





Brighton & Hove
City Council

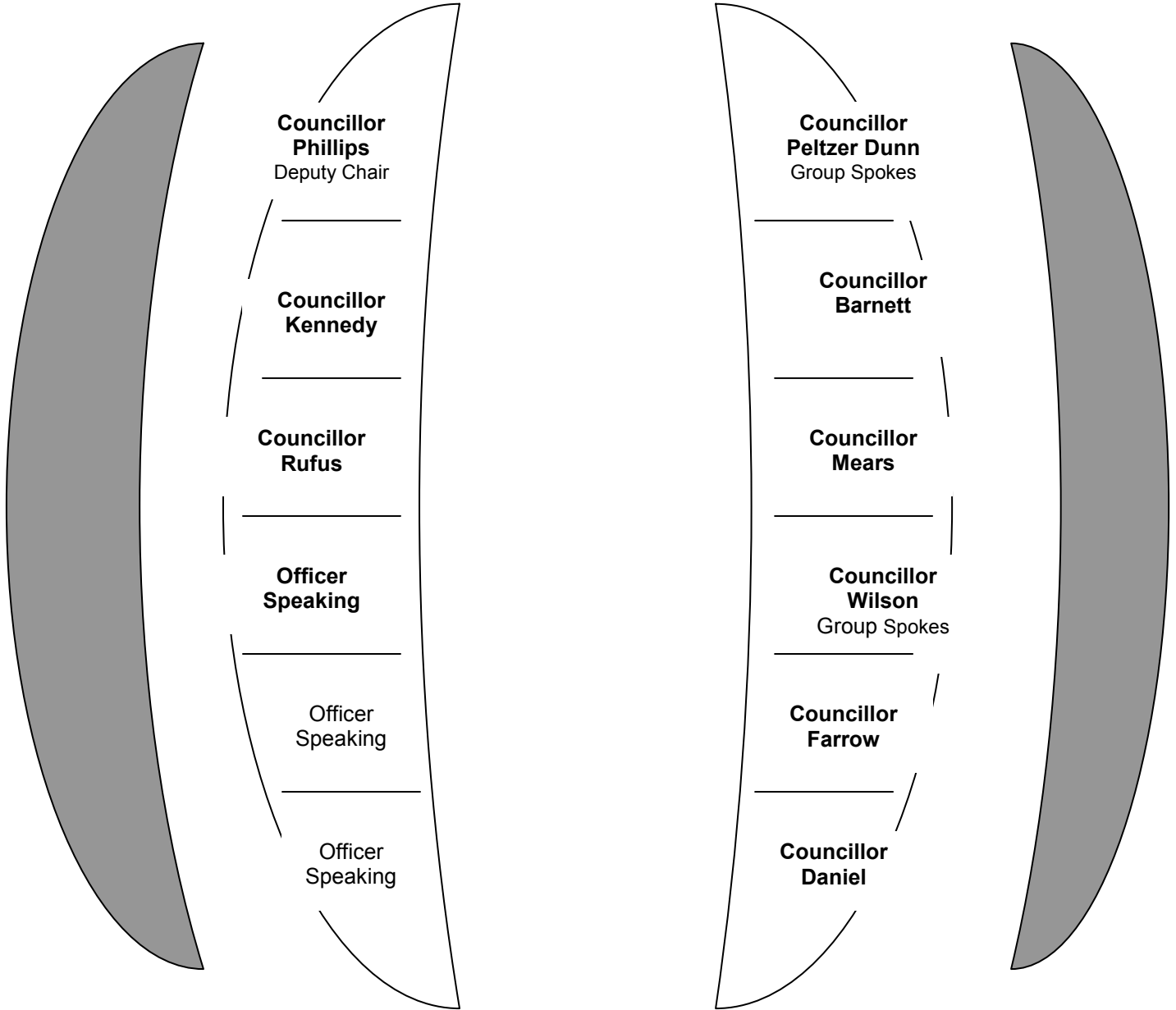
Housing Committee

Title:	Housing Committee
Date:	18 June 2014
Time:	4.00pm
Venue	Council Chamber, Hove Town Hall
Councillors:	Randall (Chair), Phillips (Deputy Chair), Peltzer Dunn (Opposition Spokesperson), Wilson (Group Spokesperson), Barnett, Daniel, Farrow, Kennedy, Mears and Rufus
Contact:	Caroline De Marco Democratic Services Officer 01273 291063 caroline.demarco@brighton-hove.gcsx.gov.uk

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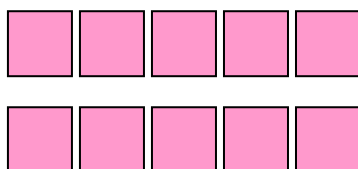
Democratic Services: Housing Committee

Head of Housing	Councillor Randall Chair	Executive Director of Environment, Development and Housing	Lawyer	Democratic Services Officer
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Public Speaker	Public Speaker
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Public Seating



Press

AGENDA

PART ONE

Page

1. PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest:

- (a) Disclosable pecuniary interests not registered on the register of interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(c) Exclusion of Press and Public - To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: *Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

2. MINUTES

1 - 28

- a) To consider the minutes of the Housing Committee meeting held on 30 April 2014 (copy attached).
- b) To consider the minutes of the Housing Management Consultative Committee of 1 April 2014 (copy attached).

HOUSING COMMITTEE

Contact Officer: *Caroline De Marco*

Tel: 01273 291063

3. CHAIR'S COMMUNICATIONS

4. CALL OVER

- (a) Items 6 to 10 will be read out at the meeting and Members invited to reserve the items for consideration.
- (b) Those items not reserved will be taken as having been received and the reports' recommendations agreed.

