

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

HOUSING REVENUE ACCOUNT SERVICE PLANS AND CAPITAL BUDGETS - REVISED 2004/05, DRAFT BUDGETS 2005/06 AND FORECAST 2006/07
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Decision of: Councillor Smart, Executive Councillor Housing and Health

Reference: 050119/h&h/01

Date of decision: 19 January 2005 **Recorded on:** 24 January 2005

Decision Type: Not a Key Decision

Matter for Decision: Parts One and Two of the Service Plans were considered in the November Committee cycle and set out the performance over the 2003/04 financial year and performance to date for 2004/05. Part Three looks at the service proposals, objectives and budgets for 2005/06 and forecast for 2006/07. This information will enable the Scrutiny Committee to consider whether service priorities and resources need to be refocused to enable objectives and targets to be met

Why the decision had to be made (and any alternative options): Service performance requires monitoring and Performance Reviews are the way Scrutiny Committees and the Executive can perform their function as part of the Council's Corporate Performance Management process.

The Executive Councillor's decision(s):

Performance Targets:

a) Agree the service objectives and proposals for 2005/06 and future years, as set out in part 3 of the HRA service plan, and the performance indicators and targets as set out in Appendix A of the plan.

Review of Charges:

b) Approve the proposed charges as shown in Appendix D of the HRA Service Plan.

c) Approve that council dwellings rents be increased by a maximum of inflation (3.1%) plus half percent (0.5%) plus or minus £2.00 per week with effect from 4 April 2005 in accordance with government guidelines on rent restructuring.

d) Approve inflationary increases at 3.1%, in garage rents and service charges for mechanical and electrical maintenance, door entry systems, lifts, and stairlifts.

e) Approve that caretaking and communal cleaning charges, temporary housing premises and utilities charges, sheltered scheme premises and utilities charges continue to be recovered at full cost.

f) Approve that CareCall Lifeline charges for private customers be increased by inflation plus 25p per week as last year, until full cost of recovery is achieved.

Revenue Budgets and Cash Limits:

- g) Approve the revised revenue budget for 2004/05, as shown in Appendix 1 to this report, for submission to Council, which results in a reduced use of reserves of £235,340.
- h) Agree proposals for revenue savings and bids, as set out in Appendix 2, which have been incorporated into the budgets presented to this committee.
- i) Approve the budget for 2005/06 as shown in Appendix 1.

Capital: Recommend the Executive

- j) agree the Capital Bids, as identified in Appendix 2, for submission to Council for inclusion in the Capital Plan.
- k) Seek approval from Council of the amended Housing Revenue Account Capital Programme for 2004/05 to 2009/10, as detailed in Appendix 4, for submission to Council.
- l) Approve a capital allowance of £16 million for 2005/06.

Reasons for the decision:

These are described in the report.

Scrutiny consideration:

The Scrutiny Committee considered and approved the recommendations by 6 votes to 0.

Report:

Agenda Item 5 of Housing & Health Scrutiny Committee on 19 January 2005.

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

CAMBRIDGE CITY COUNCIL
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GENERAL FUND SERVICE PLANS AND REVENUE & CAPITAL BUDGETS REVISED 2004/05, DRAFT BUDGETS 2005/06 AND FORECAST 2006/07

Decision of:	Councillor Smart , Executive Councillor Housing and Health		
Reference:	050119/h&h/02		
Date of decision:	19 January 2005	Recorded on:	24 January 2005
Decision Type:	Not a Key Decision		
Matter for Decision:	Parts One and Two of the Service Plans were considered in the November Committee cycle and set out the performance over the 2003/04 financial year and performance to date for 2004/05. Part Three looks at the service proposals, objectives and budgets for 2005/06 and forecast for 2006/07. This information will enable the Scrutiny Committee to consider whether service priorities and resources need to be refocused to enable objectives and targets to be met		
Why the decision had to be made (and any alternative options):	Service performance requires monitoring and Performance Reviews are the way Scrutiny Committees and the Executive can perform their function as part of the Council's Corporate Performance Management process.		
The Executive Councillor's decision(s):	Performance Targets: a) Agree the service objectives and proposals for 2005/06 and future years, as set out in part 3 of each service plan, and the performance indicators and targets as set out in Appendix A of each plan. Review of Charges: Recommend the Executive b) Approve the proposed charges as shown in Appendix D of the Environment & Planning Service Plan. Revenue Budgets: Recommend the Executive c) Approve the revised revenue budget for 2004/05, as shown in Appendix 1 to this report, for submission to Council, which results in a reduced use of reserves of £46,000. d) Agree proposals for revenue savings and bids, as set out in Appendix 2, which have been incorporated into the budgets presented to this committee. e) Agree the Priority Policy Fund (PPF) bids, as shown in Appendix 2, in the order of relative priority shown for submission to Council. f) Approve the budget for 2005/06 as shown in Appendix 1, for submission to Council. g) Seek approval from Council to carry forward an estimated £32,770 from 2004/05 into 2005/06, comprising; £20,000 in relation to legal fees for the Homelessness Review Contract		

