

FAREHAM

BOROUGH COUNCIL

AGENDA

HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL

Date: Thursday, 14 November 2013

Time: 6:00 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor Mrs M E Ellerton (Chairman)

Councillor T G Knight (Vice-Chairman)

Councillors Miss S M Bell
N R Gregory
D L Steadman
Mrs K K Trott
D M Whittingham

Deputies: P J Davies
G Fazackarley



1. Apologies for Absence

2. Minutes (Pages 1 - 4)

To confirm as a correct record the minutes of the Health and Housing Policy Development and Review Panel meeting held on 12 September 2013.

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. Public Health Grant Funding Application

To receive a presentation from the Community Development Manager providing details of a recent Public Health Grant funding application submitted by the Council in respect of Fareham Park.

7. Allocations Policy - Six Month Review (Pages 5 - 12)

To consider a report by the Director of Community on the Allocations Policy Six Month Review.

8. Review of Homelessness and Rough Sleeping in the Borough (Pages 13 - 20)

To consider a report by the Director of Community on a review of Homelessness and Rough Sleeping in the Borough.

9. Review of the Work Programme 2013/14 (Pages 21 - 24)

To consider a report by the Director of Community, which invites the Panel to review the Work Programme for 2013/14.

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
6 November 2013

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk**

FAREHAM

BOROUGH COUNCIL

Minutes of the Health and Housing Policy Development and Review Panel

(to be confirmed at the next meeting)

Date: Thursday, 12 September 2013

Venue: Collingwood Room - Civic Offices, Fareham

PRESENT:

Councillor Mrs M E Ellerton (Chairman)

Councillors: Miss S M Bell, D L Steadman, D C S Swanbrow (deputising for T G Knight) and Mrs K K Trott

Also Present: Councillor B Bayford, Executive Member for Health and Housing (item 7)



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from the Vice-Chairman, Councillor T G Knight and from Councillors P J Davies and N R Gregory.

2. MINUTES

It was AGREED that the minutes the meeting of the Health and Housing Policy Development and Review Panel held on 18 July 2013 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Dr Ruth Milton, the Director of Public Health and Dr David Chilvers, the Chairman of Fareham & Gosport Clinical Commissioning Group, to the meeting.

The Chairman made an announcement concerning the meeting of the officer/member working group for the Review of the Allocations Policy, which would take place on Friday 27 September 2013 at 3pm. The working group was made up of the Chairman, Councillors Miss Bell and Mrs Trott, the Head of Strategic Housing and other officers as appropriate.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest or disclosures of advice or directions made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. PRESENTATION ON LOCAL HEALTH PRIORITIES

The Panel received a presentation from Dr Ruth Milton, the Director of Public Health, on the role of the Health & Wellbeing Board and the Health Priorities for Fareham.

Dr Milton explained that she was visiting all 11 local authorities in Hampshire to explain about the new public health duty for local authorities as a result of the Health and Social Care Act 2012.

It was AGREED that Dr Ruth Milton be thanked for her presentation.

7. PRESENTATION ON FAREHAM & GOSPORT CLINICAL COMMISSIONING GROUP

The Panel received a presentation from Dr David Chilvers on the role of the Fareham & Gosport Clinical Commissioning Group, giving an overview of the

strategic priorities for the group and its approach to public participation and engagement in reviewing service provisions.

Copies of a publication entitled 'Introducing your Clinical Commissioning Group' were circulated to those present. Dr Chilvers also indicated that he had a powerpoint presentation on the role of the group, which he would make available to members.

At the invitation of the Chairman, Councillor B Bayford addressed the Panel during the consideration of this item.

It was noted that the CCG had been given access to the Council's means of communication with residents. It was further noted that consultation had been taking place with the CCG about the inclusion of some questions in the annual Residents' Survey. The following proposed questions were discussed and agreed with Dr Chilvers and endorsed by the Panel:

- Do you find it easy to book an appointment within a reasonable time at your local doctor's surgery or health centre? yes/no
- Are you satisfied with the service you get from your local doctor's surgery or health centre? yes/no
- Are you aware that your doctor's surgery or health centre has a Patient Participation Group? yes/no

It was AGREED that:-

- (a) Dr David Chilvers be thanked for his presentation; and
- (b) The matter raised by Councillor Swanbrow and other members concerning where MRI scans could be carried out be discussed with Dr Chilvers outside the meeting.

