

Item 2 on agenda

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT SUB-COMMITTEE

3PM – 11 MARCH 2008

COUNCIL CHAMBER HOVE TOWN HALL

MINUTES

Present: Councillor Mears (Chairman); Councillor Wells (Deputy Chairman); Councillors; Allen, Caulfield, Fryer, Pidgeon, Randall, Simpson (OS) and Simson.

Tenant
Representatives: Muriel Briault (Leaseholder Action Group), Stewart Gover (North & East), Ron Gurney (West Hove & Portslade), Ted Harman (Brighton East), John Melson (High-Rise Action Group), Ted Kitchen (North & East), Charles Penrose (Sheltered Action Housing Group), Chris Kiff (Central), Beryl Snelling (Central), John Stevens (Tenant Disability Network) and Tina Urquhart (West Hove & Portslade).

PART ONE

ACTION

38. PROCEDURAL BUSINESS

38A Declarations of Substitutes

38.1 There were none.

38B Declarations of Interest

38.2 There were none.

38C Exclusion of Press and Public

38.3 The Committee considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of

confidential or exempt information as defined in Schedule 12A, Part 5A, Section 100A(4) or 100 1 of the Local Government Act 1972 (as amended).

- 38.4 **RESOLVED** - That the press and public be not excluded from the meeting.

39. MINUTES

- 39.1 **RESOLVED** – That the minutes of the meeting held on 15 January 2008 be approved and signed by the Chairman.

40. CHAIRMAN'S COMMUNICATIONS

- 40.1 Chairman introduced and welcomed the newly appointed Director of Adult Social Care and Housing, Joy Hollister. Chairman thanked the Interim Director of Housing for his hard work during the interregnum.
- 40.2 Chairman announced that she had created two new working groups for tenants; the 'Chairman's Sheltered Housing Working Group' and the 'Chairman's Tenancy Agreement Working Group'.
- 40.3 The meeting noted that a total of seven Chairman's Working Groups had or were looking at a number of specific areas of service; 'Allocations', 'adaptations', 'estate services', 'Estate Development Budget' and planning for the tenant conference in April 2008.

The first four of these groups had concluded their initial, short-term, brief and presented at the last Housing Management Sub Committee. These findings were being reported back to Area Panels.

- 40.4 Chairman noted that the 'Tenant Conference' was being organised by a group of Tenant Representatives and would take place on April 7th.

41. CALLOVER

- 41.1 **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, excepting Notices of Motion, Deputations, Petitions and letters.

42. PUBLIC QUESTIONS

- 42.1 There were none.

***43. HOUSING GREEN PAPER**

43.1 The sub-committee considered the report of the Interim Director, Housing and City Support in relation to the Housing Green Paper (for copy see minute book).

43.2 **RESOLVED** – (1) that the range of options and opportunities offered in the Housing Green paper be noted and that these are to be examined in detail in order to ascertain whether a sustainable case can be made for further development in order to support strategic housing and other priorities in the City.

(2) That it be noted that external financial and legal advice is being sought in order to support officers to undertake detailed analysis of the practicalities of taking forward any Housing Green Paper options or opportunities

(3) That it be noted that the Chairman of Housing is committed to ensuring that a detailed report on this analysis of options be brought forward through the Council decision making process and the case made to enable the further development of any appropriate model.

***44. PROCUREMENT STRATEGY FOR THE HOUSING REVENUE ACCOUNT STOCK**

44.1 The sub-committee considered the report of the Interim Director, Housing and City Support in relation to the Procurement Strategy for the Housing Revenue Account Stock (for copy see minute book).

44.2 Stewart Gover welcomed the focus on partnership working, but was concerned about the use of longer-term contracts.

44.3 Tina Urquhart was reassured that Tenants would be involved in monitoring the contracts via the 'Asset Management Panel', but echoed concerns about the length of the contracts.

44.4 Councillors Caulfield welcomed the 'clerk of works' role and the stringent monitoring that this would afford.

44.5 Councillors Simpson and Allen shared concerns about longer term contracts. Councillor Allen was disappointed that the 'consortia' model has been dismissed.

44.6 Councillor Randall felt that the report was aspirational and did not give enough detail on the proposed longer term contracts. He felt that there was scope to involve local businesses and

contractors and to develop training opportunities for young people.

44.7 Muriel Briault noted that Leaseholders would be involved in consultation about the new contracts.

44.8 Councillor Fryer noted that the estimated £156 million reduction in unit repair and planned maintenance costs and consultancy fees had been calculated by a combination of market testing, comparison of current costs and advice from consultants.

44.9 Tenant Representatives accepted the reticence of some Members to move forward with the project, but noted that progress had to be made and that taking the process step by step seemed to be a reasonable way forward.

44.10 Chairman assured Councillor Randall that a programme detailing the proposed progress of the procurement process could be shared with Members prior to the issue being debated at Policy & Resources Committee.

**Helen
Furlong**

44.11 Chairman agreed that a report on damp in council owned homes would be provided to a future meeting.

**Helen
Furlong**

44.12 **RESOLVED** – To recommend to Housing Committee that Policy & Resources Committee:

(1) approve the revised procurement strategy for comprehensive long term partnering agreements for the repair and maintenance of the council's housing stock;

(2) approve commencement of the procurement process by issuing the invitation to tender for the comprehensive, 10 year, long term agreements once the preparatory work has been completed

Tenant Representatives indicated that they supported the recommendations.

***45 HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2008/09 AND 2009/10**

45.1 The sub-committee considered the report of the Interim Director, Housing and City Support in relation to the Housing Revenue Account Capital Programme 2008/09 and 2009/10 (for copy see minute book).

45.2 Members discussed the use of upvc in council owned properties and noted the previous decision of the Housing Management

Sub-Committee that appropriate materials would be used dependent on the building in question.

45.4

RESOLVED - To recommend to Housing Committee that Policy & Resources Committee:

- 1) approve the HRA capital programme of £16.271 million for 2008/09 and £12.173 million for 2009/10.
- 2) approve the commencement of the tender process for essential structural works to Somerset and Wiltshire high rise blocks.

***46. ARRANGEMENTS FOR THE MOVE TO A NEW CONSTITUTION**

- 46.1 The sub-committee considered the report of the Director of Strategy & Governance in relation to the Arrangements for the move to a new Constitution (for copy see minute book).
- 46.2 A diagram showing the structure of the proposed decision making structure was tabled for information.
- 46.3 Councillors Allen and Randall appreciated the efforts that the Chairman had made to ensure that a formal place remained for Tenant Representatives and Members to discuss the business of Housing Management.
- 46.4 Stewart Gover noted that the Tenant Conference would be debating a proposal to bring into being a Citywide Assembly of Tenant Representatives.
- 46.5 **RESOLVED** - That (1) the requirements of the Local Government and Public Involvement in Health Act 2007 (the Act) requiring Brighton & Hove City Council to move to new constitutional arrangements be noted;
- (2) how work of the current Sub-Committee will be discharged under the proposed new arrangements be noted;
- (3) the proposal to prepare a book to commemorate the life of this Sub-Committee, for which Members are asked to participate in a photograph at this meeting be noted.

The meeting concluded at 5.00pm

Signed

Chairman

Dated this

day of

2008

