

**BRIGHTON & HOVE CITY COUNCIL**

**HOUSING & NEW HOMES COMMITTEE**

**4.00pm 15 NOVEMBER 2017**

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

# **DECISION LIST**

## **Part One**

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### **48 YOUTH SERVICE UPDATE AND USE OF HOUSING REVENUE ACCOUNT**

*Contact Officer:* Caroline Parker *Tel:* 01273 293587  
*Ward Affected:* All Wards

- (1) That the report is noted.
- (2) That it is noted that a progress report will be prepared for June 2018.

### **49 PROPOSED ADDITIONAL LICENSING SCHEME FOR HOUSES IN MULTIPLE OCCUPATION**

*Contact Officer:* Diane Hughes, Martin Reid *Tel:* 01273 293159, *Tel:* 01273 293321  
*Ward Affected:* All Wards

That the Housing & New Homes Committee:

- (1) Notes the results of the consultation undertaken in relation to the proposed Additional Licensing Scheme as summarised in this report and detailed in the appendices 1 and 2.
- (2) Designates the 21 wards in the city as subject to additional licensing under S56(1) of the Housing Act 2004 in relation to smaller HMOs of two or more storeys occupied by three or more people, other than those that are HMOs by virtue of Section 257 of the Housing Act 2004. Such designation to take effect from 1 March 2018 and last for five years, and revokes the existing City Centre designation with effect from 1 March 2018.
- (3) Agrees the fee structure for the HMO licensing schemes as set out in

paragraph 3.30. This will apply to the existing Mandatory HMO and City Centre additional licensing schemes from 1 January 2018 and if approved the new scheme from 1 March 2018.

- (4) Agrees the HMO licensing scheme conditions and standards attached at Appendix 3. This will apply to the existing Mandatory HMO and City Centre Additional licensing schemes from 1 January 2018 and if approved the new scheme from 1 March 2018.
- (5) Authorises the Executive Director Neighbourhoods, Communities and Housing to take such steps as are required following the designation and revocation referred to in 2.2 above.
- (6) That officers will explore appropriate concessions on licence fees for participating landlords, should such a good landlord scheme be launched in the city.

## **50 PROPOSED SELECTIVE LICENSING SCHEME FOR PRIVATELY RENTED HOMES**

*Contact Officer: Diane Hughes, Martin Reid                      Tel: 01273 293159, Tel: 01273 293321*

*Ward Affected: Brunswick & Adelaide;  
Central Hove; East Brighton; Hanover & Elm Grove; Hollingdean & Stanmer; Moulsecoomb & Bevendean; Preston Park; Queen's Park; Regency; South Portslade; St Peter's & North Laine; Westbourne*

That the Housing & New Homes Committee:

- (1) Notes the results of the consultation undertaken in relation to the proposed Selective Licensing Scheme as summarised in this report and detailed in the appendices 1 and 2.
- (2) Designates the following wards as subject to selective licensing under section 80 of the Housing Act 2004
  - St Peters & North Laine
  - Regency
  - Moulsecoomb & Bevendean
  - Hollingdean & Stanmer
  - Queens Park
  - Hanover & Elm Grove
  - Brunswick & Adelaide
  - East Brighton

- South Portslade
- Central Hove
- Westbourne
- Preston Park

- (3) Authorises the Executive Director Neighbourhoods, Communities and Housing to submit an application for confirmation of the designation to the Secretary of State.
- (4) Agrees the fee structure for a Selective Licensing Scheme as set out in paragraph 3.36.
- (5) Approve the Selective Licensing Scheme conditions attached at Appendix 3.
- (6) That officers will explore appropriate concessions on licence fees for participating landlords, should such a good landlord scheme be launched in the city.

## **52 STUDENT HOUSING STRATEGY - EVIDENCE AND OPTIONS**

*Contact Officer:* Diane Hughes *Tel:* 01273 293159  
*Ward Affected:* All Wards

That Housing & New Homes Committee:

- (1) Note the evidence, options and consultation process outlined in the report and within the scoping paper at Appendix 1.
- (2) Agrees to go out to consultation on a new Student Housing Strategy.

## **53 MINIMISING THE RISK OF EVICTIONS**

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

- (1) That Housing & New Homes Committee note the contents of this report.
- (2) That Housing & New Homes Committee endorse the actions being taken to support residents and foster a culture of responsibility, thereby minimising the risk of eviction arising from welfare reforms.

## **54 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 2 2017/18**

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

- (1) That the report which was circulated to Area Panels in October and November 2017 be noted along with the comments of the Committee.

## 55 RENT POLICY FOR NEW BUILD COUNCIL HOMES

Contact Officer: Sam Smith, Tracy John      Tel: 01273 291383, Tel: 01273  
292150

Ward Affected: Patcham

- (1) That Housing and New Homes Committee agrees the proposed principles for a rent setting policy for new council homes as set out in paragraph 3.27 of this report, inclusive of amended bullet points 2, 4 & 5 as follows:
- Rents for new build council homes should ~~be set above Target Social Rents to reflect their~~ **take into consideration the high quality, amenities, standards and energy efficiency compared to older homes built in previous decades;**
  - Rental income from new homes should support an ongoing development programme to continue to build much needed new council homes for rent on council owned land. Schemes with fewer site constraints and/or free HRA land **will may** cross subsidise others that prove more costly to develop due to payments for General Fund land and/or greater site constraints and pressures;
  - The amount of HRA subsidy for new homes should be minimised **over the programme as a whole, with subsidy considerations and calculations taking into account the costs and projected income over the whole 60 year period;**
- (2) That Housing and New Homes Committee approves a rent policy for new build homes as set out in paragraph 3.28 of this report as amended below.

### *3.28 Proposed rent policy*

Rents for proposed new schemes of new build council homes will be modelled **as below, with the option of a mix of rents to achieve a spread of affordability on any one scheme to be available:**

- Affordable rents capped at LGA rates
- 37.5% Living Wage Rent
- **27.5% Living Wage Rent and**
- Target social rent levels

For each scheme officers will recommend one of these **three four** as appropriate for that scheme and based on the rent principles above, for housing and new homes committee to agree the rents when it approves the scheme.

**56 NEW HOMES FOR NEIGHBOURHOODS - ROTHERFIELD CRESCENT**

*Contact Officer: Jo Thompson*

*Tel: 01273 291466*

*Ward Affected: Patcham*

A decision on this report was deferred until the Housing & New Homes Committee on 17 January 2018.

NB The above decisions will be implemented after close of business on 22 November 2017 unless they are called in.