8. DISCHARGING THE HOMELESSNESS DUTY THROUGH ACCOMMODATION IN THE PRIVATE RENTED SECTOR

The Panel considered a report by the Director of Community on the changes to the way in which authorities can deal with applications for social housing and homelessness by discharging the homelessness duty through accommodation in the private rented sector.

It was AGREED that the Panel note the recent change in legislation and endorse the new policy and procedure enabling the Council to discharge its homelessness duty into the private rented sector.

9. REVIEW OF TEMPORARY ACCOMMODATION

The Panel considered a report by the Director of Community which reviewed the temporary accommodation that is currently available to the Council and set

out a proposed new approach to the management and procurement of temporary accommodation.

It was AGREED that the Panel support the new approach to the management and procurement of Temporary Accommodation as set out in the Report.

10. REVIEW OF THE WORK PROGRAMME 2013/14

The Panel considered a report by the Director of Community on a review of the Work Programme for 2013/14.

It was AGREED that the Work Programme for 2013/14 be approved.

(The meeting started at 6.00 pm
and ended at 7.32 pm).

FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development Review Panel

Date **14 November 2013**

Report of: **Director of Community**

Subject: **ALLOCATIONS POLICY - SIX MONTH REVIEW**

SUMMARY

This Report summarises the review undertaken of the Allocations Policy since its implementation on 1 May 2013 and incorporates the views of the original Member Officer Working Group, which was reconvened to assess the impact of the new Policy. There are a number of minor changes to the Policy proposed to reflect the issues identified through the review.

RECOMMENDATION

It is recommended that the Panel endorses the proposed amendments to the Allocations Policy, for these to be subject to consultation before reporting to the Executive for implementation from 1 April 2014.

INTRODUCTION

1. The current Allocations Policy was agreed by the Executive in March 2013 and implemented on 1 May 2013. The Policy introduced a number of changes, the outcome and impact, of which could not be fully anticipated until the policy had been operational for a period of time. It was therefore agreed that the Member Officer Working Group would be reconvened after 6 months of operation, to review the changes and consider whether any amendments were needed.

KEY ISSUES CONSIDERED BY WORKING GROUP

New Policy Criteria	Impact	Proposed Amendment
<p>Local Connection</p> <p>Restricted to the last 18 months or 3 out of the last 5 years residency in the Borough</p>	<p>161 applicants previously on the Housing Waiting List (HWL) are now excluded</p> <p>These include applicants that have lived the majority of their lives in the Borough but not the last 5 years, but still have all their family resident in the area</p>	<p>To add to the local connection criteria to allow those who can demonstrate a long standing connection to Fareham to join the HWL</p> <p><i>E.g. Born and lived in Fareham up to the age of 50, moved out for the past 5 years to care for a relative, now wishing to return.</i></p> <p><i>*see paragraph 5 for further changes to local connection criteria</i></p>
<p>Local Connection</p> <p>Moving to give or receive essential care and support to a close family member</p>	<p>Those applicants whose only connection is having a close family member in the borough are now excluded unless they can demonstrate a need to move to the borough to give or receive essential care and support</p> <p>This has resulted in a number of review requests, challenging the definition of “essential care and support”</p>	<p>To include in the policy a definition of “essential care and support”</p> <p><i>E.g. Without care and support, being given or received the household would be unable to maintain independent living, to the extent that they would need to pay for care to be provided to help with bathing, dressing, cooking etc. or they would need to move to accommodation where care and support is provided</i></p>