5. PUBLIC INVOLVEMENT

29 - 30

To consider the following matters raised by members of the public:

- (a) **Petitions:** to receive any petitions presented to the full council or at the meeting itself;
- (b) **Written Questions:** to receive any questions submitted by the due date of 12 noon on the 11 June 2014 (copy attached);
- (c) **Deputations:** to receive any deputations submitted by the due date of 12 noon on the 11 June 2014.

6. ISSUES RAISED BY COUNCILLORS

To consider the following matters raised by councillors:

- (a) **Petitions:** to receive any petitions submitted to the full Council or at the meeting itself;
- (b) **Written Questions:** to consider any written questions;
- (c) **Letters:** to consider any letters;
- (d) **Notices of Motion:** to consider any Notices of Motion referred from Council or submitted directly to the Committee.

7. HOUSING ADAPTATIONS SERVICE UPDATE REPORT

31 - 38

Report of the Executive Director Environment, Development & Housing (copy attached).

Contact Officer: *Martin Reid*

Tel: 293321

Ward Affected: *All Wards*

8. NEW HOMES FOR NEIGHBOURHOODS

39 - 82

Report of the Executive Director Environment, Development & Housing (copy attached).

Contact Officer: *Sam Smith, Jaine Jolly*

Tel: 01273 291383,

Ward Affected: *All Wards*

HOUSING COMMITTEE

9. HOMELESSNESS STRATEGY 2014 - 2019

83 - 136

Report of the Executive Director Environment, Development & Housing (copy attached).

Contact Officer: James Crane
Ward Affected: All Wards

Tel: 292933

10. IMPROVING HOUSING SUPPLY - HCA AFFORDABLE HOUSES PROGRAMME 15-18 UPDATE

137 - 146

Report of the Executive Director, Environment Development & Housing (copy attached).

Contact Officer: Martin Reid
Ward Affected: All Wards

Tel: 293321

11. LIFT REPAIRS

147 - 158

Verbal report of officers (slides attached).

12. ITEMS REFERRED FOR COUNCIL

To consider items to be submitted to the 17 July 2014 Council meeting for information.

In accordance with Procedure Rule 24.3a, the Committee may determine that any item is to be included in its report to Council. In addition, any Group may specify one further item to be included by notifying the Chief Executive no later than 10am on the eighth working day before the Council meeting at which the report is to be made, or if the Committee meeting take place after this deadline, immediately at the conclusion of the Committee meeting.

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

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Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

For further details and general enquiries about this meeting contact Caroline De Marco,

HOUSING COMMITTEE

(01273 291063, email caroline.demarco@brighton-hove.gcsx.gov.uk) or email democratic.services@brighton-hove.gov.uk

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For further details and general enquiries about this meeting contact Caroline De Marco, (01273 291063, email caroline.demarco@brighton-hove.gcsx.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Date of Publication - Tuesday, 10 June 2014

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 30 APRIL 2014

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillor Randall (Chair) Councillor Peltzer Dunn (Opposition Spokesperson), Councillor Wilson (Opposition Spokesperson), Councillors Barnett, Duncan, Farrow, Fitch, Mears, Rufus and Shanks

PART ONE

64 PROCEDURAL BUSINESS

64(a) Declarations of Substitute Members

64.1 Councillor Shanks declared she was substituting for Councillor Kennedy.

64(b) Declarations of Interests

64.2 There were none

64(c) Exclusion of the Press and Public

64.3 In accordance with section 100A(4) of the Local Government Act 1972, it was considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in section 100I (1) of the said Act.

64.4 **RESOLVED** - That the press and public not be excluded from the meeting.

65 MINUTES

65.1 Councillor Farrow stated that it was doubtful if the Housing Management Consultative Sub-Committee would meet again and he felt it would have been appropriate for the minutes of the meeting held on 1 April 2014 to have been included in the Housing Committee agenda. There had been an indicative vote from tenants at the meeting which had resulted in a unanimous vote in favour of retaining the Housing Management Consultative Sub-Committee.

65.2 **RESOLVED** – That the Minutes be agreed and signed as a correct record.

66 CHAIR'S COMMUNICATIONS

- 66.1 The Chair reported that he had met with David Standing of Sussex Central YMCA to discuss hostel projects for homeless young people.
- 66.2 The Chair reported that he had spoken about Community Land Trusts at a fringe meeting of the Chartered Institute of Housing Annual Conference.
- 66.3 The Chair reported that he had attended an ideas party on Warwick Mount. There were issues with the block that needed to be resolved.
- 66.4 The Chair reported that he had met with the Green ECO Action Team with regard to advice to landlords on eco improvements for rented property.
- 66.5 The Chair reported that he had attended the private viewing of the plans for new flats at Manor Place. There had been a good turn out.
- 66.6 The Chair reported that he had attended a High Rise Action Group meeting relating to security in tower blocks. There had been a separate meeting with Albion Hill residents. Action had been taken to improve security in the blocks.
- 66.7 Councillor Farrow mentioned that the City Assembly was taking place on Saturday 10 May at the Housing Centre. He had been invited as a Chair of his tenants' association but not as a councillor. He asked that all councillors be invited to the City Assembly. Other councillors on the Committee appeared to have received an invitation, however, officers were asked to double check that an invitation had been sent to all councillors. The Head of Income, Involvement & Improvement informed the Committee that she thought all councillors had been invited but she would check to make sure that an invitation had been sent out.

