



Leicester
City Council

ALL WARDS

CABINET

25 JUNE 2001

PROPOSED TENANT PARTICIPATION STRUCTURE

Report of the Director of Housing

1. Purpose of Report - Background

- 1.1 Cabinet approved a report on the new structure for Tenant Participation on 6 November 2000 which agreed a Housing Management Board to replace Tier I and additional funding for premises and development workers partly funded from LFTA funding which would cease once the new arrangements were in place.
- 1.2 This report was called in to the Scrutiny Committee on 21 March 2001 when the report was noted, but the Chair requested a further report on the terms of reference for the Housing Management Board (Landlord Board) and the six Community Associations.
- 1.3 The attached report was considered by Scrutiny on 23 May 2001 outlining the role of the Housing Management Board and the six Community Associations.
- 1.4 Scrutiny Committee also recommended that a representative of LFTA be elected to the Housing Management Board along with two tenants from each Community Association, although each Community Association would only have one vote.

2. Recommendations

- 2.1 Members are now asked to approve the terms of reference for both the Housing Management Board and the Community Associations, and confirm that LFTA be given a place on the Housing Management Board, and each Association be allowed two members to attend with only one vote per Association.
- 2.2 Further consultation on the structure and terms of reference will take place with tenants' groups, subject to Cabinet approval.

3. Financial Implications

- 3.1 All financial implications in this report will be contained within existing budgets.

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1. Report

BACKGROUND

- 1.1 As a result of the need to develop a Tenants Compact between the Council and its tenants, the opportunity was taken to review the Tenant Participation structure which has been in place since 1980.
- 1.2 As a result of work carried out by TPAS who are specialist consultants in Tenant Participation, it was agreed that the current Tier structure required reviewing in order to make tenant involvement more relevant to the new structures within the Council.
- 1.3 Cabinet agreed the changes in the structure to form two new consultation forums to replace Tier One and Tier Two, with the intention of formalising the consultation and decision making process.
- 1.4 In addition to the changes to the structure, it was also agreed to appoint six development workers whose role would be to support the Community Associations, and to increase the number of Tenant Associations in the City, and to help support those Associations currently struggling, as well as increasing community involvement amongst disadvantaged groups.
- 1.5 It is intended to go out to the Tier Two meetings for comments on the proposed structure of both the Community Associations and the Housing Management Board, once Members have had the opportunity to comment at Scrutiny Committee.

HOUSING MANAGEMENT BOARD

- 1.6 The proposed structure of the Housing Management Board which is intended to replace Tier One, which TPAS felt was the least popular of the Tier meetings due to its lack of focus, is aimed at giving tenants a more formal role in the decision making process through Cabinet and Scrutiny.
- 1.7 The membership of the Housing Management Board will be as follows:

There will be 16 members of the Housing Management Board. This will be made up of:

6 tenants' representatives (one from each of the Community Associations). A further tenant will be elected to represent the LFTA.

6 Councillors including the Cabinet Lead for Housing, the Chair of Housing Scrutiny, along with four further Councillors to be agreed.

3 further members will be elected from outside bodies aimed at giving a more comprehensive view on housing issues. The following groups have been suggested, but further nominations can be considered. The National House Builders Federation, the Association of Building Societies, and the Housing Corporation.

THE ROLE OF THE HOUSING MANAGEMENT BOARD

1.8 The role of the Housing Management Board will be to be consulted on strategic issues that affect Council tenants and Council estates, and to consider the views of the Community Association representatives this would include but not be restricted to:

- a) Annual discussions on rent levels and proposal for HRA spending.
- b) Decisions on the future of the housing stock, including any demolition and redevelopment proposals. (This does not preclude detailed consultation with affected tenants).
- c) Capital programme proposals.
- d) Comments and input into the annual HIP Strategy.
- e) Matters being considered by Cabinet/Scrutiny that have a direct impact on tenants, eg. policy changes and the introduction of new policies.
- f) Matters raised by the Community Associations that impact on an area or the whole of the City.
- g) Any changes to the agreed consultation arrangements.

