

Decisions taken by the Deputy Leader and Cabinet Member for Community and Housing Decision Day on Monday, 13 June 2022

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A4	Winchester City Council - Landlord Lettings Policy (DD46)	1. That the revised landlord lettings policy be adopted.	<p>The council is a member of the Hampshire Home Choice sub-regional choice based lettings scheme. Each local authority within the scheme maintains its own landlord Scheme of Allocation which contains separate policies to reflect local priorities and to address housing need specific to its location. As a stock holding authority the council also has its own landlord letting policy for its council owned social and affordable properties.</p> <p>It is the landlord lettings policy which has undergone a review in consultation with officers, members, the district wide tenant and leaseholder</p>	<p>1. To not review and update the Landlord Letting Policy is rejected as it leaves the council with an outdated policy, potentially unsuitable letting of council homes, and open to policy challenge.</p> <p>2. The comments of the Business and Housing Policy Committee were considered and suggested changes have been incorporated into the final draft. The housing service will organise an all member briefing on</p>
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			forum Tenants and Council Together (TACT) and other housing partners. This report highlights the key changes to the landlord lettings policy which include providing greater clarity to the eligibility for some types of housing, strengthening grounds for refusal in relation to anti-social behaviour plus changes in practice and/or emerging issues facing the housing service.	the subject as requested.
A5	Insulation Works to Voids - Variation to Osborne Term Maintenance Contract (DD49)	<ol style="list-style-type: none"> 1. That the issuing of the variation for the additional insulation works to Osborne Property Services Ltd, be approved. 2. That the Service Lead - Legal be authorised to complete the 	<p>This report seeks approval to issue a formal variation to the contract for the provision and management of housing repairs and voids re-servicing currently under contract to Osborne Property Services Ltd.</p> <p>The formal variation will</p>	<ol style="list-style-type: none"> 1. Osborne Property Services Ltd currently carry out all our other void re-instatement works under their existing 15-year contract with the Council - the final five-year tranche /extension of which

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		<p>variation agreement between the Council and Osborne Property Services Ltd. on agreed terms.</p> <p>3. That an exception to the councils Contract Procedure Rules, in accordance with paragraph 41 of the constitution to enable the variation to the contract, be approved.</p>	<p>cover additional insulation upgrade works to void properties and is just one of a number of carbon reduction measures and environmental initiatives that will be rolled out to the Council housing stock over the forthcoming years.</p>	<p>was approved by Cabinet only last year (CAB3290 - Rec. 15 refers).</p> <p>The option to procure the insulation works via a new and separate competitive procurement exercise was considered and rejected due to the disruption and co-ordination issues it would cause by potentially having two different contractors working in voids at the same time, and/or the additional delays it would cause if the two different contractors have to work one after the other. Resulting in properties being void</p>

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				<p>for a longer period of time. Additionally, supervision and many of the site cost preliminaries would be unnecessarily duplicated by having two different contractors carrying out the works thus increasing costs. Therefore it was considered to be in the best interests of the council to modify the existing contract with Osborne Property Services Ltd.</p>
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