

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE CABINET MEMBER FOR REGENERATION

Decision Made: 18 June 2010

REVIEW OF THE STOCK TRANSFER AGREEMENT

Issue for Decision

To consider the Record of Recommendation from the Strategic Housing Advisory Committee regarding continuing to monitor through to completion the full value and benefit of the work as envisaged by the Transfer Agreement.

Decision Made

1. That the progress to date on the range of qualifying work and the expected shortfall against the value of work originally promised to tenants and captured in the Transfer Agreement be noted.
2. That the Director of Regeneration and Communities be requested to continue to monitor, through the officer Quarterly Liaison Meetings, the expenditure and progress of the qualifying work through to completion within the next 12 months together with the continued expenditure against environmental improvements.
3. That the Director of Regeneration and Communities to pursue the possibility of agreeing a set of local Maidstone standards with our social housing providers that reflect the Tenant Services Authority's principles.

Reasons for Decision

On 24 March 2010 the Strategic Housing Advisory Committee considered the report of the Director of Prosperity and Regeneration regarding the progress by Maidstone Housing Trust (now known as Golding Homes) over the past year.

Members requested Officers to ask Golding Homes to provide a more detailed breakdown on how the £1.1m for communal and environmental improvements is to be spent during 2010/11.

Some concern was raised regarding how Golding Homes may now deal with elected members. Members were informed that the Stock Transfer Agreement specifically sets out a commitment to make staff available to deal with Councillors enquiries. Members felt it was important to remind

Golding Homes of that commitment and to give a copy of that part of the Stock Transfer Agreement to all Councillors for their information.

Members were informed that the Tenant Services Authority ("TSA") has recently published its new framework, which has set six national standards for all social housing landlords. Officers requested that due to this, a further recommendation be considered by the Committee to recommend to the Cabinet Member for Regeneration that he asks the Director of Prosperity and Regeneration to pursue the possibility of agreeing a set of local Maidstone standards with our social housing providers that reflect the TSAs principles.

Members thanked all Officers for their hard work over the years in order to reach a satisfactory conclusion.

Alternatives considered and why rejected

The council could take the view these matters are an issue for the Trust to resolve as part of its overall business plan and strategy but to do so would ignore the fact that the transfer promises were an intrinsic part of the stock transfer process and their outcome has a significant affect on the council's former tenants and the reputation of the council generally.

Background Papers

Formal Consultation Document 2003 – MBC

Our Promise, A better future for all tenants - MHT

Minutes of the SHAC 15 August 2007

Review of Transfer Promises; Report to Maidstone BC November 2007 - Maidstone Housing Trust

Review of the Transfer Agreement; report to SHAC May 2008

Should you be concerned about this decision and wish to call it in, please submit a call in form signed by any two Non-Executive Members to the Head of Change and Scrutiny by: **25 June 2010**

