

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>SALARY COSTS FOR NEW STAFF AND SETTING UP COSTS OF NEW POLICY TO PROVIDE GRANTS AND LOANS FOR PRIVATE SECTOR</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/01
<b>Date of decision:</b>	14 January 2004 <b>Recorded:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	Note and approve the revenue costs associated with the implementation of the Private Sector Loan Scheme of £14,000 in 2003/04, £78,630 in 2004/05 and £73,350 ongoing costs for a further period of 4 years. Approve the voluntary set aside of sufficient capital receipts to generate interest to fund the revenue costs noted above.
<b>Why the decision had to be made (and any alternative options):</b>	This scheme is going to be difficult to sell to the clients who are mostly elderly; therefore it will be necessary to start promoting the scheme early and to be adequately staffed to deal with the enquiries. Failure to do this will result in the Council not meeting its objectives.
<b>The Executive Councillor's decision(s):</b>	To approve the immediate release of funds in order to recruit staff, promote the new scheme, and provide facilities in readiness for the implementation of the new policy. To approve funding for the salaries for new members of staff and to commit funding as agreed at previous committee meetings.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0.
<b>Report:</b>	Agenda Item 5 of Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

**CAMBRIDGE CITY COUNCIL**  
Record of Executive Decision

<b>SERVICE PLAN and Housing Revenue Account &amp; Capital Budgets - Revised 2003/04, Draft Budgets 2004/05 and Forecast 2005/06</b>
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**Decision of:** Councillor Smart, Executive councillor for Housing and Health

**Reference:** 040104/h&h/02

**Date of decision:** 14 January 2004      **Recorded:** 28 January 04

**Decision Type:** Key decision.

**Matter for Decision:** Parts One and Two of the Service Plan set out the performance over the 2002/03 financial year and performance to date for 2003/04. Part Three looks at the service proposals, objectives and budgets for 2004/05 and forecast for 2005/06. This information will enable the Scrutiny Committee to consider whether service priorities and resources may need to be refocused to enable objectives and targets for the current and future years to be met.

**Why the decision had to be made (and any alternative options):** Service Plans and draft budgets are key elements of the Council's budgetary and policy framework.

**The Executive Councillor's decision(s):**

*Performance Targets:*

- a) For 2003/04, to note and agree any changes since the November committee, to the performance against targets and objectives (set out in the table in the Service Plan, Part 2).
- b) For 2004/05 and future years, to agree the service objectives and proposals (set out in the table in Service Plans, Part 3) and the performance indicators and targets (Appendix A of Service Plan).

*Review of Charges:*

- c) To approve that council dwellings rents be increased by a maximum of inflation (2.80%) plus half percent (0.5%) plus £2 per week with effect from 5 April 2004 in accordance with government guidelines on rent restructuring.
- d) To approve that garage rents be increased by inflation plus 50p per week in line with last year.
- e) To approve that caretaking charges, temporary housing premises and utilities charges and sheltered scheme premises and utilities charges continue to be recovered at full cost.
- f) To approve that CareCall Lifeline charges for private customers be increased by inflation plus 25p per week as per last year.

*Revenue Budgets:*

- g) To approve, with any amendments, the revised revenue budget for 2003/04, in Appendix A.

h) To agree proposals, as amended, for revenue savings and bids, set out in Appendix B, which have been incorporated into the budgets presented to the scrutiny committee.

i) To approve, as amended, the budget for 2004/05 shown in Appendix A, which includes the impact of bids for policy funding.

*Capital:*

j) To seek approval from Council to carry forward resources in respect of slippage of £601,800 from 2003/04 into 2004/05, as detailed in paragraph 8.2 and Appendix D.

k) To seek approval from Council for the amended Housing Revenue Account capital programme for 2003/04 to 2009/10.

l) To agree the Capital Bid, as identified in paragraph 8.3, for submission to Council, for inclusion in the Capital Plan.

**Reasons for the decision:**

These are described in the report.

