

Subject:	Proposal for environmental improvement budget - Housing Revenue Account		
Date of Meeting:	14 November 2018		
Report of:	Executive Director Neighbourhoods, Communities & Housing		
Contact Officer:	Name:	Ododo Dafe	Tel: 01273 293201
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Ward(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report proposes that a proportion of the Housing Revenue Account budget is set aside to support early actions to improve public areas of the Council's housing estates. This will enable the Council to respond with greater speed to tenant's satisfaction levels with their neighbourhood as a place to live.
- 1.2 The Estates Development Budget (EDB), set aside for tenant voting, remains separate from this proposal.

2. RECOMMENDATIONS:

- 2.1 That Housing & New Homes Committee agree to receive a full report to the January 2019 committee recommending the sum within the HRA budget to be set aside for enhanced environmental improvements and items on which it will be spent.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Council's housing estates or 'neighbourhood as a place to live' have been reported by tenants responding to the Survey of Tenants and Residents as the main area of the housing service in which satisfaction has reduced. A project is underway to identify work needed on specific estates to address tenant concerns, however the extent of the work is not yet known and has therefore not yet been costed.
- 3.2 The proposed budget will be spent on work that has been identified through the many different ways the Council engages with residents and gathers their feedback. These include:-
 - the two-yearly Survey of Tenants and Residents' satisfaction survey
 - feedback residents have recently given during consultation on the delivery of repairs and maintenance

- the quarterly customer satisfaction survey
 - tenants views fed back through councillors' community representative roles, residents associations, complaints, Field Officers and other council staff.
- 3.3 The budget will have the potential to fund environmental and communal area improvement work that has already been talked of by tenants - including fencing, enhanced grounds maintenance, public way decorations, estate recycling and rubbish storage areas, soft furnishing and common areas of Seniors schemes, gutter clearance programme, car park resurfacing and clothes drying areas.
- 3.4 The residents' Estates Development Panel has been carrying out a review over the summer to make the EDB bidding process simpler for residents. The outcome of this work will be reported to a future committee.

4. ANALYSIS & CONSIDERATION OF ANY OPTIONS

- 4.1 The option of doing nothing has been considered. However there is a range of improvements needed on council estates.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 An example of consultation carried out with residents is the survey of people newly moving into council housing. Results up to July 2018 show that from their list of 16 items for improvement mentioned, among the top five that residents would like to see are waste and recycling, flooring and decorating of shared areas, and fencing. From a list of 10 items residents mentioned for improving their local neighbourhood, among the most frequently cited were car parking and garages, landscaping, play areas, and traffic calming.
- 5.2 Consultation this summer with over 1,000 residents on the new arrangements for the repairs and maintenance service from 2020, showed that many residents are concerned with the condition of estates, as opposed to individual properties, and would like to see the delivery of improved programmes in this area.
- 5.3 Residents will be invited to focus groups and the results will be detailed in the full report for January committee.

6. CONCLUSION

- 6.1 A full report will come to the January 2019 committee.

7. FINANCIAL & OTHER IMPLICATIONS:

7.1 Financial Implications:

There are no significant financial implications arising from this report which is to note.

The full report to January 2019 committee will set out the specific funding requirement.

Finance Officer Consulted: Michael Bentley Date: 31/10/18

7.2 Legal Implications:

There are no significant legal implications arising from this report which is to note.

Lawyer Consulted: Liz Woodley Date: 04/11/18

7.3 Equalities Implications:

None arising directly from this report. Equalities considerations have informed the specification for the new system, to meet equalities requirements for staff and customer users alike.

7.4 Sustainability Implications:

None arising directly from this report.

7.5 Any Other Significant Implications:

None arising directly from this report.

7.6 Public Health Implications:

None arising directly from this report.

7.7 Crime & Disorder Implications:

None arising directly from this report.

7.8 Risk and Opportunity Management Implications:

None arising directly from this report.

7.9 Corporate / Citywide Implications:

None arising directly from this report.

SUPPORTING DOCUMENTATION

Appendices	None
Documents in Members' Rooms	None
Background Documents	None

