Existing housing delegations

8.22	Housing:	
	 Manage the housing service in compliance with current legislation and the policies of the Council; to include the management of shops, garages, and other ancillary buildings associated with the housing management function. 	Leader/Cabinet
	 Review the allocation of two smaller properties in return for the release of a larger property and to allocate accommodation according to the merits of each case. 	Leader/Cabinet
8.23	Housing grants and loans:	
	 Exercise the function of the Council under the Housing (Grants, Construction and Regeneration) Act 1996 and the Regulatory Reform (Housing Assistance) Order 2002 and in accordance with any other relevant legislation and Council Policy. 	Leader/Cabinet
	 Authorise the determination of hardship cases where improvement grant applicants have proved to be in receipt of housing benefit and or income support. 	Leader/Cabinet
	 Approve the payment of renovation grants, disabled facilities grants and home repair assistance, in accordance with the renovation grant policy and within the allocated resources in the approved capital programme. 	Leader/Cabinet
	 Consider applications to waive repayment of renovation grants where an elderly or infirm person is disposing of the grant property to live permanently in a care home or to be cared for at a relative's home and to demand repayment of the full grant. 	Leader/Cabinet
8.24	Housing Revenue Account (HRA):	
	That the Director of Place and Deputy Chief Executive in consultation with the Portfolio Holder for Housing and Community Services adds further sites to the HRA site programme as they become available, if they are suitable and fulfil a value for money criteria.	Leader/Cabinet
	 That the Director of Place and Deputy Chief Executive, in consultation with the Deputy Leader and Portfolio Holder for Housing and Community Services agree expenditure on increasing the HRA affordable housing stock, as and when a financially viable development opportunity becomes available. 	Leader/Cabinet

	Note 1: A sum of £10m was added to the HRA Capital Programme to increase the stock of HRA affordable housing on 16 July 2020. This funding to be met from borrowing against HRA rents, HRA reserves and Right to Buy 1-4-1 receipts or grant funding, where available.	
8.25	Rent officer service:	
	 Manage the rent officer service in compliance with current legislation and the policies of the Council. 	Leader/Cabinet

Proposed additional delegations

Housing:	
 To enter into tenancies of Housing Revenue Account properties on behalf of the Council. 	Leader/Cabinet
 To give notices to quit and other notices or formal demands which are deemed requisite to serve in the interests of the Council in connection with the Council's housing management functions. 	Leader/Cabinet
Manage the functions of the Council in relation to leasehold properties sold under the Right to Buy scheme to include any ancillary buildings associated with this function.	Leader/Cabinet
Homelessness:	
To exercise the Council's functions in respect of part 7 of the Housing Act 1996 including reviews of any decisions.	Leader/Cabinet
To exercise the Council's functions in respect of part 6 of the Housing Act 1996 including reviews of any decisions.	Leader/Cabinet
To enter into non secure tenancies/licenses pursuant to the exercise of the Council's homeless functions.	Leader/Cabinet
To give notices to quit and other notices or formal demands which are deemed requisite to serve in the interests of the Council in connection with the Council's homelessness functions.	Leader/Cabinet
Private Sector Housing:	
To exercise the Council's functions under the Housing Act 2004.	Leader/Cabinet
To exercise the Council's functions under the Environmental Protection Act 1990 so far as it relates to Private Sector Housing.	Leader/Cabinet