



London Borough of Hammersmith & Fulham

Cabinet

Minutes

Monday 21 May 2012

PRESENT

Councillor Stephen Greenhalgh, Leader
Councillor Mark Loveday, Cabinet Member for Strategy
Councillor Helen Binmore, Cabinet Member for Children's Services
Councillor Joe Carlebach, Cabinet Member for Community Care
Councillor Harry Phibbs, Cabinet Member for Community Engagement
Councillor Andrew Johnson, Cabinet Member for Housing
Councillor Greg Smith, Cabinet Member for Residents Services

ALSO PRESENT

Councillor Colin Aherne
Councillor Stephen Cowan

233. MINUTES OF THE CABINET MEETING HELD ON 23 APRIL 2012

RESOLVED:

That the minutes of the meeting of the Cabinet held on 23 April 2012 be confirmed and signed as an accurate record of the proceedings, and that the outstanding actions be noted.

234. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Nicholas Botterill.

235. DECLARATION OF INTERESTS

There were no declarations of interest.

236. MULTIMEDIA ENABLING NETWORK TECHNOLOGY

RESOLVED:

That the proposal to renew data centre network equipment, at a total cost of up to £180,000 with on-going annual charges of approximately £35,000 for three years, with the overall and ongoing costs being negotiated dependant on the level of control required over content, to be funded from the IT infrastructure projects revenue budget, be approved.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

237. HAMMERSMITH BROADWAY ENVIRONMENT IMPROVEMENTS

RESOLVED:

That the Hammersmith Broadway footway Improvements works at a total cost of £434,977 as set out in paragraph 6 of the report be approved.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

238. FLEXIBLE ENERGY CONTRACT 2012-2016

RESOLVED:

1. That the provisions of Contract Standing Orders in relation to authority to award contracts be waived in this case.

2. That the Executive Director of Finance and Corporate Governance and the Assistant Director for Building and Property Management be authorised to enter into contracts with utility companies following competitive procurement exercises via a Central Purchasing Body (currently LASER operated by Kent County Council) to take effect in October 2012 for 4 years.
3. That Members receive an annual report on the contracts let by officers and proposals concerning the procurement of energy by the Council for the following year.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

239. HOUSING REVENUE ACCOUNT - MEDIUM TERM FINANCIAL STRATEGY TRANSFORMATION PROGRAMME : HOUSING SERVICES MARKET TESTING AND REPAIRS AND MAINTENANCE RE-PROCUREMENT EXERCISE

RESOLVED:

In light of the Government's funding proposals, Councillor Cowan asked what was the Council's strategy for managing the Housing Revenue Account. In response, it was noted that the Council will continue to effectively manage its asset, reduce the overall debt levels and level of interest paid. It is anticipated that the level of capital investment over the three years would be broadly in line with the current level. In response to another question, it was noted that 58 units had been sold during the year. Any property which meets the Expensive Voids Strategy criteria will be considered for disposal.

1. That the re-procurement of housing repairs and maintenance contracts and market testing as outlined in section 5 of the report be approved.
2. That the proposed market testing of a number of housing management services as set out in section 5 of the report be approved.
3. That the provisions of Contract Standing Orders (Section 3, paragraph 9.2) be waived and authority be delegated to the Cabinet Member for Housing, in conjunction with the Executive Director for Housing and Regeneration, to progress the related procurement processes up to but not including Contract Award.

4. That subsequent decisions relating to the entering into of contractual arrangements will be the subject of further reports back to Cabinet.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

240. BUILDING A HOUSING LADDER OF OPPORTUNITY, INCORPORATING ; DRAFT HOUSING STRATEGY; DRAFT TENANCY STRATEGY; DRAFT SCHEME OF ALLOCATION AND DRAFT HOMELESSNESS STRATEGY

RESOLVED:

Members considered a report seeking approval and endorsement of the Building a Housing Ladder of Opportunity strategy paper incorporating the draft Housing Strategy, draft Tenancy Strategy, draft Scheme of Allocation and draft Homelessness Strategy.