and £12,770 for a nine month appointment to review the allocations policy, due to difficulties in recruiting to the role.

Capital: Recommend the Executive

- h) Seek approval from Council to carry forward resources of £500,000 from 2004/05, as detailed in Appendix 3, to fund rephased capital spending on the Do It Yourself Shared Ownership Scheme.
- i) Seek approval from Council to carry forward resources of £335,000 from 2004/05, as detailed in Appendix 3, to fund rephased capital spending on Compulsory Purchase Orders.
- j) Agree the Capital Bids, as identified in Appendix 2, for submission to Council for inclusion in the Capital Plan or addition to the Hold List, as indicated.

Reasons for the decision:

These are described in the report.

Scrutiny consideration:

The Scrutiny Committee considered and approved the recommendations on the Environmental Health Service Plan by 6 votes to 0, the remainder of the recommendations were agreed by 5 votes to 0.

Report:

Agenda Item 6 of the Housing and Health Scrutiny Committee on 19 January 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

INTRODUCTORY TENANCIES

Decision of: Councillor Smart, Executive Councillor Housing and Health

Reference: 050119/h&h/03

Date of decision: 19 January 2005 **Recorded on:** 24 January 2005

Decision Type: Not a Key Decision

Matter for Decision: To consider the introduction of Introductory Tenancies to all new tenancies granted, which would otherwise have been secure tenancies.

Why the decision had to be made (and any alternative options): Introductory Tenancies are a means by which local authorities can protect residents by attempting to eradicate the anti-social behaviour of those few whose conduct brings disruption to the quality of life on estates.

The Executive Councillor's decision(s): To agree the introduction of Introductory Tenancies in principle. To request that following consultation with colleagues, the Tenants Federation and the Housing Management Board, the officers report to Housing and Health Scrutiny Committee in June 2005.
That officers present an implementation action plan to Housing and Health Scrutiny Committee in June 2005.

Reasons for the decision: To support the aim of being a responsible landlord while acknowledging that the majority of the department's customers are model tenants. The introduction of Introductory Tenancies to all council tenants would provide the council, as the landlord, with the flexibility to address the small number of tenants who cause problems not only in their homes but affect the lives of others in the wider community.

Scrutiny consideration: The Scrutiny Committee considered and approved the recommendations by 9 votes to 0.

Report: Agenda Item 7 of the Housing and Health Scrutiny Committee on 19 January 2005.

Conflicts of interest: No conflicts of interest were declared by the Executive Councillor

Comments:

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

HOUSING MANAGEMENT BOARD CONSTITUTION - ELIGIBILITY FOR ELECTION

Decision of:	Councillor Smart , Executive Councillor Strategic Housing and Health		
Reference:	050119/h&h/04		
Date of decision:	19 January 2005	Recorded on:	24 January 2005
Decision Type:	Not a Key Decision		
Matter for Decision:	To consider amending the Constitution of Housing Management Board as there is currently nothing in the Board's constitution to bar representatives who have been removed from standing for election to the Board again.		
Why the decision had to be made (and any alternative options):	To rectify this omission from the HMB's Constitution. Alternatives considered were: A permanent prohibition of future candidacy by former representatives removed from the Board. This would not give any scope for consideration of whether any changed circumstances merited the lifting of a prohibition. A time-limited prohibition. This would not be appropriate if the person remained unsuitable as a candidate at the end of the period. An indefinite prohibition, which would continue until the Committee made a decision to lift it. This would give flexibility to take account of changed circumstances.		
The Executive Councillor's decision(s):	To note that the Committee agreed that clause 5.4 of the HMB constitution be amended to read: "Those eligible to stand for election shall be: <ul style="list-style-type: none">• Any tenant or joint tenant of the City Council;• Any leaseholder of a City Council residential property, However, a former tenant or leasehold representative who ceased to be a member of the Board by virtue of Clause 10.4 or Clause 12.3 shall not be eligible to stand for election unless the Housing and Health Scrutiny Committee gives its consent. Such consent must be requested in writing addressed to the Director of Community Services at least 21 days before the date of the last Housing and Health Scrutiny Committee preceding an election."		
Reasons for the decision:	This would give the Housing and Health Committee discretion to reconsider a former tenant or leaseholder's candidature.		
Scrutiny consideration:	The Scrutiny Committee considered and approved the recommendation by 9 votes to 0.		
Report:	Agenda Item 8 of the Housing and Health Scrutiny Committee on 19 January 2005		