<p>Exclusions</p> <p>Arrears threshold reduced to £500</p>	<p>43 households are now excluded broken down as follows:</p> <table border="0"> <tr> <td>£500 – £750</td> <td>8 households</td> </tr> <tr> <td>£751 - £1000</td> <td>6</td> </tr> <tr> <td>£1001 - £2000</td> <td>15</td> </tr> <tr> <td>£2001+</td> <td>14</td> </tr> </table>	£500 – £750	8 households	£751 - £1000	6	£1001 - £2000	15	£2001+	14	<p>No amendment proposed, threshold of £500 considered appropriate</p>
£500 – £750	8 households									
£751 - £1000	6									
£1001 - £2000	15									
£2001+	14									
<p>No Housing Need</p> <p>Income and savings thresholds</p>	<p>34 households in NO Housing Need due to having income and savings over the new thresholds</p> <p>Of these:- 28 would be in Low Housing Need band. 5 would be in Medium 1 would be in High</p>	<p>To retain the income and savings calculation but to add that this will be increased by 1% every year in April</p> <p><i>To ensure that any applications assessed as being in NO Housing Need are checked by the Allocations Officer to establish that there are no other factors that would place them in High or Urgent Need</i></p>								
<p>No Housing Need</p> <p>Adequately housed social housing tenants & owner occupiers</p>	<p>230 applicants now assessed as being in NO Housing Need (includes 34 households above)</p> <p>These applicants are adequately housed social housing tenants, owner occupiers or those with the financial means to secure accommodation in the private rented sector. They have little or no prospect of ever being successful for an offer of accommodation via the HWL</p>	<p>To ensure the above assessment is carried out for those above the income and savings threshold.</p> <p>To remove the NO Housing Need Band with effect from 1 April 2014 to reduce administration and giving applicants false expectations</p>								

<p>Positive Contribution</p> <p>25% of properties advertised giving preference to those working or volunteering</p>	<p>11 properties have been advertised to date giving preference to this group.</p> <p>Of these, 10 were offered to a positive contributor who was not the highest placed applicant</p> <p>Giving preference for 25% of vacancies to those making a positive contribution is enabling those that are not in the High or Medium Need Band but who are working or volunteering to be successful for an offer of accommodation</p>	<p>Continue to advertise 25% of all properties giving preference to this group.</p> <p>In addition implement a Local Lettings Plan for the following blocks of flats for a set period of time giving preference for 50% of all vacancies to applicants making a positive contribution to assist with regeneration plans and to create a more balanced community:-</p> <ul style="list-style-type: none"> • Arras House, Fareham NW • St Julien House, Fareham South • Flats 51-97 Valentine Close, Fareham NW
<p>Medical and Welfare</p> <p>Medical and Welfare Panel disbanded. Decisions over priority made by Housing Options Officers (HOO)</p>	<p>Increase in the number of invoices from GP practices, as supporting information is required to enable Officers to make the correct assessments</p> <p>Many reports received from GP's do not adequately address the issue of how the applicants housing situation impacts on their health and welfare</p>	<p>To continue to request medical reports to ensure proper consideration is given to all applications.</p> <p>Where information is not forthcoming about the effect of the housing situation upon an applicants health, HOO to undertake home visit.</p> <p>Raise the issue of GP's charging standard fees and providing comprehensive assessments with the Clinical Commissioning Group</p>

<p>Reduced Priority</p> <p>Those adequately housed in the private rented sector reassessed as being in LOW Housing Need</p>	<p>Previously all those in the private rented sector, were in the same band as those living in Council Temporary Accommodation (TA)</p> <p>Lowering the priority of those adequately housed in the private rented sector or living with family / friends compared with those in TA has resulted in twice as many households in TA being offered accommodation via the HWL in the first 6 months of operation compared to the previous 12 months.</p> <p>The average wait for a household in TA to be offered accommodation via the HWL has been reduced from 2.6 years to 1.6 years.</p>	<p>No amendment proposed, reducing the priority of adequately housed households in the private rented sector has had the desired effect of increasing movement through TA.</p>
<p>Increased Priority</p> <p>Social housing tenants under occupying by 2 bedrooms awarded High Housing Need</p> <p>Social housing tenants under occupying by 1 bedroom awarded Medium Housing Need</p>	<p>Increased priority was awarded to these households in response to the bedroom subsidy; however, the number of households applying to the HWL on this ground has not increased substantially.</p> <p>Possible reasons for this:</p> <p>Many households now registered with HomeSwapper</p> <p>Those over pensionable age not effected by the bedroom subsidy</p>	<p>No amendment proposed</p> <p>Consider hosting a mutual exchange event to facilitate those households under occupying to meet with those households over occupying</p>

