



HOUSING AND COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE

AGENDA

WEDNESDAY 16 OCTOBER 2013 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	Killen
Bassadone	Mahmood (Vice-Chairman)
Conway	Marshall (Chairman)
Douris	McLean
Flint	Organ

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

Substitute Members: Councillors G Chapman, Clark, Harris and Wixed.

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

PART I

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1. MINUTES

To confirm the minutes of the meeting held on 11 September 2013.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal 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, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial

- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

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

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

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

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 CALL-IN

None

AGENDA ITEM: 6

SUMMARY

Report for:	All Overview & Scrutiny Committees
Date of meeting:	October 2013
PART:	1

Title of report:	Overview & Scrutiny Vision
Contact:	Councillor Janice Marshall, Chair Housing & Community OSC Councillor Alan Anderson, Chair Strategic Planning & Environment OSC Councillor Bert Chapman, Chair Finance & Resources OSC
Purpose of report:	To collectively set a vision for Overview & Scrutiny
Recommendations	1. That the Committee note the report 2. That members contribute suggestions via the appropriate Chairman as to the content of the Overview & Scrutiny vision.
Corporate objectives:	Dacorum Delivers: to improve our efficiency and effectiveness and involving all our stakeholders in making changes and improvements.
Implications:	<u>Financial:</u> None <u>Value for Money:</u> None <u>Legal:</u> None
Risk Implications	None
Equalities Implications	None
Health And Safety Implications	None
Consultees:	Overview & Scrutiny Chairs & Vice Chairs Group Group Manager, Democratic Services Scrutiny Officers
Background papers:	Review of Scrutiny and Challenge, 15 March 2013
Glossary of acronyms and any other abbreviations used in this report:	None

1. Background

A review of Overview & Scrutiny was carried out as part of the Democratic Services Service Plan 2012/2013. The review was conducted by an external consultant who observed each Overview & Scrutiny meeting and in addition analysed key documents, such as agendas and minutes, and conducted workshops with both Councillors and officers. Following this several key recommendations for improvement were proposed.

Following these recommendations, the Overview & Scrutiny Chairs/Vice Chairs group met and highlighted three key areas for improvement (outlined in Appendix A):

- Monitoring of Outcomes
- Overview & Scrutiny Committee Reports
- Scrutiny Aim

In order to provide more clarity around the vision of Overview & Scrutiny, the Overview & Scrutiny Chairs/Vice Chairs group suggested that members could create a vision that summarises and sets out the role and aim of Overview & Scrutiny.

2. Actions

The Overview & Scrutiny Chairs/Vice Chairs group will be meeting to put together a vision. Prior to this the group would like all members involved in Overview & Scrutiny committees to contribute ideas for the content of the vision.

In order to provide members with some ideas the following appendices have been provided:

- Appendix B shows various examples taken from other council's scrutiny webpages.
- Appendix C shows some draft statements for consideration.
- Appendix D shows a table outlining the 'Four Principles of Good Public Scrutiny' taken from the Centre for Public Scrutiny's (CfPS) 'Guide to Good Scrutiny' 2nd edition.

3. Next Steps

The Overview & Scrutiny Chairs & Vice-Chairs group request all members to relay suggestions they have for the vision, to the appropriate Chairman.

At the forthcoming Overview & Scrutiny Chairs & Vice Chairs group meeting the vision will be developed from these suggestions. In addition the group will discuss how to best 'launch' the new scrutiny vision with a view to promoting and highlighting the role of Overview & Scrutiny to both members and the residents of Dacorum.

Overview & Scrutiny Improvement Plan – 2013

Suggested Improvement	What will this involve?	Lead Officer/Member	Completion date
<p><u>Scrutiny Aim</u></p> <p>Be clear about the vision and ambitions for effective scrutiny.</p>	<p>OSC Chairs/Vice Chairs to discuss and set a Scrutiny 'statement'.</p>	<p>Overview & Scrutiny Chair/Vice-Chair Group</p>	<p><i>Sept 2013 - On-going – examples of other authorities currently being collated.</i></p>
<p><u>Monitor Outcomes</u></p> <p>Ensure outcomes are regularly reviewed and Members monitor progress of reports considered</p>	<p>Follow up reports on committee work programme to monitor success. Additional column on the work programme to show the outcome of the items discussion.</p>	<p>Committee Clerk/Relevant Chairman</p>	<p><i>August 2013 – Additional column added to the work programmes to show outcomes of previous discussions.</i></p> <p><i>Members to request follow up report when required.</i></p>
<p><u>OSC Reports</u></p> <p>Members to have a historical context of each report</p>	<p>Additional box to be included on the committee report summary sheet, to enable the report author to briefly outline historical background to the report.</p>	<p>Committee Clerk/Report Authors</p>	<p><i>August 2013 - Report template amended to use for future OSC reports.</i></p>

