

CABINET MEMBER FOR HOUSING

RECORD OF DECISIONS taken by the Cabinet Member for Housing, Councillor Darren Sanders, at his meeting held on Tuesday, 11 March 2014 at 4.00 pm at The Executive Meeting Room - Third Floor, The Guildhall

Present

Councillor Darren Sanders (in the chair)

Also present were residents' representatives Maria Cole and Richard Poupart.

4. Apologies for Absence (AI 1)

Apologies for absence had been received from Councillor Luke Stubbs.

5. Declaration of Interests (AI 2)

Councillor Darren Sanders made a non-pecuniary interest in that his mother is a council tenant and there would be some works to the block where she lived.

6. Seymour Close Area Window Replacements (AI 3)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY SERVICES)

Steve Groves presented the report. He explained that the intention to improve thermal efficiency; this would save up to £25 per annum for tenants and reduce repair expenditure for those blocks covered by the works and presented the most cost effective option. Once the report was approved the consultation process would start and planning permission would be sought and it was hoped this could commence in April to be on site in September with a 26 week contract (not including the Christmas/New Year period). The residents' representatives of the CLG welcomed this work. It was reported that the residents in the properties affected were being engaged in the process, would have choices such as door colours. They would be kept informed of progress and there would be every attempt to minimise disturbance to them.

DECISIONS:

- (1) Approval was given to tender the works based on a budget estimate of £1.4 million, inclusive of fees.**
- (2) That following a full tender evaluation authority to enter into contract with the preferred bidder is delegated to the Head of Housing and Property Services.**

7. Council Housing Maintenance and Improvements and Housing IT Business Software 2014/15 (AI 4)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY SERVICES)

Councillor Sanders as Cabinet Member asked that this annual report be retitled in future. Meredydd Hughes introduced the report and reported that he would be taking an item to the next residents' CLG meeting in April to go through the projects and give an overview of the works being undertaken. Councillor Sanders was supportive of the report and would like to know if there were any problems with timescales being met for the works.

DECISIONS:

- (1) The area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings were noted.**
- (2) That the capital budgets listed in Appendix B and Appendix C commencing in 2014/15 be approved and the Head of Housing and Property Services were authorised under Financial Rules, Section B14 to proceed with schemes with the sums approved.**
- (3) That the Head of Financial Services and Section 151 Officer's financial appraisal was approved for the capital programme - global provision.**

8. Exchanges and Succession Policy for Local Authority Housing (AI 5)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY SERVICES)

Nigel Selley presented the report with Jeremy Underdown, the Portsea Area Manager, and responded to questions from Maria Cole regarding the treatment of couples as joint tenants and transfers of power of attorney. The officers reported that there was a need to ensure there was mental capacity in taking on a tenancy in the cases of power of attorney and Adult Social Care could become involved in cases. It was also reported that there were matrimonial rights to a property.

Councillor Sanders welcomed this report which gave wider discretion for the local authority and he asked that further consideration of flexible tenancies would be discussed at a future meeting with the involvement of the residents' CLG.

DECISIONS:

- (1) The Cabinet Member for Housing noted and endorsed the actions taken with the management of exchange requests and tenancy changes resulting from succession.**
- (2) That the Head of Housing and Property Services continues to exercise delegated authority to manage exchanges and decide when to grant tenancies where no statutory right of succession applies.**

The meeting concluded at 4.15 pm.

Councillor Darren Sanders
Cabinet Member for Housing