IMPLEMENTATION OF PROPOSED AMENDMENTS

2. Two of the proposed amendments have already been implemented; these are, applying a clear definition of “essential care and support”, this was introduced in order to determine review requests. The other is the checking of applications assessed as being over the income and savings threshold to establish if there are any other factors that would place the application into the High or Urgent Band.
3. The removal of the NO Housing Need Band and the extension of the local connection criteria will be subject to consultation and it is therefore proposed to consult on these changes for 6 weeks from January 2014 to the middle of February 2014. Once the consultation is completed a Report will be prepared for the Executive in March 2014 setting out the results of the consultation and the new Policy will be implemented on 1 April 2014.
4. The introduction of a Local Lettings Plan for certain blocks of flats will be published in accordance with the Allocations Code of Guidance. The publication will set out the objectives and evidence base upon which the plan is framed and the period for which the plan will run.
5. On the 14 October 2013, the Department for Communities and Local Government (DCLG) issued a consultation document on strengthening statutory guidance on social housing allocations. The new guidance strongly encourages all local authorities to adopt a *two* year residency test as part of their qualification criteria. It also recognises that people may have a local connection to an area even if they do not currently live there or have not lived there for long enough. In this respect the guidance will encourage all local authorities to consider adopting other qualification criteria alongside the residency test so that people who are able to demonstrate a strong association to the local area are not disadvantaged. As part of the review, it had already been recognised that the Allocations Policy needed to extend the qualification criteria to include those that could demonstrate a strong local connection. The current 18 months residency connection will be extended to two years to meet with the statutory guidance.

RISK ASSESSMENT

6. The Council must ensure that the Allocations Policy is lawful, meets good practice, is in accordance with Equalities Legislation, and that the limited social housing available in the Borough is put to best use.

CONCLUSION

7. The review of the Allocations Policy has identified a couple of areas where further definition and a change in procedure would enable a fairer and more consistent approach to be taken in the assessment of applications to the Housing Waiting List. It has been established that changing the priority given to certain households in the private rented sector has had the desired effect of enabling more homeless households in Temporary Accommodation to be successful for offers of permanent accommodation. In addition advertising 25% of all properties giving preference to those making a positive contribution also

appears to be successful in enabling this group to be offered accommodation from lower positions on the list.

Background Papers:

Reports to Housing PDR Panel March and July 2012:- Consultations on the New Allocations Code of Guidance

Report to Health and Housing PDR Panel November 2012: – Nominations Policy Review

Report to Executive March 2013: – Housing Allocations Policy

Reference Papers:

Localism Act 2011

Welfare Reform Act 2012

Allocations of Accommodation: Guidance for local housing authorities in England
June 2012

Enquiries:

For further information on this report please contact Sara Head. (Ext 4369)

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FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development Review Panel

Date **14 November 2013**

Report of: **Director of Community**

Subject: **REVIEW OF HOMELESSNES AND ROUGH SLEEPING IN THE
BOROUGH**

SUMMARY

This report provides a review of homelessness since September 2012 and the changes that have been implemented in response. It also outlines the approach to preparing the next Homelessness and Housing Options Strategy for the period 2014 – 2017.

Members received a presentation on Rough Sleeping in March 2013, since then work has continued as part of the South Hampshire Regional Rough Sleeper Group, this report provides an update as to the progress made.

RECOMMENDATION

That the Panel note the contents of this report.

INTRODUCTION

1. There have been significant changes in legislation affecting homeless households and those in receipt of welfare benefits in the last two years, both of which have affected the outcomes the Housing Options Team have been able to achieve to prevent homelessness and the accommodation options available to those where homelessness cannot be prevented. The Homelessness & Housing Options Strategy 2010 – 2013 is currently under review with the aim of producing a new strategy early in 2014 to cover the period 2014 to 2017.

REVIEW OF HOMELESSNESS SEPTEMBER 2012 – SEPTEMBER 2013

2. In the period September 2012 to September 2013, 1,181 households approached the Housing Options Team for housing advice, of these, 766 were considered to be threatened with homelessness.

For 76 of these cases, homelessness was successfully prevented by the Housing Options Team, this may have been through negotiating with the evictor to allow the household to remain in occupation, using schemes such as Tenancy Rescue, Mortgage Rescue, or in a large proportion of cases matching households with alternative accommodation in the private rented sector with the assistance of the deposit guarantee scheme.

A further 6 households were prevented from becoming homeless through the actions of organisations other than the Council.

122 of these households went on to make a homelessness application.

The remaining 562 households may have been able to resolve their situation following the advice they had been given, or been able to secure alternative accommodation on their own behalf. In the majority of these cases a Housing Options Plan would have been sent following their interview, detailing the reason for their approach, the options and advice given during the interview, actions recommended, and any other information the applicant may find beneficial in resolving their housing issue.

