

# BRIGHTON & HOVE CITY COUNCIL

## HOUSING COMMITTEE

4.00pm 22 SEPTEMBER 2021

# DECISION LIST

### Part One

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#### 40 PRIVATE SECTOR HOUSING UPDATE

Contact Officer: *Sylvia Peckham* Tel: 01273 293318  
Ward Affected: *All Wards*

Resolved:

- 2.1 Housing Committee note the updates on progress against key elements of the Housing Committee Work Plan objectives to improve the quality and management of homes in the private rented sector as set out in this report.
- 2.2 Housing Committee restates its commitment in the joint housing and homelessness programme to work towards introducing selective licensing in the City of Brighton and Hove as soon as possible and to seek resources to support this.
- 2.3 Housing Committee note the expansion of the existing Private Sector Housing enforcement team, as outlined in paragraph 3.1, and that the service will assess the impact of the Private Sector Housing Enforcement Policy and new legislation in this area. 2.4 Housing Committee note that, as outlined in paragraph 5.1, officers will seek to support renters to understand what legal remedies are available to them under the Private Sector Housing Enforcement Strategy, including any provided by new legislation in this area.
- 2.5 Housing Committee request a review of the current national position with regard to selective licensing designations to better understand the current context within which any approvals are being given. Identifying the resources that are required to undertake this work to be considered.
- 2.6 That Housing Committee agrees the re-purposing and expansion of the Direct Lets scheme as an ethical letting agency incorporating Good Landlord standards. Any additional costs arising as a result of these changes will be brought back to committee for approval.
- 2.7 That Housing Committee notes the funding required to explore and scope the feasibility of a broader based ethical letting agency proposal. This will require an estimated budget of £0.100m.
- 2.8 That officers urgently develop options for sustaining tenancies where a tenant with arrears faces eviction and could become homeless.

## **41 LEASEHOLD PAYMENT OPTIONS AND UPDATES**

*Contact Officer: Geoffrey Gage*  
*Ward Affected: All Wards*

*Tel: 01273 293235*

Resolved:

- 2.1 That committee notes the outcome of the consultation with tenants and leaseholders on proposals to make changes to the leaseholder payment options.
- 2.2 That committee note that the full financial, legal and other implications of the points arising from the consultation will need to be considered and recommendations arising from consultation on changes to the leaseholder payment options will be brought to the next meeting of Housing Committee to enable an informed decision.
- 2.3 That committee notes the progress in other areas of leasehold management as detailed in section 5 of this report.

## **42 HOUSING ASSET MANAGEMENT IT SYSTEM REPLACEMENT**

*Contact Officer: Ododo Dafe*  
*Ward Affected: All Wards*

*Tel: 01273 293201*

Resolved:

- 2.1 Housing Committee agree and then recommend to Policy & Resources Committee:
- 2.2 That the Executive Director Housing, Neighbourhoods & Communities is granted delegated authority to:
  - i) Procure a new asset management IT system for the councils' housing service.
  - ii) Award a contract with the preferred supplier for a period of five years, with an option to extend by two years subject to satisfactory supplier performance.
- 2.3 Approval of a £0.515m budget to be added to the Housing Revenue Account (HRA) capital programme for the project's procurement and implementation activity.

## **43 NEXT STEPS - ROUGH SLEEPING AND ACCOMMODATION DURING COVID 19 PANDEMIC AND RECOVERY**

*Contact Officer: Sylvia Peckham*  
*Ward Affected: All Wards*

*Tel: 01273 293318*

Resolved:

**That Housing Committee:**

- 2.1 That Housing Committee note the low number of verified rough sleepers and that the Council will continue to seek to offer accommodation to all verified rough sleepers where this is permissible within the Council's powers to consolidate this achievement.

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

- 2.2 To approve a capital budget of £2.800m to be included in the HRA Capital Investment Programme 2021/22 financed by HRA Borrowing of £2.100m funded by the rental stream and an MHCLG contribution of £0.700m. This is for the purchase of 12 new homes to deliver a Housing Led Support scheme for higher need rough sleepers.
- 2.3 To approve a capital budget of £3.240m be included in the General fund Capital Investment Programme 2021/22 for the acquisition of 30 properties on 10-year leases to deliver Rapid Re-housing for lower need rough sleepers. This will be funded by a contribution from MHCLG of £1.163m and will require borrowing of £2.080m, funded by the rental stream.
- 2.4 To approve the extension of emergency short term hotels from October until March 2022 in light of continuing pressures of those to whom the council owes a statutory accommodation duty under the Homelessness Reduction Act in emergency accommodation.
- 2.5 To agree to use the remaining 2021/22 Contain Management Outbreak Fund (COMF) grant (estimated at £1.615m) to support the continuing pressures caused by the pandemic of those in emergency accommodation to whom the council owes a Housing duty.
- 2.6 To agree to the acquisition of a hotel to deliver in the region of 15 - 20 rooms to enable provision for the SWEP between October 2021 and March 2022.

**44 HOUSING COMMITTEE WORKPLAN PROGRESS UPDATE AND HOUSING PERFORMANCE REPORT QUARTER 1 2021/22**

*Contact Officer: Tom Matthews*  
*Ward Affected: All Wards*

*Tel: 01273 293234*

Resolved:

- 2.1 That Housing Committee notes the report.

**45 TEMPORARY ACCOMMODATION EVICTIONS ANNUAL REPORT**

*Ward Affected: All Wards*

Resolved:

- 2.1 That Housing Committee notes the performance and end of placements by Emergency Accommodation providers reported.
- 2.2 That Housing Committee note that 2020/21 was an exceptional year in terms

of both client placements and the complexity of client need.

- 2.3 That Housing Committee acknowledges the continuing efforts of staff within the service, our commissioned services and contractors to maintain tenancies throughout the Covid 19 period.
- 2.4 That Housing Committee notes that the forthcoming emergency accommodation re-procurement of contracts (unavoidably delayed due to Covid 19), seeks to enhance tenancy support and sustainment of emergency accommodation.