

# **HOUSING COMMITTEE ADDENDUM Amendments**

**4.00PM, WEDNESDAY, 18 JANUARY 2023**

**COUNCIL CHAMBER**

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

# ADDENDUM

ITEM		Page No.
56	OPERATIONAL REVIEW OF ALLOCATIONS PLAN & REQUEST TO REVIEW THE ALLOCATIONS POLICY.	3 - 4
59	PRIVATE SECTOR HOUSING UPDATE	5 - 6
60	HOUSING REVENUE ACCOUNT BUDGET & CAPITAL INVESTMENT PROGRAMME 2023/24 AND MEDIUM-TERM FINANCIAL STRATEGY	7 - 10

# Brighton & Hove City Council

## Housing Committee

## Agenda Item 56

Date of meeting 18<sup>th</sup> January 2023

### LABOUR GROUP AMENDMENT

#### Operational Review of Allocations Plan & Review of the Allocations Policy

That the relevant changes are made to the recommendations as shown below in strikethrough and ***bold italics***:

#### Recommendations:

That Housing Committee:

- 2.1 Note the letting outcomes for the financial years 2020/21 and 2021/22 and the first six months of the current financial year 2022.
- 2.2 Agrees ***that officers must bring a further report to the next Housing Committee before a new Allocations Plan is approved***, which addresses the ***potential disproportionate impact on disabled residents in the 'Homeseekers' and 'Transfers' categories and provides further detailed assessment in the Equalities Impact Assessment on the impact of the proposed Options on those with disabilities***. ~~as set out at 4.6 below, to be effective from 1 April 2023.~~
- 2.3 Agree to commence consultation on reviewing the Allocations Policy, noting the broad timelines that would apply.

Proposed by: **Cllr Grimshaw**

Seconded by: **Cllr Williams**

#### Recommendations as amended:

That Housing Committee:

- 2.1 Note the letting outcomes for the financial years 2020/21 and 2021/22 and the first six months of the current financial year 2022.
- 2.2 Agrees that officers must bring a further report to the next Housing Committee before a new Allocations Plan is approved, which addresses the potential disproportionate impact on disabled residents in the 'Homeseekers' and 'Transfers' categories and provides further detailed assessment in the Equalities Impact Assessment on the impact of the proposed Options on those with disabilities. ~~as set out at 4.6 below, to be effective from 1 April 2023.~~
- 2.3 Agree to commence consultation on reviewing the Allocations Policy, noting the broad timelines that would apply.



# Brighton & Hove City Council

## Housing Committee

## Agenda Item 59

Date of meeting: 18<sup>th</sup> January 2023

### JOINT LABOUR & GREEN GROUP AMENDMENT

#### Private Sector Housing Update

That the relevant changes are made to the recommendations as shown below in strikethrough and ***bold italics***:

#### Recommendations:

That Housing Committee:

- 2.1 Agree that development of an in-house Ethical Lettings Agency will not be pursued at this time, ***though Committee may consider it in the future.***
- 2.2 Note the progress on the Selective Licensing Feasibility Study and the proposal to arrange a Housing Committee Member Workshop (early February 2023) on options to progress.
- 2.3 Note that evidence suggests a new Additional HMO Licensing Scheme is potentially viable, and if so that required consultation on this should be linked to any consultation agreed to progress selective licensing.
- 2.4 Agree a review of the current Private Sector Enforcement Policy is undertaken and that in the interim where appropriate proactive use of improvement notices is exercised against landlords and letting agents as referred to in 4.3.4. ***This review will, among other things, reflect the motion passed at Full Council in December 2022, requesting officers to bring a report to Housing Committee:***
  - a) ***Reviewing the Council's private sector housing enforcement policy to reduce tenants' risk of 'revenge evictions' by serving 'improvement notices' and 'emergency remedial action notices' at the soonest opportunity***
  - b) ***Outlining plans to display on the council website steps private renters can take regarding repairs requests and revenge eviction notices***
- 2.5 Note the options and restrictions relating to a 'Rogue Landlord database'. To approve further investigation of the establishment a 'Rogue Landlord database' in Brighton & Hove and report back to Housing Committee in March 2023 ***and will continue to work towards a zero-tolerance approach to rogue landlords as agreed by this committee.***

- 2.6 Note activity during 2022/23 (to 30 November 2022) in relation to private sector housing enforcement.

