

Decision No: 2. 22 July 2008

Forward Plan No: 2165

This record relates to Agenda Item 27 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER KEY DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: HOUSING GREEN PAPER OPTIONS
STAGE 1 REPORT

AUTHOR: MARTIN REID

THE DECISION

1. To approve to proceed to the proposed development and finalisation phases of Stage 2 of the review and authorise the Director of Adult Social Care and Housing to take all steps necessary to progress the work.
2. To note that any decision to implement the finalised proposals will be made by Cabinet and to note the provisional outline timetable to set up any asset-backed LDV, as outlined in section 3.17 of the report.
3. To approve consultation arrangements with tenant and leaseholder representatives before the Cabinet takes any final decision to establish a Local Development Vehicle, as outlined in section 4 of the report.

REASON FOR THE DECISION

1. To proceed to the next stage of this key project to meet the council's corporate priorities and strategic housing objectives.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. This information is contained within the report and appendix.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD:

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision

Date:

22 July 2008

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 July 2008

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny 'Call-In' provisions.

Call-In Period
23-29 July 2008

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: 3. 22 July 2008

Forward Plan No: 2156

This record relates to Agenda Item 28 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER KEY DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: TENDER FOR A CONTRACT FOR THE PROVISION OF A SECURITY WHEEL CLAMPING SERVICE WITHIN BRIGHTON & HOVE

AUTHOR: DAVID ROOK

THE DECISION

1. That the Housing Cabinet Member approve the tendering for a Security Wheel Clamping Service within Brighton & Hove. This will enable these services to commence on 31 January 2009.
2. That the comments as made by the Housing Management Consultative Committee be noted.

REASON FOR THE DECISION

1. To continue to protect car parking spaces that are let and managed by the HRA on HRA land.
2. To allow other departments to benefit from a clamping service.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. Consideration of an in-house bid:
 - The council does not have an in-house clamping team. This service has always been contracted out to a professional clamping company. Although there has not been full consideration of the legal, practical and financial issues in setting up an in-house unit it is not felt such a team, dealing with council owned car parks, would be the most cost effective way to provide clamping protection where it is required. This is because the clamping contractors are required to provide: a 24-hour service for 365 days of the year; vehicles;

towing facilities; signage; vehicle storage facilities; equipment; insurance; fuel; personnel; management support; training. The overheads are likely to be far higher than the income from this single contract. There is then a requirement to attract an existing company that can add B&HCC sites to its current operation and benefit from economies of scale which would not be available to an in-house team.

- To help illustrate this point the basic costs of leasing a van and providing a 24 hour service using scale 4 operatives are shown below. These costs do not include the various other expenses set out above.

Cost of leasing a van	£2,448
Costs for front line personnel	£131,184*

*This includes the council's responsibilities in terms of National Insurance and pension contributions. It also takes account of enhancements set out in the green book, which confirms:

Time and a third is paid for working between 8.00pm and 6.00am.

Time and half is paid for working weekends and bank holidays

- It is estimated that current contract covering Housing Revenue Account sites will generate an income of £64,000 per year. There is some interest from other departments to introduce clamping and there are opportunities to maximise income. It is not known how many new sites would be included if a corporate clamping scheme were introduced or how much income will be generated. From the illustration above it is evident that the income would need to be more than double for an in-house team to break even. There is then an inherent risk that such a team could be a financial burden to both the HRA and the General Fund, at least in the early years when the scheme is expanding.
- If the proposals contained in this report are agreed the council may wish to revisit an in-house team towards the end of the contract. This would allow the successful contractor to take on the risks of maximising income to the point where an in-house team could take over and enjoy a profit.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None.

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Date:

22 July 2008

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 July 2008

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

23-29 July 2008

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: 4. 22 July 2008

Forward Plan No: 2160

This record relates to Agenda Item 29 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER KEY DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: HOUSING STRATEGY 2008-2013:
HEALTHY HOMES, HEALTHY LIVES,
HEALTHY CITY

AUTHOR: ANDY STANIFORD

THE DECISION

1. That the progress on the development of the city-wide Housing Strategy 2008–2013 and the consultation undertaken to date, be noted.
2. That the engagement of the Housing Management Consultative Committee and tenant representatives in detailed consultation / review of the draft Housing Strategy, Older People's Housing Strategy, BME Housing Strategy and LGBT Housing Strategy, be noted.

REASON FOR THE DECISION

1. None offered.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. None offered.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None.

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22 July 2008

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 July 2008

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period
23-29 July 2008

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: 5. 22 July 2008

Forward Plan No: N/A

This record relates to Agenda Item 30 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: HOUSING MANAGEMENT
PERFORMANCE REPORT

AUTHOR: JOHN AUSTIN-LOCKE

THE DECISION

1. That the report be noted.

REASON FOR THE DECISION

1. Contained within the body of the report.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. Alternative options are integral to the processes of performance improvement discussed in this report.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None.

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Date:

22 July 2008

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

Mark Wall, Head of Democratic Services

Signed:



22 July 2008

SCRUTINY

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Call-In Period
23-29 July 2008

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: 6. 22 July 2008

Forward Plan No: 2186

This record relates to Agenda Item 31 on the agenda for the Decision-Making

RECORD OF CABINET MEMBER KEY DECISION

DECISION-MAKER: COUNCILLOR MARIA CAULFIELD

PORTFOLIO AREA: HOUSING

SUBJECT: EXTERNAL ENVELOPE REPAIRS TO SOMERSET & WILTSHIRE HOUSE 2008

AUTHOR: SIMON THROP

THE DECISION

1. That the Cabinet Member for Housing authorise that the Director of Adult Social Care & Housing be given delegated powers to approve the award of the contract for external envelope repairs to Somerset & Wiltshire House, following financial due diligence and cost comparisons of the tenders offered under mini competition from contractors on the LHC external envelope repairs framework, following consultation with the Cabinet member for housing.

REASON FOR THE DECISION

1. To enable the council to complete as much of the programme of work within this financial year it will need to enter into a contract no later than the end of October 2008. The cabinet preparation timetable does not allow enough time for completion of the analysis, consultation with leaseholders and residents or dealing with issues arising during negotiations or financial diligence, as well as being ready to request approval to award the contract by the deadline date of 15 August for the September cabinet members meeting or for the prior housing management consultative committee on 23 June. (See contract timetable above).

In view of this it is requested that authority to enter into the contract be delegated to the Director of Adult Social Care & Housing in consultation with the Cabinet member.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. None considered.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None.

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Date:

22 July 2008

Decision Maker:

Councillor Maria Caulfield
Cabinet Member for Housing

Signed:



Proper Officer:

22 July 2008

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

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Call-In Period

23-29 July 2008

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*