

20 June 2012

This record relates to Agenda Item 7

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: CONSTITUTIONAL MATTERS

AUTHOR: MARK WALL

THE DECISION

- (1) That the committee's terms of reference, as set out in Appendix A to the report, be noted;
- (2) That the establishment of a Housing Management Consultative Sub-Committee with the terms of reference as detailed in appendix B to the report be approved; and
- (3) That the establishment of an Urgency Sub-Committee consisting of the Chair of the Committee and two other Members (nominated in accordance with the scheme for the allocation of seats for committees), to exercise its powers in relation to matters of urgency, on which it is necessary to make a decision before the next ordinary meeting of the Committee be approved.

REASON FOR THE DECISION

- (1) The recommendations are being put forward in line with the requirements of the constitution.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The council's constitution provides for the appointment of the sub-committees and urgency sub-committees and it is for the Committee to determine this action and it could decide not to make such appointments. However, this would be contrary to the wishes of the council and is not therefore regarded as a viable alternative option.

Proper Officer:

Date: <publish date>

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to:

- (i) any requirement for earlier implementation of the decision or,
- (ii) the decision being called in for review by 5 Members from two or more

Groups represented on the Council.

20 June 2012

This record relates to Agenda Item 9

RECORD OF HOUSING COMMITTEE

POLICY & RESOURCES COMMITTEE DECISION

SUBJECT: APPROPRIATION OF 243 AND 245
PRESTON ROAD BRIGHTON TO THE
HOUSING REVENUE ACCOUNT

AUTHOR: CAROL JENKINS

THE DECISION

- (1) That the Housing Committee recommends:
 - (i) That the Policy and Resources Committee agrees the appropriation of the 19 dwellings comprising 15 flats and four bungalow units and the land at 243 and 245 Preston Road, Brighton to the council's Housing Revenue Account.
 - (ii) That the Policy and Resources Committee notes the earlier Cabinet and Council decisions to lease dwellings at these properties to Brighton & Hove Seaside Community Homes as part of the LDV project in September and October 2008

REASON FOR THE DECISION

- (1) To formalise the long practice of these properties being treated as HRA properties and enable the council to proceed to refurbish units in the properties and lease them by the required deadline for the LDV project and Seaside's business plan.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Previous reports to Cabinet set out the options that had been explored and rejected for funding investment in the council's housing stock in order to bring all council homes up to standard. Leasing of the properties formerly used as temporary council housing is critical to the LDV project and Seaside's business plan. The council bears the risk if Seaside's rental income is reduced because the HRA is unable to supply vacant properties meeting the agreed leasing criteria in line with the financial model. If the properties are appropriated, any potential for backland redevelopment of the site subject to planning would benefit the HRA.
- (2) The alternative option for the properties would be retention by Policy and Resources, with the possibility of selling the site for redevelopment. A provisional valuation based on assumption of the refurbishment of 243 and 245 and the four bungalows for affordable housing obtained from Cluttons (without access to the premises) provides a market value estimate achievable from an open sale with the benefit of existing planning consents in the order of £540,000. The current planning permissions (which expire this autumn) are to

convert the properties from Houses in Multiple Occupation to self contained affordable housing flats. If alternative consent could be obtained even for affordable housing, whereby the number of units could be increased, the value of the site could increase significantly. Further redevelopment of the backland on the site would be subject to planning policy and has not been included in the Cluttons valuation figure. Any capital receipt achieved would go towards supporting the council's priorities and the capital programme.

- (3) In either case the council would retain the potential to achieve more affordable development on the sites subject to planning consent.

Proper Officer:

Date: <publish date>

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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20 June 2012

This record relates to Agenda Item 10

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: ADDITIONAL LICENSING FOR HOUSES
IN MULTIPLE OCCUPATION

AUTHOR: MARTIN REID

THE DECISION

- (1) That the results of the consultation and evidence gathering exercise undertaken in relation to the proposed additional HMO Licensing Scheme as set out in this report and in Appendix 1, be noted.
- (2) That the wards of Hanover and Elm Grove, Moulsecoomb and Bevendean, St Peters and North Laine, Hollingdean & Stanmer and Queen's Park be designated as subject to additional licensing under S56(1) of the Housing Act 2004 in relation to smaller Houses in Multiple Occupation of two or more storeys and three or more occupiers. The designation comes into force from 5 November 2012 and will last for 5 years.
- (3) That the council's revised HMO standards (as set out in Appendix 2) be approved.
- (4) That the fee structure (as set out in sections 3.11-3.14) that will apply to additional HMO Licensing schemes for Houses in Multiple Occupation be approved.

REASON FOR THE DECISION

- (1) These are addressed above and in the relevant appendices.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) These are outlined in section 3.9 (b) – Options Appraisal and in Appendix 1.

Proper Officer:

Date: <publish date>

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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- (v) any requirement for earlier implementation of the decision or,

(vi) the decision being called in for review by 5 Members from two or more Groups represented on the Council.

20 June 2012

This record relates to Agenda Item 11

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: DECENT HOMES & ADAPTATIONS

AUTHOR: GLYN HUELIN

THE DECISION

- (1) That a change be agreed to the Brighton & Hove Standard and the surveying process for Decent Homes whereby adaptations to the kitchen or bathroom carried out for the current tenant do not affect the eligibility of the property to have a replacement kitchen or bathroom installed.
- (2) That it is agreed that the HRA capital budget will fund this change by carrying out any additional installations through the existing kitchens and bathrooms budgets in 2012/13.
- (3) That it is agreed that refurbishment works to those properties that have already been surveyed are phased over the financial years 2013/14 and 2014/15.
- (4) That it is agreed that a review of the Brighton & Hove Standard will be started in 2012/13 for implementation after the planned achievement of decency in December 2013.

REASON FOR THE DECISION

- (1) To address inconsistencies in the implementation of decent homes work for disabled residents who have had adaptations carried out and to set out the strategy for review of the Brighton & Hove Standard.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) None considered

Proper Officer:

Date: <publish date>

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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- (vii) any requirement for earlier implementation of the decision or,
- (viii) the decision being called in for review by 5 Members from two or more Groups represented on the Council.