**Scrutiny consideration:**

The Scrutiny Committee considered and approved the recommendations by 5 votes to 0, subject to an amendment to reduce revenue (S7): 'income anticipated from Revenue Services as reciprocal cash collection arrangements are reviewed' to £15,000 (ongoing). There is a corresponding adjustment in the Commercial & Human Resources budget proposals. This would have an impact on Executive Councillor decisions h) and i) above.

**Report:**

Agenda Item 6 of the Housing and Health Scrutiny Committee on 14 January 2004.

**Conflicts of interest:**

No conflicts of interest were declared.

**Comments:**

**CAMBRIDGE CITY COUNCIL**  
Record of Executive Decision

<b>SERVICE PLANS and General Fund Revenue &amp; Capital Budgets - Revised 2003/04, Draft Budgets 2004/05 and Forecast 2005/06</b>
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**Decision of:** Councillor Smart, Executive councillor for Housing and Health

**Reference:** 040104/h&h/03

**Date of decision:** 14 January 2004      **Recorded:** 28 January 2004

**Decision Type:** Key decision.

**Matter for Decision:** Parts One and Two of the Service Plans set out the performance over the 2002/03 financial year and performance to date for 2003/04. Part Three looks at the service proposals, objectives and budgets for 2004/05 and forecast for 2005/06. This information will enable the Scrutiny Committee to consider whether service priorities and resources may need to be refocused to enable objectives and targets for the current and future years to be met.

**Why the decision had to be made (and any alternative options):** Service Plans and draft budgets are key elements of the Council's budgetary and policy framework.

**The Executive Councillor's decision(s):**

*Performance Targets:*

- a) For 2003/04, to note and agree any changes since the November committee, to the performance against targets and objectives (set out in the table in Service Plans, Part 2).
- b) For 2004/05 and future years, to agree the service objectives and proposals (see table in Service Plans, Part 3) and the performance indicators and targets (see Appendix A).

*Review of Charges:*

- c) To approve the proposed charges, shown in Appendix D of the Environment & Planning Service Plan.

*Revenue Budgets and Cash Limits:*

- d) To approve the revised revenue budget for 2003/04, as shown in Appendix A, for submission to Council, including use of reserves of £51,240.
- e) To agree, as amended, proposals for revenue savings and bids, set out in Appendix B, which have been incorporated into the budgets presented to the committee.
- f) To note the cash limit shown in Appendix C for 2004/05 as amended.
- g) To agree, as amended, Priority Policy Fund (PPF) bids, shown in Appendix B, and their relative priority as set out for submission to Council.
- h) To approve, as amended, the budget for 2004/05 as shown in Appendix A, for submission to Council.

*Capital:*

- i) To seek approval from Council to carry forward resources of £325,000 from 2003/04 into 2004/05, as detailed in paragraph 8.2 and Appendix D.
- j) To seek approval from council for the amended housing general fund Capital Programme for 2003/04 to 2009/10.

**Reasons for the decision:**

These are described in the report.

**Scrutiny consideration:**

The Scrutiny Committee considered and approved the recommendations by 5 votes to 0, subject to an amendment to

- 1 Delete revenue bid B1b 'review of members appeals process' (remove £15,000 in 2004/05 only).
- 2 Reduce revenue bid B1c 'prevention of homelessness – advertising, research work and leaflets etc' from £25,000 to £10,000 (2004/05 only).
- 3 Revise Priority Policy Fund bid PPF4 'Bed & Breakfast Floating Support Worker' to £21,000 in 2004/05 only.
- 4 Prioritise the Priority Policy Fund bids in the following order (highest priority first):
  - a. PPF4 'B&B Floating Support Worker' (£21,000 in 2004/05 only)
  - b. PPF1 'Private Sector Housing EHO Post'
  - c. PPF5 'To maintain level of grant to Cambridge Women's Aid'
  - d. PPF3 'Homelessness Strategy Support'
  - e. PPF2 'Landlord Accreditation scheme'

This would have an impact on Executive Councillor decisions e), g) and h) above.

