

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 28 SEPTEMBER 2022

COUNCIL CHAMBER, HOVE TOWN HALL

DECISION LIST

Part One

25 PRIVATE SECTOR HOUSING GRANTS & LOANS POLICY

Contact Officer: Paul Cooper

Ward Affected: All Wards

Resolved:

That Housing Committee:

- 2.1 Approves the revised policy up to 2025, including the recommendations of the Carbon Reduction in Housing report already approved at Housing Committee in November 2021.
- 2.2 Notes a change in grant conditions: *Dispensing with the Means Test* for works up to £5,000. Previously all cases were subject to a Primary Test of Resources (PToR) regardless. This has now been updated to avoid unnecessary PToR taking place and PToR will now only be applied to cases £5,000 or over (or where the proposed works are likely to exceed £5,000).
- 2.3 Notes the allocation of current resources in 2022/23, including a proposal to increase their year budget allocation for Warm, Safe Homes Grant (paras 3.25 - 3.28)

26 PRIVATE SECTOR HOUSING UPDATE

Contact Officer: Paul Cooper

Ward Affected: All Wards

Resolved:

- 2.1 That Committee notes the updates made to the Council's website, providing advice to private renters on what to do if they feel discriminated against, and encouraging landlords to support the Council's commitment to prevent homelessness.

- 2.2 That Committee agrees that the council website is updated, in line with the Labour Group motion passed at Housing Committee on 17 November 2021, to reflect the agreed zero-tolerance policy on rogue landlords, including a link to the national rogue landlord database.
- 2.3 That Committee notes the information made available on minimum standards by the Council when assisting households to access more affordable private rented accommodation as enforceable *Good Landlord Standards* (see Appendix 2).
- 2.4 That Committee agrees the Council explore becoming members of an arms-length ethical lettings agency as a possible alternative to establishing an in-house Ethical Lettings Agency and reports back to this Committee on the potential benefits and costs.
- 2.6 That Committee notes the potential changes to private rented accommodation, should the proposals set out in the New deal for private renters white paper be adopted into future legislation, and agrees the Director for Housing writes to the Government's Housing Secretary, to lobby for the standards set out in the white paper to be enacted as a bare minimum.
- 2.7 That Committee notes the additional monitoring agreed in the Quarterly Housing Performance Report.

27 EVICTIONS FROM SHORT TERM TEMPORARY ACCOMMODATION AND SUPPORTED HOUSING ANNUAL REPORT

Contact Officer: Sylvia Peckham
Ward Affected: All Wards

Resolved:

- 2.1 That Housing Committee notes the performance and evictions reported.
- 2.2 That Housing Committee notes the measures the council is incorporating in future contracts for emergency and temporary accommodation to minimise the risk of evictions, in addition to measures to minimise the risk of unplanned moves from Supported Housing.

28 CARBON REDUCTION IN HOUSING

Contact Officer: Martin Reid
Ward Affected: All Wards

Resolved:

Council homes

- 2.1 Note the progress of the joint work through the 'Retrofit Taskforce' across the Greater Brighton sub-region.

Private Sector Homes

- 2.2 Note the outcome of the assessment of options for the delivery of a Brighton & Hove Warmer Homes Programme and accept the Delivery Model Assessment recommending a Managing Agent led model.
- 2.3 Delegate authority to the Executive Director for Housing Neighbourhoods and Communities to procure and award a contract for a Managing Agent to deliver the Brighton & Hove Warmer Homes Programme.
- 2.4 Delegate authority to the Executive Director for Housing, Neighbourhoods and Communities to further develop the details of the Brighton & Hove Warmer Homes Programme including the eligibility criteria, mix of measures and level of financial support outlined below in paragraphs 3.15 to 3.18.
- 2.5 Note the time-table for the commencement of a Brighton & Hove Warmer Homes Programme outlined in para 3.11.

New Build housing Sustainability Policy

- 2.6 That Committee approves the New Build Housing Sustainability Policy found at Appendix 1 of this report.

29 HOUSING HEALTH & SAFETY UPDATE - LEASEHOLDER FIRE DOORS

Contact Officer: Martin Reid
Ward Affected: All Wards

Resolved:

- 2.1 That the Housing Committee note the progress on the programme of works for the replacement of non-complaint (Manse Masterdors) front entrance doors and frames.
- 2.2 That the Housing Committee approve the recommended approach with regard to charging of leaseholders for replacement of non-compliant front entrance doors and frames.

30 HOUSING COMMITTEE WORKPLAN PROGRESS UPDATE AND HOUSING PERFORMANCE REPORT QUARTER 1 - 2022/23

Contact Officer: Tom Matthews
Ward Affected: All Wards

Resolved:

- 2.1 That Housing Committee note the Housing performance report Quarter 1 - 2022/23 and Housing Committee Work Plan progress update.

- 2.2 That Housing Committee note the additional performance indicators relating to private sector housing included in the Housing Committee Work Plan progress update and Housing performance report, Appendix 1, page 16 of 25.
- 2.3 That Housing Committee approve the re-scheduled and reviewed Housing Committee Work Plan attached in Appendix 2.
- 2.4 That Housing Committee note progress on each area of work set out in the 2019-2023 Housing Programme under Appendix 3.