

**Housing Scrutiny
 Committee Decisions
 16th January 2019**



Agenda item	Decision
<p>5 Housing Revenue Account Budget Setting Report 2019/20</p>	<p>The Committee endorsed the recommendations as follows:</p> <p>Recommendation (a to v) as per agenda, and additional recommendation I1 as follows:</p> <p>In light of issues surrounding Universal Credit and payment arrangements for housing costs, approvals for eviction will not be progressed for a tenant in rent arrears which relate <u>solely</u> to Universal Credit delays and missed payments which are beyond their control. Any delays that are deemed to be the result of the tenant’s own delay in applying/supplying the correct information will be followed up through the usual processes.</p> <p>Full support will be provided for any tenant in such difficulties, including ensuring that the rent element is paid direct to the Council, through a DWP managed payment arrangement.</p> <p>If there are other breaches of the tenancy agreement (such as ASB) then appropriate action will be taken.</p> <p>The Executive Councillor approved the recommendations</p>

<p>6 Housing – Related Policies Review – Phase</p>	<p>The Committee endorsed the recommendations as follows:</p> <ul style="list-style-type: none"> i. Agreed the suite of revised policies ii. Noted the review dates listed within each policy and to delegate authority to the Head of Housing to determine if individual policies should be brought back for committee approval depending on the degree or significance of any changes made at review points. <p>The Executive Councillor approved the recommendations</p>
<p>7 Review of Tenant and Leaseholder Representative</p>	<p>The Committee endorsed the recommendations as follows:</p> <ul style="list-style-type: none"> I. Agreed the terms of the new TLR Code of Conduct. II. Agreed the allowance proposal detailed as option 1 in this report, to increase the TLR allowance for 2019 to correspond with the Consumer Price Index level set in the preceding September. The new allowance rate would begin from March 2019. III. Agreed from 2019 the TLR allowance should change annually by the Consumer Price Index level set in the preceding September, thus creating an inbuilt review mechanism. The allowance will then be reviewed again in 2022. IV. Noted the approach taken to fill the vacant Tenant Representative position. <p>The Executive Councillor approved the recommendations</p>
<p>8 New Social Housing</p>	

Meadows Centre and Buchan Street

The Committee endorsed the recommendations as follows:

Decision of Executive Councillor for Communities to:

- i. Approve the rationalisation of two community centres into a new community hub in line with the Community Centres Strategy (June 2017), in order to make land available for much needed Council housing; The development process will ensure that a community centre remains open throughout the redevelopment period; and that local residents and centre users are engaged in the detailed design of the new community facility.

Decision of Executive Councillor for Housing to:

- i. Approve the addition of Meadows and Buchan Street sites to the Rolling Programme, to enable detailed design and project work to proceed
- ii. Approve the indicative mix of the proposed scheme, subject to design and planning, to include a mix of Council rented housing, as set out below:

	Meadows	Buchan
1B2P Flat (Housing First)		2
2B4P Flat (Housing First)		1
1B2P Flat	58	6
2B4P Flat	27	5
3B5P House	0	7
Totals	85	21
Community Centre GIA	1583m2	

	Retail space GIA		148m2
<p>iii. Recommend to Council the inclusion of an indicative budget of £26,379,880 in the Housing Capital Programme (to be presented to Council in the HRA BSR).</p> <p>iv. Authorise the Strategic Director, delegation exercised in consultation with the Executive Councillor, Chair and Spokes following future business planning, to seek approval from the Secretary of State for use of HRA resources to fund part of the cost of the Community Centre and commercial unit (on the basis that this would aid the release of land for much needed housing in line with national government policy), subject to this being viable within a revised HRA business plan, and to vary the contributions recommended from the Housing Revenue Account and the General Fund in the light of the decision.</p> <p>v. Authorise delegated authority to the Strategic Director, delegation exercised in consultation with the Executive Councillor, Chair and Spokes following future business planning, in consultation with the Executive Councillor to: approve variations to the schemes including the number of units and tenure mix of property types required to obtain planning approval and sizes outlined in this report.</p> <p>vi. Approve that the site is offered to CIP to progress in accordance with the CIP process which was approved at Strategy & Resources Committee on 9th October 2017 subject to a value for money assessment to be carried out on behalf of the Council prior to entering into the Agreement for Lease set out in that process.</p> <p>The Executive Councillor approved the</p>			

	recommendations
<p>9</p> <p>New Social Housing Clerk Maxwell Road</p>	<p>The Committee endorsed the recommendations as follows:</p> <ol style="list-style-type: none"> I. Noted the indicative mix of the proposed scheme to include 10 no.one bedroom flats and 4 no. two bedroom flats to meet minimum Council space standards requirements (NDSS) and provision of through floor lifts. II. Approved the scheme is brought forward with an indicative capital budget for the scheme of £2,837,760 to cover all of the purchase and construction costs, legal and professional fees and associated other fees to deliver a scheme that meets an identified housing need in Cambridge City. III. Noted that the scheme is indicative and authorise the Strategic Director in consultation with the Executive Councillor to approve variations to the scheme including the number of units and mix of property types and sizes outlined in this report. IV. Approved that the site is progressed subject to agreement of terms and a value for money assessment to be carried out on behalf of the Council prior to entering into a build contract with Hill. <p>The Executive Councillor approved the recommendations</p>
<p>10</p> <p>New Social Housing Colville Road 2</p>	<p>The Committee endorsed the recommendations as follows:</p> <ol style="list-style-type: none"> I. Approved the scheme is brought forward with an indicative capital budget for the scheme of £13,781,590 to cover all of the site assembly, construction costs, professional fees and associated other fees to deliver a scheme that meets an identified

	<p>housing need in Cambridge City.</p> <ol style="list-style-type: none"> II. Authorised the Strategic Director in consultation with the Executive Councillor for housing to approve variations to the scheme including the number of units and mix of property types and sizes outlined in this report. III. Approved that the site is offered to CIP to progress in accordance with the CIP process which was approved at Strategy & Resources Committee on 9th October 2017 subject to a value for money assessment to be carried out on behalf of the Council prior to entering into the Agreement for Lease set out in that process. IV. Delegated authority to the Strategic Director to commence Compulsory Purchase Order (CPO) proceedings on Leasehold properties to be demolished to enable the development should these be required. V. Delegated authority to the Strategic Director to serve initial Demolition Notices under the Housing Act 1985. <p>The Executive Councillor approved the recommendations</p>
<p>11</p> <p>Update on the Programme to Build New Council homes Through the Combined Authority</p>	<p>The Committee endorsed the recommendations as follows:</p> <ol style="list-style-type: none"> I. Noted the overall progress on the Combined Authority programme to deliver 500 Council rented homes. II. Noted the overall Cambridge Investment Partnership programme. III. Approved (subject to specific project approvals) the addition of the Meadows Centre & Buchan Street site to the Affordable Housing Programme. IV. Noted the updated reporting arrangements with the Combined Authority.

	The Executive Councillor approved the recommendations
12 Complaint Upheld By The Housing Ombudsman Relating To Asb In A Council Tenancy	The Executive Councillor noted the report.

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