67 CALL OVER

67.1 It was agreed that all items be reserved for discussion.

68 PUBLIC INVOLVEMENT

68.1 There were no Petitions

68.2 There were no Written Questions

68.3 Peter Clarke and Helen Russell presented the following deputation:

“The Community Land Trust Steering Group seeks the formation and recognition of a Community Land Trust for Brighton and Hove. Community Land Trusts hold land in perpetuity for community benefit. They are a Trust managed by stakeholders (including the land-owner); By submitting assets to a CLT the loss of community value to prevailing market forces is prevented. We are proposing that a city-wide (and beyond) CLT be established that can steward land for local projects, beginning with small projects to gain experience and gradually

expanding. Presently we are seeing a groundswell in popular interest in CLT's across the country. With Council and NGO support a CLT in Brighton & Hove would have the strategic advantage of being the most effective vehicle for enabling cross-sector buy in.

The Community Land Trust could unite multiple agencies and organisations that already serve the housing and communities sector. The aim would be to alleviate housing shortage and complexity through the development of economically, demographically and socially diverse housing options. The Trust would promote productive and sustainable living using new and existing systems and technologies. It would help communities engage with issues such as energy consumption, resource management, cost of living and employment. It could support people with specific needs - such as older people, those with physical, social and educational needs - through community representation, collaboration, skills training and other means - to benefit both specific communities and the City as a whole.

What are the benefits to BHCC? A CLT will engage motivated people developing good housing and good communities in a non-profit system. There is the potential for harnessing cross-subsidy between residents, self-help housing management, mutual support and reducing the need for social services. There is also a strong correlation between community-led housing and all forms of sustainability. This would enable more housing developments to conform to One Planet Living guidelines. Working through a CLT can also enable more innovative approaches to solving housing problems with the benefits spreading to the wider community more easily. Such projects will undoubtedly act as a beacon to other councils, establishing exemplar models of building healthy communities.

What are the benefits to residents? Greater community cohesion and reduction in isolation; mutual support amongst neighbours; increasing sustainability, reducing running costs and energy use. The opportunity for residents to engage in the process and thereby learn, increasing their responsibility within their own and towards neighbouring communities so they can ultimately help to support various forms of community led projects. Engaging communities in their own development also enables greater social, environmental, economic responsibility. Such projects are frequently aspirational, and serve mixed and multiple demographics, family types and sizes of tenures, rather than focusing on one type of housing need, rejuvenating the village spirit for modern times.

Community Land Trusts are able to access a range of financial products including; institutional investors, ethical lenders, residents' cross-subsidy, self build equity, etc which when combined can go towards producing rents in reach of those on low incomes. Such systems have a proven track record in their ability to enable a sustainable financial model to be built for each project that the CLT delivers.

The Council can, under their well being powers and through the spatial planning system, help by: joining the Trust and identifying land for Community Led Development, and b) offering pointers to potential grants and assisting the navigation of planning and building regs. Ultimately the starting point has to be the provision of low-cost land - either donated to the CLT, leased at peppercorn rent, or sold at reduced price."

68.4 The Chair gave the following response:

“Community Led Housing, including the establishment of Community Land Trusts (CLTs), is a key theme that has emerged from the scoping phase of our current City-wide Housing Strategy review.

We have met with the Community Land Trust Steering Group as part of this scoping stage. Feedback from these meetings will inform our ongoing consultation and development of the new City-wide Housing Strategy.

We support the Community Land Trust principle and have previously identified CLTs as providing an opportunity to meet locally identified needs, offering a range of beneficial features including:

- Community ownership and control;
- Open democratic structure;
- Permanently affordable housing or other assets;
- Not for profit with any surplus used to further the community’s interest;
- Long term stewardship of homes and / or other assets.

We previously reviewed the potential for a Community Land Trust solution as part of our options appraisal informing the creation of our Local Delivery Vehicle, Brighton & Hove Seaside Community Homes.

Further CLT proposals are encouraged for consideration as one of a range of potential options available to support the delivery of new affordable housing for local people in the City, where consistent with our overall strategic objectives and housing investment priorities.

Following the completion of the new Housing Strategy we will have a clear and measurable action plan that will show how we will deliver agreed priorities. This will be aligned to our overall Local Housing Investment Plan.

Should CLTs continue to be supported through the Strategy consultation phase and remain a key priority, we will work with the CLT Steering Group in order to review the proposals set out in the deputation in detail.

In addition we will continue to work with local housing co-operatives in support of community led housing in the following ways:

Supporting Housing co-operatives through our existing Housing Strategy: working with existing housing co-ops to maintain/ improve their housing situation, in particular supporting review of short life leases; working proactively with housing co-ops to support bids for funding, including Empty Homes Community Funding programme (two properties purchased and two others in the funding pipeline); highlighting housing co-operatives to property owners as an option for bringing long term empty homes back into use.

The New Homes For Neighbourhoods - Small Sites Strategy sets out ongoing work with CHIBAH (Co-operative Housing in Brighton and Hove) to develop a pilot project of co-operative housing that would be managed by CHIBAH. This was approved as a pilot by Housing Committee on 5th March 2014.

68.5 **RESOLVED** - That the deputation be noted.

69 ISSUES RAISED BY COUNCILLORS

69.1 There were no Petitions, Written Questions, Letters or Notices of Motion from Councillors.

70 RESPONSE TO TENANT & RESIDENT SCRUTINY PANEL REPORT ON THE HOUSING CUSTOMER SERVICE TEAM

- 70.1 The Committee considered the report of the Executive Director Environment, Development and Housing which set out the Housing response to the recommendations of the Tenant and Resident Scrutiny Panel in their report on the Housing Customer Service Team (HCST).
- 70.2 Panel members Dave Murtagh (Chair), Chief Blackbear and Philip Bradick attended the meeting to present the Panel's findings and answer questions.
- 70.3 Dave Murtagh made the following statement:

"This has been a very positive scrutiny experience for myself and my panel members and we have learned a lot about the Housing Customer Service Team.

