



**HOUSING AND COMMUNITY
OVERVIEW AND SCRUTINY COMMITTEE
AGENDA**

WEDNESDAY 5 DECEMBER 2012 AT 7.30 PM

BULBOURNE ROOM, CIVIC CENTRE, HEMEL HEMPSTEAD

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Adeleke	N Hollinghurst
Adshead	Mahmood (Vice-Chairman)
Bassadone	Marshall (Chairman)
Conway	McLean
Flint	Organ
Hearn	R Sutton

Co-Opted Members: S Parker & M Cook (Substitute)

Substitute Members: Councillors G Chapman, Clark, Rance, White and Wixed

For further information, please contact Trudi Coston on Tel: 01442 228226, or Email: Trudi.Coston@dacorum.gov.uk. Information about the Council can be found on our website: www.dacorum.gov.uk

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1. MINUTES

To confirm the minutes of the meeting held on the 31 October 2012.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter, who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw to the public seating area.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests or the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interest are defined in Part 2 of the Members' Code of Conduct.

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements or ask questions in accordance with the rules as to public participation

5. CONSIDERATION OF ANY MATTER REFERRED TO THE COMMITTEE IN RELATION TO A CALL-IN

None

6. PERFORMANCE REPORT ON THE GAS SERVICING CONTRACT

Please see Part 2 section of the agenda

AGENDA ITEM: 7

SUMMARY



Report for:	Housing and Communities Overview & Scrutiny
Date of meeting:	5th December 2012
PART:	1
If Part II, reason:	

Title of report:	Strategic Tenancy Policy
Contact:	Cllr Margaret Griffiths, Portfolio Holder for Housing Julia Hedger – Strategic Housing Group Manager
Purpose of report:	1. To update the Committee on the comments received from the public consultation on the Strategic Tenancy Policy
Recommendations	1. That the Overview and Scrutiny Committee comment and support the recommendation for Cabinet to adopt the Strategic Tenancy Policy from January 2013.
Corporate objectives:	Affordable Housing
Implications:	<u>Financial</u> None directly relating to the policy
'Value For Money Implications'	<u>Value for Money</u> No impact
Risk Implications	Risk Assessment completed
Equalities Implications	Equality Impact Assessment carried out
Health And Safety Implications	None directly relating to the policy

Consultees:	Mark Gaynor – Corporate Director Housing and Regeneration Elliott Brooks – Assistant Director Housing Andy Vincent – Group Manager Tenancy and Leasehold Tenants and Leaseholds Committee Housing Association Partners 80 tenants via a Council roadshow
Background papers:	H&C OSC – 21 st March Cabinet report – 26 th March
Glossary of acronyms and any other abbreviations used in this report:	STP – Strategic Tenancy Policy CBL – Choice Based Lettings LDF – Local Development Framework OSC – Overview and Scrutiny Committee RP – Registered Provider (latest name for Housing Association) STP – Strategic Tenancy Policy TLC – Tenants and Leaseholders Committee

