

**BRIGHTON & HOVE CITY COUNCIL**  
**HOUSING & NEW HOMES COMMITTEE**

**4.00pm 16 JANUARY 2019**

**COUNCIL CHAMBER - COUNCIL CHAMBER, HOVE TOWN HALL,  
NORTON ROAD, HOVE, BN3 3BQ**

# **DECISION LIST**

## **Part One**

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### **99 SUPPORT SERVICE FOR PEOPLE IN TEMPORARY ACCOMMODATION**

*Contact Officer:* Jerry Aldous *Tel:* 01273 296949  
*Ward Affected:* All Wards

That the Housing and New Homes Committee:

- (1) Notes the contents of the report and recommends to Policy, Resource & Growth Committee that £0.250m is added to the council's 2019/20 budget proposals in order to expand the options for providing support for people in emergency and temporary accommodation for one year only.
- (2) Delegates to the Executive Director of Housing the decision to determine the most appropriate option to achieve a support service within the £0.250m budget, if approved.
- (3) That the operation of the support provided to people in emergency and temporary accommodation is reported back to Housing and New Homes Committee with service recommendations for 2020/21 and beyond.

### **100 SUPPORT FOR PEOPLE ACCOMMODATED AT KENDAL CT, NEWHAVEN**

*Contact Officer:* Jerry Aldous *Tel:* 01273 296949  
*Ward Affected:* All Wards

- (1) That the Housing & New Homes Committee note the contents of the report.

### **101 HOMELESS MOVE ON ACCOMMODATION**

*Contact Officer:* Martin Reid *Tel:* 01273 293321

*Ward Affected: Patcham*

### **Housing & New Homes Committee**

- (1) Recommend that Policy, Resources & Growth Committee approve that the land comprising the former Hollingbury Library site is appropriated for planning purposes and that the Executive Director for Neighbourhoods, Communities & Housing be authorised to appropriate the site for housing once the development is complete.
- (2) Recommend that Policy, Resources & Growth Committee approve the transfer of the land & buildings at the former Hollingbury Library site from the General Fund to the Housing Revenue Account for £0.365m, being the best consideration reasonably obtainable.
- (3) Recommend the Policy, Resources & Growth Committee approve that the proceeds are ring-fenced to support the library service in line with the disposal that received consent at Policy Resources and Growth Committee on 9 June 2016.
- (4) Recommend the Policy, Resources & Growth Committee approve a budget of £0.365m financed by HRA borrowing and Homes England Funding to form part of the HRA capital programme for 2018/19.
- (5) Note that a further report on a final viable scheme will come forward to a future committee for approval.

### **102 PROPOSAL FOR ENVIRONMENTAL IMPROVEMENT BUDGET**

*Contact Officer: Ododo Dafe*

*Tel: 01273 293201*

*Ward Affected: All Wards*

- (1) That the Committee agrees that the sum of £0.500m is proposed as part of the HRA Budget and Capital Investment Programme 2019/20 to be approved by Policy, Resources & Growth Committee (PR&G) for improvements to communal areas.
- (2) That the Committee agrees that the budget allocated in paragraph 2.1 is committed for a minimum period of three years, subject to the relevant approval by PR&G.
- (3) That the Committee agrees that the fair geographical distribution of the budget is best considered in the context of needs arising on estates, as is the case with other repairs budgets.

### **103 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 2 2018/19**

*Contact Officer: Ododo Dafe*

*Tel: 01273 293201*

*Ward Affected: All Wards*

(1) That report and comments of the Committee be noted.

#### **104 HOUSING REVENUE ACCOUNT BUDGET AND CAPITAL INVESTMENT PROGRAMME 2019/20 AND MEDIUM TERM FINANCIAL STRATEGY**

Contact Officer: *Monica Brooks*

Tel: 01273 292279

Ward Affected: *All Wards*

##### **(1) That the Housing & New Homes Committee:**

- (a) Recommends that Policy, Resources & Growth Committee approves and recommends to full Council the updated HRA revenue budget for 2019/20 as shown in Appendix 2;
- (b) Recommends that Policy, Resources & Growth Committee approves and recommends to full Council the capital programme budget of £26.964m for 2019/20 and notes the 3 year programme as set out in Appendix 4;
- (c) Recommends that Policy, Resources & Growth Committee approves the procurement of a contract for insurance cover for the council's residential leasehold properties as set out in the report in section 5.
- (d) Recommends that Policy, Resources & Growth Committee approves that the Executive Director of Neighbourhoods, Communities and Housing be given delegated powers to award the contract for insurance cover and the extensions set out in the report in section 5.

##### **(2) That the Housing & New Homes Committee:**

- (a) Approves a rent reduction of 1% in line with government legislation as detailed in paragraph **Error! Reference source not found.**;
- (b) Approves service charges and fees as detailed in Appendix 3;
- (c) Notes the current HRA forecast outturn for 2018/19 in Appendix 1 of £0.500m underspend;
- (d) Notes the Medium Term Financial Strategy and 30 year financial projections shown in Appendix 5;
- (e) Notes the Integrated Service & Financial Plan proposals (savings) in Appendix 6.

#### **105 HOME PURCHASE POLICY OPPORTUNITY - APPROPRIATION OF 84 COOMBE ROAD, BRIGHTON**

Contact Officer: *Diane Hughes, Angela*

Tel: 01273 293159, Tel: 01273

*Dymott, Jonathan Jose*

291450, Tel: 01273 291082

Ward Affected: *Moulsecoomb &*

*Bevendean*

That the Housing & New Homes Committee recommends to Policy, Resources and Growth Committee that it:-

- (1) appropriates 84 Coombe Road, Brighton from existing purposes to Housing Act purposes;

- (2) agrees that the General Fund should receive the value of £290,000 in consideration for the appropriation at recommendation 2.1.1;
- (3) authorises the retention of the net capital receipt to be used for reinvestment by Families Children and Learning to support the integration of disability services by co-locating the teams in Wellington House; and
- (4) notes that the appropriation referred to at 2.1.1 above will take place when the Policy, Resources & Growth Committee makes the decision to appropriate (assuming that the Committee approves the recommendation) and that the funds referred to at 2.1.2 will be transferred following that decision.

#### **106 BRISTOL ESTATE PHASE 2 - FIRST TIER TRIBUNAL DECISION**

*Contact Officer:* Dave Arthur  
*Ward Affected:* All Wards

*Tel:* 01273 293072

- (1) That the committee notes the decision of the First-Tier Tribunal in relation to these works along with the implications for other, similar works of repair undertaken or to be undertaken in the future by the council where service charges for major works of repair may be disputed in a similar way.

#### **107 PRIVATE RENTED SECTOR UPDATE**

*Ward Affected:* All Wards

- (1) That Housing & New Homes Committee members note:
  - Progress with current private rented sector licensing activity previously agreed by Housing & New Homes Committee.
  - Recent legal rulings surrounding licence fees.
  - Progress with the Rent Smart initiative previously endorsed by Housing & New Homes Committee

#### **108 HRA HOUSING CAP: EXTRACT FROM THE PROCEEDINGS OF THE COUNCIL MEETING HELD ON THE 13 DECEMBER 2018**

- (1) That the extract be noted.
- (2) That the letters be sent to the Secretary of State, as set out in resolutions 2 and 3 of the extract from Council on 13 December 2018.
- (3) That a report be submitted to a future meeting of the Housing & New Homes Committee as set out in resolution 1 of the extract from Council on 13 December 2018.