

HOUSING MANAGEMENT CONSULTATIVE COMMITTEE

Agenda Item 25

Brighton & Hove City
Council

**EXTRACT FROM THE PROCEEDINGS OF CABINET HELD ON 17
SEPTEMBER 2009**

Subject:	Use of General Consents to Lease Properties to Brighton & Hove Seaside Communities Homes		
Date of Meeting:	12 October 2009		
Report of:	Acting Director of Strategy & Governance		
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Wards Affected:	All		

FOR GENERAL RELEASE

CABINET

4.00PM 17 SEPTEMBER 2009

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Mears (Chairman), Brown, Fallon-Khan, Kemble, K Norman, Simson, Smith, G Theobald and Young

Also in attendance: Councillors Mitchell (Leader of the Labour Group), Randall (Convenor of the Green Group) and Watkins (Opposition Spokesperson, Liberal Democrat)

78 USE OF GENERAL CONSENTS TO LEASE PROPERTIES TO BRIGHTON & HOVE SEASIDE COMMUNITY HOMES*

78.1 The Cabinet considered a report of the Director of Adult Social Care & Housing seeking approval for consultation with the Housing Management Consultative Committee (HMCC) and Brighton & Hove Seaside Community Homes (the LDV) on exploring the potential use of an alternative means of achieving consent to lease up to 499 empty Housing Revenue Account (HRA) properties from Brighton & Hove City Council (BHCC) to Brighton & Hove Seaside Community Homes (BHSC) (for copy see minute book).

78.2 The Chairman was pleased to report that a funder for the project had been found since the agenda had been published and that the Director of Adult Social Care & Housing would make information available to all Groups.

78.3 In response to questions from Councillor Mitchell the following comments were made:

- The alternative means of achieving the required consents were being twin-tracked with the original route; the Council was still awaiting response from the Secretary of State and it was important to pursue other options to meet tenant aspirations.
- Funding would be recalculated for financing the new route, but little change was expected.
- The identified funder would support either route and was being kept involved.
- There was sufficient demand from persons with a 'special need' for the alternative route to work, and it was not thought that this would restrict the LDVs activities.
- The Council was currently investigating the possibility of leasing properties to the LDV and then back to the Council through the new route.

78.4 The Head of Law confirmed that as the full Council had already given consent to the application for the disposal of the properties; this was an executive function and therefore did not require approval by the full Council, but further decisions would come back to the Cabinet for consideration.

78.5 Councillor Randall stated that if the proposals were successful there would be many benefits for tenants, but that it was vital that the Council was assured of the legal soundness of the alternative route.

78.6 The Chairman stated that this was the only scheme that would be raising money to be reinvested into the housing stock and restated the importance of consulting tenants throughout the process. She added that the Council was eager for the issue of consents to be resolved.

78.7 **RESOLVED** - That, having considered the information and the reasons set out in the report, the Cabinet accepted the following recommendations:

- (1) That consultation takes place with the Housing Management Consultative Committee and Brighton & Hove Seaside Community Homes on the use of general consent A5.4.1 of the General Housing Consents 2005 to lease to Brighton and Hove Seaside Community Homes the 106 Housing Revenue Account (HRA) dwellings approved for leasing by Full Council on 9 October 2008 and such other Housing Revenue Account dwellings (up to a maximum of 499 in total, including the 106 properties) within a five year period that satisfy the criteria previously agreed by Cabinet and Council.

- (2) That the delegation of power by Cabinet and Council (24 September 2008 & 9 October 2008 respectively) to make decisions on the inclusion of individual properties to the Director of Adult Social Care & Housing, in consultation with the Cabinet Member for Housing, be noted.
- (3) That the powers already delegated be confirmed and, for the avoidance of doubt, the Director of Adult Social Care and Housing, after consultation with the Cabinet Member for Housing, be authorised to take all steps necessary, incidental or conducive, to the achievement and implementation of the proposals in 2.1 above.
- (4) That it be agreed that the issue regarding funding options and any decision associated with that remain delegated to the Cabinet Committee consisting of the Leader, the Cabinet Member for Housing and the Cabinet member for Finance.

