

MCa/17/14

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **MID SUFFOLK CABINET** held at the on Monday, 7 August 2017

PRESENT:

Councillors: Nick Gowrley – Leader of the Council
John Whitehead – Deputy Leader of the Council

Gerard Brewster	David Burn
Julie Flatman	Glen Horn
Penny Otton	Andrew Stringer
David Whybrow	Jill Wilshaw

Also attending:

Councillors: Diana Kearsley
Suzie Morley

In attendance:

Chief Executive
Strategic Director (KJ)
Home Ownership Project Officer
Governance Support Officers (VL/HH/CM)

21 **APOLOGIES FOR ABSENCE**

An apology was received from Councillor Roy Barker.

22 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY COUNCILLORS**

There were no declarations of interest.

23 **MCA/17/11 - CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 10 JULY 2017**

The minutes of the meeting held on 10 July 2017 were confirmed as a correct record subject to the following amendment:

Page 2: Councillor Nick Gowrley, Cabinet Member for Assets and Investments (not Leader of the Council).

24 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE**

COUNCIL'S PETITION SCHEME

None received.

25 MCA/17/12 HOME OWNERSHIP REVIEW

Councillor Wilshaw, the Cabinet Member for Housing introduced report MCA/17/12 and moved the recommendations which were seconded by Councillor Brewster.

Councillor Otton referred to increases in tenants' charges in the private sector being increased without their knowledge and asked for assurance that this would not be the case for the Home Ownership Service.

Officers responded that charges to leaseholders reflected improvements made to the service and that there were no intentions to increase charges unnecessarily or to make a profit. The intention was to achieve a cost neutral operation model for the service.

Councillor Stringer said he was surprised at the current cost and time for managing the leasehold properties. He also queried if the Council looked to buy back properties previously sold under the Right to Buy Scheme if they became available for sale.

In response Councillor Gowrley referred him to paragraph 10.4.13 in the report, which outlined that 'buy back' would be considered on a case by case basis but confirmed that he considered this should be policy and only not taken forward if there were good reasons for not doing so.

By a unanimous vote

RESOLUTION 1

That the introduction of a new lease agreement with revised terms to support moving closer to a cost neutral service and strengthened legal obligations be approved. Assistant Director for Housing to have delegated authority to revise the lease terms and conditions based on internal legal practice and advice

RESOLUTION 2

That a 'flat rate' Management Fee Structure of £279.00 per annum for new leaseholders be implemented

and

A three year phased implementation of the Management Fee for existing leaseholders, as set out in paragraph 10.5.1 be approved

RESOLUTION 3

That a fee structure for 27 types of administration charges set at the current sector

average (as set out in Appendix 1) be implemented

RESOLUTION 4

That administration charges are increased annually on 1 April by CPI, as set at 30 September the previous year, and a market review be carried out every three years

RESOLUTION 5

That a 15% major work fee of the total contractor costs for the planned works project be approved

RESOLUTION 6

That a revised operating model which projects a saving of £20,258, or 24% of existing structure costs, be approved

26 **MATTERS REFERRED BY THE OVERVIEW AND SCRUTINY COMMITTEE OR
JOINT AUDIT AND STANDARDS COMMITTEE**

No matters were referred.

27 **MCA/17/13 FORTHCOMING DECISIONS LIST**

The report was noted.

The business of the meeting was concluded at 15.42.

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Chairman