Background

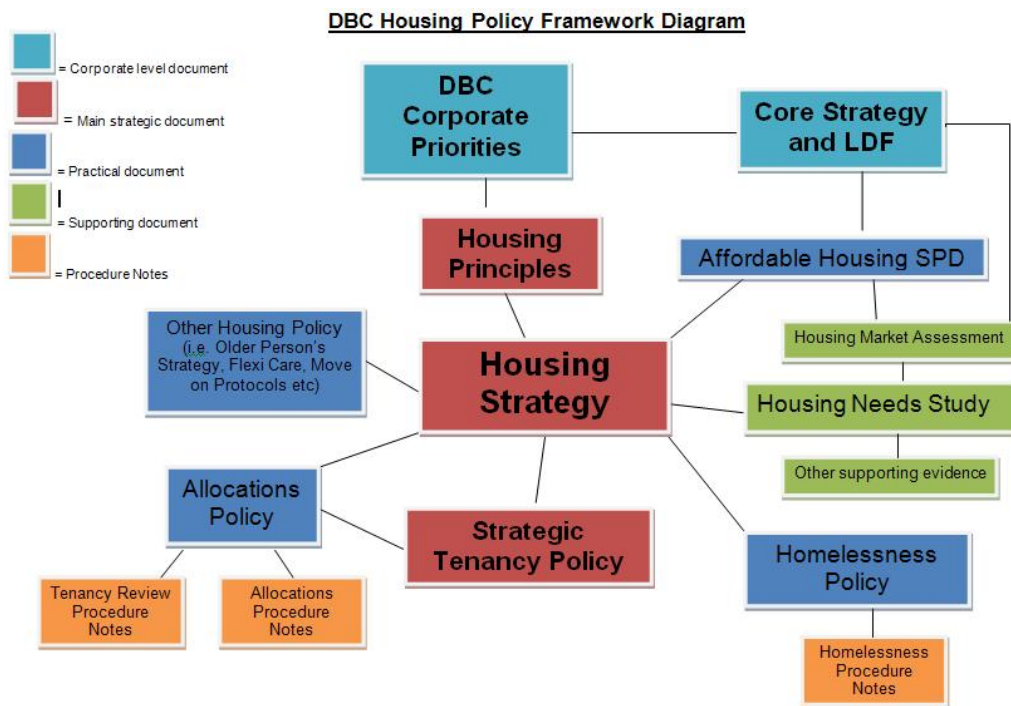
As a result of the Localism Act 2011, Local Authorities have a statutory duty to produce a Tenancy Policy by January 2013. The document will need to explain what different types of tenancies will be granted in the Borough as well as clarifying the process for renewal.

The Strategic Tenancy Policy (STP) outlines the Councils approach to the new tenancy types available to let Council and Housing Association properties, although the document will not be binding for Housing Associations, the document sets out the Councils preferred approach for Housing Associations to follow.

A full consultation process was undertaken following the OSC and Cabinet reports in March 2012. The Tenants and Leaseholders Committee (TLC) were informed about the Council's duty to produce a STP on the 5th December 2011 and have been involved as part of the consultation process. Tenants have also been consulted, with the results of the consultation included in part 3 of the STP.

Housing Principles

When looking at the Council's corporate priorities and STP requirements early in 2012 it was considered beneficial to set out in a short document the principles underlying DBC's Strategic Housing direction. Therefore, the Housing Principles have shaped the direction of the STP and are included in part 1 of the STP for reference.



Strategic Tenancy Policy Consultation Draft

The STP Consultation Draft was approved by Cabinet in March 2012 following a discussion at the H&C OSC also in March.

The Consultation Draft was distributed to a group of stakeholders including the TLC and our Housing Association partners. It was also available to view online on the Council website. A short questionnaire was also available for tenants to answer as part of a tenant's consultation road show.

The majority of the consultation comments were positive and a summary of the consultation responses has been included in part 3 of the STP document.

As a result of the consultation none of the principles from the draft STP were changed or amended.

Due to the fact the STP is a new policy the decision has been taken to include the background information as part 1 of the STP document, followed by the actual policy as part 2 and then the consultation responses, monitoring and review as part 3.

When the STP is reviewed in the future part 2 will become a stand alone document in line with the other Housing policy documents.

Next Steps

Following the H&C OSC meeting on 5th December comments and suggestions will be noted with an updated report produced to be discussed at Cabinet in January 2013 with a recommendation to adopt the STP document with immediate effect.