**Report:**

Agenda Item 7 of the Housing and Health Scrutiny Committee on 14 January 2004.

**Conflicts of interest:**

No conflicts of interest were declared.

**Comments:**

**CAMBRIDGE CITY COUNCIL**  
Record of Executive Decision

<b>HRA BUSINESS PLAN - 2004/05 TO 2034/35</b>
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**Decision of:** Councillor Smart, Executive councillor for Housing and Health

**Reference:** 040104/h&h/04

**Date of decision:** 14 January 2004      **Recorded:** 28 January 2004

**Decision Type:** Key decision.

**Matter for Decision:** To approve the Business Plan as a basis for the planning of the use of resources in the HRA for the forthcoming ten years.

**Why the decision had to be made (and any alternative options):** The approval of the plan will form the basis of the future use of resources for the housing stock and along with the HRA Service Plan inform the future development of the housing service.

**The Executive Councillor's decision(s):** To approve the plan as a basis for the allocation of resources and development of the housing service over the next year.

**Reasons for the decision:** These are described in the report.

**Scrutiny consideration:** The Scrutiny Committee considered and approved the recommendations by 5 votes to 0

**Report:** Agenda Item 8 of the Housing and Health Scrutiny Committee on 14 January 2004.

**Conflicts of interest:** No conflicts of interest were declared.

**Comments:**

**CAMBRIDGE CITY COUNCIL**  
Record of Executive Decision

<b>GRANTS TO VOLUNTARY ORGANISATIONS FOR 2004/05</b>
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**Decision of:** Councillor Smart, Executive councillor for Housing and Health

**Reference:** 040104/h&h/05

**Date of decision:** 14 January 2004      **Recorded on:** 28 January 2004

**Decision Type:** Key decision.

**Matter for Decision:** To review grants awarded in the current year to housing related grant funded voluntary organisations.

**Why the decision had to be made (and any alternative options):** To meet the commitment in the corporate statement to review the funding strategy for Housing and Health grants annually.

**The Executive Councillor's decision(s):** To agree the continued funding of voluntary services as detailed in the report.  
To agree that the Council should continue the move away from recurrent grant funding of housing-related services, towards purchasing of services through Service Level Agreements.  
To target any savings in the grants budget for 2003/4 and future years, which resulted from the introduction of Supporting People, towards provision of services identified in the homelessness strategy.  
To continue to allocate small grants to residents associations and other small tenant participation grants, for example for items of IT equipment, from the tenant participation grants budget, according to the formulae already in use.

**Reasons for the decision:** These are described in the report.

**Scrutiny consideration:** The Scrutiny Committee considered and approved the recommendations by 5 votes to 0

**Report:** Agenda Item 9 of the Housing and Health Scrutiny Committee on 14 January 2004.

**Conflicts of interest:** No conflicts of interest were declared.

**Comments:**

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

### FUTURE OF THE HOUSING PERFORMANCE MONITORING PANEL

<b>Decision of:</b>	<b>Councillor Smart, Executive Councillor for Housing and Health</b>		
<b>Reference:</b>	040104/h&h/06		
<b>Date of decision:</b>	14 January 2004	<b>Recorded:</b>	28 January 2004
<b>Decision Type:</b>	Not a key decision.		
<b>Matter for Decision:</b>	To consider the future need for the Housing Performance Monitoring Panel (HPMP) and how its function could be undertaken by the Housing & Health Scrutiny Committee and the Housing Management Board.		
<b>Why the decision had to be made (and any alternative options):</b>	In view of the change in the constitutional role of committees and members it is considered that there is no longer a need for a HPMP. The role can more appropriately be undertaken by the Housing & Health Scrutiny Committee as a scrutiny function and by the HMB. Wider involvement with tenants can be developed on a more informal basis through the Tenant Participation mechanisms.		
<b>The Executive Councillor's decision(s):</b>	That HPMP be disbanded following its final meeting to consider outstanding business. That the performance management of Housing Revenue Account (HRA) functions are considered by the Housing Management Board (HMB), with problems and concerns being referred to the Housing & Health Scrutiny Committee. That strategic action plans and key performance indicators relating to non-HRA housing functions are reported to Housing & Health Scrutiny Committee through specific reports or by way of the Service Planning process. That the Civic Affairs Committee be requested to recommend to full Council an amendment to the Constitution to delete reference to the HPMP (i.e., to delete para. 7.4 of Part 3, Section 7 of the Constitution, on page 78).		
<b>Reasons for the decision:</b>	These are described in the report.		
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0		
<b>Report:</b>	Agenda Item 10 of the Housing & Health Scrutiny Committee on 14 January 2004.		
<b>Conflicts of interest:</b>	No conflicts of interest were declared.		
<b>Comments:</b>			

