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| Committee(s): Enforcement, Environment and Housing | Date: 20 September 2021 |
| Subject: Meanwhile Offer | Wards Affected: All |
| Report of: Tracey Lilley, Corporate Director (Housing and Community Safety) | Public |
| Report Author/s: Name: Angela Abbott, Corporate Manager (Housing Needs and Delivery) Telephone: 01277 312500 E-mail: angela.abbott@brentwood.gov.uk | For Decision |

Summary

This report presents the Meanwhile Offer to the Committee for approval.

The Meanwhile Offer sets out in general terms the approach the Council will take to the management and maintenance of properties and buildings impacted by regeneration.

Recommendation(s)

Members are asked to:

R1. To approve the Meanwhile Offer in Appendix A.

Main Report

Introduction and Background

1. The Meanwhile Offer sets out how the Council will approach the regeneration of sites on its Housing Revenue Account (HRA) land.
2. Specific offers will be development for sites to ensure that the issues impacting on a site are reviewed and addressed. The specific offers will be approved by the Director of Housing and Community Safety in consultation with the Chair of Enforcement, Environment and Housing Committee.
3. The Meanwhile Offer sets how the impact of the regeneration will be managed, how the Council will work with tenants and leaseholders, and how properties in the regeneration area will be maintained before and during the regeneration phase.

4. By formalising the approach in a document, the Council intends to be consistent in the approach adopted and working with residents to achieve this.
5. The Council has established a working format through the experiences at Brookfield Close, where a regeneration offer for the residents impacted has been developed. This way of working will be developed as further sites are impacted.
6. The policy also outlines how the Council will approach leaseholders where a decant is required.

Reasons for Recommendation

7. To ensure that the Housing Department has an approach covering the management and maintenance of HRA sites impacted by regeneration.

Consultation

8. Consultation has taken place with the Tenant Talkback group and their feedback on providing clarity in the Meanwhile Offer's wording has been included.

References to Corporate Strategy

9. Drive continuous improvement of our housing services. Continue a service improvement programme to ensure our services are delivered efficiently.

Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Corporate Director (Finance & Resources)
Tel/Email: 01277 312500/jacqueline.vanmellaerts@brentwood.gov.uk

By having a meanwhile offer, ensures the Council has a consistent approach and will work with tenants as appropriate. There will be possible financial implications as and when decants arise and if home loss and disturbance payments are required to be made. This should be factored into the development appraisal of the regeneration projects. All payments will be funded by the Housing Revenue Account (HRA) which is funded by housing rents and service charges and not from the General Fund which is funded through Business Rates and Council Tax.

Legal Implications

Name & Title: Amanda Julian, Corporate Director (Law & Governance) and Monitoring Officer

Tel & Email: 01277 312500 / amanda.julian@brentwood.gov.uk

The Council by having the meanwhile offer procedure in place will have a consistent approach to the application of its statutory duty and therefore will mitigate the risk of challenges.

Economic Implications

Name/Title: Phil Drane, Corporate Director (Planning & Economy)

Tel/Email: 01277 312610/philip.drane@brentwood.gov.uk

The Council's ambition to regenerate assets for public improvement has important economic growth benefits. It is essential that policies are in place to deliver this regeneration whilst ensuring a consistent approach for those people impacted by development.

Background Papers

There are no background papers to this report.

Appendices to this report

Appendix A: Meanwhile Offer