

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

Strategy for the long-term modernisation of sheltered accommodation

Decision of: Catherine Smart, Executive Councillor for Housing and Health

Reference: HMB/051107/A1

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Key Decision

Matter for Decision:

A strategy for the modernisation of the Council's sheltered accommodation in the context of the Countywide Best Value Review.

Why the decision had to be made (and any alternative options):

Countywide Best Value Review of sheltered housing pointed out the need to reduce the numbers of traditional sheltered units and to increase the provision of extra care units in Cambridge.

The report looked at the options open to the Council and recommended a course of action that would modernise a number of the schemes over the next six years.

The Executive Councillor deferred the decisions until the Community Services Scrutiny Committee on 17 November 2005 and noted the following recommendations:

1. To agree that where possible Category 2 sheltered housing schemes in Cambridge should be modernised by the Council to provide 1 or 2 bed-roomed self-contained accommodation and that the programme set out in Appendix A Option F be approved.
2. That where modernisation to the above standard would require the demolition and redevelopment the schemes be sold to an RSL with a view to obtaining the best possible solution to meet the Council's need for sheltered and affordable housing.
3. That overall the provision of sheltered accommodation in Cambridge be developed in line with the countywide Best Value Review of Sheltered Housing, which determines future available supporting people funding and anticipates a reduction of about fifty units overall.

4. That where possible, and subject to funding being available from the PCT, the numbers of potential extra care units be increased in line with the county-wide Best Value review.
5. That the financing of the programme up to 20010/11 be drawn from a combination of savings in the cost of undertaking decent homes work for those schemes to be sold, capital receipts from the sale of schemes, where appropriate, and HRA revenue balances.
6. That the modernisation of Mansel Court be undertaken as the next phase of the modernisation strategy, utilising the capital receipt from the sale of Whitlocks and £1m from housing revenue balances. That Roman Court to be used as decant accommodation. At the end of the programme when no longer required for decant purposes Roman Court be returned to the general housing stock.
7. That where possible voids be held in those schemes identified for modernisation or disposal to facilitate easier decanting of the properties when the time for disposal or modernisation arises.

Reasons for the decision: See officer's report.

Scrutiny consideration: As this is a key decision, Scrutiny Committee members commented on the report before the Executive Councillor made the decision taking into account the Committee's comments. For a summary of the Scrutiny Committee's comments see the minutes of the meeting.

The scrutiny committee considered and approved the recommendations 1 by 8 votes to 0 and the recommendations 2 to 7 by 7 votes to 0.

Report: Agenda Item 6 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

Mansel Court Refurbishment

Decision of: Catherine Smart, Executive Councillor for Housing and Health

Reference: HMB/051107/A2

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Key Decision

Matter for Decision:

To consider the three options for the modernisation of Mansel Court sheltered housing scheme.

Why the decision had to be made (and any alternative options):

The Housing and Health Scrutiny Committee on 16th March 2005 agreed that the £2million capital receipt from Whitlocks sheltered housing scheme were used to modernise sheltered housing.

<p>The Executive Councillor decided:</p>

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| <p>1</p> | <p>To approve Design Option 2 for the refurbishment of Mansel Court.</p> |
| <p>2</p> | <p>To approve £3,005,000 to fund the project.</p> |
| <p>3</p> | <p>Subject to the agreement of the Chief Executive, Director of Finance and Head of Legal Services, to agree a waiver of the requirements of Part 4G of the Council's constitution to permit the appointment of the structural engineer, involved in the original design of the building which is the subject of the forthcoming project without having to carry out a competitive tendering process.</p> |
| <p>4</p> | <p>To approve £112,000 to carry out enabling works at Roman Court so Roman Court can be used for decanting Mansel Court residents.</p> |
| <p>5</p> | <p>To consider the comments of the Housing Management Board on recommendations to 2.5 but to defer making a decision pending consideration of the Housing Capital Investment Strategy report by the Community Services Scrutiny Committee on 17 November 2005.</p> |

Reasons for the decision: See officer's report.

Scrutiny consideration: As this is a key decision, Scrutiny Committee members commented on the report before the Executive Councillor made the decision taking into account the Committee's comments.

The scrutiny committee considered and approved the recommendations by 11 votes to 0.

Report: Agenda Item 7 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

Extension of Term of Gas Maintenance partnering contract

Decision of: Catherine Smart, Executive Councillor for Housing and Heath

Reference: HMB/051107/A3

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Key Decision

Matter for Decision:

To award the contract for gas maintenance for an initial term of four years, with an option, exercisable by the Council.

Why the decision had to be made (and any alternative options):

To extend the contract annually for a further two years, subject to achievement of Key Performance Indicators (KPIs).

<p>The Executive Councillor decided:</p>

<p>To agree to extend the term of the gas maintenance partnering contact for up to two more years when it expires in March 2007</p>

Reasons for the decision: See officer's report.

