

FAREHAM

BOROUGH COUNCIL

AGENDA

HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL

Date: Thursday, 17 November 2016

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor B Bayford (Chairman)

Councillor F Birkett (Vice-Chairman)

Councillors Mrs M Brady
Mrs C Heneghan
S D Martin
Ms S Pankhurst
D L Steadman

Deputies: Mrs C L A Hockley

Mrs K K Trott



1. Apologies for Absence

2. Minutes (Pages 3 - 6)

To confirm as a correct record the minutes of the Health and Housing Policy Development and Review Panel meeting held on 22 September 2016.

3. Chairman's Announcements

4. Declarations of Interest and Disclosures of Advice or Directions

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Presentation from Fareham and Gosport Clinical Commissioning Group- Local Health Priorities

To receive a presentation from Fareham and Gosport Clinical Commissioning Group (F&GCCG) on Local Health Priorities.

7. Health Update

To receive a verbal report by the Chairman of the Health and Housing Policy Development and Review Panel on Local Strategic Health Issues.

8. Review of FareLets (Pages 7 - 10)

To consider a report by the Director of Operations on a review of FareLets.

9. Review of the Work Programme 2016/17 (Pages 11 - 14)

To consider a report by the Director of Operations which invites the Panel to review the Work Programme for 2016/17

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
9 November 2016

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Health and Housing Policy Development and Review Panel

(to be confirmed at the next meeting)

Date: Thursday, 22 September 2016

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor B Bayford (Chairman)

Councillor F Birkett (Vice-Chairman)

Councillors: Mrs M Brady, Mrs C Heneghan, S D Martin, Ms S Pankhurst
and D L Steadman

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

It was AGREED that the minutes of the Health & Housing Policy Development and Review Panel held on 21 July 2016 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at the meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. HEALTH UPDATE

The Panel received a verbal update from the Chairman on local health issues.

The Chairman reported that, unfortunately, there has not yet been any improvement in the use of the Fareham Community Hospital.

The Chairman also reported that NHS England is currently focussing on producing Multi-year Sustainable Transformation Plans to ensure that health and care services are built around the needs of local populations. The Hampshire Plan is being led by the Chief Officer of the Fareham and Gosport Clinical Commissioning Group. More information should be available on this at the next Panel meeting when Members are due to receive an update from the Fareham & Gosport Clinical Commissioning Group on local health priorities.

7. SOCIAL & AFFORDABLE HOUSING UPDATE

The Panel received a verbal update from the Head of Housing, Revenues and Benefits on the Social and Affordable Housing Programme. The following updates were provided:

- The Council has now taken possession of Stevenson Court. Potential tenants for 13 of the 16 flats have been identified and the first tenants are likely to start moving in after 10 October 2016. Arrangements will now be made for Members to visit Stevenson Court as agreed at the last meeting.

- A site visit took place last week to Sylvan Court. The building is looking fantastic and possession will take place towards the end of the year.
- Guidance is awaited from central government on longer term future Social and Affordable housing plans as there is an indication that there is a need for a greater variety of tenures to be provided. In the meantime, the Council is continuing to take up the opportunities that arise through Housing Associations.

The Chairman advised that as the designs of Sylvan Court and Collingwood Court are very similar, arrangements will be made for Members to view Sylvan Court when it is completed.

The Chairman also advised that an Officer/Member Working Party has been set up to review and consider the Council's new Housing Strategy. The Officer/Member Working Party includes the Executive Member for Health & Housing and the Executive Member for Planning. The Panel will be given the opportunity to comment on the outcomes before they are recommended to the Executive.

It was AGREED that the Head of Housing, Revenues and Benefits be thanked for her verbal update.

8. WELFARE REFORM UPDATE

The Panel considered a report by the Head of Housing, Revenues and Benefits which provided an update on Welfare Reforms.

It was AGREED that the Panel note the content of the report.

9. VANGUARD PRESENTATION AND REPORT ON COUNCIL HOUSING REPAIRS & MAINTENANCE

The Panel received a presentation by the Planned Maintenance Manager on changes made as a result of the Vanguard interventions. The presentation highlighted what the building services team do, how they used the 'systems thinking' approach to understand what matters to customers and how to improve and measure performance.

The Panel also considered a report by the Director of Operations on Council Housing Repairs and Maintenance covering all aspects of the service delivered to residents for the first quarter of 2016/17.

It was AGREED that the Panel:-

- a) thank the Planned Maintenance Manager for a very informative presentation; and
- b) note the content of the report.