Examples of Scrutiny Vision

Wigan

<http://www.wigan.gov.uk/Council/Councillors-and-Committees/Scrutiny.aspx>

Here at Wigan, the Scrutiny Committees aim to add value to the council services that you use by:-

- supporting the Council in achieving its vision for the borough and its strategic aims and priorities
- promoting open and transparent decision-making, democratic accountability and to hold the Executive to account for its actions
- promoting continuous improvement, best practice and innovation with the services, functions and policies which the Council has responsibilities for or influence over
- taking a lead role in reviewing policy and influencing matters of strategic direction
- monitoring performance of the directorates and key performance indicators

Lancaster

<http://www.lancaster.gov.uk/council-and-democracy/meetings-and-minutes/overview-scrutiny-lancaster-city-council/>

The ultimate aim of Overview and Scrutiny is to assist the council in realising its district-wide aim:

‘Promoting city, coast and countryside, we will achieve lasting opportunities for all in a safe and healthy district that’s proud of its natural and cultural assets.’

Crawley

http://www.crawley.gov.uk/pw/Council_Services_and_Democracy/Council_Meetings/Committees/Scrutiny/index.htm

‘Scrutiny is about assessing the situation and trying to make things better’

Harrow

<http://harrow.gov.uk/scrutiny>

Scrutiny is an independent, Councillor-led function that works with local people to improve services.

Central Bedfordshire

<http://www.centralbedfordshire.gov.uk/council-and-democracy/committees-and-decision-making/overview-and-scrutiny.aspx>

"Challenging, influencing, making a difference"

Central Bedfordshire Council is not only committed to making best use of its resources to meet local needs and priorities, but it is also committed to making sure the decisions made by the Council are the right decisions for Central Bedfordshire and that the process for doing is seen as an open one.

The Council is also keen to provide the opportunity for local people to contribute and give views on service provision and policies and to be able to challenge decisions made by the Executive.

When working well, Overview & Scrutiny can add value to the work of the Council by playing an important role in:-

- Supporting policy development;
- Raising the quality of debate;
- Improving decisions;
- Teasing out complex issues;
- Engaging the local community and key stakeholders;
- Strengthening accountability;
- Developing new ideas; and
- Monitoring and improving performance.

Draft 'mission' statements for DBC's Overview & Scrutiny Function

“Overview & Scrutiny is an independent member-led function that seeks to strategically analyse and positively influence the provision of Dacorum Borough Councils services”

“Dacorum Borough Council’s Overview & Scrutiny function seeks to provide clarity around decision making and policy development whilst engaging the local community and key stakeholders”

“Overview & Scrutiny seeks to ensure that the Council is committed to improving and upholding the quality of the services provided to the Dacorum Community”

“Overview & Scrutiny is an independent member-led function that aims to provide clarity around decision making, policy development and service improvement, whilst engaging with the local community and key stakeholders”

AGENDA ITEM: 7**SUMMARY**

Report for:	Housing and Community Overview & Scrutiny Committee
Date of meeting:	16th October 2013
PART:	1
If Part II, reason:	

Title of report:	Sportspace Performance Report
Contact:	Councillor Neil Harden, Portfolio Holder for Residents & Regulatory Services Responsible Officer Natalie Webb, Team Leader Policy, Partnerships & Innovation
Purpose of report:	To provide members with information about the performance and activity of Sportspace during 2012/13 and to outline some of the proposed work for the future.
Recommendations	That Members note the annual performance report for Sportspace as presented at the meeting.
Corporate objectives:	<ul style="list-style-type: none"> • Dacorum Delivers – performance • Building Community capacity – addressing health inequalities
Implications:	<u>Financial</u> None from this report. Sportspace received a grant of £425,000 in 2012/13
'Value For Money Implications'	<u>Value for Money</u> The funding model has achieved a reduction in grant from the Council, thereby contributing to value for money.
Risk Implications	There are no risk implications associated with this report
Equalities Implications	There are no specific equalities implications associated with this report
Health And Safety Implications	None
Consultees:	Steve Baker, Assistant Director, Chief Executive's Unit Shane Flynn, Assistant Director, Performance & Projects Natalie Webb, Team Leader Policy, Partnerships & Innovation