3. The changes introduced so far under Welfare Reform has not resulted in the expected increase in the number of people approaching for housing assistance, however, some of the solutions used to prevent homelessness are becoming increasingly difficult to access.
4. One of the main homelessness prevention tools is the Deposit Guarantee Scheme known as AFFORD, where one month's rent is offered in the form of a bond and the first six month's rent are guaranteed by the Council to assist households to secure accommodation in the private rented sector. During this 12 month period only 23 households were assisted in this way, in previous years the average has been 40 households. This highlights that accessing the private rented sector is becoming increasingly difficult.
5. The decline in the number of households being able to access accommodation in the private rented sector has meant increasing pressure has been placed on our temporary accommodation, highlighting the need for this to be managed more effectively to achieve greater throughput.

6. Whilst Bed and Breakfast accommodation is always used as a last resort, the number of households resident in this type of accommodation has remained consistent at an average of 4 households over the past twelve months. However during the last month this number has more than doubled, with 10 households being resident in B&B at the time of writing this report. The cause of this sudden increase is concerning, as there could be links with the changes introduced by the new Allocations Policy, where the priority on the Housing Waiting List for certain groups has been lowered, resulting in a very lengthy wait before they are successful. It is possible therefore that those affected are of the view that approaching the Council as homeless is now the only way of being able to access social housing. This issue will be investigated further to determine what action needs to be taken.

PERSONNEL CHANGES INTRODUCED IN THE PAST 12 MONTHS

7. The Housing Options Team was restructured in January 2013, following personnel changes within the wider Strategic Housing Division. The new structure has been designed to cope with the increasing demand for temporary accommodation, the need to manage this accommodation more effectively, to create move on opportunities and to address the difficulties in accessing accommodation in the private rented sector. In addition it was hoped that the restructure would improve the level of service provided to our customers by reducing the number of specialist officers a customer with a housing issue would need to deal with, before solutions could be identified.
8. The new structure has created six Housing Options Officers (HOO) posts; these roles undertake the tasks of the previous posts of Homelessness Prevention Officer, Homelessness Officer, Homelessness Visiting Officer, and the Housing Waiting List Officer. Each HOO is able to assess and determine an applicant's Housing Waiting List application, give housing options advice and where possible, prevent the household becoming homeless. This is achieved through undertaking home visits to mediate between families, trying to resolve conflicts between landlords and tenants, or to make the appropriate use of homelessness prevention tools such as the Mortgage Rescue Scheme, Tenancy Rescue Scheme, and Local Welfare Assistance etc. Where homelessness cannot be prevented the HOO can proceed to take and determine a homelessness application. From the customer's perspective the new team means they now have one point of contact right up until their housing issue is resolved, in the past they would have been faced with dealing with up to four different officers.
9. The other significant change in structure is the creation of a new Initiatives Team. Two new posts were established to join the existing posts of Allocations Officer and Accommodation Officer. The new post of Senior Housing Officer (Initiatives) (SHO(I)) heads up the team, with support being given by a new fixed term post of Temporary Accommodation Co-ordinator. The focus of this team is to ensure that the best use is made of all temporary and permanent accommodation so that time spent in bed and breakfast is kept to a minimum and move on into the private rented sector is achieved wherever possible. To increase access to the private rented sector, the SHO(I) has been tasked with introducing a new lettings scheme to encourage landlords to come forward with their properties and work with the Council.

POLICY AND PRACTICE CHANGES INTRODUCED IN THE PAST 12 MONTHS

10. The Allocations Policy was revised following the introduction of the Localism Act. The new policy was implemented on 1 May 2013, changing the priority given to certain groups, and this has already had a positive effect for those households in temporary accommodation, reducing the average wait for an offer of permanent accommodation from 2.6 years to 1.6 years. However, as mentioned above, there could possibly be a negative aspect to the change in priority for certain groups, which has led to an increase in the number of households approaching as homeless.
11. On the 12 September 2013 the Health and Housing Policy Development Review Panel agreed the policy to enable the Council to discharge its homelessness duty by accessing accommodation in the private rented sector. Introduced through the Localism Act 2011, this power will mean that households, to whom the Council has accepted a homelessness duty, will no longer be able to remain in temporary accommodation and will be encouraged to take up an offer of suitable accommodation in the private rented sector.

DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT - GOLD STANDARD

12. The National Practitioner Support Service was set up by the Department of Communities and Local Government (DCLG) in April 2013. The service has been set up specifically to develop and administer the framework for providing continuous improvement in front line housing services through the development and delivery of the Gold Standard Challenge. The Challenge is a local authority sector led peer review scheme designed to help deliver more efficient and cost effective homelessness prevention services.
13. The Gold Standard Challenge comprises of ten criteria, and culminates in being approved by a board of peer authorities. Fareham currently achieves six of the criteria and as attaining the Gold Standard does not attract any additional funding or benefits, but does involve a lot of officer time to undertake peer reviews and attend meetings, it is not proposed to pursue gaining accreditation under the Gold Standard but to strive to meet the other criteria for the benefit of our customers. The Gold Standard criteria are attached to this Report as Appendix A.

ROUGH SLEEPING

14. In March 2013, Members received a presentation on Rough Sleeping in Fareham. Since then, Fareham has continued to be part of the South Hampshire Regional Rough Sleeper Group. This group of 7 authorities has been allocated £377,000 to bolster front line provision in dealing with rough sleepers and to address and try and prevent single homelessness.
15. The Project Worker for the Regional Group organised an event in the summer, to which all agencies with involvement with rough sleepers were invited to discuss and generate ideas as to how the £377,000 could be used to help tackle and reduce the incidence of rough sleeping. Following this event, agencies were invited to submit proposals for small grants for specific schemes and projects. In Fareham, both Two Saints and the YOU Trust have been invited to bid. Fareham

and Gosport Borough Councils have advocated the need for a Rough Sleepers Outreach Worker to be based at 101 Gosport Road, this has been accepted and it is hoped that the position will be filled towards the end of this year.

16. The long spell of dry, warm, weather this year resulted in a number of people choosing to sleep rough in the Borough. The increase in the number of visible encampments and the associated problems, led to complaints and concerns being raised by members of the public and Members. Officers worked closely with 101 Gosport Road and the Police to ensure that all identified individuals were given advice, encouraged to engage with 101 Gosport Road or where appropriate be "moved on". The appointment of an Outreach Worker would greatly enhance the success of working with this group, as they would be able to engage with the rough sleepers swiftly as this is often the key to avoid problems escalating. The Support Worker will also be able to offer assistance to address other issues such as alcohol or substance misuse and help them to identify more sustainable housing options in the private rented sector.

HOMELESSNESS AND HOUSING OPTIONS STRATEGY 2014 - 2017

17. In preparation of the new Homelessness and Housing Options Strategy, a workshop will be held with all officers within Strategic Housing, to identify the pressures, trends, blockages and ideas in the prevention of homelessness and to reflect on the work undertaken so far with landlords to increase access to the private rented sector.
18. A Homelessness Event will also be held on Monday 9 December 2013 to which all organisations involved in housing and homelessness in Fareham will be invited. The event will focus on the main challenges being faced and seek to generate ideas as to how these can be addressed and agree what the Council's priorities should be for the next 3 years.
19. The Housing Options Service including some areas of work undertaken by the Initiatives Team has been involved in the Systems Thinking Review being carried out by the consultancy firm Vanguard in recent weeks. The Vanguard team have been actively following up some of our customer's journeys and it is hoped that their findings will help improve the service we can offer and determine the priorities for our customers.
20. Key issues to be considered as part of the review will be how to fill the gap when the Mortgage Rescue Scheme is withdrawn in April 2014, preparing for the impact of Universal Credit, establishing a viable "lettings agency" approach to access more accommodation in the private rented sector and continuing to take a proactive approach to move on from all types of temporary accommodation, and to reduce the use of bed and breakfast. Whilst not pursuing the Gold Standard Challenge, the 10 criteria that form part of the assessment process will form part of the Action Plan for 2014 -2017.

RISK ASSESSMENT

21. There are no significant risk considerations in relation to this report. However, there could be financial implications if additional temporary accommodation is not secured and if it's not possible to access the private rented sector. This could

lead to increasing bed and breakfast costs and the possibility of the Council facing legal challenges and increased complaints to the Local Government Ombudsman.

CONCLUSION

22. The current economic environment continues to place challenging demands upon the service. The changes that have been introduced in the past twelve months are in response to these challenges and it is hoped that over the life of the next Strategy, these changes will continue to have a positive impact.

