

PLACE COMMITTEE

27th JUNE 2018

REPORT OF DEPUTY CHIEF EXECUTIVE

HOUSING OFFICER RESOURCE PROPOSAL

1.0 PURPOSE OF REPORT

- 1.1 For the Place Committee to authorise the required Housing Revenue Account (HRA) funding for two Housing Officer posts within the Housing, Welfare and Safer Communities department. The Housing Officer resource was considered by the People Committee on 20th June 2018. The Place Committee has responsibility for the HRA, and is therefore required to authorise any new HRA expenditure.

2.0 RECOMMENDATIONS

- 2.1 **For the Place Committee to approve the required HRA funding, facilitating the recruitment of two housing officers within the People and Communities directorate.**

3.0 KEY ISSUES

- 3.1 The People Committee considered the establishment of a permanent Housing Officer resource on 20th June 2018. This resource will have a direct and immediate impact on the Council's ability to react to and deal with issues such as fire safety, anti social behaviour, regulatory compliance, disrepair, community engagement and rent arrears within MBC tenanted properties.
- 3.2 The Housing Officers will work closely with the Housing and Commercial Asset Management team, and the case management capability within the People and Communities Directorate, with the ability to engage the appropriate services to assist residents and to provide a robust and capable resource to ensure tenants are suitably supported according to their needs beyond the first 12 months of their tenure.
- 3.3 The resource will also allow greater oversight of health and safety issues within tenanted properties, including inspections of communal areas, and liaison with tenants to ensure access to properties when required.

4.0 FINANCIAL IMPLICATIONS

- 4.1 Two Full Time Equivalent Band 8 permanent Housing Officers requires a growth in the HRA commitment of £69,680. The posts would be fully costed to the HRA as 100% of the capacity of the roles would be focused upon MBC housing stock and tenants.
- 4.2 The proposed growth against the Housing Revenue Account is set against the backdrop of the proposed updated HRA Business Plan, ensuring sustainable future HRA spend against predicted income levels. The Business Plan review will be undertaken in 2018/19.
- 4.3 It is therefore proposed that the proposed Housing Officer roles will be reviewed once the HRA Business Plan is finalised to ensure long term affordability of the officer resource. This review will identify the long term resource levels required to sustain the housing management facility and the subsequent value and additional capacity created by the roles.

5.0 POLICY AND CORPORATE IMPLICATIONS

- 5.1** The content of the report affects the following corporate priorities:.
- PP2 Work with our partners to address vulnerability and tackle the root causes of social problems, building safe, happy and healthy communities.
- PP3 Focussing on our priority neighbourhoods, support people to overcome disadvantage and live well independently.

6.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

6.1 As stated within Section 4.0

7.0 LEGAL IMPLICATIONS/POWERS

7.1 None identified

8.0 COMMUNITY SAFETY

8.1 The Housing Officer resource will provide additional resource to effectively manage issues such as anti-social behaviour and the health and safety of tenants within MBC properties.

9.0 EQUALITIES

9.1 None identified

10.0 RISKS

10.1 Probability



Very High A				
High B				
Significant C				
Low D		1		
Very Low E				
Almost Impossible F				
	IV Neg- ligible	III Marg- inal	II Critical	I Catast- rophic
	→ Impact			

Risk No.	Description
1	Risk regarding the affordability of the additional posts as a result of the updated HRA Business Plan

11.0 CLIMATE CHANGE

11.1 No direct implications have been identified.

12.0 CONSULTATION

12.1 None identified

13.0 WARDS AFFECTED

13.1 All wards are affected.

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Date: June 2018