I would like to express my gratitude to my panel members Chief John Blackbear, Philip Bradick and Lesley Cope.

On an equal note, thank you to all the Officers involved in this scrutiny review from Geoff Raw, Hilary, Ododo, Janet and the Housing Service Advisors who welcomed this scrutiny opportunity.

The panel were keen to request as much information as possible for this review from the team such as a team business plan, job descriptions, and performance information to see whether the new 303030 telephone number was meeting the needs of its residents.

The panel wanted to hear from the team to learn about their issues and ideas to improve systems to get better results for tenants. All the documentation was provided by Janet in a very professional format with clear explanations.

Right from the beginning after hearing from the Executive Director right through to the Housing Service Advisors that ICT was the team's biggest issue. The current system is not fit for purpose and lacks performance reporting information. The panel felt it was a priority to upgrade the ICT system and see a business plan for this.

Also it was very positive to hear that the team have already co-located to the Housing Centre to work along their colleagues and solve residents' issues quicker.

The panel's only disappointments were the lack of resident's feedback and not having the opportunity to carry out telephone surveys with tenants who had used the service. The Tenant & Resident Scrutiny Panel will work hard to improve these in the future. Thank you".

- 70.4 Councillor Mears thanked the tenants for their work on the Scrutiny Review. It was helpful for tenants to have the budget figures especially around the HRA and ICT. Councillor Mears reminded the Committee that the Health and Wellbeing Board would need a whole ICT structure to enable the council to work with the Clinical Commissioning Group. Councillor Mears stressed that Housing Services was paying for ICT through two budgets. She stressed that tenants would not receive the service they needed until improvements were made to ICT.
- 70.5 Councillor Peltzer Dunn stated that the Scrutiny Panel's report was excellent. He considered it was disturbing that the report found deficiencies in the service. Only half of the respondents were aware of a single telephone number. Councillor Peltzer Dunn was worried at the response set out in the covering report at paragraph 4.15 which referred to old technology. This was more evidence that the Council had not got to grips with the problem.
- 70.6 The Chair stated that there had been a lack of investment in ICT.
- 70.7 Dave Murtagh explained that the Tenant & Resident Scrutiny Panel members were informed that the reason why they were not able to listen to phone conversations was due to data protection. This had prevented the Panel from doing its job properly and Mr Murtagh considered that there were ways round this problem. The Panel had expected they could use laptops and tablets but were told they could not use Wi Fi due to data protection.
- 70.8 The Housing Services Operations Manager explained that it had not been possible to listen to live telephone calls. Officers were looking to make it possible in future. There was no Wi Fi in the Housing Offices. The Chair stated that these issues needed to be investigated. There was an issue about making tenants alert to the fact that some live calls might be monitored. The Chair suggested that Dave revisited this issue in the future.
- 70.9 The Chair thanked the Tenant and Resident Scrutiny Panel members for their work on the Scrutiny Review
- 70.10 **RESOLVED** – (1) That the evidence, findings and recommendations of the Tenant and Resident Scrutiny Panel relating to the HCST be noted.
- (2) That the actions proposed in the report in response to the Tenant and Resident Scrutiny Panel's recommendations, be agreed.

71 HOUSING UPDATE CARELEAVERS - RPS

- 71.1 The Committee considered the report of the Executive Director Environment, Development & Housing and the Director of Children's Services which provided information on those care leavers who were housed in accommodation with Registered Providers under Band A Priority as set out in appendices 1 & 2. The report was

presented by the Head of Housing Support and the Service Manager, Young People's Services.

- 71.2 Members were informed that since the last meeting officers from Children's Services and Housing Services had met to establish a support system for young people when they reach age 21. If there were no tenancy related problems the support would cease.
- 71.3 Councillor Wilson mentioned that some young people were falling into arrears. She asked if it was likely that they would be evicted. Councillor Wilson was informed that there were two current cases. The arrears were mostly cleared in the first case and had resulted from delays in housing benefit payments. The other young person had still not been evicted. Officers were trying to work with the young person concerned.
- 71.4 Councillor Mears referred to page 41 of the agenda and expressed concern about arrears. She asked what care packages were in place for the young people involved. She also asked if any young people were in bed and breakfast accommodation.
- 71.5 The Service Manager, Young People's Services replied that Children's Services shared Councillor Mears' concerns. He promised to provide Councillor Mears with more details about individual cases outside of the meeting. A small number of young people were involved. The majority of young people did not have problems and were doing well. 28 young people were currently being supported aged 18-21. This number would increase during the course of the year. There were no young people in bed & breakfast but there were other forms of temporary accommodation.
- 71.6 Councillor Mears asked for details of the numbers of young people in temporary accommodation and where they were placed. The Chair stated that this information could be provided in any future report on the subject.
- 71.7 Councillor Shanks stated that she was pleased that this matter was being taken seriously. The council's housing stock should be there to help young people.
- 71.8 The Chair considered the report to be very positive. He asked if officers were asking the RSLs for reports. The Head of Housing Support confirmed that there were no RSL reports as there were no problematic issues.
- 71.9 **RESOLVED** - (1) That the report be noted.