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

The Committee noted that the Housing Management Board concurred with the officers' view that the option which best combined flexibility and fairness was an indefinite prohibition which could be lifted at the discretion of the Housing and Health Scrutiny Committee upon application. Members agreed that any former member of the Board excluded under this process should be given sufficient notice of the need to make application to the Housing and Health Scrutiny Committee to be included in the election of Tenant Representatives to the Board.

CAMBRIDGE CITY COUNCIL

Record of Decisions

WRITE-OFF OF FORMER TENANT ARREARS

Decision of:	Councillor Smart, Executive councillor for Housing and Health
Reference:	050119/h&h/05
Date of decision:	19 January 2005 Recorded on: 24 January 2005
Decision Type:	Not a key decision.
Matter for Decision:	To consider writing off tenant arrears in fourteen cases.
Why the decision had to be made (and any alternative options):	All attempts to recover the debts 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.
The Executive Councillor's decision(s):	To write off the fourteen cases of former tenant arrears totaling £34,784.63 detailed in the Appendix to the report.
Reasons for the decision:	These are described in the report.
Scrutiny consideration:	The Scrutiny Committee considered and approved the recommendations by 9 votes to 0
Report:	Agenda Item 9 of the Housing & Health Scrutiny Committee on 19 January 2005.
Conflicts of interest:	No conflicts of interest were declared.
Comments:	Members noted that, in future, Ward Councillors would be notified of cases of arrears in their ward as part of the tracing process.

CAMBRIDGE CITY COUNCIL
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DISPOSAL OF PROPERTY B

Decision of:	Councillor Smart, Executive Councillor Strategic Housing and Health		
Reference:	050119/h&h/06		
Date of decision:	19 January 2005	Recorded on:	24 January 2005
Decision Type:	Key Decision		
Matter for Decision:	To authorise the taking of Compulsory Purchase action in respect of Property B.		
Why the decision had to be made (and any alternative options):	The house has been vacant for some time and Cambridge City Council is seeking to ensure that it is brought back into residential use. It proposes to achieve this by offering to purchase the property with the owners agreement, if this option is not successful then the City Council will to use its powers of Compulsory Purchase under Section 17 Housing Act 1985. Once it has acquired the property the Council will sell it in its present condition to a person who intends to use it for residential purposes. The Council intends to impose covenants upon the resultant sale requiring the property to be returned to use within a reasonable time.		
The Executive Councillor's decision(s):	<ol style="list-style-type: none">1. That the Council purchases Property B with the voluntary agreement of the owner at an agreed price.2. If recommendation 1 does not proceed within a reasonable time, the Head of Environmental Services, in consultation with the Head of Legal and Democratic Services and Director of Finance is authorized to use compulsory purchase powers in respect of the Property to bring it back it back into habitable use.3. The revenue and capital resources already approved for progressing Compulsory Purchase Orders on other properties identified in the report be used to progress either the voluntary purchase or Compulsory Purchase Order, given that other forms of financial assistance are likely to be used to bring these properties back up to the required standard and get them reoccupied.		
Reasons for the decision:	These are described in the report.		
Scrutiny consideration:	The Scrutiny Committee considered and approved the recommendations by 9 votes to 0.		
Report:	Agenda Item 11 of the Housing and Health Scrutiny Committee on 19 January 2005.		

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

The public was excluded from the meeting for this item by virtue of paragraphs 8 & 9 of Part 1 of Schedule 12A of the Local Government Act 1972.

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