

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

3.00PM – 27 MARCH 2008

COUNCIL CHAMBER HOVE TOWN HALL

MINUTES

Present: Councillor Mears (Chairman); Councillors; Wells (Deputy Chairman), Allen (OS), Meadows, Pidgeon, Randall, Simpson, Simson, Smith, Steedman and Taylor.

PART ONE

ACTION

42. PROCEDURAL BUSINESS

42A Declarations of Substitutes

42.1 Councillors Meadows and Smith declared that they were attending the meeting as Substitute Members for Councillors Marsh and Lainchbury respectively.

42B Declarations of Interest

42.2 There were none.

42C Exclusion of Press and Public

42.3 The Committee considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in Schedule 12A, Part 5A, Section 100A(4) or 100 1 of the Local Government Act 1972 (as amended).

42.4 **RESOLVED** - That the press and public be not excluded from the meeting.

43. MINUTES

- 43.1 **RESOLVED** – That the minutes of the meeting held on 31 January 2008 be approved and signed by the Chairman.

44. CHAIRMAN'S COMMUNICATIONS

- 44.1 Chairman informed the meeting that the Audit Commission had published the results of the 2007 Comprehensive Performance Assessment for unitary authorities. Brighton & Hove City Council scored 3 out of 4 on this assessment. Housing Strategy achieved the highest score possible – 4 out of 4 – the highest rating across the Council. It was also the highest scoring strategic housing service amongst the 12 unitary authorities in the South East.

The Chairman and committee congratulated staff on their achievements.

45. CALLOVER

- 45.1 **RESOLVED:** - That with the exception of the items reserved (and marked with an asterisk), the recommendations and resolutions contained therein be approved and adopted without debate, excepting Notices of Motion, Deputations, Petitions and letters.

46. PUBLIC QUESTIONS

There were none.

47. REPORT OF THE HOUSING MANAGEMENT SUB-COMMITTEE 11 MARCH 2008

- 47.1 The Committee considered the report of the proceedings of the Housing Management Sub-Committee 11 March 2008 (for copy see minute book).

- 47.2 **RESOLVED:** - That the report be noted.

***48. PROCUREMENT STRATEGY FOR THE HOUSING REVENUE ACCOUNT STOCK**

- 48.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Procurement Strategy for the Housing Revenue Account Stock (for copy see minute book).

- 48.2 Councillors Allen, Meadows Simpson and Randall expressed reservations about the ability of the strategy to deliver the projected savings and meet targets.

- 48.3 Chairman noted the concerns raised about the contracts and the challenges that current contracts had engendered. Chairman noted the desire of Tenants to move forward with this project and the need to

deliver on improving the stock and services.

48.4 **RESOLVED** – To recommend that Policy & Resources Committee approve:

- 1) the revised procurement strategy for comprehensive long term partnering agreements for the repair and maintenance of the council's housing stock;
- 2) commencement of the procurement process by issuing the invitation to tender for the comprehensive, 10 year, long term agreements once the preparatory work has been completed.

***49. HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2008/09 AND 2009/10**

49.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Housing Revenue Account Capital Programme 2008/09 and 2009/10 (for copy see minute book)

49.2 Members discussed the use of consultants and specialists and noted that they would only be engaged when strictly necessary.

49.3 **RESOLVED** – To recommend that Policy & Resources Committee:

- 1) approve the HRA capital programme of £16.271 million for 2008/09 and £12.173 million for 2009/10.
- 2) approve the commencement of the tender process for essential structural works to Somerset and Wiltshire high rise blocks.

***50. HOUSING GREEN PAPER**

50.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Housing Green Paper (for copy see minute book).

50.2 Members broadly welcomed the themes developed by the Green Paper, noting in particular Local Delivery Models and proposals regarding Community Land Trusts and sustainable new housing.

50.3 Councillor Allen, seconded by Councillor Taylor proposed that the new Executive Arrangements should allow for a separate and specific scrutiny panel as regards housing, rather than the joint arrangements currently proposed. This was unanimously supported by the committee and became (4) of the resolutions noted below.

50.4 **RESOLVED** – 1) That the range of options and opportunities offered in the Housing Green paper be noted; and that these are to be examined

in detail in order to ascertain whether a sustainable case can be made for further development in order to support strategic housing and other priorities in the City.

2) That it be noted that external financial and legal advice is being sought in order to support officers to undertake detailed analysis of the practicalities of taking forward any Housing Green Paper options or opportunity,

3) That it be noted that the Chairman of Housing is committed to ensuring that a detailed report on this analysis of options be brought forward through the Council decision making process and the case made to enable the further development of any appropriate model.

4) That a separate and specific Scrutiny Panel should be developed rather than the current proposed joint Scrutiny Panel for 'Adult Social Care & Housing'.

***51. HOMELESSNESS STRATEGY**

51.1 The Committee considered the report of the Director of Adult Social Care & Housing Support in relation to the Homelessness Strategy (for copy see minute book).