10. TENANCY MANAGEMENT REPORT

The Panel considered a report by the Director of Operations on the performance of Tenancy Services with regard to rent arrears, management of empty homes, anti-social behaviour, estate services and tenant involvement.

Members welcomed the reduction in rent arrears to 1.66% of the projected annual rent debit and requested that for future reports, the illustrative graph provided in the report include the previous year's data for comparison purposes.

It was AGREED that the Panel note the content of the report.

11. REVIEW OF THE WORK PROGRAMME 2016/17

The Panel considered a report by the Director of Operations which reviewed the Work Programme for 2016/17.

It was AGREED that the Work Programme for 2016/17 be approved.

(The meeting started at 6.00 pm
and ended at 7.45 pm).

FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development and Review Panel

Date **17 November 2016**

Report of: **Director of Operations**

Subject: **REVIEW OF FARELETS**

SUMMARY

With on-going changes to the welfare system, the demand on the Housing Options service and new sources of accommodation in the private rented sector remains high and is likely to increase further. The FareLets scheme was created in 2014 to increase the supply of accommodation by working with private sector landlords to allow their properties to be let through Housing Options.

RECOMMENDATION

The Panel notes the progress of the FareLets scheme to date.

INTRODUCTION

1. Due to changes brought about by welfare reform in recent years, the Housing Options service has seen a rise in the number of customers seeking advice as they are homeless or at risk of becoming homeless. Whilst for some, the solution to their housing problem is through the provision of social housing; many are able to privately rent however the high rents and fees charged by letting agents mean that this route is often unachievable.
2. The FareLets scheme was therefore developed by the Council in order to increase the supply of temporary accommodation (TA) and affordable privately rented properties so that more homeless households could be helped into suitable accommodation. Importantly, this would reduce our reliance on bed and breakfast (B&B) establishments.

FARELETS – SCHEME INFORMATION

3. The FareLets scheme was launched on 14th July 2014 and comprises three levels of service that landlords can choose from:
 - Tenant Find – the Council matches a tenant with either a landlord or a letting agent, provides a deposit bond equivalent to one month's rent and guarantees the rent for 12 months. The tenancy agreement is between the landlord and tenant. There is no cost to the landlord for this service.
 - Managed Lease – the Council takes on the lease of a private property for between 12 months and 3 years. During the lease period the Council is responsible for finding tenants, managing the tenancy, paying rent to the landlord and arranging the majority of repairs. The rent is guaranteed for the term of the lease and the property is returned to the landlord in the same condition as it was taken on, aside from fair wear and tear. The Council can carry out gas and electrical safety checks on the landlord's behalf and provide a carbon monoxide detector where needed. The landlord pays a one off charge of between £100 and £300, depending on whether they require the Council to do the safety checks.
 - Full Management – similar to services offered by high street letting agents, the landlord is charged 8% (plus VAT) of the monthly rental income. In return, the Council identifies the tenants, manages the tenancy, collects rent and updates the landlord. In addition, landlords receive free gas and electrical safety certificates and a carbon monoxide detector, where needed. The landlord can also benefit from repairs up to the value of £150 per year.

PROGRESS TO DATE

4. No target was set for taking on properties after the initial 12 months of the scheme operation. However, since September 2015, 15 new Managed Lease properties and 5 new Tenant Find properties have been taken on. Enquiries are still being received from landlords and there are plans to take on several more properties by the end of the calendar year.
5. The focus of the scheme is to ensure that the Housing Options service has access to sufficient privately rented and leased accommodation for its homeless customers, as high street letting agents' fees are beyond the level which the client group can afford.

6. While B&B is still needed for emergency homeless cases, the use of this type of accommodation is prevented where it is feasible. If needed, the length of stay is minimised as far as possible by moving customers into TA as soon as something suitable becomes available. The figures show a trend of B&B costs decreasing year on year from 2013/14 to the end of 2015/16. The number of households placed in B&B has also decreased from 67 in 2013/14 to 56 in 2015/16.
7. The scheme success is also reflected in the response from tenants in TA. Many are very happy in the leased properties and where possible, if the length of lease allows, they are able to stay much longer than households in TA would normally do. This enables the service to help them into the private rented sector or social housing directly from TA, thus reducing the number of times they have to move.

