

HARROGATE BOROUGH COUNCIL DECISION NOTICE	
Cabinet Member for:	Housing
Date of Decision:	16 June 2009
1. Decision No/ Your Ref:	Hsg06 09/10
1a. Wards affected:	All
2. Subject:	LEASEHOLDERS – REPAYMENT OPTIONS FOR MAJOR WORKS
3. A.	The information given in this form is a fair and accurate record of the decision made by Councillor Jean Butterfield, Cabinet Member (Housing):
	Portfolio Holder: (Signature)
B.	The Cabinet Member (Housing) declared the following interest: None
C.	Was a substitute appointed?: No
4. DECISION:	
	Please state:
A. Decisions made:	
	That leaseholders are offered, in addition to mandatory loans and the existing 5 year interest free payment method, the following ways to pay the Council for major works and cyclical maintenance:
	<ul style="list-style-type: none"> • By a voluntary charge being placed against the property • By the use of Home Appreciation loans
	Revisions are made to the Leaseholder Compact and to information to leaseholders to include the payment options for major works.
	That this decision is to be subject to an annual review.

B. Reasons for making decisions:

Many council leaseholders are on limited incomes and face difficulty in affording to pay for major repair and maintenance works that are undertaken to their homes.

Guidance issued by the Department of Communities and Local Government (CLG) suggests that local authorities should give a range payment options to leaseholders in order to pay for major works.

C. Alternative option considered and rejected:

Not to increase the options for leaseholders to repay for the cost of major and cyclical works. The increase in the number of payment options can reduce the risks to the Council of non-payment and reduce the costs of debt recovery and of leaseholder consultation regarding service charges.

5. Please outline all additional material or information considered at the meeting whether written or oral and not detailed in the written report: N/A

6. With regard to the written report please indicate:

A. The number of appendices: None

B. The number of background papers and their location/file reference:

C. The number of any additional papers considered which are to form part of the 'definitive report' on the matter:

7. Was all or any part of the report deemed to be exempt? No

8. If so:

A. Please state to which part of the report it is applicable and give the wording of the relevant paragraph of Schedule 12A to the Local Government Act 1972:

B. Is there an Exempt Decision Notice?

9. A. Is this a Key Decision? No

If so, please state:

B. Forward Plan reference number:

C. Relevant Overview and Scrutiny Commission:

D. Date Member Services were supplied with report and accompanying papers for publication and consequent circulation to the Scrutiny Commission Chair:

E. Urgent Item of Business – Call-in

If a matter is urgent and Call-in cannot be applied please state:

(i) Reasons:

(ii) Date of agreement of Scrutiny Commission Chair that the decision is urgent:

(iii) Means of communication of agreement:

10. Officers in attendance at the meeting during consideration of this item:

Dawn Saxby, Executive Housing Officer

Keith Watts, Tenancy Services & Mediation Manager

Stephen Hargreaves, Executive Officer (Property Services)

Catharine Osborne, Finance

Rachel Braithwaite, Legal

11. Decision to be actioned by:

Keith Watts, Tenancy Services & Mediation Manager

12. Please confirm that all Officers required to be consulted prior to forwarding this Decision Notice to the Member Services Section have been consulted: Yes

13. Date Decision Notice despatched to Member Services via Email:

16 June 2009

14. NOT TO BE COMPLETED UNLESS it was impracticable to include the Key Decision in the Forward Plan:

A. Call-in to apply:

Please state:

- (i) **Reasons:**
- (ii) **Date Proper Officer and Scrutiny Commission Chair were supplied with report and papers:**

B. Special Urgency Provision (Call-in cannot be applied):

Please state:

- (i) **Reasons:**
- (ii) **Date on which agreement obtained from Scrutiny Commission Chair that the decision is urgent:**
- (iii) **Means of communication of agreement:**

15. (For use in Member Services Section)

- A. Decision Validated by:** Andy West
- B. Date decision validated and published:** 17 June 2009
- C. Date Call-in procedure ends (if appropriate) – 4.30 pm on:**
- D. If 9D or 14A is answered give date of public notice:**
- E. File Ref and Officer Ref:** H232JUN17.doc/CB
- F. If Special Urgency Provision (14B above) has been applied please confirm that relevant item will be included on next Council Agenda:**