

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

4.00pm 14 JUNE 2017

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

DECISION LIST

Part One

6 ISSUES RAISED BY MEMBERS

- 1) That officers prepare a report outlining how the risk of evictions caused by the housing benefit changes and benefit cap will be minimised. The report will take into consideration the following actions:
 - Where it is possible to clearly identify that arrears are solely due to the benefit cap or removal of entitlement, that officers use all means other than evictions and bailiffs to recover rent due;
 - That the Council work with partners to ensure all those affected by benefit changes are, wherever possible, prevented from eviction and homelessness; in particular recognition of the fact that a disproportionate number of LGBT young people find themselves at risk of homelessness, and as such may be adversely impacted by the changes.

7 PRIVATE RENTED SECTOR LICENSING SCHEMES

Contact Officer: Diane Hughes, Martin Reid *Tel:* 01273 293841, *Tel:* 01273 293321
Ward Affected: All Wards

- 1) That consultation for the proposed fee structure for a Selective Licensing Scheme is approved.
- 2) That consultation for the updated fee structure for an Additional HMO Licensing Scheme is approved.
- 3) That the updated fee structure for the National Mandatory Scheme is approved.
- 4) That subject to consultation with landlords, allow for an option of reduced

fees for those landlords who are signed up to a 'good landlord accreditation scheme', with reductions made on the basis that 'good landlord' licenses will be less costly to administer and enforce.

- 5) That the draft Selective Licensing Scheme conditions attached at Appendix 1 be noted for consultation.
- 6) That the draft updated Additional HMO Licensing Scheme conditions attached at Appendix 2 be noted for consultation.

8 NEW HOMES FOR NEIGHBOURHOODS - SCHEME APPROVAL - LYNCHET CLOSE

Contact Officer: Carol Jenkins *Tel:* 01273 293832
Ward Affected: Hollingdean & Stanmer

- (1) That a decision be deferred for consideration at a reconvened meeting of the Housing & New Homes Committee. This reconvened meeting is to be scheduled to take place in time for the decision to be considered by the Policy, Resources and Growth Committee meeting on 13 July 2017.

9 NEW HOMES FOR NEIGHBOURHOODS MODULAR PILOT - Y:CUBE PROPOSAL

Contact Officer: Carol Jenkins *Tel:* 01273 293832
Ward Affected: Moulsecoomb & Bevendean

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

- 1) That the land at Eastergate Road, Brighton as identified in the plan at Appendix 1 be made available for leasing for the development of affordable rented housing.
- 2) That 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 YMCA DownsLink Group to lease the largely cleared council housing garage site at Eastergate Road, Brighton in order to secure the building of modular Y:Cube homes for affordable rent by the YMCA. The granting of the lease is subject to YMCA DownsLink Group obtaining planning consent, funding and entering into a nominations agreement with the council.

10 HOUSING MANAGEMENT IT SYSTEM PROCUREMENT

Contact Officer: Diane Hughes *Tel:* 01273 293841
Ward Affected: All Wards

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

- 1) The Executive Director Neighbourhoods, Communities & Housing is granted delegated authority to:
 - (i) Carry out a procurement of a new housing management IT system for council housing services and;
 - (ii) Award and let a contract with the preferred supplier for a period of 5 years with an option to extend by 2 years.
- 2) A budget of £1.200m for a contract for a new housing management IT system, funded by Housing Revenue Account reserves, is approved.

11 PROCUREMENT OF A NEW CONTRACT TO SERVICE AND INSTALL WARDEN CALL SYSTEMS IN SENIORS HOUSING

Contact Officer: Christopher Barber *Tel:* 01273 293216
Ward Affected: All Wards

- 1) That Housing & New Homes Committee recommends to Policy, Resources & Growth Committee that delegated authority is granted to the Executive Director with responsibility for Neighbourhoods, Communities & Housing, following consultation with the Executive Director of Finance & Resources to:
 - (i) Launch a competitive procurement process to secure a contractor to supply, install, service and repair all equipment needed to provide Warden Call systems in Seniors Housing;
 - (ii) Award a contract with a term of 4 years to the bidder offering the best value in terms of price and quality;
 - (iii) Approve an extension (or extensions) of the contract for up to a further period of 2 years if required and dependant on performance.

12 RESIDENT INVOLVEMENT REVIEW

Contact Officer: Hilary Edgar *Tel:* 01273 293250
Ward Affected: All Wards

- 1) That the recommendations set out in the resident involvement review action plan in Appendix 1 of this report are agreed. These can be considered in two groups:
- 2) Action 1 – a recommendation to continue with, and review the four Area Panels for the remainder of the municipal year, to develop more engaging agendas and to make recommendations at the end of this period to

strengthen the formal resident involvement structure.

- 3) Actions 2 – 34 a body of recommendations covering all aspects of resident involvement work.

13 ANNUAL REPORT 2017

Contact Officer: Ododo Dafe *Tel:* 01273 293201
Ward Affected: All Wards

- 1) That the draft Annual Report 2017 is approved to council tenants and leaseholders (attached as Appendix 1). The report will be sent to all residents with the summer edition of Homing In and will also be available to view on the council's website.

14 HOUSING FIRST

Contact Officer: Sue Forrest *Tel:* 01273 292960
Ward Affected: All Wards

- 1) The Committee note the content of the report which is provided for information only.
- 2) That there be a report back to the Committee in a year's time outlining the effectiveness and progress with the Housing First approach to housing rough sleepers.
- 3) That a further report be undertaken to identify the potential savings across the Council and other public service providers that are achievable from using additional properties for Housing First.
 - That such a report is completed by January 2018, in order that any savings identified can inform the budget process of 2018/19.

15 EXPLORING THE OPTION OF A TEMPORARY ACCOMMODATION BOARD

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

- 1) That the Housing & New Homes Committee note progress and endorse the newly formed action group.

16 EVICTIONS FROM TEMPORARY ACCOMMODATION

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

- 1) That Housing & New Homes Committee note the findings of the report.

- 2) That officers continue to monitor and update the eviction figures, with a follow up report to be produced in a year's time including an analysis of any trends in data.
- 3) That a Temporary Accommodation Action Group is asked to consider concerns from tenants that their involvement with the media has been a contributing factor in eviction, with any findings reported back to Housing and New Homes Committee.

NB The above decisions will be implemented after close of business on XXXXXX unless they are called in.

a) FIELD_TITLE