

18 June 2014

This record relates to Agenda Item 7

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: HOUSING ADAPTATIONS SERVICE
UPDATE REPORT

AUTHOR: MARTIN REID

THE DECISION

- (1) That the out-turn in 2013/14 and commitments in 2014/15 and beyond be noted.
- (2) That the work already being done in Housing to more proactively manage the demand for adaptations and make the best use of the capital funding in both council and private sector, be noted.
- (3) That it is agreed that an options paper come back to a future Housing Committee meeting to outline potential options to mitigate pressures identified.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Analysis and consideration of a full range of options is proposed.
- (2) Without reviewing alternative funding and delivery options it is likely that the capital provision will be fully spent and committed and we would have to operate a waiting list.

Proper Officer:

Date: 20 June 2014

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.

18 June 2014

This record relates to Agenda Item 8

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: NEW HOMES FOR NEIGHBOURHOODS

AUTHOR: SAM SMITH, JAINE JOLLY

THE DECISION

- (1) That the design of the new homes be noted.
- (2) That the rent model set at 80% market rent capped at LHA rate be approved.
- (3) That the estimated levels of subsidy required from the HRA for the chosen rent model(s) be approved and that authority be delegated to the Executive Director of Environment, Development and Housing and the Executive Director of Finance and Resources to agree reasonable amendments to that subsidy if changes arise.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) The development of the garage sites and Manor Place have been considered as best use of the existing land as a 'do nothing' option would continue to leave the land unused with potential for fly-tipping and anti-social behaviour etc. This would also reduce the council's ability to meet its strategic objectives, specifically the Council's commitment to meet increased housing need in the City.
- (2) A number of procurement options were considered for the garage sites project and soft-market testing exercises undertaken.
- (3) The use of the council's Strategic Partnership for Manor Place speeds up delivery as a separate procurement process is not required. The partnership also brings value for money and other benefits as described in the report.
- (4) Three rent models have been examined resulting in different levels of subsidy from the HRA. Rents at 80% of market rent capped at LHA rate clearly have a significantly lower call on HRA subsidy. This can either reduce the impact on other tenants by providing more resources to the HRA over the business plan period for investment, or alternatively enables more homes to be subsidised when compared with lower rent models, therefore ensuring greater value for money form developments.

Proper Officer:

Date: 20 June 2014

Mark Wall, Head of Democratic Services

Signed:



CALL-IN FOR SCRUTINY

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

18 June 2014

This record relates to Agenda Item 9

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: HOMELESSNESS STRATEGY 2014 - 2019

AUTHOR: JAMES CRANE

THE DECISION

(1) That the Homelessness Strategy 2014-2019 be adopted.

DETAILS OF ANY ALTERNATIVE OPTIONS

(1) Under the terms of the Homelessness Act 2002 it is a legal requirement to formulate and deliver a Homelessness Strategy.

Proper Officer:

Date: 20 June 2014

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:

- (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.

18 June 2014

This record relates to Agenda Item 10

RECORD OF HOUSING COMMITTEE DECISION

SUBJECT: IMPROVING HOUSING SUPPLY - HCA
AFFORDABLE HOUSES PROGRAMME
15-18 UPDATE

AUTHOR: MARTIN REID

THE DECISION

- (1) That the update on our Registered Provider partners' response to the Homes & Communities Agency 15-18 Affordable Homes Programme Prospectus in Brighton & Hove, be noted.

DETAILS OF ANY ALTERNATIVE OPTIONS

- (1) Options for improving housing supply are outlined in the report and will be kept under review as part of current scoping, development and review of the revised City-wide Housing Strategy and Housing Investment Plan.

Proper Officer:

Date: 20 June 2014

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:

- (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.

