

**BRIGHTON & HOVE CITY COUNCIL**  
**HOUSING & NEW HOMES COMMITTEE**

**4.00pm 18 JANUARY 2017**

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE,  
BN3 3BQ**

# **DECISION LIST**

## **Part One**

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### **52 PUBLIC INVOLVEMENT**

#### **ETHRAG Deputation**

- (1) That officers arrange a meeting between ETHRAG and partnerships in the city and report back to the Committee on the findings.

### **54 HOUSING FIRE SAFETY POLICY**

*Contact Officer: Rachel Chasseaud                      Tel: 01273 290753*  
*Ward Affected: All Wards*

- (1) That the Fire Safety Policy attached at appendix 1, be approved.
- (2) That the additional fire safety work that is taking place be noted.

### **55 HOUSING REVENUE ACCOUNT BUDGET AND INVESTMENT PROGRAMME 2017/18 AND MEDIUM TERM FINANCIAL STRATEGY.**

*Contact Officer: Susie Allen                                      Tel: 01273 293105*

- (1) That Housing & New Homes Committee recommend that Policy, Resources & Growth Committee:
- (a) approves and recommends to Council the updated HRA revenue budget for 2017/18 as shown in Appendix 1;
- (b) approves a rent reduction of 1% in line with government legislation as detailed in paragraph 3.7;
- (c) approves service charges and fees as detailed in Appendix 2.

- (d) approves the capital programme expenditure and financing budget of £39.854 million for 2017/18 and notes the 4 year programme as set out in Appendix 3;
  - (e) notes the Medium Term Financial Strategy and 30 year financial projections shown in Appendix 4.
- (2) That the Housing & New Homes Committee:
- (a) Notes that the proposed payments to Government to fund the Housing Association Right to Buy scheme could severely constrain the HRA;
  - (b) Requests that Policy, Resources and Growth Committee review the capital programme, once the extent of the levy is known;
  - (c) Produces a report setting out options for mitigating the high value levy without resort to the sale, and therefore loss, of social housing. This report should explore housing management efficiencies, reductions in the capital expenditure and review the apportionment of expenditure between the HRA and the General Fund to ensure adherence to the Local Government and Housing Act 1989 (schedule 4, para 3-1, p194);
  - (d) Set up a task and finish working group and use the existing consultation process with tenants representatives, (including Area Panels), members of all parties and officers, in order to review transfers between HRA and General Fund, in line with 1989 Local Government Housing Act requirements as in c);

**56 HRA STOCK REVIEW: DELIVERING TEMPORARY ACCOMMODATION - STONEHURST COURT**

*Contact Officer:* Simon Pickles *Tel:* 01273 292083  
*Ward Affected:* Hanover & Elm Grove

- (1) That it be agreed that the core part of the scheme be converted from 20 studio flats into 10 x 2 bedroom family houses, for initial use as good quality Temporary Accommodation for households to whom we have a duty to accommodate, with the potential in the future to use the homes as general needs stock to meet the needs of families waiting on the housing register.
- (2) That it be agreed that the 6 flats which are part of the street frontage on Down Terrace be reclassified as general needs housing, while ensuring the existing tenants (3) continue to receive support from Carelink and mobile sheltered support as necessary.

- (3) That it be noted that a budget of £1.044 million is included in the Housing Revenue Account Budget and Investment Programme 2017/18 and Medium Term Financial Strategy report, also being reported to this Committee.

## **57 HRA STOCK REVIEW: DELIVERING TEMPORARY ACCOMMODATION - OXFORD STREET**

*Contact Officer:* Simon Pickles *Tel:* 01273 292083  
*Ward Affected:* St Peter's & North Laine

- (1) That the range of future options for this HRA owned former operational property at 20-22 Oxford Street set out in sections 3 and 4 of the report be noted.
- (2) That it is agreed to approve the preferred option 5, that the Council refurbishes and converts this property into 12 accessible studios and flats for use as Temporary Accommodation for people to whom the council have a duty to accommodate.
- (3) That it is noted that a capital budget of £1.186 million for option 5 is included in the Housing Revenue Account Budget and Investment Programme 2017/18 and Medium Term Financial Strategy report, also being reported to this committee.

## **58 NEW HOMES FOR NEIGHBOURHOODS - HOUSING CO-OP PILOT**

*Contact Officer:* Carol Jenkins *Tel:* 01273 293832  
*Ward Affected:* All Wards

That Housing & New Homes Committee recommend to Policy, Resources and Growth Committee that:

- (1) The land at Plumpton Road, Brighton BN2 9YL be made available for leasing.
- (2) There be delegated authority to the Executive Directors for Economy, Environment & Culture, Finance and Resources and Neighbourhoods, Communities & Housing (in consultation with each other) to enter into the necessary contracts with Bunker Housing Co-operative Limited to lease the former council housing garage site at Plumpton Road, Brighton BN2 9YL, to secure the building of two new homes for rental by the co-op. The granting of the lease is subject to Bunker obtaining planning consent, funding and entering into a nominations agreement with the council.

## **59 HOUSING ADAPTATIONS FRAMEWORK RE-LET**

*Contact Officer: Alex Dickie*

*Tel: 01273 293293*

*Ward Affected: All Wards*

- (1) That 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, be approved.
- (2) That the Executive Director for Neighbourhoods, Communities and Housing be authorised:
  - (i) to carry out the procurement of the framework agreement referred to in 2.1 above including the award and letting of that framework agreement;
  - (ii) to approve the extension to the framework agreement referred to in 2.1 above, if required, dependent on satisfactory performance.
  - (iii) to award any call-off contracts under the framework agreement referred to in 2.1 above should he/she consider it appropriate at the relevant time.

## **60 STAR TENANT SATISFACTION SURVEY 2016**

*Contact Officer: Ododo Dafe*

*Tel: 01273 293201*

*Ward Affected: All Wards*

- (1) That the contents of the report and the comments of the Committee outlined above, be noted.
- (2) That following the ARP report on the STAR survey, that a further report be issued to the Committee, identifying proposed actions to improve services in response to tenants' feedback, as outlined in the survey.

## **61 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 2 2016/17**

*Contact Officer: Ododo Dafe*

*Tel: 01273 293201*

*Ward Affected: All Wards*

- (1) That the report and the comments of the Committee as outlined above be noted.