51.2 Members welcomed the report and congratulated officers on its breadth and detail. Of particular interest to the committee were the proposals regarding ways of tackling 'under-occupation' and delayed discharge from care. The 'deposit guarantee scheme' was also welcomed as a positive policy.

51.3 Chairman requested that a report on the ways in which under-occupation was tackled be prepared for a future meeting of the Housing Management Consultative Committee (or appropriate body).

**Nick
Hibberd**

51.4 **RESOLVED** – That the Homelessness Strategy 2008–13 (as detailed in the appendix to the report) be approved.

***52. TEMPORARY ACCOMMODATION STRATEGY 2008-2013**

52.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to Temporary Accommodation Strategy 2008-2013 (for copy see minute book).

52.2 Members welcomed the report but raised concerns about the limited focus upon 'temporary to settled accommodation' and the potential consequences of broadening the use and age-profile of Sheltered Housing.

52.3 **RESOLVED** – That the Temporary Accommodation Strategy 2008-2013 (as detailed in the appendix of the report) be approved.

***53. SUPPORTING PEOPLE STRATEGY REVIEW**

53.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Supporting People Strategy Review (for copy see minute book).

53.2 Members welcomed the report but were cautious about the impact that some Supporting People initiatives were having in Sheltered Housing. Members urged Officers to consult closely and innovatively with residents to ensure that any proposals were completely understood and appreciated by individuals rather than just representative groups.

53.3 Councillor Taylor raised concerns about the objective within the strategy that proposes to stop funding services which encourage dependency.

53.4 The Director noted that reductions in budget for Supporting People initiatives were challenging; the ways in which support was offered might change but there would not be a reduction in the levels of support offered.

53.5 Councillor Randall noted the success of a 'sympathetic landlords' scheme run in Basingstoke where children coming out of care were offered placements with settled families to experience a positive family life. He suggested that this approach might have benefits locally.

53.4 **RESOLVED** – 1) That the Supporting People Strategy and 3-year commissioning plan attached as Appendices 1 and 2 of the report be approved.

2) That the tendering of the services provided at Glenwood Lodge and the West Pier Hotel specific services, as set out in paragraph 12 of the report be agreed.

***54. HOMELESSNESS STRATEGY – DCLG GRANTS BID 2008/09**

54.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Homelessness Strategy – DCLG Grants Bid 2008/09 (for copy see minute book).

54.2 **RESOLVED** – 1) To establish and extend contracts for 12 months from 1 April 2008 for the services set out in appendix A of the report.

2) To approve the re-letting of three contracts through a tendering process as set out in section 4 of the report; namely:

- a) Rough Sleepers Team
- b) Rough Sleepers Relocation Service
- c) Youth Advice

***55. EXTRACT FROM SUSTAINABILITY COMMISSION**

- 55.1 The Committee considered the report of the Director of Strategy & Governance in relation to the Extract from Sustainability Commission as regards low carbon housing (for copy see minute book).
- 55.2 **RESOLVED** – That the extract be noted and that a report be prepared for a future meeting that considers a) the feasibility of installing low and zero carbon technologies in council-owned housing stock and b) applying to the Carbon Management Fund to cover the cost of such measures.

***56. ARRANGEMENTS FOR THE MOVE TO A NEW CONSTITUTION**

- 56.1 The Committee considered the report of the Director of Strategy & Governance in relation to the Arrangements for the move to a new Constitution (for copy see minute book).
- 56.2 **RESOLVED** – 1) That the requirements of the Local Government and Public Involvement in Health Act 2007 (the Act) requiring Brighton & Hove City Council to move to new constitutional arrangements; be noted.
- 2) That it be noted how the work of the current Committee will be discharged under the proposed new arrangements;
- 3) That the proposal to prepare a book to commemorate the life of this Committee be noted.

The meeting concluded at 6.05pm

Signed

Chairman

Dated this

day of

2008

SUMMARY OF PART TWO ITEMS

58. HOMELESSNESS STRATEGY – DCLG GRANTS BID 2008/09 – [EXEMPT CATEGORY 3]

58.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Homelessness Strategy – DCLG Grants Bid 2008/09 (for copy see minute book).

58.2 **RESOLVED** – 1) To establish and extend contracts for 12 months from 1 April 2008 for the services set out in appendix A & B of the report.

2) To approve the re-letting of three contracts through a tendering process as set out in section 4 of the report; namely:

- d) Rough Sleepers Team
- e) Rough Sleepers Relocation Service
- f) Youth Advice

59. SUPPORTING PEOPLE STRATEGY REVIEW – [EXEMPT CATEGORY 3]

59.1 The Committee considered the report of the Director of Adult Social Care & Housing in relation to the Supporting People Strategy Review (for copy see minute book).

59.2 **RESOLVED** – 1) That the Supporting People Strategy and 3-year commissioning plan attached as Appendices 1 and 2 of the report be approved.

2) That the tendering of the services provided at Glenwood Lodge and the West Pier Hotel specific services, as set out in paragraph 12 of the report be agreed.

The meeting concluded at 6.05pm

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Chairman

Dated this day of

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