FUTURE CHALLENGES

8. The introduction of a second benefit cap from 7th November 2016 will have a significant impact on the Housing Options client group, as many will find themselves unable to afford to pay the required top up to their rent, especially in the private rented sector. The demand for TA is likely to increase as a result of this. The service has the ability to be flexible with the rents charged for TA, so customers will find TA more affordable. The Tenancy Support Officer can also provide TA tenants with additional help and support around the benefit cap, budgeting and access to work.
9. The FareLets scheme is due for review to ensure that it continues to meet the needs of the Housing Options service and landlords. The review will run alongside the creation of the new Housing Strategy and the Homelessness Strategy to ensure that it links in with the main themes in both, e.g. the prevention of homelessness and the creation of sustainable tenancies. The review will also consider whether the scheme can feasibly be extended in the future to provide a better deal for landlords and potentially whether customers needing Help to Buy deposits could be assisted.

RISK ASSESSMENT

10. There are no significant risk considerations in relation to this report

CONCLUSION

11. The FareLets scheme has been operating successfully since the launch in July 2014 and continues to attract private landlords. A total of 20 new properties have been taken on since September 2015. The scheme is due to be reviewed and this will be done in conjunction with the development of the new Housing and Homelessness Strategies. This will ensure that the key themes run through all of the documents and the scheme continues to provide a valuable accommodation resource.

Background Papers:

Review of Temporary Accommodation – 12th September 2013

Housing Initiatives (Accessing the Private Rented Sector) – 16th January 2014

Review of FareLets – 24th September 2015

Reference Papers:

None

Enquiries:

For further information on this report please contact Andrea Howells . (Ext 4370)

FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development and Review Panel

Date **17 November 2016**

Report of: **Director of Operations**

Subject: **REVIEW OF WORK PROGRAMME 2016/17**

SUMMARY

The Work Programme for the year was reviewed by the Panel at its meeting on 22 September 2016 and is attached as Appendix A.

Members are now invited to further review this Work Programme for the year 2016/17.

RECOMMENDATION

It is requested that the Panel:-

- (a) review the Work Programme for the year 2016/17; and
- (b) agree the Work Programme for the year 2016/17.

INTRODUCTION

1. At the last meeting of the Panel on 22 September 2016, Members agreed a revised Work Programme for 2016/17.

REVISIONS TO CURRENT WORK PROGRAMME 2016/17

2. Members are asked to note that with the agreement of the Chairman, the report on the New Homelessness & Housing Options Strategy (draft) has been removed from the Work Programme until the recently established Member Working Group has concluded its review of the Council's overall Housing Strategy.

RISK ASSESSMENT

3. There are no significant risk considerations in relation to this report.

CONCLUSION

The Panel is invited to review and agree the Work Programme for 2016/17 and, as appropriate, add to the programme any additional items agreed by the Panel.

Appendix A – Health and Housing Policy Development and Review Panel's Work Programme for 2016/17.

Background Papers:

None.

Reference Papers:

Health and Housing Policy Development and Review Panel – 22 September 2016 – Minutes.

Enquiries:

For further information on this report please contact Paul Doran. (Ext 4572)

**HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL
WORK PROGRAMME FOR 2016/17**

<u>MEETING DATES FOR 2016/17*</u>	<u>ITEMS</u>
26 May 2016	<ul style="list-style-type: none"> • Review of Work Programme 2016/17 • Health Update • Introduction to the Panel, achievements, priorities & challenges • Annual Review of Discretionary Housing Payments • Social & Affordable Housing Update
21 July 2016	<ul style="list-style-type: none"> • Review of Work Programme 2016/17 • Health Update • Annual review of Homelessness Strategy • Social & Affordable Housing Update • Presentation on the New Allocations Policy
22 September 2016	<ul style="list-style-type: none"> • Health Update • Social & Affordable Housing Update • Welfare Reform Update • Vanguard Presentation and Report on Council Housing Repairs & Maintenance • Tenancy Management Report • Review of Work Programme 2016/17
17 November 2016	<ul style="list-style-type: none"> • Health Update • Review of FareLets • Presentation from Fareham and Gosport Clinical Commissioning Group – Local Health Priorities. • Review of Work Programme 2016/17
19 January 2017	<ul style="list-style-type: none"> • Health Update • Council Housing Repairs and Maintenance Report • Preliminary Review of Work Programme 2016/17 and Draft 2017/18 • Presentation on Hampshire's JSNA (Joint Strategy Needs Assessment)
09 March 2017	<ul style="list-style-type: none"> • Health Update • Tenancy Management Report • Final Review of Work Programme 2016/17 and 2017/18

Unallocated items:

- New Allocations Policy (draft)
- New Allocations Policy – consultation results
- New Homelessness & Housing Options Strategy (draft)