STRATEGIC TENANCY POLICY - PLEASE SEE THE ATTACHED DOCUMENT

AGENDA ITEM: 8

SUMMARY



Report for:	Housing and Communities Overview & Scrutiny
Date of meeting:	5th December 2012
PART:	1
If Part II, reason:	

Title of report:	Principles of the new Housing Allocations Policy
Contact:	Cllr Margaret Griffiths, Portfolio Holder for Housing Julia Hedger – Strategic Housing Group Manager
Purpose of report:	<ol style="list-style-type: none"> 1. To update members on the progress of the review of the Housing Allocations Policy 2. To update members on the proposed new principles forming the basis of the new Housing Allocations Policy
Recommendations	<ol style="list-style-type: none"> 1. That members comment and note the new principles forming the basis of the new Housing Allocations Policy
Corporate objectives:	Affordable Housing
Implications:	<p><u>Financial</u></p> <p>The Abrisas allocations system will need to be updated in line with the new allocations policy. The first meeting with Abrisas to discuss potential costs is due to take place in December and an update can be provided at the next meeting.</p>
Risk Implications	Risk Assessment will be completed when the draft report is presented
Equalities Implications	Equality Impact Assessment will be completed when the draft report is presented
Health And Safety Implications	None

Consultees:	Cllr Margaret Griffiths – Portfolio Holder for Housing Cllr Janice Marshall – Chair of H&C OSC Cllr Mahmood – Vice chair of H&C OSC Mark Gaynor – Corporate Director Housing and Regeneration Elliott Brooks – Assistant Director Housing Andy Vincent – Group Manager Tenants & Leaseholders
Background papers:	Strategic Tenancy Policy – consultations draft March 2012 Housing Principles – March 2012 CLG guidance – Allocation of accommodation: guidance for local authorities in England June 2012
Glossary of acronyms and any other abbreviations used in this report:	STP - Strategic Tenancy Policy CBL – Choice based lettings CLG – (Dept) Communities and Local Government TLC – Tenants and Leaseholders Committee

Background

The current Housing Allocations Policy was approved by Cabinet October 2011 and adopted on 1st December 2011.

The Localism Act 2011 introduced the requirement to produce a Strategic Tenancy Policy by January 2013. The Act also gave Councils new freedoms to allow Councils to manage their Housing registers in a different way and to promote mobility for existing social tenants.

This came into force on 18th June 2012 and the Government produced new guidance to local authorities to help inform the basis of their new Allocation schemes. Although the changes in Allocations included in the Localism Act came into force in June 2012, Councils were not required to amend their policies immediately; although the guidance recommends Allocations Policies are reviewed in a timely manner.

The proposed time line for the Councils new Allocations Policy is as follows –

- Sept/Oct 2012 - Member/staff working group discussed principles of new Allocations policy (Cllr Margaret Griffiths, Cllr Janice Marshall and Cllr Mahmood)
- Dec 2012 – Principles developed by staff and Member working group presented to H&C OSC for discussion
- Jan 2013 – New draft policy based on the principles presented to TLC on 14th January, followed by Cabinet on 22nd January and H&C OSC on 23rd January.
- 24th Jan for 8 weeks - Public consultation begins on the new draft policy
- March – recommended for Cabinet approval, the new Allocations Policy including the comments from Consultation
- March – update to H&C OSC
- April – recommendation to full Council to adopt new policy with immediate effect.

Attached as appendix 1 is the current points system, appendix 2 is an updated version of the proposed new point's scheme for comparison.

The main changes to the new proposed scheme are as follows –

Eligibility to join the Housing Register – applicants with a local connection (as defined in appendix 2) will be placed on an active register and will be able to bid for properties. Applicants with no local connection will be placed on a deferred list and will not be eligible to bid. This is to protect local applicants with a long connection to the Borough.

Applicants who own a property will be placed on the deferred list unless aged 60 and over. These applicants over 60 will be eligible to bid for sheltered housing only.

The age for eligibility to sheltered housing has been amended to age 60 only, unless a younger applicant has a substantial need for support as approved by the Council's medical advisor.

Applicants with no identified housing need (someone not within a reasonable preference category as defined by the Housing Act 1996) will be placed on the deferred list.

Local Connection requirements – this has been strengthened to ensure applicants with a local connection are given priority for local housing. This criterion includes members of the armed forces and former service personnel when an application is made within 5 years of discharge. This is in line with the CLG guidance on allocations (para 3.27)

The rest of the updated point's scheme includes an explanation on each section to provide clarity at this stage. When the draft policy is written much of the explanation will be included in the actual policy document e.g. most of the additional factors section will be separated and grouped within the policy, so the point's scheme is clear for applicants on the active register.