72 TENANCY FRAUD

- 72.1 The Corporate Fraud Manager informed Members that there had been a number of successes since he attended the last meetings of Housing Committee and Housing Management Consultative Sub-Committee. This included proving that someone with a council property in the City actually lived in the North West of England. Another case involved a housing association property. Both properties would be re-let. Meanwhile, 'The Prevention of Social Housing Fraud Act' made a new criminal offence of sub-letting and gave power for the courts to give social landlords any profit the tenant made from sub-letting.

- 72.2 The Corporate Fraud Manager stressed that more fraud awareness training needed to be provided to officers in housing. He planned to devise a training programme and would obtain learning packages. Questions to consider were whether to have a tenants' amnesty and whether to go ahead with a tenancy fraud campaign.
- 72.3 The Chair considered that it would be a very good idea to have a tenancy fraud campaign.
- 72.4 Councillor Farrow requested a brief written update setting out the successes that had been achieved. Councillor Farrow also requested a tenancy fraud briefing to which all councillors be invited, as part of their training. He agreed with the Chair that there should be a tenancy fraud campaign.
- 72.5 Councillor Mears stressed that some councillors found it difficult to get to training events. She suggested that a paper be provided with relevant telephone numbers.
- 72.6 The Chair suggested e-learning as a practical suggestion.
- 72.7 Councillor Peltzer Dunn supported the idea of anti fraud campaign. This would alert law abiding residents to be more aware and would scare off some would be fraudsters.
- 72.8 The Chair stated that there needed to be a regular update report on Tenancy Fraud and asked for a short written paper for the Housing Committee in June. He thanked the Tenancy Fraud Manager for his update.
- 72.9 **RESOLVED** – That the verbal update be noted.

73 MANAGING THE IMPACT OF HOUSING BENEFIT CHANGES ARISING FROM WELFARE REFORMS

- 73.1 The Committee considered the report of the Executive Director Environment, Development and Housing which stated that in May 2013 the Housing Committee agreed a time limited and carefully worded 'no eviction' policy for qualifying council tenants adversely affected by welfare reform housing benefit changes related to under occupation. Based on an assessment of the policy to date, the current report made recommendations on extending the policy for a further time limited period. The report was presented by the Head of Income, Involvement & Improvement.
- 73.2 Councillor Wilson referred to paragraph 4.7.4 and expressed concern at the statement that it was possible that misinterpretation of the 'no eviction' policy had in part contributed to the £222k (35%) increase in all current tenants' arrears. Councillor Wilson referred to paragraph 4.7.7 which set out the current policy and suggested an amended commitment. She noted that recommendation 2.1 did not make any reference to the amendment and suggested it would be helpful to include any changes to the policy in the recommendations.
- 73.3 Councillor Mears referred to paragraph 3.5 and stated that it was worrying that 45 people had made no rent payments in the last three months. Councillor Mears asked for reassurance that if the wording in paragraph 4.7.7 was changed, that this would not cause more problems around budgeting constraints.

- 73.4 Councillor Peltzer Dunn noted that the amended policy should refer to 2015 not 2014.
- 73.5 Councillor Wilson referred to paragraph 4.7.8 and asked if any other support was available to tenants apart from mutual exchanges.
- 73.6 The Head of Income, Involvement & Improvement explained that the support was aimed at mutual exchange. The Council was trying to support the circulation of stock and to support tenants who were under occupying.
- 73.7 Councillor Barnett asked if smaller meetings could be set up for people who wanted to exchange within areas such as Hangleton and Whitehawk.
- 73.8 The Head of Income, Involvement & Improvement replied that that mutual exchange moves were pinpointed down to postcodes. Officers were planning to hold more mutual exchange events. With regard to the other points made, it could not be proved that misinterpretation of the 'no eviction' policy had in part contributed to a 35% increase in all tenant arrears. The message officers were trying to send was that tenants who were experiencing difficulty in paying rent should engage with the council. It was not possible to provide support if there was no engagement.
- 73.9 Councillor Mears stressed that 45 people were paying nothing and expressed concern that this number might increase. She asked what steps were being taken by officers to deal with this problem. The Head of Income, Involvement & Improvement explained that if people were not paying rent they would be served with a notice. Some cases would be carried through to the courts. However, if the debt was not at a high level officers might not want to pursue the case through the courts. Councillor Mears replied that this was the period when intense action should be taken, otherwise the debt would grow. Action needed to be taken to get people onto a payment plan.
- 73.10 The Head of Income, Involvement & Improvement explained that as well as mutual exchange, there was also a new service based on encouraging people to move. If people were in debt they would be asked to considered moving as an option.
- 73.11 Members discussed the wording of the current 'no eviction' policy with the suggested amendment in paragraph 4.7.7. The Senior Lawyer confirmed that the wording of the suggested amendment should be altered to read May 2015 not May 2014.
- 73.12 Councillor Duncan considered that there was a significant difference between the existing policy and the suggested amendment. He considered that the original wording was better and should be extended for another year.
- 73.13 Councillor Peltzer Dunn could not see a problem with the suggested amendment as the last line still read that officers would use all means other than evictions and bailiffs to recover rent due.
- 73.14 The Chair stated that his concern was that tenants who were unwilling to move would not comply with the new policy. They might have very good reasons why they did not want to move. His preference was for the original policy.

