

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 20 JANUARY 2021

VIRTUAL DECISION LIST

Part One

127 HOUSING REVENUE ACCOUNT BUDGET AND CAPITAL INVESTMENT PROGRAMME 2021/22 AND MEDIUM-TERM FINANCIAL STRATEGY

Contact Officer: *Craig Garoghan* Tel: 01273 291262

RESOLVED: That the Housing Committee:

2.1 Approves a rent increase of up to 1.5% in line with government legislation as detailed in paragraph 4.15 of the report.

2.2 Approves the service charges and fees as detailed in Appendix 3 to the report.

2.3 Notes the proposal to set up a capital reserve of £4.010m for use in 2021/22 and beyond as discussed in paragraph 4.13.

2.4 Notes the proposal to use £1.200m of the Direct Revenue Funding to fund Housing First purchases as discussed in paragraph 4.11.

2.5 Notes the proposal to use £0.680m of the Direct Revenue Funding to fund general acquisition purchases as discussed in paragraph 4.12.

2.6 Notes the current HRA forecast outturn for 2020/21 in Appendix 1 to the report of a £0.860m underspend.

2.7 Notes the Medium-Term Financial Strategy and 30-year financial projections shown in Appendix 5 to the report.

2.8 Notes the requirement that further work on identifying resources will have to be considered to meet Carbon neutral aims 2030.

That Housing Committee approves and recommends to Policy & Resources Committee:

2.9 That the updated HRA revenue budget for 2021/22 as shown in Appendix 2 be agreed and recommended to full Council for approval.

2.10 Notes the 3-year programme as set out in Appendix 4 and that the Capital Programme Budget of £38.395m for 2021/22 be agreed and

recommended to full Council for approval.

That Full Council:

2.11 Approves the HRA revenue budget for 2021/22 as shown in Appendix 2.

2.12 Notes the 3-year programme as set out in Appendix 4 and approves the Capital Programme Budget of £38.395m for 2021/22.

128 HOUSING ACTION TOWARDS CARBON NEUTRAL 2030

Contact Officer: Miles Davidson Tel: 01273 293150
Ward Affected: All Wards

RESOVLED: That Housing Committee:

2.1 Notes the content of the report

2.2 Approves the draft Housing Revenue Account Carbon Neutral Strategic Action Plan 2021-2025 in Appendix 1

2.3 Agrees that a detailed costed retrofit plan, that includes revising Energy Performance Certificate targets for Council homes in line with the commitment to net zero carbon emissions by 2030, be brought to Housing Committee in October / November 2021, in time for this to inform the budget setting process for 2022/23.

2.4 Commits to identifying resources from the Housing Revenue Account needed for reduction in carbon emissions from council homes to assist in achieving a carbon neutral city by 2030 and notes that Housing Revenue Account reserves towards this are being built up as part of the budget-setting process, subject to approval by Policy & Resources Committee.

129 UPDATE ON SUSTAINABILITY MEASURES FOR NEW HOMES AND HOUSING SUPPLY SUSTAINABILITY POLICY

Contact Officer: Nicholas Fishlock Tel: 01273 293905
Ward Affected: All Wards

RESOVLED:

2.1 That the Committee notes the progress made to date to reduce carbon emissions and include sustainable measures in its new council housing development programmes.

2.2 That the Committee endorse the draft New Build Housing Sustainability Policy as a means by which the construction of new council homes supports the commitment to achieving a carbon neutral city by 2030.

130 HOUSING COMMITTEE WORKPLAN PROGRESS UPDATE AND HOUSING

PERFORMANCE REPORT - QUARTER 2, 2020/21

Contact Officer: Tom Matthews
Ward Affected: All Wards

Tel: 01273 293234

RESOLVED:

2.1 That Housing Committee notes the report.

131 HOUSING ADAPTATIONS FRAMEWORK RE-LET

Contact Officer: Alex Dickie
Ward Affected: All Wards

Tel: 01273 293293

RESOLVED: That Housing Committee:

2.1 Approves the procurement of a framework agreement for the provision of housing adaptations for a term of three (3) years, with the option to extend that framework agreement for a period of up to one (1) year subject to satisfactory performance.

2.2 Authorise the Interim Executive Director for Neighbourhoods, Communities and Housing:

2.2.1 to carry out the procurement of the framework agreement referred to in 2.1 above including the award and letting of that framework agreement;

2.2.2 to approve the extension to the framework agreement referred to in 2.1 above, if required, dependent on satisfactory performance;

2.2.3 to award any call-off contracts under the framework agreement referred to in 2.1 above should they consider it appropriate at the relevant time.

132 LEASE SURRENDER: WINDLESHAM HOUSE, 123, WINDLESHAM COURT, OLD SHOREHAM ROAD, PORTSLADE

Contact Officer: Ododo Dafe
Ward Affected: South Portslade

Tel: 01273 293201

RESOLVED:

2.1 That Housing Committee agrees the Council accepts the early lease surrender of Windlesham House.

2.2 That Housing Committee agree that the Executive Director Neighbourhoods, Communities & Housing will use their powers under Part 6.3 Part B VII(4A) of the Council's Scheme of Delegations to accept the early surrender of the lease for a consideration detailed in the Part 2 paper accompanying this report, and which is up to the prescribed

£250,000 limit.

**133 NEW HOMES FOR NEIGHBOURHOODS FREDERICK STREET -
PROCUREMENT OF CONTRACTOR**

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

RESOLVED:

2.1 That the Committee agrees to delegate authority to the Executive Director for Housing, Neighbourhoods & Communities and Head of Legal Services to procure and award a contract through an open procurement process.

134 UPDATE ON REPAIRS & MAINTENANCE TO COUNCIL HOUSING STOCK

Contact Officer: Glyn Huelin Tel: 01273 293306
Ward Affected: All Wards

RESOLVED:

2.1 That the Committee notes the update on the Housing Repairs & Maintenance Service.

**135 NEXT STEPS - ROUGH SLEEPING AND ACCOMMODATION DURING
COVID 19 PANDEMIC AND RECOVERY**

Contact Officer: Sylvia Peckham Tel: 01273 293318
Ward Affected: All Wards

RESOLVED:

2.1 That Housing Committee note the progress to date.

2.2 That Housing Committee note the continued role of the Homeless Reduction Board in monitoring progress on meeting the conditions of NSAP funding and next steps.

2.3 That Housing Committee agrees that for the Covid 2 “risk of rough sleeping group” that the Homeless Reduction Board should monitor the maximisation of prevention by all means; identifying resources needed to achieve faster move on; and maximising recovery of Housing Benefit (as outlined in para 7.3).