**Proposed by: Cllr Williams**

**Seconded by: Cllr Osborne**

**Recommendations as amended:**

That Housing Committee:

- 2.1 Agree that development of an in-house Ethical Lettings Agency will not be pursued at this time, though Committee may consider it in the future.
- 2.2 Note the progress on the Selective Licensing Feasibility Study and the proposal to arrange a Housing Committee Member Workshop (early February 2023) on options to progress.
- 2.3 Note that evidence suggests a new Additional HMO Licensing Scheme is potentially viable, and if so that required consultation on this should be linked to any consultation agreed to progress selective licensing.
- 2.4 Agree a review of the current Private Sector Enforcement Policy is undertaken and that in the interim where appropriate proactive use of improvement notices is exercised against landlords and letting agents as referred to in 4.3.4. This review will, among other things, reflect the motion passed at Full Council in December 2022, requesting officers to bring a report to Housing Committee:
- a) Reviewing the Council's private sector housing enforcement policy to reduce tenants' risk of 'revenge evictions' by serving 'improvement notices' and 'emergency remedial action notices' at the soonest opportunity
  - b) Outlining plans to display on the council website steps private renters can take regarding repairs requests and revenge eviction notices
- 2.5 Note the options and restrictions relating to a 'Rogue Landlord database'. To approve further investigation of the establishment a 'Rogue Landlord database' in Brighton & Hove and report back to Housing Committee in March 2023 and will continue to work towards a zero-tolerance approach to rogue landlords as agreed by this committee.
- 2.6 Note activity during 2022/23 (to 30 November 2022) in relation to private sector housing enforcement.

# Brighton & Hove City Council

## Housing Committee

## Agenda Item 60

**Subject:** Housing Revenue Account Budget & Capital Investment Programme 2023/24 and Medium-Term Financial Strategy

**Date of meeting:** 18 January 2023 Housing Committee  
9 February 2023 Policy & Resources Committee  
23 February 2023 Budget Council

**Report of:** Chief Finance Officer Executive Director for Housing, Neighbourhoods & Communities

**Contact Officer:** Craig Garoghan  
Martin Reid

### Joint Labour / Green Amendment to item 60

- 1) Explore increasing commercial rents in HRA properties by 3% (with discretion to waive increases where social value may be at risk) raising up to 17K to add to the working balance
- 2) Cap 27.5% and 37.5% Living wage rent increases\* at the amount equivalents of 7% on social rents for comparable property types (average proposed 7% social rent increase being £6.28 per week)

This will reduce the estimated revenue reducing the working balance by an estimated 56 K.

\*as policy all HRA affordable rents are capped at LHA and so will not increase above that level

- 3) Increase the home purchases in the Capital programme by adding 15 purchases for TA use

The estimated total spend in 23/24 will be £3.75m more and will be provided by reducing the home purchase budget for 24/25 by £1m, for 25/26 by £1.1m and for 26/27 by 1.65m and bringing these expenditures forwards in the programme making them available to spend in 23/24.

Rec 2.6 and rec 2.8 to be changed to read “**Approve a capital programme of £57.791m**” and add “**as amended**” after capital programme.

It is estimated that each council owned TA home can save around 3K a year\*\* from the general fund revenue costs.

2K of this saving should be set aside for storage facilities and ringfenced for care leavers in emergency and temporary accommodation.

The remaining saving should be ring fenced to support initially to support any additional costs needed to introduce landlord licensing schemes.

Note that whilst the amendment provides for 15 additional TA units through the home purchase budget that this should not be limited to 15 extra should the opportunities arise to achieve more.

- 4) Reduce the proposed increase in electricity service charge in appendix 2 from 22% to 15.5% a year until recovery of costs is achieved (estimated over 4 years- based on cost inflation estimates) This will temporarily lower the end of year working balance and the balance will be replenished in later years The recovery pf cost schedule being subject to revision if estimated of energy cost inflation on which the budget is based change significantly.
- 5) Reduce the proposed increase in gas service charge in appendix 2 from 22% to 16.7% a year until recovery of costs is achieved (estimated over 4 years- based on cost inflation estimates) This will temporarily lower the end of year working balance and the balance will be replenished in later years. The recovery pf cost schedule being subject to revision if estimated of energy cost inflation on which the budget is based change significantly.

In order to accommodate these changes recommendations, the words "as amended" should be added to recommendations 2.1, 2.2, 2.5 and 2.7

Proposed by David Gibson

Seconded by Gill Williams

Amended Recommendations would read as follows:

**That the Housing Committee:**

- 2.1 Approves a rent increase of up to 7% in line with government legislation as detailed in paragraph 4.6 of the report **as amended**.
- 2.2 Approves the service charges and fees as detailed in Appendix 2 to the report **as amended**.
- 2.3 Notes the Medium-Term Financial Strategy and 30-year financial projections shown in Appendix 4 to the report.
- 2.4 Approves the Travellers fees and Charges set out in Appendix 5 to the report.



**That Housing Committee approves and recommends to Policy & Resources Committee:**

- 2.5 That the updated HRA Revenue Budget for 2023/24 as shown in section 4 of the main report and Appendix 1 to the report be agreed and recommended to Full Council for approval **as amended**.
- 2.6 **Approve a capital programme of £57.791m** ~~That the Capital Programme Budget of £54.041m~~ for 2023/24 be agreed and the 5-year programme as set out in Appendix 3 **as amended** to the report be noted, and recommended to Full Council for approval; and

**That Full Council:**

- 2.7 Approves the updated HRA Revenue Budget for 2023/24 as shown in section 4 of the main report and Appendix 1 to the report **as amended**.
- 2.8 **Approve a capital programme of £57.791m** ~~Approves the Capital Programme Budget of £54.041m~~ for 2023/24 and notes the 5-year programme as set out in Appendix 3 **as amended** to the report.