	Paul Wiltshire, Social Enterprise & Commissioning Officer
Background papers:	
Historical background <i>(please give a brief background to this report to enable it to be considered in the right context).</i>	The Dacorum Sports Trust (Sportspace) was established in 2004 and manages a number of sports facilities in the Borough. As part of monitoring the progress and effectiveness of the Council's partnership with Sportspace, an annual presentation is made to the Housing and Community Overview and Scrutiny Committee by Sportspace to provide Members with information about the performance and activities provided and outline some proposals for the future.
Glossary of acronyms and any other abbreviations used in this report:	

1. Introduction

The Dacorum Sport Trust (Sportspace) has been managing a number of sport facilities in the Borough since 2004. As part of monitoring the progress and effectiveness of the Council's partnership with Sportspace, an annual presentation is made to the Housing and Community Overview & Scrutiny Committee to provide Members with information about the performance, activities provided, and outline some proposals for the future.

2. Key Performance Indicators

Sportspace gathers information and performance data on a number of activities. The following describes performance data reported to the Council:

- Attendance - number of visits that are made at sports venue
- Staff Turnover
- Complaints
- Accidents/Incidents Customers
- Accidents /Incidents Staff
- Provision for targets groups - hours of provision for young people
- Provision for targets groups - hours of provision for older people
- Provision for targets groups - hours of provision for people with disabilities

This information will be presented by Sportspace.

3. Plans for the future

Sportspace is working hard to meet the needs of customers by being innovative and work alongside statutory partners to achieve common goals. In partnership with the Council, it has been making efforts to improve facilities across the Borough. This includes looking at opportunities with Tring School and the possible re-development of the sport centre, and opportunities in Berkhamsted exploring a relocation or refurbishment of an existing facility

Sportspace have been working with Dacorum Borough Council officers to better understand the outcomes of their provision in the community. These conversations are ongoing.

In addition, we are in discussion with Sportspace regarding a partnership bid to the Community Sports Activation Fund.

4. Sportspace Presentation

A presentation of the Sportspace Performance Report for 2011/12 will be given by Dave Cove, the Chief Executive of Sportspace (to follow).

AGENDA ITEM: 8**SUMMARY**

Report for:	Housing & Communities Overview & Scrutiny Committee
Date of meeting:	16th October 2013
PART:	1
If Part II, reason:	

Title of report:	Proposed Changes to Government Rent Policy & Impact on HRA Business Plan
Contact:	Cllr Margaret Griffiths - Portfolio Holder for Housing Author/Responsible Officer – Elliott Brooks, Assistant Director Housing
Purpose of report:	To update the Committee on the proposed changes announced by the Government to social housing rent policy and the potential impact on the Housing Revenue Account Business Plan
Recommendations	That the committee notes the report and potential impact of proposed changes to rent policy on the HRA Business Plan
Corporate objectives:	Affordable Housing
Implications:	<u>Financial</u> The proposed changes in the social housing rent policy announced by the Government could have potentially significant financial implications on the financial elements of the HRA Business Plan.
Risk Implications	Monitoring the HRA Business Plan is identified as a key risk for the Housing Service. The Risk Register is reviewed quarterly and reported to the Housing & Communities Overview & Scrutiny Committee.
Equalities Implications	There are no equalities implications at this stage.
Health And Safety Implications	None

Background papers:	HRA Business Plan
Historical background <i>(please give a brief background to this report to enable it to be considered in the right context).</i>	<p>It was requested that a report be brought to the Housing & Communities Overview & Scrutiny Committee considering the effect of a reduction in the rate of rent increases and the impact that would have on the HRA Business Plan.</p> <p>The Government have recently announced that they are proposing a change in social rent policy which may in effect lead to a reduction in the current increases from 2015/16 onwards.</p> <p>It was agreed that this report should inform members of the proposed changes and the potential impact on the HRA Business Plan.</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>HRA – Housing Revenue Account</p> <p>TLC – Tenants & Leaseholders Committee</p> <p>CIH – Chartered Institute of Housing</p> <p>ARCH – Association of Retained Council Housing</p> <p>RPI – Retail Price Index</p> <p>CPI – Consumer Price Index</p>

1.0 Introduction

In July 2013 the Housing & Communities Overview & Scrutiny Committee requested that a report be tabled regarding the impact on the HRA Business Plan of a reduction in the current rent increase formula which is applied to rents on an annual basis.

