

BRIGHTON & HOVE CITY COUNCIL
HOUSING CABINET MEMBER MEETING
11.00am 14 JANUARY 2010
COUNCIL CHAMBER, HOVE TOWN HALL
MINUTES

Present: Councillor Caulfield (Cabinet Member)

Also in attendance: Councillor Simpson (Opposition Spokesperson)

PART ONE

64. PROCEDURAL BUSINESS

64 (a) Declarations of Interests

64.1 There were none.

64 (b) Exclusion of Press and Public

64.2 In accordance with section 100A of the Local Government Act 1972 (“the Act”), the Cabinet Member considered whether the press and public should be excluded from the meeting during an item of business on the grounds that it was likely, in view of the business to be transacted or the nature of the proceedings, that if members of the press and public were present during that item, there would be disclosure to them of confidential information (as defined in section 100A(3) of the Act) or exempt information (as defined in section 100I(1) of the Act).

64.3 **RESOLVED** - That the press and public be not excluded from the meeting (Item 81 was deferred for consideration to the next meeting).

65. MINUTES OF THE PREVIOUS MEETING

65.1 **RESOLVED** – That the minutes of the Housing Cabinet Member Meeting held on 11 November 2009 be agreed and signed by the Cabinet Member.

66. CABINET MEMBER'S COMMUNICATIONS

HCA (Homes and Communities Agency) bid for Council Housing

- 66.1 The Cabinet Member reported that the bid for new build had been unsuccessful. Eastbourne Borough Council had been the only successful council in the south east.

Anti-Social Behaviour Funding

- 66.2 The Cabinet Member reported that £30,000 had been received for a fraud initiative to tackle unlawful subletting.

Thanks to Officers

- 66.3 The Cabinet Member thanked officers for their efforts to continue the service during the difficult weather conditions. She had received good feedback from residents on the gritting of estates. Officers had also dealt with lifts breaking down before Christmas.

67. ITEMS RESERVED FOR DISCUSSION

- 67.1 **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.

68. PETITIONS

- 68.1 There were none.

69. PUBLIC QUESTIONS

- 69.1 There were none.

70. DEPUTATIONS

- 70.1 There were none.

71. LETTERS FROM COUNCILLORS

- 71.1 There were none.

72. WRITTEN QUESTIONS FROM COUNCILLORS

- 72.1 There were none.

73. NOTICES OF MOTIONS

- 73.1 There were none.

74. MINUTES OF THE HOUSING MANAGEMENT CONSULTATIVE COMMITTEE

74.1 The Cabinet Member considered the minutes of the Housing Management Consultative Committee held on the 7 December 2009 (for copy see minute book).

74.2 **RESOLVED** – That the minutes be noted.

75. TENANCY AGREEMENT REVIEW

75.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing which presented the results of the statutory consultation carried out with all the tenants on the adoption of a revised tenancy agreement for tenants living in council housing. The Cabinet Member was presented with an amended draft of the revised tenancy agreement as a result of comments received during the consultation (for copy see minute book).

75.2 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendations:

(1) That the results of the consultation exercise and the themes arising as detailed in appendix 1, be noted.

(2) That the implementation of the revised tenancy agreement, as attached at appendix 2 be agreed.

76. IMPROVING ACCESS TO HOUSING ADAPTATIONS

76.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that outlined proposals to promote a more preventable approach to managing major adaptations demand through a single point of access in Housing Strategy to enable customers to maximise their independence and quality of life through a range of housing options. The preventable approach and early intervention would be promoted through the development of trained Trusted Assessors within Housing. A more proactive approach to procurement would be promoted by working closely with housing management and Mears to bring more council homes up to Lifetime Homes and wheelchair accessible standard through the best use of mainstream capital budgets.

76.2 Where cases went through Community Care Assessment and the need for an adaptation was identified, a “whole systems approach” to delivery of that major adaptation would be developed as quickly as possible by fully integrating the assessment, recommendation and delivery of all major adaptations (those over £1,000) within the existing Housing Adaptations Team in Housing Strategy Division to ensure better, clearer and quicker delivery. Adult Social Care and the Integrated Community Equipment Service would continue to deliver minor adaptations in the private sector (for copy see minute book).

76.3 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendations:

- (1) That the Council moves towards a preventative approach to managing major adaptations demand proactively rather than as a response to a request for a Community Care Assessment.
- (2) That the council improves and simplifies the assessment and delivery of major adaptations (over £1,000) by focusing all assessment, recommendation and service delivery of major adaptations within the Housing Adaptations Service.
- (3) That capital and staff resources are realigned to this effect (as outlined in 3.11 of the report).

77. WHEN A SOLE TENANT REQUESTS A JOINT TENANCY

77.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that confirmed that Council Allocations policy did not provide for the lawful creation of joint tenancies to existing sole tenants and a new partner. It was reported that maintaining this position would help the Council make best use of existing stock in order to meet housing need, without any significant disadvantage to tenants (for copy see minute book).

77.2 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendation:

- (1) That the current policy position be confirmed and no provision be made for the creation of joint tenancies where one party is already a sole tenant of the council.

78. PROPOSED EXTENSION TO LOCAL LETTINGS PLAN FOR PEOPLE AGED 50 PLUS

78.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that explained that in October 2009, the Cabinet Member for Housing agreed a Local Lettings Plan that restricted lettings of flats that do not meet mobility standards in certain blocks to people aged 50 years or older. The Cabinet Member for Housing asked that consideration be given to extending this Local Lettings Plan to other suitable blocks (for copy see minute book).

78.2 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendation:

- (1) That Clarke Court be designated as an over 50s block. All new lettings, except those of flats meeting the council's mobility standard, would be to people aged 50 years or older.

79. WHEN A TENANT DIES - CUSTOMER CARE, SUCCESSION PEOPLE LEFT IN OCCUPATION

79.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing which explained that the council granted introductory and secure tenancies. This policy confirmed the council's succession policy when a secure or introductory tenant died. The council recognised that this was a sensitive area of tenancy management, and was committed to making consistent, fair decisions and implementing this policy sensitively (for copy see minute book).

79.2 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendations:

- (1) That the policy be confirmed in respect of tenancy succession and action in respect of people left in occupation upon the death of a tenant who does not have succession rights.
- (2) That the customer care work undertaken around bereavement be noted.

80. SUPPORTING PEOPLE PROGRAMME

*80.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing which sought approval of future governance arrangements for the Supporting People programme, and requested that evidence presented on the positive outcomes and benefits of investing in Supporting People Services be noted (for copy see minute book).

80.2 It was confirmed that the commissioning body would report back through the Housing CMM and that there would be consultation with providers, service users and other stakeholders. The Chairman stressed that there would be ongoing consultation to give reassurance that the supporting People Programme was valued.

80.3 **RESOLVED** – Having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendations:

- (1) That the revised terms of reference for the Supporting People Commissioning Body set out in Appendix 1 be approved.
- (2) That the Supporting People Commissioning Body be retained as the decision making body for decisions regarding the Supporting People element of the Area Based Grant.
- (3) That the framework to develop the new Supporting People strategy set out in Appendix 2 be approved.

81. TENDER FOR INDEPENDENT MENTAL CAPACITY ADVOCACY

81.1 The Cabinet Member deferred this item to the next meeting of the Housing Cabinet Member Meeting.

The meeting concluded at 11.15am

Signed

Chair

Dated this

day of