1.9 It is intended that the areas of consultation outlined be reviewed on an annual basis.

FREQUENCY OF MEETINGS

1.10 It is intended that the meetings of the Housing Management Board will be arranged to coincide with the meetings of Cabinet and Scrutiny wherever possible, in order to allow sufficient time for proper deliberation by the Community Associations.

1.11 The meetings will be part of the formal consultation process and as such will be minuted and minutes circulated to all Members and to the Community Associations.

- 1.12 The Chair of the Housing Management Board will alternate between tenants and Members on an annual basis.
- 1.13 The Housing Management Board will be attended by the Director of Housing and other senior officers to give advice and to present reports. Officers from other departments or from agencies outside the Local Authority may be invited as deemed necessary. Officers will not have any voting rights on the Board.

COMMUNITY ASSOCIATIONS

- 1.14 The six Community Associations are intended to replace the six Tier Two areas. The Tier Two meetings were acknowledged by the consultants as the most effective of the Tier meetings.
- 1.15 There will be six Community Associations in the City and they will reflect the areas currently covered by the Tier Two meetings.

MEMBERSHIP

- 1.16 All Tenants Associations in the area will be entitled to send up to four members to the Community Association meeting. The majority of the members attending should be tenants.
- 1.17 All Ward Councillors in the area will be invited.
- 1.18 The Chair of the Community Association will be elected annually and will be a tenant. The Chair to stand down after one year and may not be re-elected until the following year.
- 1.19 The meetings will be serviced by the Community Development Worker for the area in conjunction with the Neighbourhood Housing Manager.
- 1.20 All tenants' and residents' groups in the area will be entitled to contribute to the agenda for each meeting. The agenda to be agreed by the Community Development Worker with the Chair prior to the meeting.
- 1.21 It is proposed that the meetings are held at least every six weeks, with the dates of the meetings being set to tie in with the meetings of the Housing Management Board as well as Cabinet and Scrutiny Committee.
- 1.22 Each Tenants Association will only be entitled to two votes on the Community Association, regardless of the number of representatives they send.
- 1.23 The Community Associations will have the following responsibilities:
 - a) Electing a representative to the Housing Management Board. (It is suggested that this will not be the Chair of the Community Association).
 - b) To consider proposals for the development of local Compact agreements.
 - c) Agree the annual priorities and workload of the Community Development Worker with regard to the setting up and supporting Tenants Associations in the area.

- d) To make recommendations regarding the spending of devolved budgets such as, but not restricted to, the Environmental budget, any Capital Programme allocation agreed by Cabinet.
- e) The identification of training needs for tenants which will be developed Citywide in consultation with tenants.
- f) Receiving and commenting on reports from appropriate departments which have an impact on the area and the community.
- g) To consider any issues from each Association that affect the area.
- h) To liaise with other agencies such as the Police, Health, as well as other departments, and to invite representatives of other agencies as appropriate.
- i) To consider and comment on performance reports from Management/Maintenance staff regarding work performance in the area through agreed performance indicators.
- j) To receive reports from the Housing Management Board representative on recommendations raised at Cabinet/Scrutiny.
- k) To advise the Housing Management Board representative on the views of the Community Association on all relevant issues prior to consideration by Cabinet/Scrutiny.

1.24 It is intended that until accommodation in the area is identified as a base for each Community Association that they continue to be held at the Neighbourhood Offices.

1.25 Members are asked to comment on the proposals which will then be referred to the Tier Two meetings for tenants' views.

2. Equal Opportunities Implications

2.1 It is envisaged that the appointment of the Community Development Workers will ensure that Tenants Associations have a wider representation from under-represented groups, especially younger people and members of the ethnic communities.

3. Legal Implications

3.1 The Council has a duty to consult with tenants on issues that affect their homes. There are no other implications in this report.

4. Details of Consultation

4.1 This report will be sent to all Tier Two meetings for comments before final agreement.

5. Aims and Objectives of the Housing Department

5.1 To develop community capacity and Tenants Participation across the City.

6. Local Government Access to Information Act 1985

6.1 Housing Management Board report to Scrutiny 21 March 2001.

Other Implications	Yes/No	Para with Supporting Papers	References
Equal Opportunities	Yes	1.4	
Policy	No		
Sustainable and Environmental	No		
Crime and Disorder	No		
Human Rights Act	No		

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