- 73.15 Councillor Peltzer Dunn referred to the first line of paragraph 4.7.7 which concerned the council's duty with regard to financial matters. He asked for legal advice about this issue.
- 73.16 The Senior Lawyer explained that the risk was low as the extension was limited for a year. This would not be considered a breach of care to other tenants.
- 73.17 **RESOLVED** - (1) That it be agreed to extend the 'no eviction' policy for a further 12 months until the end of May 2015 and that it be further agreed that the wording of the policy commitment remains unchanged. (The suggested amendment set out in paragraph 4.7.7 is not agreed).
- (2) That it is re-affirmed that officers deal fairly and firmly with tenants who seek to avoid paying their rent and accrue debt on the basis of 'won't pay' rather than 'can't pay'.
- (3) That it is re-affirmed that officers continue to manage council lettings so as to provide under-occupying tenants struggling to meet their financial commitments with more affordable accommodation choices.
- (4) That it is agreed that officers continue to provide all council tenants with clear advice and assistance that supports them in meeting their rent payment and service charge obligations
- (5) That officers continue to monitor the impact of the policy and provide a report back to Housing Committee in Autumn 2014
- (6) That it is agreed that consent be sought from the Government to continue to use HRA funding to support additional Discretionary Housing Payments (DHP) for council tenants, supplementing the council's overall DHP fund.

74 HOUSING STRATEGY UPDATE

- 74.1 The Committee considered the report of the Executive Director Environment Development and Housing which provided an update on progress on development of the new City-Wide Housing Strategy as requested by members following a presentation to Housing Committee on 5 March 2014. The current Housing Strategy expired this year and the report provided an update on issues, priorities, key themes and preferred means of consultation arising from the initial scoping exercise with key council stakeholders and communities of interest. The findings from the scoping phase including key themes and issues, would inform consultation, development and delivery of the final Housing Strategy to the end of 2014. The report was presented by the Housing Strategy Manager.
- 74.2 Councillor Wilson referred to the section on Affordable Housing Need and stated that the figure relating to 11,500 homes should be 11,300. The Housing Strategy Manager undertook to change the figure.
- 74.3 **RESOLVED** – (1) That the themes and priorities arising from the initial scoping stage of the development of the Housing Strategy be noted.
- (2) That the ongoing methodology and planned events for consultation on the Housing Strategy be approved.

75 HOUSES IN MULTIPLE OCCUPATION (HMO) LICENSING UPDATE

- 75.1 The Committee considered a report of the Director of Environment, Development & Housing which further updated Members on progress with the implementation of the additional licensing scheme in the five Lewes Road wards since the commencement of designation. This progress report included applications received; draft and full licences issued; licence conditions applied; current mapping of licensed HMOs in the five wards. As part of the context for the current review of the City-Wide Housing Strategy the report also updated on growth in the private rented sector across the city, requests for assistance received by the Private Sector Housing Team and spread of Mandatory licensed HMOs across all wards. The report was presented by the Head of Housing Strategy & Development.
- 75.2 Councillor Mears thanked the Head of Housing Strategy & Development for the update. She stressed that she would like to understand the financing of this work and how it would be taken forward over the five year scheme. She asked if there would be a surplus as a result of this work and if so, how it would be spent. The Head of Housing Strategy & Development explained that the scheme could not make a surplus. In September 2012, it had been agreed to place resources into the scheme.
- 75.3 The Chair asked the Head of Housing & Development to produce some figures which would be useful for Members. He commented that the scheme was a good piece of work carried out in a short timescale. The figures in paragraph 3.6 demonstrated the growth of the private sector. The maps showed how the five wards were affected. He thanked the Head of Housing Strategy & Development and his colleagues.
- 75.4 **RESOLVED** - (1) That the progress with implementation of the Additional Licensing scheme in the five Lewes Road wards since the commencement of designation on 5 November 2012, be noted.

76 IMPROVING HOUSING SUPPLY - HOME & COMMUNITIES AGENCIES FUNDING UPDATE

- 76.1 The Committee considered a report of the Executive Director of Environment, Development & Housing which updated members upon:
- Progress on delivery of the current Affordable Housing Programme in partnership with the Homes & Communities Agency (HCA) & Registered Providers
 - Progress on bringing empty private sector homes back into use
 - HCA Empty funding allocation
 - HCA Affordable Homes Programme 15-18 Prospectus
 - Additional funding options available to ensure best use of existing housing resources and to improve housing supply
- 76.2 The report was presented by the Head of Housing Strategy and Development.

- 76.3 The Chair asked for clarification of paragraph 3.16. The Head of Housing Strategy confirmed that no funds had been received from the HCA. Other methods had been used to bring homes back into use.
- 76.4 Councillor Mears referred to paragraph 3.36 and stated that she did not agree that the city needed more 1 bedroom accommodation. Councillor Mears referred to the section on the Affordable Housing Investment Programme. She expressed concern that there had been far more shared ownership than affordable rents coming forward. Shared ownership was out of the reach of tenants. The Chair stated that the lack of affordable housing was due to the subsidy system.
- 76.5 **RESOLVED** - (1) That the progress on improving the housing supply in Brighton & Hove (as set out in paragraphs 3.18 to 3.27) be noted.
- (2) That the update on the Homes & Communities Agency Prospectus and other available funding options (as set out in paragraphs 3.28 to 3.40) be noted.
- (3) That the return of the HCA Empty Homes Funding allocation reported to Housing Committee on 6 March 2013 and 19 June 2013 (as more fully described at paragraphs 3.5 to 3.17) be noted.
- 77 NEW HOMES FOR NEIGHBOURHOODS – DEVELOPMENT OF NEW HOMES ON HOUSING REVENUE ACCOUNT (HRA) LAND**
- 77.1 The Committee considered a report of the Executive Director, Environment, Development & Housing which reported that the Estate Regeneration Team had continued to commission initial feasibility and design studies for developing new homes on a number of sites on Housing Revenue Account (HRA) land in accordance with Housing Committee's agreement in September 2012. This report included the findings of four of these business case studies of potential infill sites for the New Homes for Neighbourhoods Estate Regeneration Programme and sought authority to develop these sites through the council's Sustainable Futures corporate strategic construction partnership. The report was presented by the Housing Stock Review Manager.
- 77.2 Members were informed that a final report would be presented to the Committee in the autumn. In the meanwhile an update would be provided to the Cross Party Regeneration Board. Committee members and ward councillors would be kept updated.
- 77.3 The Chair asked about the progress of other schemes. The Housing Stock Review Manager reported that detailed designs for Manor Place were being prepared. Tenants had been able to view the plans yesterday. 300 flyers had been delivered to neighbours. A consultation event had been publicised and there had been a five hour drop in session with the architects and housing officers in attendance. 70 pick ups had resulted from the consultation and 35 forms returned. The Task and Finish Group would consider the response on 1 May.
- 77.4 Councillor Mears stated that she had been promised details of the cost of the programme and could not see details of borrowing costs in the report. Councillor Mears stressed that it was difficult to work out the overall costs of the scheme and hoped that the next report would provide this information.