Councillor Aherne expressed concern that the withdrawal from the “LOCATA” would put H&F tenants in a worst position to access social housing. People would have less choice under the proposed Scheme of Allocation. He inquired who was the reported person on the waiting list since 1976. He noted that the Westfield development phase 2 planning application provided for 95 homes for rent; however, the document had indicated 25% of new homes built should be for rent.

In response, it was stated that the system of choice based lettings through “LOCATA” had failed. The inefficient Housing Register created false hopes and expectations and withdrawing from LOCATA will provide a better system for applicants through assisted choice. The Council is still a member of the West London Housing Partnership. A person being on the waiting list for over 35 years without qualifying for social housing justifies the reason to pull out of the “LOCATA”. The new Scheme of Allocation will give a greater priority to those who are working, those in training leading to employment and those making a significant contribution to the community. A significantly higher proportion of lettings will go to such groups.

As part of the strategic plan, the Council was relying on 25% of houses to be built within the White City area not just by Westfield. It was explained that there was a complicated calculation attached to the number of homes for rent to be built by Westfield. 95 new homes for rent is the minimum guaranteed figure. Any additional homes built for rent would be determined by the level of public

subsidy available and some other conditions. In the majority of cases, the 5 year limit on tenancies will not affect existing tenants. The proposals will clarify that this does not affect statutory tenants

Councillor Cowan asked for clarification of the term “a realistic chance of getting a home”. He also requested the analysis and methodology used to calculate the impact of the policy and how the £40,000 income threshold for access to social housing was determined.

The meeting was informed that 95% of those on the waiting list fell within Band D, therefore, they would not qualify for a home. Under the new proposals, only people with a reasonable prospect of being housed would be accepted onto the Register. The choice based letting system will be replaced with an “Assisted Choice” offering applicants a more realistic opportunity to secure social housing. In order to increase the number of larger properties available, some tenants will be incentivised to downsize and the Council will look at expanding the size of some existing properties. The Council’s current stock meets the urgent housing needs of residents. It accepts that it cannot re-house everyone on the housing waiting list.

RESOLVED:

That the Draft Housing Strategy, Draft Tenancy Strategy, Draft Scheme of Allocation and Draft Homelessness Strategy documents be approved for public consultation with the interested parties identified in section 9 of the report.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

241. FORWARD PLAN OF KEY DECISIONS

RESOLVED:

The Forward Plan was noted.

242. SUMMARY OF OPEN DECISIONS TAKEN BY THE LEADER AND CABINET MEMBERS, AND REPORTED TO CABINET FOR INFORMATION

RESOLVED:

The summary was noted.

243. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That under Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the remaining items of business on the grounds that they contain information relating to the financial or business affairs of a person (including the authority) as defined in paragraph 3 of Schedule 12A of the Act, and that the public interest in maintaining the exemption currently outweighs the public interest in disclosing the information.

[The following is a public summary of the exempt information under S.100C (2) of the Local Government Act 1972. Exempt minutes exist as a separate document.]

244. EXEMPT MINUTES OF THE CABINET MEETING HELD ON 23 APRIL 2012 (E)

RESOLVED:

That the minutes of the meeting of the Cabinet held on 23 April 2012 be confirmed and signed as an accurate record of the proceedings, and that the outstanding actions be noted.

245. MULTIMEDIA ENABLING NETWORK TECHNOLOGY : EXEMPT ASPECTS (E)

RESOLVED:

That the report be noted.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

246. **SUMMARY OF EXEMPT DECISIONS TAKEN BY THE LEADER AND CABINET MEMBERS, AND REPORTED TO CABINET FOR INFORMATION (E)**

RESOLVED:

The summary was noted.

247. **SUMMARY OF EXEMPT URGENT DECISIONS TAKEN BY THE LEADER, AND REPORTED TO THE CABINET FOR INFORMATION (E)**

RESOLVED:

The summary was noted.

Meeting started: 7.00 pm
Meeting ended: 7.36 pm

Chairman