Homelessness – applicants who are “statutory homeless” and accepted onto the Housing Register for housing will be awarded a status rather than a set number of points. This is to prevent “points chasing”. Homeless status will be awarded for 4 CBL cycles (currently 6) and then a direct offer (currently a priority card is extended and is not clear on the policy of direct offers.)

Private sector condition of property – this states clearly that Council and Housing association properties are excluded from this points award on the basis that “social” housing properties should not be in such a poor condition to warrant an award of points from this category. This category has been split into 2 – low and high award.

Overcrowding – for the purpose of the new policy members of the same household are considered “children” until eldest reaches age 21. This is in line with the new guidance and the new benefits legislation due to be in place by April 2013 – social housing size criteria.

For children sharing a bedroom of different genders points will be awarded at age 10+ (rather than in two stages currently). Again this reflects the guidance and changes in benefit eligibility.

Children in flats – this has been clarified to confirm if a lift is available then points will not be awarded, and the award is only applicable to families with younger children.

Under occupation – These points have increased to ensure applicants living in larger properties who wish to move to a smaller property can, and would be at the top of any shortlist for properties which they have shown an interest in. Linked with the tenants transfer scheme applicants moving from larger homes to a smaller one can now move to a property with 1 more bedroom than their requirement.

Medical points – this has been split into 4 groups now, and clarity of the policy has been added.

Social and welfare points – this has been split into 4 groups to align with the medical points. These points will be awarded by the Councils Housing Panel using criteria to ensure consistency.

Additional factors – the majority of this section will be included within the policy itself rather than in the points scheme in the new policy. It is proposed that applicants who fit within one of the additional factor criteria will be placed on the deferred list rather than having points deducted from their active application.

The additional factors section will clearly set out how different groups of applicants will be allocated housing or who will be excluded (i.e. no local connection). This is to strengthen the current policy rather than doing anything in a different way.

Length of time on register points – this award has been reduced to reflect the Councils strategic housing direction of providing homes for those in greatest need, rather than those who have just waited a long time for a property.

Appendix 1

Homelessness	
All people who are homeless (within the meaning of part VII of the Housing 1996 Act); this includes people who are intentionally homeless, and those who are not in priority need	5
People who are owed a duty by the housing authority under homeless legislation, part VII of the Housing Act 1996 (as amended)	45
People who are owed a duty by the housing authority under the homeless legislation, part VII of the Housing Act 1996 (as amended) will also be provided with a priority card for the first six weeks following their accepted as homeless decision	50 additional points for 6 weeks only
Move on from supported housing projects	50
People with No fixed abode	10
Condition of property	
Minor disrepair where the property would meet a category 2 hazard from D,E,F under the HSSA rating system	5
Major disrepair – where a property meets a category 1 hazard (at least 1 hazard)	15
Sharing kitchen and/or bathroom facilities	10
Lacking kitchen/and or bathroom facilities	15
Overcrowding	
For each person lacking a bedspace (maximum 5 spaces)	15
Inability to separate children of different genders sleeping in same room	
Where eldest is age 5 to 9	20
Where eldest is age 10 +	10
Children in Flats	
Children in first floor flats and above	10
Under Occupation (Dacorum Borough Council Tenants only)	
Under occupation – points are awarded for every bedroom under-occupied and the Tenant is willing to move to a smaller property. Please see Appendix F for more details on the Transfer Incentive Scheme and Tenants Removal Scheme.	20