Since the introduction of Self Financing in April and the need for each Local Authority with housing stock to have a robust Business Plan, there has been an acknowledgement from the Council's Cabinet and tenant representatives that to move away from the current policy could result in challenges in the future in terms of improvements to tenants homes and the Council's ability to deliver its New Build programme.

2.0 Rent Policy – Proposed Changes

The Government has announced its revised national rent policy which, subject to consultation and possible refinement is likely to operate for social landlords from 2015/16. The current position is that rent increases are limited to RPI inflation plus 0.5% plus up to £2 per week for those properties that have not reached rent conversion. The new policy will be CPI plus 1%, and the dropping of rent convergence.

3.0 Impact of the proposed Changes

The switch from RPI plus 0.5% to CPI plus 1% is difficult to quantify as the two have varied considerably over time. RPI is normally at a higher level than CPI and it is expected that there will be a net reduction in income to the business plan over time. It is not felt that the impact of this element of change will be too damaging.

The decision to end convergence could however, be more significant. Given that the Council was not due to reach rent convergence until around 2025 the loss over the full 30 year Business Plan could be well over £100M taking account of inflation. Given the level of balances projected for the end of the plan this is still manageable.

The impact will not be immediate as the loss is progressive so the current new build programme (i.e. phases one and two) is not in jeopardy. Tenant improvements are also not threatened in the short to medium term but as the impact progresses over time the Council would not be able to invest the levels of resources currently planned in the longer term.

One aspect is not yet completely clear. Although the government is proposing that rent convergence is ended the mechanism for ensuring this appears to be a complicated formula called Rent Rebate Subsidy Limitation which will still be in place. For many authorities that have not yet converged there may be headroom to continue with convergence post 2015. Council officers will carry out some modelling of this as soon as possible.

4.0 Moving Forward

The Council's current policy is to follow National Rent Policy of RPI + 0.5% +up to £2. If the proposals outlined in this report become Government policy there are several factors that the Council should consider:

- The Self Financing settlement was based on RPI plus 0.5% and the completion of convergence and any reduction will reduce the ability of the Council to fund improvements, new build and services.
- The new policy of CPI plus 1% is in effect a reduction of the level of future rent increases
- The loss of rent convergence will leave a very inequitable position where some tenants are 'frozen' at a base rent well below convergence levels while others have already reached these. This will mean identical properties may have wildly different rent levels
- That, providing that there is headroom within the Rent rebate Subsidy Limitation cap, the Council should consider continuing to move towards convergence
- That this be modelled into the HRA business plan as part of budget setting for 2014/15 if the timing of the Government's consultation allows

It is accepted many tenants may continue to face above inflation level increases for a number of years and that in the longer term this may not be sustainable in terms of affordability.

Work will continue once the consultation document is published through discussions with the Council's Cabinet and members of the TLC. Final recommendations and the Council's intentions regarding 2014/15 and future rent policy will be contained in the budget papers.

AGENDA ITEM: 9

SUMMARY

Report for:	Housing and Communities Overview and Scrutiny
Date of meeting:	16th October 2013
PART:	1
If Part II, reason:	

Title of report:	Housing Strategy 2013-2018 Report
Contact:	Cllr Margaret Griffiths – Portfolio Holder for Housing Julia Hedger – Group Manager for Strategic Housing Isabel Connolly – Team Leader for Strategy, Policy and Private Sector Housing
Purpose of report:	To bring to Members: <ul style="list-style-type: none">• The Housing Strategy 2013 – 2018 (Appendix 1).• The consultation feedback and the Council's response giving due consideration.
Recommendations	That Members provide comment and note this report and the new draft Housing Strategy 2013 – 2018 prior to Cabinet.
Corporate objectives:	Affordable Housing, Safe and Clean Environment, Regeneration
Implications:	<u>Financial</u> This strategy sets medium and long term objectives that will require planned and coordinated investment of a number of existing council budgets, funding from central government, and other private external investment. Financial planning is not affected by any minor amendments made in response to the consultation. Amendments have included additional reference to the Asset Management Strategy being developed for early 2014, and the role of this document with the Housing Revenue Account (HRA) Business Plan in setting the long term plans for investment in the Council's existing stock.

