposes as a contribution to the total scheme costs.

### **14 DISPOSAL BY LEASE OF TWO SITES AT DUNSTER CLOSE, HOLLINGDEAN**

*Contact Officer:* Emma Kumar *Tel:* 01273 293297

- 1) That Housing Committee recommend to Policy & Resources Committee the disposal by lease of two areas of land identified at Dunster Close (Site A and Site B), to Bunker Housing Co-operative for a 125 year period with the freehold retained by the council's Housing Revenue Account (HRA). The granting of the lease for the site is on the basis that best consideration can take the form of an annual ground rent instead of an initial capital payment, and is subject to Bunker obtaining planning consent, securing funding and entering into a nominations agreement with the council.
  
- 2) That the decision at 2.1 be implemented by Housing who will report details and progress to the Housing Supply Members Board.

## **15 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 1 2019/20**

*Contact Officer: Ododo Dafe*

*Tel: 01273 293201*

*Ward Affected: All Wards*

- 1) That the Housing & New Homes Committee notes and comments upon the report.