People who need to move on medical grounds, including grounds relating to disability	
Urgent medical needs	40
Non urgent medical needs	10
People who need to move on social or welfare grounds	
Urgent social or welfare needs	25
Medium social or welfare needs	10
Local Residence and Local Connection to Dacorum	
Applicants meeting one of the criteria listed below - <ul style="list-style-type: none"> • Normal residence in the Borough of Dacorum for at least 6 out of the last 12 months (with the exception of those referred to and living in Supported Accommodation from outside the area); • Normal residence in the Borough of Dacorum for 3 out of the last 5 years • Close family association with, for example, parent, grandparent, sibling or child of at least 18 years old who has been living in the Dacorum area for at least 6 out of the last 12 months; • Permanent employment for 16 hours or more per week in the Borough of Dacorum; • Membership of Her Majesty's Forces, who have evidence of previous residency in the Borough, as a result of a former posting in the area, while serving in the Armed Forces. 	40
Additional factors	
Exceptional Management grounds (approved by Strategic Housing Group Manager) Where an immediate move is agreed following detailed risk assessment into incidents of serious domestic violence, hate crime etc (Applicants will only be made one Direct Offer of accommodation)	50
Reduction in points – subject to review after one year unless otherwise stated	
Unacceptable behaviour (other than rent arrears)	Minus 40
Deliberately worsened your circumstances	Minus 40
Rent arrears (reviewed after 6 months although flexibility may be agreed if there are exceptional circumstances in consultation with the Strategic Housing Group Manager and/or Tenants and Leaseholders Group Manager)	Minus 40
Applicants Financial Means	Minus 40

Have received three reasonable offers (reviewed after 6 months)	Minus 40
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Points are based on accumulation in order to determine housing need.

Band	Points
Platinum	90 and above
Gold +	70– 89
Gold	51 - 69
Silver	25 – 50
Bronze	0 – 24

Proposed Points scheme for the new Allocations Scheme

Eligibility to join the Housing Register

Applicants with a local connection to the Borough, as defined below, will be placed on the Active list and will be eligible to bid for properties.

Applicants with no local connection (aged 59 and under) as defined below will be placed on the deferred list and will not be eligible to bid.

Applicants who own a property (aged 59 and below) will be placed on the deferred list (until their property is sold).

Applicants aged 60 and over and own a property will be eligible to join the active list and will be able to bid for sheltered housing only.

Applicants aged 60 and over will be eligible for Sheltered Housing (unless there is a substantial support need required as confirmed by the Councils medical advisor)

Applicants with no identified housing need will be placed on the deferred list and will not be eligible to bid.

Local Connection award required to join the Active list

To be awarded local connection an applicant must have proof of **at least one** of the following criteria

- 10 years residency within the Borough at some point in their lifetime
- Family connection where they have been continuously resident within the Borough for the last 10 years
- 24 months of permanent continuous employment within the Borough of more than 16 hours per week
- For village properties where a specific local connection is required the criteria above will be applied – but in relation to the village only, not the whole Borough.
- Any Member of the armed forces and former service personnel, where the housing application is made within 5 years of discharge (including bereaved spouses and civil partners leaving service family accommodation following the death of their spouse or partner) (as defined by the CLG guidance 3.27)

Homelessness – can only be awarded one of the following points awards	
All people who are homeless (within the meaning of part VII of the Housing 1996 Act as amended); this includes people who are intentionally homeless, and those who are not in priority need. It also includes people with no fixed abode and “sofa surfers”	5
People who are owed a duty by the housing authority under homeless legislation, part VII of the Housing Act 1996 (as amended) will be awarded “homeless status” and placed in platinum band for 4 Choice Based letting cycles – if unsuccessful for any properties, or no suitable properties are available during the 4 cycles a direct offer will be made which will end the Council’s housing duty.	Will be awarded “homeless status”
Condition of private sector property property – can only be awarded one of the following points awards and applicants living in any Council or Housing Association property are excluded from these points awards	
Minor disrepair where the property would meet a category 2 hazard from D,E,F under the HSSA rating system – needs to be confirmed a local authority Environmental Health officer. Sharing kitchen and/or bathroom facilities	Low – 10 points
Major disrepair – where a property meets a category 1 hazard (at least 1 hazard) – needs to be confirmed by a local authority Environmental Health officer or Lacking kitchen/and or bathroom facilities	High – 50 points
Overcrowding - for the purpose of this policy members of the same household are considered “children” until the eldest reaches age 21 e.g. members of the family of the same gender are expected to share a bedroom until the eldest reaches age 21. Applicants cannot be awarded the child sharing points as well as lacking bed space points for the same child.	
For each lacking a bed space	15
Where eldest child is age 10+ if different gender sharing a bedroom	15
Children in Flats	
Children up to age 10 in first floor flats and above where no lift is available – points will be removed on child’s tenth birthday	10
Under Occupation in Council or Housing Association properties	
Under occupation – points are awarded for every bedroom under-occupied and the Tenant is willing to move to a smaller property. Applicants under occupying their property moving from a 3,4,5 or 6 bedroom property can move to a property with 1 more bedroom than their requirement if moving to a Council property. Please see further details in the tenants transfer scheme (will be attached to draft policy)	50