	<p><u>Value for money</u></p> <p>There are no value-for-money implications from the consultation or amendments to the strategy. The strategy supports the Council in providing value for money by setting strategic medium and long term objectives, which will guide the coordination of investment and service delivery across its housing services.</p>
Risk Implications	<p><u>Management and coordination of delivery</u></p> <p>Due to the number of other strategies and policies shaping actions and investment required to ensure the success of this strategy, there needs to be commitment, effective monitoring, and joined up planning from across the Council, and in particular the Housing and Regeneration directorate and across all the Council's housing and planning teams, with support and overview from Councillors.</p> <p>The consultation responses drew attention to a desire from partners to see long-term planning to achieve quality investment in the Council's existing stock. Amendments have included additional reference to the Asset Management Strategy being developed for early 2014, which will set out the detail of investment priorities and objectives in line with the HRA Business Plan.</p>
Equalities Implications	<p>An Equality Impact Assessment has been completed and was provided with the report for the draft strategy in March 2013.</p> <p>No reasons to expect discrimination have been identified that the Council does not have processes in place to mitigate.</p>
Health And Safety Implications	<p>This strategy recognises Health and Safety standards for housing in the Housing Health and Safety Rating System: Guidance for Landlords and Property-Related Professionals.</p>
Monitoring Officer	
s151 Officer	
Consultees:	<p>Cllr Neil Harden – Portfolio Holder for Residents and Regulatory Services</p> <p>Mark Gaynor – Corporate Director Housing and Regeneration</p> <p>Elliott Brooks – Assistant Director Housing</p> <p>Steve Baker – Assistant Director (Legal, Democratic and Regulatory) (Monitoring Officer)</p>

	<p>Andy Vincent – Group Manager for Tenants and Leaseholders</p> <p>Fiona Williamson – Group Manager for Property and Place</p> <p>Nick Egerton – Environmental Protection and Housing Team Leader</p> <p>Natasha Brathwaite – Housing Advice and Homelessness Team Leader</p> <p>Teresa Wood – Housing Options Team Leader</p> <p>Jack Burnham – Housing Strategy and Development Team Leader</p> <p>Corporate Management Team</p> <p>Departmental Management Team</p>
Background papers:	<p>Draft Housing Strategy and Cabinet paper – March 2013</p> <p>Draft Core Strategy – 2013</p> <p>Affordable Housing SPD – 2013</p> <p>Housing Market & Needs Assessment 2012,</p> <p>Economic Development Strategy 2009 - 12</p> <p>Draft Housing Allocations Policy – January 2013</p> <p>Strategic Tenancy Policy – January 2013</p> <p>Draft Private Sector Housing Assistance Policy – February 2013</p> <p>Homelessness Strategy 2008 - 2013</p> <p>Housing Principles – March 2012</p> <p>HRA Business Plan 2012</p> <p>Localism Act 2011</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>H&C OSC – Housing and Communities Overview and Scrutiny Committee</p> <p>TLC – Tenants and Leaseholder Committee</p> <p>DMT – Departmental Management Team</p> <p>CMT – Corporate Management Team</p> <p>HRA – Housing Revenue Account</p>

1. Background

- 1.1 The draft Housing Strategy 2013 – 2018 was presented to H&C OSC and Cabinet in March 2013 and was followed by a consultation period which has now closed. This report presents a consultation summary and the final strategy document to Cabinet.
- 1.2 The Housing Strategy 2013 – 2018 replaces the expired Housing Strategy 2008 – 2011. It provides the overall strategic direction to guide investment and service delivery across

all the Council's housing services. A number of other key policies and strategies will support the success of this strategy in the delivery of target outcomes.

1.3 The strategy commits the Council to meeting six strategic objectives. These objectives have been developed to tackle a number of local challenges facing Dacorum, which have arisen from changes at national and local level. The strategic objectives are:

- To plan and deliver a good supply and mix of housing;
- To improve the quality of housing in Dacorum;
- To meet housing needs;
- To maximise the delivery of affordable housing;
- To improve prevention of homelessness and the available range of temporary housing options; and
- To foster the private sector as a housing option.

2. Consultation

2.1 The consultation included:

- Consultation through the Council's online consultation portal;
- Hardcopies of the consultation sent out on request;
- A press release to the Gazette signposting people to the consultation;
- A brief article in Dacorum Digest signposting people to the consultation; and
- A multi-forum housing event with partners held at the civic centre.

