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**GOVERNANCE ARRANGEMENTS FOR COUNCIL HOUSING STOCK**

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**Responsible Cabinet Member(s) - Councillor Bill Dixon,  
Community and Public Protection Portfolio & Councillor Eleanor Lister, Adult Services  
Portfolio**  
**Responsible Director(s) – Cliff Brown, Director of Community Services**

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**Purpose of Report**

1. This report provides details on the proposed improvements to the governance arrangements in respect of the management of the Council's housing stock, providing greater empowerment to tenants.

**Information and Analysis**

2. The report considered by Council on 22nd July 2004 in respect of the Housing Stock Option Appraisal explained the need to establish a separate structure for tenants in respect of consultation and participation procedures. It acknowledged the expectation that future structures should reflect the type of Housing Board arrangements, which Arms Length Management Organisations and Large Scale Voluntary Transfers have in place. Approval was given for a tenants body to be established and revised governance arrangements negotiated with respect to the future management of the housing stock.
3. Since then a Working Group of Members, Officers and Tenants have undertaken a review of tenant involvement and details of the proposed structures are provided at **Appendix 1**.

**Executive Committee**

4. It is proposed that an Executive Committee be established comprising the Cabinet Members for Community and Public Protection and Adult Services, Assistant Director – Housing, Head of Performance Development and Community Partnerships and two tenant representatives. The role of the Executive Committee is to consider proposals made by the Tenant's Board and make referrals as appropriate to Cabinet who may in turn make referrals to Social Affairs and Health Scrutiny Committee.

**Tenants Board**

5. A Tenant's Board is proposed comprising of 20 tenants/leaseholders, supported by Council Officers. The work of the Board will include:
  - (a) Scrutinising the policies and procedures of the Housing Service.
  - (b) Monitoring performance.

(c) Overseeing the work of the Task and Finish Groups.

(d) Making recommendations for service changes.

### **Task Groups**

6. Most Task Groups are anticipated to be time limited. They will consider specific issues such as repairs and maintenance, major works to Council dwellings, void performance, enforcement of tenant agreement, and environmental improvements on estates.

### **Involvement of Tenants**

7. Tenants are being openly invited to express an interest in being involved at either Board level or in respect of specific task groups. However, it is proposed that Codes of Conduct and agreed Terms of Reference will be developed and applied and that Board Members will be selected by the Executive Committee based on their experience and knowledge as well as ensuring a good cross-section of the local community are represented.

### **Outcome of Consultation**

8. The need for improved governance arrangements for tenants was identified as part of the extensive consultation undertaken on the Stock Option Appraisal. There have been two meetings with the Tenant Representatives on the Stock Optional Appraisal Steering Group regarding the new Tenant Involvement Structure.

### **Legal Implications**

9. This report has been considered by the Borough Solicitor for legal implications in accordance with the Council's approved procedures. There are no issues which the Borough Solicitor considers need to be brought to the specific attention of Members, other than those highlighted in the report.

### **Section 17 of the Crime and Disorder Act 1998**

10. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect.

### **Council Policy Framework**

11. The issues contained within this report do not represent change to Council policy or the Council's policy framework.

### **Decision Deadline**

12. For the purpose of the 'call-in' procedure this does not represent an urgent matter.

## **Recommendation**

13. It is recommended that the new Tenant Involvement Structures as set out at Appendix 1 be approved.

## **Reasons**

14. The recommendations are supported by the following reasons :-
  - (a) To ensure that Council tenants have greater empowerment and involvement in the management of the Council's housing stock.
  - (b) To comply with ODPM guidance in respect of the outcomes of the Stock Option Appraisal.

**Cliff Brown**  
**Director of Community Services**

## Background Papers

- (i) No background papers were used in the preparation of this report.

Pauline Mitchell – 2505  
PM