

TO: COMMUNITY SCRUTINY COMMITTEE - 7th JANUARY 2003

SUBJECT: HOUSING OPTIONS - PROJECT PLAN

FROM: HOUSING

1. PURPOSE OF REPORT

1.1 To provide information to members on the actions to be taken in the next 12 months in relation to housing options. The Plan is attached to this report.

2. BACKGROUND

2.1 Council on the 24th April 2002, agreed that the decision on housing options be deferred until more information can be presented on the following key issues - stock condition, a firmer feel on the views of tenants, the impact of the options on tenants and the impact on the Council as a whole

2.2 Following on from this, the Executive on the 27th May 2002 approved a comprehensive programme to enable more information on the above issues to be provided, in order to facilitate a decision on housing options by July 2003.

3. POLICY AND BUDGET FRAMEWORK

3.1 The long term management and maintenance of the Council's housing assets at Warwick is a critical decision, which is highlighted within both the Housing Strategy and the HRA Business Plan.

4. OUTCOME(S) REQUIRED

4.1 Members to note the report and to comment as required on actions and timing.

Jean Hartley
Housing Services Manager

BACKGROUND PAPERS

Housing Options Report - Executive 11th March, 2002

Housing Options Report - Council 24th April, 2002

Next Steps Report - Executive 27th May, 2002

Areas in District Affected: All

Executive Portfolio Area and Holder: Community Scrutiny - Councillor Boad

For further information about this report please contact:

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HOUSING OPTIONS - KEY ACTIONS

Month	Action
<i>November 2002</i>	<p>Implementation of Housing restructure</p> <p>Agree ITA detailed scope</p> <p>Visit to South Warwickshire Housing Association 11/11/02 - Community Scrutiny members</p> <p>Visit to High Wycombe Council 19/11/02 - Community Scrutiny members</p>
<i>December 2002</i>	<p>Seminar on Stock Transfer Experiences - South Staffs Housing Association 5/12/02 - Community Scrutiny members</p> <p>Visit to Shrewsbury and Atcham Council - Community Scrutiny members</p> <p>ITA work on-going - increasing / improving levels of involvement</p> <p>Officer meeting with Karen Gunning, Community Housing Taskforce 11th December 2002</p> <p>TPAS presentation to Community Scrutiny members - Status Quo and Stock Transfer</p>
<i>January 2003</i>	<p>Start recruitment process for the Housing Strategy Manager</p> <p>Final BVR Stock Management Report and Improvement Plan approved by the Executive</p> <p>Report to Community Scrutiny on visits to other Councils / Housing Associations</p> <p>Report to Community Scrutiny on Housing Options Project Plan</p> <p>Report to Community Scrutiny from ITA and Tenants Panel on ITA Project Plan</p> <p>ITA work on-going - increasing / improving levels of involvement</p> <p>Beha Williams Norman complete update on housing options appraisal, taking into account the changes that are expected to be released by central Government early January 2003</p>
<i>February 2003</i>	<p>ITA work on-going - housing options consultation work and tenant training</p> <p>Report to Community Scrutiny re stock condition and decent homes</p> <p>TPAS presentation to Community Scrutiny members - Arms Length and PFI</p>
<i>March 2003</i>	<p>ITA work on-going - housing options consultation work and tenant training</p> <p>Report to Community Scrutiny from ITA on actions / progress to date</p> <p>Gill Baker, Chair of Tenants Forum, SWHA to address our Tenants Panel</p>

April 2003	ITA work on-going - housing options consultation work and tenant training Tenant Survey
May 2003	Council Elections 1st May 2003 ITA work on-going Results of Tenants Survey
June 2003	Staff consultation, with results of Tenants Survey, outcome of visits to other organisations and more detail on stock condition 5th June NHF Seminar - Employment Legislation - Stock Transfer and TUPE Other consultation, with results of Tenants Survey, outcome of visits to other organisations and more detail on stock condition Conference for all Members of the Council
July 2003	Corporate Management Team make decision 9th July
August 2003	Recommendation from the Management Team to the Executive 18th August Recommendation to Full Council - special meeting to be agreed
September 2003	Full Council Meeting 3rd September 2003 In the event of Stock Transfer or ALM being option decided by Council : Prepare Expression of interest Prepare submission to ODPM
October 2003	Expression of interest to ODPM - Stock Transfer Prepare submission to ODPM
November 2003	Expression of interest to ODPM - Arms Length Management Prepare submission to ODPM
December 2003	Application for inclusion on Stock Transfer programme Application for inclusion on Arms Length Management programme