

REASONS FOR CALL-IN
MINUTE C41 – STOCK OPTIONS APPRAISAL PROCESS FOR THE
FUTURE OF THE COUNCIL'S HOUSING

Monday 13 September 2004

I am asking the Executive Scrutiny Committee to look at the above minute. There are 6 reasons why I am proposing that they do so:

1. That the range of options being considered for consultation by MKC limits the opportunity to generate investment in a publicly owned housing stock.

(The Committee may wish to consider options such as estate redevelopment to produce sustainable mixed tenure communities where the council would continue to be the principal landlord.)

2. That there is a need for public debate on whether a range of options may be available without privatising the housing stock

(The committee may wish to consider if the current 3 broad options to be consulted upon are not too narrow and whether a range of options might avoid privatisation and meet both the short term (Up to 2010) and longer term targets.

3. That the proposed option of privatisation through stock transfer is too general and specific choices should be put forward in any consultative exercise.

(The Committee may wish to consider the difference between privatisation to a housing company, to an existing housing association, to a new housing association, to a co-operative to identify a few company structures.)

4. It is not clear why the Council is looking at privatisation rather than investment over the 30 year business planning period. This would allow the Decent Homes target of £58 million to be met from existing resources (predicted to be £71m up to 2010) and the Standard Decent Homes target of £190 million and the Standard Plus Decent Homes target of £220 million to be met over the longer term.

(The Committee will wish to know that any Housing association taking over council housing following stock transfer would plan to fund improvements over a 30 year period.)

5. The Council has not looked at the challenge of generating investment in existing council housing in the context of the growth of Milton Keynes and the work of the MK Partnership.

(The Committee may wish to look at opportunities of working with the MK Partnership Committee to ensure it meets its regeneration responsibilities.)

6. The Council is approaching the investment challenge without taking account of the need for Decent Communities and the need to improve other tenures often next door to council properties or within the same blocks of flats.

(The Committee may wish to consider the issues and options that arise from low income home ownership on predominately council estates and from the large numbers of private rented, especially Houses in Multiple Occupation [HMOs] houses that have disrepair challenges)

NIGEL LONG

Labour Leader