[Appendix A - Gold Standard.docx](#)

Background Papers:

Reference Papers:

Homelessness and Housing Options Strategy 2010-2013

Report to Housing Policy Development and Review Panel – September 2012
“Review of the Homelessness Strategy”

Enquiries:

For further information on this report please contact Sara Head. (Ext 4369)

Appendix A - DCLG Gold Standard - Local Challenges

1. **Corporate commitment** – being able to demonstrate a corporate commitment to prevent homelessness
2. **Partnership Working** with voluntary sector and other local partners to address support, education, employment and training needs
3. **Housing Options prevention service**, including providing written advice, to all clients
4. **No Second Night Out model** to ensure that anybody rough sleeping for more than one night has access to a hostel bed for the night.
5. **Housing pathways** agreed, or in development with each key partner, and client group that includes appropriate accommodation and support
6. **Suitable Private Rented Sector offer for all client groups**, including advice and support to both clients and landlords
7. **Active engagement in preventing mortgage repossessions** including through the Mortgage Rescue Scheme
8. **Have a homelessness strategy** which sets out a proactive approach to preventing homelessness and is reviewed annually so that it is responsive to emerging needs
9. **Not to place any young person aged 16 or 17 in Bed & Breakfast accommodation**
10. **Not to place any families in Bed and Breakfast accommodation, unless in an emergency, and if so for no longer than 6 weeks**

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FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development Review Panel

Date **14 November 2013**

Report of: **Director of Community**

Subject: **REVIEW OF WORK PROGRAMME 2013/14**

SUMMARY

At its last meeting on 12 September 2013, the Health and Housing Policy Development and Review Panel agreed the Work Programme for 2013/14.

RECOMMENDATION

Members are now invited to further review the work programme for 2013/14.

INTRODUCTION

1. At the last meeting of the Panel on 12 September 2013, members reviewed and agreed the Panel's Work Programme for 2013/14. Members are now invited to give further consideration to the Work Programme for the current year.

REVISIONS TO THE WORK PROGRAMME

2. Members are asked to note the following revisions to the Work Programme:
 - (a) the report on the New Tenancy Agreement has been moved from November 2013 to January 2014.

RISK ASSESSMENT

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

CONCLUSION

4. The Panel is now invited to endorse the programme of items as set out in the attached Appendix A.

Background Papers:

None

Reference Papers:

Health and Housing Policy Development and Review Panel meeting on 12 September 2013 – Minute 10.

Enquiries:

For further information on this report please contact Martyn George. (Ext 4400)

**HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL
PROPOSED WORK PROGRAMME FOR 2013/14**

<u>MEETING DATES FOR 2013/14</u>	<u>ITEMS</u>
23 May 2013	<ul style="list-style-type: none"> • Introduction to the role of the Panel • Review of the work programme 2013/14 • Review of Sheltered Housing Stock • Hampshire Health & Wellbeing Strategy • Development of Land at Palmerston Avenue
18 July 2013	<ul style="list-style-type: none"> • Review of the work programme 2013/14 • Affordable Housing Programme • The Government's Green Deal • Floating Support Service for Older Persons • Fareham's Eco-Housing Exemplar • Review of Tenancy Agreements
12 September 2013	<ul style="list-style-type: none"> • Review of the Work Programme 2013/14 • Presentation on Local Health Priorities (invitation to Director of Public) • Presentation on Fareham & Gosport Clinical Commissioning Group • Review of Temporary Accommodation • Discharging the Homelessness Duty through Accommodation in the Private Rented Sector
14 November 2013	<ul style="list-style-type: none"> • Review of the Work Programme 2013/14 • Nominations Policy - Six monthly review • Review of Homelessness and Rough Sleeping in the Borough
16 January 2014	<ul style="list-style-type: none"> • Preliminary overall review of Work Programme 2013/14 and draft 2014/15

	<ul style="list-style-type: none"> • Welfare Reform - update • Review of Housing Arrears • Housing Initiatives (Accessing the private rented sector) • New Tenancy Agreement
13 March 2014	<ul style="list-style-type: none"> • Final review of work programme for 2013/14 and draft for 2014/15 • Empty Homes - Update • Collingwood House Update • Health Update • Homelessness Strategy 2014-17