Medical Points

For people who need to move on medical grounds, including grounds relating to disability – only one award will be given from below and only awarded by the Councils medical advisor (following the completion of a Council medical form which can be obtained from the Housing Options team)

Medical points are not awarded to applicants where a move to another property will not assist the applicants medical condition i.e. Asthma or depression where an applicant is still likely to have the condition after they have moved to a new property will not receive medical points.

Extreme medical needs	100
High medical needs	50
Medium medical needs	30
Low medical needs	10

People who need to move on social or welfare grounds – only one award of the following points can be given, and will be approved by the Council Housing Panel.

Extreme social or welfare needs	100
High social or welfare needs	50
Medium social or welfare needs	30
Low social or welfare needs	10

Additional factors

<p>Exceptional Management grounds (approved by the Councils Housing Panel) This award is for Council or Housing Association tenants who will need to provide evidence for the Housing Panel to consider where an immediate move is agreed following detailed risk assessment into incidents of serious domestic violence, hate crime or decant to another Council property</p> <p>(Applicants for the management points award will only be given for 6 months and the Council reserves the right to directly offer a property in certain circumstances with approval by the Housing Panel)</p>	<p>Awarded extreme social/welfare points</p> <p>Awarded high social/welfare points</p> <p>10 points</p>
<p>Move on from supported housing – (awarded for 3 months long, then a direct offer)including care leavers</p>	<p>Awarded high/social and welfare points</p>
<p>Members of the armed forces who have a an urgent housing need (or within a reasonable preference category as defined by the Housing Act 1996 as amended)</p>	<p>Awarded high/social and welfare points</p>
<p>Cases discussed at MARAC (Multi agency risk assessment</p>	

<p>consultation) will be referred to the Councils Housing panel for discussion and possible award of additional points to enable choice of housing; unless advised by the Police or the Councils ASB team when a direct offer of housing may be approved by the Housing panel.</p>	Direct offer
<p>LRMP (local risk management panel) - all cases will be discussed at the Councils Housing Panel and if accepted for assistance will receive a direct offer of housing in consultation with the Police and/or the Councils ASB team (cases without a local connection to the Borough will be excluded from joining the Housing Register and an offer of accommodation)</p>	Direct offer
<p>MAPPA (Multi agency public protection Association) – all cases will discussed at the Councils Housing Panel and if accepted will receive a direct offer of housing in consultation with the Police and/or the Councils ASB team (cases without a local connection to the Borough will be excluded from joining the Housing Register and an offer of accommodation)</p>	Direct offer 25 points
<p>Witness Protections cases – these are a rare occurrence; however following discussion with the Police a direct offer of accommodation may be agreed.</p>	5 points
<p>Sheltered Properties – for existing tenants of sheltered accommodation who wish to move from a Category 1 to Category 2 based on a change of housing need will be awarded additional points to enable a transfer.</p>	50 points for 6 months then a direct offer
<p>If applicants on the Active register complete a pre-tenancy training course they will be eligible for additional points on completion of the course (5 points per household)</p>	1 point per year for max 5 years 10 points
<p>Strategic Tenancy Review – points will be awarded to applicants who need to move to a different property as part of the 5 year tenancy review for a period of 6 months; A direct offer will be made after 6 months.</p>	Case by case basis – high level social and welfare points
<p>Length of time on the Housing register</p> <p>Applicants who need to move to a particular locality within the Borough, where failure to meet that need would cause hardship. (These points will be awarded by the Councils Housing panel)</p> <p>For applicants who are prospective adoptive parents or foster parents and where families who need to move to enable a successful placement , applications will be discussed at the Councils Housing panel on a case by case basis and may be awarded High Level social and welfare points</p>	
<p>An applicant where one of the following relates to their application will be placed on the deferred list and reviewed on an annual basis (unless otherwise stated)</p>	
<p>Unacceptable behaviour (other than rent arrears) including tenancy breaches (as defined by Tenants and Leasehold team)</p>	

