

ADULT SOCIAL CARE AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE

Agenda Item 36

Brighton & Hove City Council

Subject:	Housing Green Paper update		
Date of Meeting:	6 November 2008		
Report of:	The Director of Adult Social Care and Housing		
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Wards Affected:	All	All	

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of this paper is to update Adult Social Care and Housing Overview and Scrutiny Committee on the creation of a housing Local Delivery Vehicle (LDV) to obtain best value for money from Housing Revenue Account (HRA) assets requiring reinvestment and not occupied by Secure Tenants, without freehold transfer.
- 1.2 Following support from Housing Management Consultative Committee, Cabinet approved at its meeting on 24 September 2008 the setting up of an LDV to deliver key strategic housing and corporate priorities and generate funding for improving council tenants' homes.
- 1.3 Full Council on 9 October 2008 authorised the making of an application to the Secretary of State for consent to lease to the LDV up to a maximum of 499 Housing Revenue Account dwellings, including the 106 HRA properties currently used as temporary accommodation.
- 1.4 The Council is now planning implementation of the proposals, including: recruiting a board of management; setting up and registering the company; finalising 30 year business plan and obtaining funding; producing agreements between the council and the LDV.

2. RECOMMENDATIONS:

- 2.1 That members of Adult Social Care and Housing Overview and Scrutiny Committee note the contents of this update report.

3. BACKGROUND INFORMATION

- 3.1 Following review of Housing Green Paper options, proposals to establish a housing Local Delivery Vehicle have been developed and refined and agreed by Housing Management Consultative Committee, Cabinet and Council.

- 3.2 The purpose of the LDV is:

- To bring in additional investment to improve council homes, to assist in meeting Decent Homes Standard and tenant aspirations for improvement of the council housing stock
- To meet strategic housing and corporate priorities. In particular, to provide accommodation for people with particular needs to whom the council owes a housing duty
- To refurbish the leased stock.

- 3.3 The proposal complies with the following parameters, set in light of council tenants' overwhelming rejection in 2007 of the proposal for large scale voluntary transfer of the council's housing stock:

- No RSL involvement
- No freehold transfer
- No transfer of tenanted properties
- Maximum transfer of 499 properties within a period of 5 years.

- 3.4 Planning for implementation of proposals is now being undertaken, including:

- Recruiting a board of management
- Setting up and registering the company
- Finalising 30 year business plan and obtaining funding
- Producing agreements between the Council and the LDV.

- 3.5 The Board of management will consist:

- 4 council tenants or leaseholders selected by Area Panels
- 4 council board members
- 4 independent board members appointed by tenant and council board members.

- 3.6 The LDV proposal and the investment it would raise for the HRA would help the Council meet numerous priorities, objectives and targets, including those in the Corporate Plan 2008-2011, Sustainable Community Strategy,

Local Area Agreement, Socially Excluded Adults Public Services Agreement and Housing Strategy.

4. CONSULTATION

4.1 Throughout the review of Housing Green paper options and development of the LDV proposal the Council has been committed to ensuring that tenants are fully consulted on the process and developments at each stage and their queries answered. Further information will continue to be provided to Housing Management Consultative Committee, Area Panels and tenants as the proposal are implemented.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

5.1 There are no financial implications directly related to this update report. Financial implications of the Local Delivery Vehicle proposals are outlined in detail in the reports considered by Housing Management Consultative Committee, Cabinet and Council.

Legal Implications:

5.2 There are no legal implications directly related to this update report. The legal implications of the Local Delivery Vehicle proposals are outlined in detail in the reports considered by Housing Management Consultative Committee, Cabinet and Council.

Equalities Implications:

5.3 There are no equalities implications directly related to this update report. Development of LDV proposals will be undertaken with regard to equalities issues.

Sustainability Implications:

5.4 There are no sustainability implications directly related to this update report.

Crime & Disorder Implications:

5.5 There are no implications for crime and disorder

Risk and Opportunity Management Implications:

5.6 There are no implications arising directly from this update report. Key risks and risk mitigation are outlined in detail in the reports considered by Housing Management Consultative Committee, Cabinet and Council.

Corporate / Citywide Implications:

5.7 There are no implications arising directly from this update report. The proposals to set up an LDV supports Council and Local Area Agreement priorities.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Documents in Members' Rooms:

None

Background Documents:

1. Local Delivery Vehicle reports to Housing Management Consultative Committee on 23 September, Cabinet on 24 September and Council on 9 October.