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>PROPOSAL TO CREATE AN ALLOWANCE FOR ELECTED TENANTS AND LEASEHOLDER ON HOUSING MANAGEMENT BOARD</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/07
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To agree to pay the Housing Management Board allowances as proposed in this report, back-dated to October 2002.
<b>Why the decision had to be made (and any alternative options):</b>	The main reason is that consultation has shown that the six elected tenants and leaseholder feel they understood an allowance would be made available soon after the Housing Management Board began in October 2002, and that it is overdue. As well as being of practical help as a recompense for their time, they also feel the payment of an allowance will help give elected tenants and leaseholders a respected voice and status. And from an administrative point of view, the system proposed in this report gives a maximum of transparency, without losing the necessary flexibility to individual circumstances.
<b>The Executive Councillor's decision(s):</b>	To agree to begin paying a three-tiered allowance as detailed in the officers' report, to recompense the six elected tenants and leaseholder for the time they spend working for Housing Management Board. To make back-payments of the allowance dating from the beginning of Housing Management Board's work and training in October 2002.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	
<b>Report:</b>	Agenda Item 11 of the Housing & Health Scrutiny Committee Agenda on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>ALLOCATIONS POLICY</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive Councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/08
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Key decision.
<b>Matter for Decision:</b>	To adopt the attached Housing Allocations Policy in line with current legislation.
<b>Why the decision had to be made (and any alternative options):</b>	To bring the Housing Allocation Policy into line with national legislation and provide a consolidated Policy.
<b>The Executive Councillor's decision(s):</b>	<p>To accept changes made to the Housing Allocations Policy in order to conform to recent legislation as set out at paragraph 3.0.</p> <p>To agree that the Housing Allocation Policy attached at Appendix One supersedes all other Housing Allocation Policy agreed to date.</p> <p>To delegate to the Director of Community Services approval of an information booklet explaining the Allocation Policy for people wishing to apply for housing in Cambridge.</p>
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 12 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>CAMBRIDGE STANDARD INTERIM REPORT</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/09
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To agree the scope and methodology of consultation being employed in formulating the Cambridge Standard.
<b>Why the decision had to be made (and any alternative options):</b>	To ensure that the scope of consultation is adequate, and the process sufficiently rigorous, for the establishment of the Standard.
<b>The Executive Councillor's decision(s):</b>	That the scope and method of consultation with stakeholder groups for the establishment of a 'Cambridge Standard' outlined in the report be approved.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 13 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>DEVELOPMENT OF 'ENVIRONMENTAL PRINCIPLES' FOR HOUSING REPAIR, MAINTENANCE, DEVELOPMENT AND REFURBISHMENT ACTIVITY</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/010
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To adopt principles for protecting the environment via the minimisation of waste, reduction of energy consumption and the employment of sustainable construction activity within housing investment programmes sponsored by the Council. To require that all contractors and designers working on the council's behalf formally subscribe to and undertake compliance with these principles via code of conduct statements or related contractual documentation.
<b>Why the decision had to be made (and any alternative options):</b>	To ensure that future housing investment is consistent with and contributes to, the attainment of the Council's medium term objectives and environmental policies.
<b>The Executive Councillor's decision(s):</b>	To adopt the principles outlined in the report as Council policy. To ask officers to ensure that all future contractual relationships or partnering agreements contain a formal requirement to subscribe to these principles or, alternatively, codes of conduct are amended to incorporate such principles.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 14 of the Housing & Health Scrutiny Committee agenda on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>TENANT SATISFACTION SURVEY 2003</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/011
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To carry out a major satisfaction survey of its tenants.
<b>Why the decision had to be made (and any alternative options):</b>	The Council is required to carry out a major satisfaction survey of its tenants every three years.
<b>The Executive Councillor's decision(s):</b>	To note the results of the tenant satisfaction survey and the effect on the performance indicators BVPI 74 and 75.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 15 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