- 77.5 Councillor Shanks asked if a decision had been made on rents. The Chair replied in the negative. The view was that there would be a need for a mixture of housing with some shared ownership. He would like to see some self build included.
- 77.6 **RESOLVED** - (1) That it be agreed that the Estate Regeneration team in conjunction with the council's Sustainable Futures strategic construction partnership undertake final feasibility studies, design and development of new council housing on the sites of:
- (i) the larger car parking site at Ardingly Street, Kemp Town, Brighton
 - (ii) the northernmost garage site (Site A) at Patchdean, Patcham, Brighton
 - (iii) the southernmost garage site (Site B) at Patchdean, Patcham, Brighton and
 - (iv) the garage site in Buckley Close, Hangleton, Hove
- under the second phase of the New Homes for Neighbourhoods Programme.

78 BRIGHTON & HOVE PROPERTY STANDARD: ADDITIONAL INFORMATION

- 78.1 The Committee considered a report of the Executive Director of Environment, Development & Housing which concerned the policy areas and specification of work that is carried out to council owned and managed homes as part of the planned programme of improvement work. The report provided some requested additional information around cost implications for hearing loop and external lighting. The report was presented by the Performance Manager.
- 78.2 Councillor Farrow thanked officers for the report and for the recommendation. This would help the security of tenants and improve council buildings.
- 78.3 Councillor Mears asked if there would be an additional service charge. The Chair and Performance Manager confirmed that there would not be an additional service charge.
- 78.4 **RESOLVED** - (1) That the following recommendations be incorporated into the Brighton & Hove Property Standard, from April 2014:
- a) External security lights be fitted to all properties with a street entrance receiving an electrical rewire or upgrade as part of the planned programme and empty property works.
 - b) A programme of hearing loop installations, where required, to communal lounges in sheltered housing schemes and community meeting rooms within HRA properties.

79 PARK ROYAL – LEASEHOLD ENFRANCHISEMENT

- 79.1 The Committee considered a report of the Executive Director of Environment, Development and Housing which informed Members of the legal enfranchisement process which leaseholders had invoked. The report explained the council's new role of 'tenant' resulting from enfranchisement. From Thursday 20 March 2014 the Council ceased to be the freehold owner of these two blocks of flats. 24 Tenanted flats were leased back to the Council. The report was presented by the Leasehold Manager.
- 79.2 The Chair reported that he had received a supportive letter from the Residents' Association.

- 79.3 Councillor Farrow thanked officers for the report and stated that he would like to see it established as a principle that when a legal enfranchisement process led to the loss of the freehold, the Council should maintain the tenanted flats.
- 79.4 Councillor Peltzer Dunn asked about the length of the leasehold and the ground rent for the new leases. The Leasehold Manager explained that the lease was for 999 years at a peppercorn rent. The Council had taken the lease back above the roof and kept all garages. The car parking spaces were now owned by the new freeholders.
- 79.5 **RESOLVED** - That the completion of sale of the freehold and the change of freeholder and management of the two Park Royal buildings be noted.

80 ITEMS REFERRED FOR COUNCIL

- 80.1 No items were referred to the next Council meeting.

The meeting concluded at 6.18pm

Signed

Chair

Dated this

day of

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT CONSULTATIVE SUB-COMMITTEE

3.00pm 1 APRIL 2014

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillor Randall (Chair); Councillor Peltzer Dunn (Opposition Spokesperson), Councillor Farrow (Opposition Spokesperson), Councillors Mears, West and Wilson

Tenant Representatives Heather Hayes (Brighton East Area Housing Management Panel), Jason Williams (Central Area Housing Management Panel), Alison Gray (Central Area Housing Management Panel), J Barry Hughes (North & East Area Housing Management Panel), Roy Crowhurst (West Hove & Portslade Area Housing Management Panel), John Melson (High Rise Action Group), Tony Worsfold (Leaseholder Action Group), Charles Penrose (Sheltered Housing Action Group) and Ann Packham (Tenant Disability Network)

Apologies: Councillors Kennedy and Pidgeon and Ron Gurney (West Hove & Portslade Area Housing Management Panel.)

PART ONE

47. PROCEDURAL BUSINESS

47(a) Declarations of Substitute Members

47.1 Councillor West declared that he was attending as a substitute for Councillor Davey.

47(b) Declarations of Interests

47.2 There were none.

47(c) Exclusion of the Press and Public

47.3 In accordance with section 100A(4) of the Local Government Act 1972, it was considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in section 100I (1) of the said Act.

