

EXECUTIVE DECISION RECORD SHEET

Name of decision maker:	Councillor Margaret Griffiths
Portfolio:	Housing and Regeneration
Date of Portfolio Holder Decision:	20 June 2013

Title of Decision:
Housing Landlord Policy on the Green Deal

Decision made and reasons:
That the Housing Landlord Policy on the Green Deal is approved to enable operational decisions to be made.

Reports considered: (here reference can be made to specific documents)
The Housing Landlord Policy on the Green Deal is attached to this decision record sheet.
The purpose of the policy is to outline the process for dealing with tenant requests to carry out energy-saving works through the Green Deal. A Green Deal Plan will need the consent of the Landlord; consent the Council will not be granting tenants.

Has budget been approved? (provide budget codes):
No changes are requested to existing budgets. No additional budget is requested.

Officers/Councillors/Ward Councillors/Stakeholders Consulted:
Mark Gaynor – Director of Housing Elliott Brooks – Assistant Director of Housing Calvin Fisher – Group Manager Property & Place Simon Smith – Team Leader Property & Place Jack Burnham – Team Leader Strategy and Development
The Housing Maintenance Environment Committee were provided with the policy and given the opportunity to provide comments.

Monitoring Officer comments:	No further comments to add to this report
Deputy Section 151 Officer comments:	The Council's decision not to grant consent for tenants to carry out works under the Green Deal will enable the Council to maintain control over the type of works undertaken on its housing stock, and therefore manage the maintenance and repair liability in a more cost-efficient manner.

Implications:	The development of a Housing Landlord Policy on the Green Deal is designed to ensure tenant requests for Green Deal works are dealt with
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Risk:	<p>consistently and swiftly. The Council has a commitment to maintain and improve its stock and the policy clarifies the Council's position regarding energy efficient installations.</p> <p>Any work through the Green Deal will result in a charge on the property. This remains with the property and may result in existing or future tenants falling in to fuel poverty or possibly making the dwelling hard to let. Refusing tenants permission minimises this risk and also ensures energy-saving measures are monitored, installed and maintained by the Council.</p>
Value for Money:	<p>The Council will install energy saving measures at no additional cost to tenants. Declining tenants' requests to carry out works through the Green Deal ensures they are not charged interest for improvements. Being responsible for energy saving measures allows the Council to make certain works are completed to a decent standard, avoiding poor installations and additional work.</p>
Options Considered and reasons for rejection:	

Portfolio Holders Signature:
Date: 19/06/13
Details of any interests declared and any dispensations given by the Standards Committee:

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Date Decision Record Sheet received from portfolio holder: 19/06/13	
Date Decision Published: 20/06/13	Decision No: 027
Date of Expiry of Call-In Period: 27/06/13	
Date any Call-In received or decision implemented:	

BACKGROUND

The Housing Landlord Policy on the Green Deal is the background to this executive decision sheet. The policy document is attached to this report.