

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 15 JANUARY 2020

HOVE TOWN HALL - COUNCIL CHAMBER

DECISION LIST

Part One

45 HOUSING REVENUE ACCOUNT BUDGET AND CAPITAL INVESTMENT PROGRAMME 2020/21 AND MEDIUM-TERM FINANCIAL STRATEGY

Contact Officer: Monica Brooks

Tel: 01273 292279

Ward Affected: All Wards

RECOMMENDATIONS:

The Housing Committee approves:

- 2.1 That a rent increase of up to 2.7% in line with government legislation as detailed in paragraph 4.11 of the report;
- 2.2 That service charges and fees as detailed in Appendix 3 to the report;
- 2.3 That the contribution to Youth Services from the HRA will continue with the addition of inflation at a total cost of £0.255m in 2020/21 was noted;
- 2.4 That the proposal to set up a capital reserve of £2.900m for use in 2021/22 as discussed in paragraph 4.9 of the report was noted;
- 2.5 That the proposal to set up a new Rent Reduction Reserve for £1.010m (see paragraph 4.10 of the report) was noted;
- 2.6 That the current HRA forecast outturn for 2019/20 in Appendix 1 to the report of £0.200m underspend was noted; and
- 2.7 That the Medium-Term Financial Strategy and 30-year financial projections shown in Appendix 5 to the report was noted; and

The Housing Committee approves and recommends to Policy &

Resources Committee:

- 2.8 That the updated HRA Revenue Budget for 2020/21 as shown in Appendix 2 to the report be agreed and recommended to full Council for approval;
- 2.9 That the Capital Programme Budget of £40.120m for 2020/21 be agreed and notes the 3-year programme as set out in Appendix 4 to the report and recommended to full Council for approval; and
- 2.10 That for 2019/20, any new revenue costs (estimated at £0.080m) arising from the increased support for delivery of housing supply, should be met from HRA general reserves.

That Full Council:

- 2.11 Approves the updated HRA Revenue Budget for 2020/21 as shown in Appendix 2 to the report;
- 2.12 Agrees the Capital Programme Budget of £40.120m for 2020/21 and the 3-year programme as set out in Appendix 4 to the report be noted; and
- 2.13 That for 2019/20, any new revenue costs (estimated at £0.080m) arising from the increased support for delivery of housing supply, should be met from HRA general reserves.

46 RENT POLICY FOR NEW COUNCIL HOMES

Contact Officer: Sam Smith

Tel: 01273 291383

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Noted the current Rent Policy.
- 2.2 Noted that a full Equalities Impact Assessment will be undertaken on the implementation of the policy to date.
- 2.3 Approved the options to revise the Rent Policy for additional council homes that maximises the number of council homes replaced at social or living wage rents. The options for the Rent Policy to be kept under review.

47 ELWYN JONES COURT - RENEWABLE HEATING PROPOSAL

Contact Officer: Miles Davidson

Tel: 01273 293150

Ward Affected: Patcham

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Delegated authority to the Executive Director for Housing Neighbourhoods & Communities to take all steps necessary to procure and award a contract for the installation of a ground source heat pump (option 1) with the option of a maintenance contract for a term of five years.

48 DRAFT HOMELESSNESS AND ROUGH SLEEPING STRATEGY

Contact Officer: Justine Harris
Ward Affected: All Wards

Tel: 01273 293772

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Noted the consultation on the Homeless & Rough Sleeper Strategy undertaken to date, our response, and how this has shaped the development of the new draft strategy.
- 2.2 Approves the draft Homelessness and Rough Sleeping Strategy for further consultation.

49 FUTURE REPAIRS AND MAINTENANCE TO COUNCIL HOUSING STOCK

Contact Officer: David Canham
Ward Affected: All Wards

Tel: 01273 293165

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Noted the progress with the programme which is outlined in the body of the report.

50 UPDATE ON PROGRESS AGAINST THE HOUSING COMMITTEE WORK PLAN

Contact Officer: Martin Reid
Ward Affected: All Wards

Tel: 01273 293321

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Noted the progress reported against the Housing Committee Work Plan 2019-23.

- 2.2 Suggests that any further monitoring measures that may be useful to support provision of additional information on progress against the Housing Committee Work Plan and agree that a small group of Committee members work with officers on measures and report format for inclusion in future update reports to Committee.

51 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 2 2019/20

Contact Officer: Ododo Dafe
Ward Affected: All Wards

Tel: 01273 293201

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Notes and commented upon the report.

52 PROCUREMENT OF COUNCIL OWNED SHORT-TERM TEMPORARY ACCOMMODATION – GLADSTONE COURT, HARTINGTON ROAD, BRIGHTON

Contact Officer: Ododo Dafe
Ward Affected: Hanover & Elm Grove

Tel: 01273 293201

RECOMMENDATIONS:

The Housing Committee:

- 2.1 Agrees the purchase of Gladstone Court for the use of emergency and short-term temporary accommodation for a sum to be negotiated up to the maximum set out in the Part 2 report.
- 2.2 Recommends to Policy & Resources Committee that the Council makes an offer of up to the agreed sum detailed in the Part 2 report to acquire Gladstone Court.
- 2.3 Recommends to Policy & Resources Committee that the freehold of the site is appropriated from the General Fund for Part II Housing Act 1985 purposes for a fee of up to £250,000, as estimated by external valuation.