Deliberately worsened circumstances including applicants who have been found to be intentionally homeless, or in cases of confirmed Anti-social behaviour.	
Rent arrears including current and former tenancy arrears(reviewed every 6 months to confirm if regular payments have been made to attempt to reduce the arrears – if regular payments have not been received the application will remain on the deferred list for a further 6 months) This will then be subject to review every six months until regular payment is received or the arrears have been cleared when the application will be moved to the active register	
Applicants/Households Financial Means – Applicants aged 59 and below own a property will be placed on the deferred list until the property is sold. Applicants and/or their household who have savings over £16,000 and/or an income of £60,000 per year will also be placed on the deferred list Applicants aged 60 and over who own a property, £16,000 savings and and/or an income over £60,000 will be placed on the Active list	
All applicants who have received three reasonable offers, including sheltered housing will be placed on the deferred list (will be reviewed every 6 months)	

Points are based on accumulation in order to determine housing need.

Band	Points
Platinum	90 and above
Gold +	70 – 89
Gold	51 - 69
Silver	25 – 50
Bronze	0 – 24

9. EXCLUSION OF THE PUBLIC

To consider passing a resolution in the following terms:

- (i) That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the item in Part II of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that if members of the public were present during this item there would be disclosure to them of exempt information relating to Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Item 6)

HOUSING AND COMMUNITY: Overview & Scrutiny Committee: Work Programme 2012/13

Meeting Date:	Report Deadline	Items:	Type:	Contact details:	Background information
13 December 2012 <i>Member Briefing</i>		Budget 2013-2014 <i>Ideally no further items to be added</i>	Sc	S Marshall, Corporate Director, Finance & Governance	
23 January 2013	11 January 2013	Quarter 3 Performance Report (& Q3 Operational Risk Reports)	PM	E Brooks, Assistant Director, Housing J Still, Group Manager, Resident Services S Baker, Assistant Director, Legal, Democratic & Regulatory	To review and scrutinise quarterly performance
		Equalities Strategy	Sc	J Milsom, Assistant Director Strategy & Transformation, Community & Organisation	
		Council House Building Programme & Homeless Hostel	Sc	J Hedger, Group Manager, Strategic Housing	
5 February 2013 <i>Joint OSC meeting</i>		Budget 2013-2014 Quarter 3 Financial Performance Data	Sc	S Marshall, Corporate Director Finance & Governance S Flynn, Assistant Director, Finance and Resources J Deane, Group Manager, Financial	

Meeting Date:	Report Deadline	Items:	Type:	Contact details:	Background information
				Services	
13 March 2013	1 March 2013	Old Town Hall	PM	S Railson, Arts Manager	
		STAR Progress Report	PM	E Brooks, Assistant Director, Housing Landlord C Leech, Team Leader, Policy & Participation	

PM – Performance management

PD – Policy Development

Sc – Scrutiny

Items to be scheduled:

- Review of Homelessness Strategy
- Update report on Supported Housing
- Update report on Tenant Involvement Strategy
- Review of Under Occupation
- Neighbourhood Action Group report
- Youth Connexions

