

## WYRE FOREST DISTRICT COUNCIL

### CABINET MEETING

17 MARCH 2005

#### Wyre Forest Community Housing – Pension Admission Agreement And Novation of Warranties - Sheltered Housing

AN OPEN ITEM	
COMMUNITY STRATEGY THEME:	Improved Health and Well Being
CORPORATE PLAN THEME:	Providing Community Leadership
CORPORATE PLAN KEY PRIORITY:	Enabling Community Well Being
CABINET MEMBER:	John-Paul Campion
HEAD OF SERVICE:	Head of Legal & Democratic Services
CONTACT OFFICER:	C S Caygill – Extension 2715 Caroline.caygill@wyreforestdc.gov.uk
APPENDICES	None

#### 1. PURPOSE OF REPORT

- 1.1 To approve the admission of the Community Housing Group Limited and Wyre Forest Community Housing Limited to enable pensionable employees within the Companies to participate or continue to participate in the Pension Scheme.
- 1.2 To agree that the warranties given by the District Council to Wyre Forest Community Housing in respect of the condition of the sheltered housing transferred to them benefit Wyre Forest Sheltered Housing Ltd.

#### 2. RECOMMENDATION

The Cabinet is asked to **DECIDE**

- 2.1 The existing Admission Agreement to Pensions be amended so that the Community Housing Group Limited and Wyre Forest Community Housing Limited be admitted to the Local Government Pension Scheme and the Head of Legal and Democratic Services be authorised to enter into any documentation necessary to give effect to this.
- 2.2 The Head of Legal and Democratic Services be authorised to conclude agreements so that the warranties given in respect of the condition of the sheltered housing transferred by the District Council in 2000 to Wyre Forest Community Housing Limited benefit Wyre Forest Sheltered Housing Limited in place of Wyre Forest Community Housing.

### **3. BACKGROUND**

- 3.1 When the District Council housing stock was transferred in 2000 it was required to enter into indemnities in respect of the Admission Agreements to Pensions and warranties in respect of the condition of the housing it was transferring.

### **4. KEY ISSUES**

- 4.1 Wyre Forest Community Housing has applied for a revision of the existing Admission Agreement to Pensions to include employees who will belong to different companies in the proposed new Group Structure, previously endorsed by the Council on 25<sup>th</sup> February 2004
- 4.2 The Worcestershire County Council has agreed to include the Community Housing Group Limited (new Company) and Wyre Forest Community Housing Limited (the existing Company) in a fresh admission agreement. The District Council has discretion to agree to the new arrangements on the basis that there exists a 'Community of Interest'.
- 4.3 The warranties in respect of the condition of all of the housing transferred were given to Wyre Forest Community Housing. The sheltered housing is being transferred to the new Wyre Forest Sheltered Housing Ltd and it follows that the warranties in respect of the sheltered housing should be exercisable by them as Wyre Forest Community Housing will no longer have any legal interest these properties.
- 4.4 These are not new warranties, just a transfer of the benefit of the existing warranties.

### **5. FINANCIAL IMPLICATIONS**

None

### **6. CONSULTEES**

Corporate Management Team