2.2 The main response to the consultation came from Hightown Pretorian and Churches Housing Association (HPCHA). Other additional comments have been submitted informally. Overall responses have been very positive and conveyed that the document has been useful in stating clearly the Council's plans and objectives.

2.3 The consultation response from HPCHA is summarised below:

- 1) Compliment to the strategy for setting out the housing aims and objectives for the next five years.
- 2) Recognition that the stated housing targets in the document are realistic in the present economic and political environment.
- 3) Concern that the strategy does not sufficiently address investment in the Council's existing housing stock.
- 4) Query regarding the aspiration to build homes that are planned at the design stage to be homes-for-life due to the implications for households affected by the spare room subsidy.
- 5) Query regarding the aspiration to work with housing associations to maintain 'healthy competition'.

2.4 The Council is grateful to HPCHA for taking the time to respond to the consultation and has considered this feedback with other informal feedback in producing the final strategy document for approval by its Cabinet.

2.5 In response to the consultation:

- 1) The Council welcomes a compliment of its strategy and vision for housing over the next five years.
- 2) The Council also welcomes the recognition of economic and political pressures being faced that prevent even more ambitious targets for new housing supply.
- 3) The Council has amended the strategy to make clearer reference to its Asset Management Strategy being developed for early 2014. The Housing Revenue Account (HRA) Business Plan has already gone a long way to recognising the need to invest in the existing stock and to use the resources available to the Council through the self-financing in 2012.
- 4) The Council is committed to developing new homes that are planned at the design stage as homes-for-life. The Council recognises the importance of wheelchair accessibility, and bathrooms and kitchens that can be adapted for wheelchair users at low cost. The Core Strategy and Supplementary Planning Document (Affordable Housing) both set targets for lifetime homes. Modern households may be multi-generation or single-generation, and there is an increasingly older population living in all housing tenures. Many tenants of council-owned properties are working households not affected by the spare room subsidy. There will be long-term efficiencies and savings in making today's housing ready for future needs.
- 5) The Council is keen to maintain a healthy balance in the competition for section 106 sites locally. The Homes and Communities Agency does not recommend that councils operate preferred partner agreements, and local authorities are not able to dictate the partners developers choose to work with. The Council would not desire a situation where one housing association could control the market. The Council's Development Team maintains regular contact with all housing associations with property in the Borough or actively seeking to develop in the Borough.

3. Recommendation

- 3.1 The recommendation of this report is that Members provide comment and note this report and the new draft Housing Strategy 2013 – 2018 prior to Cabinet.

12. EXCLUSION OF THE PUBLIC

To consider passing a resolution in the following terms:

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 items 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 these items there would be disclosure to them of exempt information relating to:

HOUSING AND COMMUNITY Overview & Scrutiny Committee: Work Programme 2013/14

Report Deadline	Items:	Type:	Contact details:	Background information	Outcome of Discussion
16 October 2013	Housing Business Plan including the Governments Revised Rent Policy		E Brooks		
	Sportspace Performance Report		Paul Wiltshire		
13 November 2013	<p>Quarter 2 Performance Report (& Q2 Operational Risk Reports)</p> <p>Star Satisfaction Survey & Get Involved Strategy Update</p> <p>Homelessness Strategy (following Cabinet)</p> <p>Neighbourhood Action Report</p> <p>New Build Development</p>	PM	<p>E Brooks, Assistant Director, Housing</p> <p>J Still, Group Manager, Resident Services</p> <p>S Baker, Assistant Director, Legal, Democratic & Regulatory</p> <p>J Deane, Assistant Director, Finance and Resources</p> <p>Carolyn Leech</p> <p>Julie Still</p>	To review and scrutinise quarterly performance.	

Report Deadline	Items:	Type:	Contact details:	Background information	Outcome of Discussion
	Strategy Update		Julia Hedger		
	Budget 2014-2015 <i>No further items to be added</i>	Sc	S Marshall, Corporate Director, Finance & Governance		
29 January 2014	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	
	DBC & Connexions Youth Work Update Report		Julie Still		

Report Deadline	Items:	Type:	Contact details:	Background information	Outcome of Discussion
	Budget 2014-2015 No further items to be added	Sc	S Marshall, Corporate Director Finance & Governance		
19 March 2014	Older Persons Strategy Youth Connexions (tbc)		Mohamed Fawzi		

PM – Performance management

PD – Policy Development

Sc – Scrutiny

Items to be scheduled:

- Update report on Supported Housing
- Update report on Tenant Involvement Strategy
- Equalities Strategy