Scrutiny consideration: As this is a key decision, Scrutiny Committee members commented on the report before the Executive Councillor made the decision taking into account the Committee's comments. For a summary of the Scrutiny Committee's comments see the minutes of the meeting.

The scrutiny committee considered and approved the recommendation by 13 votes to 0.

Report: Agenda Item 8 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

24 Hour Emergency Service Contract

Decision of: Catherine Smart, Executive Councillor for Housing and Heath

Reference: HMB/051107/A4

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Key Decision

Matter for Decision:

To extend the current contract with North Herts District Council for a further year from April 2006 to April 2007.

Why the decision had to be made (and any alternative options):

See officer's report.

The Executive Councillor decided:

To approve the ~~extension~~ renewal of the existing contract with North Hertfordshire Callcenter for a further 12 months, making a total of 6 years.

Reasons for the decision: See officer's report.

Scrutiny consideration: As this is a key decision, Scrutiny Committee members commented on the report before the Executive Councillor made the decision taking into account the Committee's comments. For a summary of the Scrutiny Committee's comments see the minutes of the meeting.

The scrutiny committee considered and approved the recommendation by 10 votes to 0.

Report: Agenda Item 9 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

Following the Constitution, contracts can be extended for no more than 2 years in total. The Care Call contract has already been extended by 2 years and there is, therefore, no longer any scope to extend it any further. Therefore, the wording of the recommendation has changed from "to extend" to "to renewal".

2005/06 Service Performance Reviews and Revised Revenue Budgets

Decision of: Catherine Smart, Executive Councillor for Housing and Health

Reference: HMB/051107/B1

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Non-Key Decision

Matter for Decision:

To review the performance against 2005/06 for the General Fund Service Plan.

Why the decision had to be made (and any alternative options):

See officer's report

The Executive Councillor decided:

- 1 To note performance against the objectives and targets of the services (shown in the Service Performance Review, Appendix C) that report to this committee for the first six months of 2005/06.
- 2 To approve, with any amendments, the current year funding requests and savings, (shown in Appendix B) and the revised revenue budgets for 2005/06 (shown in Appendix A) for submission to Council, including a request to reduce the use of reserves by £20,390.

Reasons for the decision: See officer's report.

Scrutiny consideration:

The Board asked to look at the relevant Service Plan issues from the Housing Revenue Account and General Fund.

The scrutiny committee considered and approved the recommendation by 10 votes to 0.

Report: Agenda Item 10 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

Service User Consultation

Decision of: Catherine Smart, Executive Councillor for Housing and Health

Reference: HMB/051107/B2

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Non-Key Decision

Matter for Decision:

To recommend the Executive Councillor agree a number of small, but significant processes be put in place so the housing service can start to work more strategically.

Why the decision had to be made (and any alternative options):

To show that customer care, diversity and value for money were top of the agenda.

The Executive Councillor decided:

1. To approve the strategy for Tenant Consultation, including the use of focus groups.
2. To agree to the current tri-annual Tenant Satisfaction Survey being bought forward from completion in 2006/07 to 2005/06, and in future to undertake an annual survey.
3. To approve the process for the HMB Scrutiny Committee to engage in the Performance Management process.

Reasons for the decision:

See officer's report.

Scrutiny consideration:

Two members of the Board asked for this item to be scrutinised by the Committee. The scrutiny committee considered and approved the recommendations by 6 votes to 3.

Report: Agenda Item 11 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

Decent Homes Programme of Work

Decision of: Catherine Smart, Executive Councillor for Housing and Heath

Reference: HMB/051107/B3

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Non-Key Decision

Matter for Decision:

To approve changes to the make up of the programme during 2005/06

Why the decision had to be made (and any alternative options):

See officer's report

The Executive Councillor decided:

To agree that part of the PVCu window programme for 2006/07 is brought forward into 2005/06

Reasons for the decision: See officer's report.

Scrutiny consideration:

Two members of the Board asked for this item to be scrutinised by the Committee. The scrutiny committee considered and approved the recommendation by 9 votes to 0.

Report: Agenda Item 12 of Housing Management Board, 7 November 2005

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

Write-Off of Former Tenant Arrears

Decision of: Catherine Smart, Executive Councillor for Housing and Heath

Reference: HMB/051107/B4

Date of decision: 7 November 2005 (recorded on 11 November 2005)

Decision Type: Non- Key Decision

Matter for Decision:

To write off five cases of former tenants arrears.

Why the decision had to be made (and any alternative options):

See officer's report.

The Executive Councillor decided:

That the five cases of former tenant arrears totalling £15,826.96 be written off

Reasons for the decision: See officer report.

Scrutiny consideration:

Two members of the Board asked for this item to be scrutinised by the Committee. The scrutiny committee considered and approved the recommendation by 11 votes to 0.

Report: Agenda Item 13 of Housing Management Board, 7 November 2005.

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

Page 62 for the report " three cases of former tenant arrears totalling £11,599.3 " was corrected to five cases of former tenant arrears totalling £15,826.96.