

City of Wolverhampton Council – Decisions taken by the Cabinet on Wednesday, 27 April 2022

Item 4	
Title	Housing Revenue Account Owned Assets - Review of non-residential assets
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the commencement of the Housing Revenue Account (HRA) asset review for citywide non-residential assets and a small number of residential assets to determine the future management of these assets be approved. 2. That authority be delegated to the Cabinet Member for City Assets and Housing and the Leader of the Council in consultation with the Director of City Housing and Environment and the Director of Finance to approve the appropriation of HRA assets to a more appropriate Service Area, following the completion of the asset review and relevant consultation process. 3. That further reports on the progress of the review of HRA assets be submitted to Cabinet.
Options Considered	<p>Option 1- Do nothing</p> <ul style="list-style-type: none"> • This option would mean that there would be no further works carried out to determine the best use of the HRA non-residential and out of borough assets. There would be no changes to the current management strategy of the assets. • Under the Buildings Safety Act, there are landlord obligations that the Council needs to fulfil. There would be no change to current activities, and therefore full compliance cannot be assured. <p>Option 2- Proceed with the review of the assets</p> <ul style="list-style-type: none"> • This option would entail carrying out the review for all non-residential and out of borough assets, to determine the best use of stock and ensure best value is achieved for the ongoing maintenance of the assets and any income is maximised, where possible.

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	<ul style="list-style-type: none"> • Furthermore, this review may recommend the appropriation of assets to suitable portfolios and provide efficiencies regarding the annual costs to maintain such assets. • Additionally, by reviewing the assets, the use of HRA funds to facilitate the maintenance of assets, mainly used by non-council residents will be investigated and appropriate next steps reported in a further report. • The review will ensure the Council is meeting its obligations under the Building Safety Act, by ensuring all assets are managed in accordance with the Act.
Reasons for Decision	<p>It is recommended that Option 2 is approved so a full comprehensive audit of all HRA assets is completed and an updated HRA Asset Register is maintained. It will also allow recommendations to be made on the future use/management of each asset and an accurate database can be used for the annual valuation exercise carried out as per the Chartered Institute of Public Finance and Accountancy (CIPFA) guidance.</p> <p>The review will also ensure any assets used/occupied as commercial premises will be through an appropriate lease agreement which will set out the obligations of both the Council as landlord and the occupier as the tenant.</p>
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	3 May 2022

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Item 5	
Title	City of Wolverhampton Housing Performance Report - Quarter Three October to December 2021
Status	Recommendation Approved
Record of Decision	That the performance of the Housing Management Agents for quarter three 2021-2022 be noted.
Options Considered	As this is a monitoring report, there are no alternative options to evaluate.
Reasons for Decision	<ul style="list-style-type: none"> • Performance should be reported regularly and formally to Councillors as required by the Regulator of Social Housing and Consumer Standards to give oversight of the managing agents performance. • It should also be noted that specifically Councillors are responsible for ensuring that the landlords services are managed effectively and comply with the regulatory requirements.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	28 April 2022

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Item 6	
Title	Exclusion of press and public
Status	Recommendation Approved
Record of Decision	That in accordance with Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).
Options Considered	Not applicable
Reasons for Decision	Not applicable.
Record of Conflicts of Interest	Not applicable
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	Not applicable

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Item 7	
Title	WV Living Business Plan 2022-2027
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the updated business plan for WV Living 2022-2027 be approved. 2. That authority be delegated to the Cabinet Member for City Assets and Housing and the Leader of the Council in consultation with the Chief Executive and the Director of Finance to approve detailed loan agreements, amendments to any loan agreements and the execution of any loan agreements or other financial instruments between the Council and WV Living. 3. That the Council would continue to act as guarantor for contracts entered into by WV Living where appropriate and that authority be delegated to the Leader of the Council and the Cabinet Member for Governance and Equalities in consultation with the Director of Finance and the Chief Operating Officer to authorise any such guarantees. 4. That in the light of the new Business Plan the Council confirms that it has confidence that WV Living is a going concern for at least the next 12 months. 5. That it be noted that updated business plans for WV Living would be brought to Cabinet for approval on an annual basis. 6. That it be noted that the Company would commence recruitment to the approved staffing structure to support the sustainable business plan.
Options Considered	As detailed in the exempt report.

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Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	Mark Taylor, Deputy Chief Executive and Allison Shannon, Chief Accountant both declared a non-pecuniary interest in so far as they are both directors of WV Living.
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	3 May 2022