<b>GAS MAINTENANCE</b>
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<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/012
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To receive the internal Auditors Report of Gas Maintenance and agree to the new arrangements for avoiding similar lapses in health and safety.
<b>Why the decision had to be made (and any alternative options):</b>	A commitment was given at Housing and Health Scrutiny Committee on 9 July that a report on the position of gas maintenance would be brought back following a full investigation.
<b>The Executive Councillor's decision(s):</b>	To receive the executive summary of the Internal Audit Report on Gas Maintenance and to note and endorse the new arrangements to avoid the reoccurrence of similar problems.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 16 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

### OPTIONS APPRAISAL FOR THE WHITLOCKS SHELTERED HOUSING SCHEME

<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/013
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Key decision.
<b>Matter for Decision:</b>	To agree on the future best use of the Whitlocks Sheltered Housing Scheme.
<b>Why the decision had to be made (and any alternative options):</b>	Following discussion with senior officers of the Council it was agreed that Option 6 represents the best available option for the Whitlocks site. By selling the site this will release more capital funds that can be utilised by the Council in the medium to long term to address issues within the remaining sheltered housing stock, and it will allow the Council to have the freedom in the short term to utilize the available capital receipts from the sale of the Whitlocks site to address such issues as meeting its statutory obligation to no longer place homeless families in Bed & Breakfast accommodation by April 2004.
<b>The Executive Councillor's decision(s):</b>	The sale of the Whitlocks Sheltered Housing Scheme on the open market (as set out in Option 6 in Section 5). That all or part of the capital receipt obtained from the sale of the Whitlocks Sheltered Housing Scheme be utilised in an appropriate manner to assist the Council in meeting its statutory obligation to no longer place homeless families in bed and breakfast accommodation, (for a period longer than six weeks), by April 2004.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 17 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

# CAMBRIDGE CITY COUNCIL

## Record of Decisions

### WRITE-OFF OF FORMER TENANT ARREARS

<b>Decision of:</b>	<b>Councillor Smart, Executive councillor for Housing and Health</b>
<b>Reference:</b>	040104/h&h/014
<b>Date of decision:</b>	14 January 2004 <b>Recorded on:</b> 28 January 2004
<b>Decision Type:</b>	Not a key decision.
<b>Matter for Decision:</b>	To consider writing off tenant arrears in four cases.
<b>Why the decision had to be made (and any alternative options):</b>	All attempts to recover the debt have been exhausted, and the non-recovery of this debt needs to be identified in the financial accounts. This does not, however, stop resurrection of the debt if the tenant re-presents for housing in the future.
<b>The Executive Councillor's decision(s):</b>	To write off the four cases of former tenant arrears totalling £12,326.70 detailed in the Appendix to the report.
<b>Reasons for the decision:</b>	These are described in the report.
<b>Scrutiny consideration:</b>	The Scrutiny Committee considered and approved the recommendations by 5 votes to 0
<b>Report:</b>	Agenda Item 19 of the Housing & Health Scrutiny Committee on 14 January 2004.
<b>Conflicts of interest:</b>	No conflicts of interest were declared.
<b>Comments:</b>	

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