47.4 **RESOLVED** - That the press and public be not excluded from the meeting.

48. MINUTES

48.1 The Sub-Committee considered the minutes of the meeting held on 11 February 2014.

48.2 John Melson asked for clarification with regard to paragraph 45.6 when the Fraud Manager had advised that a council home must be a person's sole or main residence. The Chair agreed that this statement was ambiguous. The Senior Lawyer explained that the Fraud Manager's comments had been correctly minuted but the legal test was 'only or principal home'.

48.3 **RESOLVED** – That the minutes of the Housing Management Consultative Sub-Committee meeting held on 11 February 2014 be agreed and signed as a correct record.

49. CHAIR'S COMMUNICATIONS

Tribute to Chris Kift and Don Turner

49.1 The Chair paid tribute to Chris Kift who had died recently. Chris had greatly contributed to the tenants' movement and had been a skilful and fair Chair of the City Assembly. The Chair suggested that when a new scheme was opened in future it should be named after Chris.

49.2 The Chair paid tribute to Don Turner who had been the Labour Chair of the Housing Committee from 2003-2007. He would be remembered for his support for housing. The Chair called for a period of silence to remember both Chris and Don.

PV Solar Panel Programme

49.3 The Chair informed the Sub-Committee that a PV Solar Panel Programme was under way on six sheltered housing schemes. There was £500,000 in next year's budget for more PV work and £360,000 had been received from Centrica for more PV and insulation work.

Tenancy Fraud

49.4 Two serious cases of tenancy fraud had been detected and were coming to court. An extra staff member was working on fraud.

Warwick Mount – Problems with Anti-Social Behaviour

49.5 The Chair reported that there had been a meeting with Warwick Mount tenants to discuss anti-social behaviour problems which had resulted in extra security. A wider look was being taken at anti-social behaviour in the Eastern Road area.

Future of the Housing Management Consultative Sub-Committee

- 49.6 Councillor Farrow asked the Chair if there could be a discussion on the future of the Sub-Committee. The Housing Management Area Panels had become aware of the administration's proposal to abolish the HMCSC.
- 49.7 The Chair explained that this was not solely the administration's proposal. The matter had been discussed at both the Constitution Review Working Group and Leaders' Group and a decision had not yet been taken. A report on the future of the Sub-Committee would be submitted to the Policy and Resources Committee on 1 May. In the meanwhile, the matter had been discussed at the Area Panels. The East Area Panel had been well attended and there was a split view on the subject. Some people had felt that there was too much politics in the Sub-Committee. 85% of those present favoured having four area panels that reflected ward boundaries.
- 49.8 Councillor Mears expressed concern that tenants were not given the opportunity to vote on this matter or give their views. This was possibly the last meeting of the Housing Management Consultative Sub-Committee.
- 49.9 The Chair replied that the proposal was not a secret. Political group leaders would have known about the proposal since July 2013.
- 49.10 Councillor Peltzer Dunn accepted that this matter had been raised at the Constitution Review Working Group of which he was a member. He felt it would be a retrograde step to disband the Sub-Committee. The West Area Housing Management Panel had called for a vote but had been told by officers that tenants did not have the right to vote on this matter. 100% of the tenants had been against the abolition of the Sub-Committee. He suggested that an indicative vote was taken on this issue.
- 49.11 Councillor West noted that it appeared that consideration of this proposal had been going on for some time. He was surprised that councillors had not raised their objections before. If councillors were unhappy with the proposal they would have an opportunity to change the recommendations at the Policy & Resources Committee, where the administration did not have a majority. The proposal had to be decided by mutual agreement.
- 49.12 The Chair stated that there were two City Assembly meetings a year and a Tenants Scrutiny Panel. He considered that the Housing Management Area Panel meetings were more useful than the Sub-Committee. The proposals would not affect the various action groups such as the High Rise Action Group.
- 49.13 John Melson considered that the action groups would be affected as they did not have representatives on the Area Panels. He questioned which area panel, would be appropriate for members of the High Rise Action Group to attend.
- 49.14 The Chair noted that Mr Melson had been in attendance at the Central Area Panel.
- 49.15 Mr Melson stated that there had been consultation with councillors but not with tenants' groups. Tenants had made it clear at a meeting with the Head of Income, Involvement

& Improvement that they did not accept the proposal to disband the Sub-Committee. Mr Melson stated that tenants should be allowed to vote on the issue.

- 49.16 Heather Hayes stressed that there was currently an opportunity for tenants to speak to councillors and senior officers at the Sub-Committee meeting. She expressed concern that this would not be the case at the Area Panel meetings.
- 49.17 The Chair agreed that it was important that senior staff should attend the Area Panels. It was also important that there was good tenant attendance at the meetings.
- 49.18 Tony Worsfold queried where the views of the Leaseholder Action Group would be considered. Mr Melson agreed that leaseholders had a genuine concern as they would not have a voice in future.
- 49.19 The Chair agreed for an indicative vote from tenants at the meeting. There was a unanimous vote in favour of retaining the Housing Management Consultative Sub-Committee.

50. CALL-OVER

- 50.1 **RESOLVED** – That all items be reserved for discussion

51. PUBLIC INVOLVEMENT

- 51.1 (a) There were no petitions
(b) There were no written questions
(c) There were no deputations

52. ISSUES RAISED BY COUNCILLORS

- 52.1 There were no petitions, written questions, letters or notices of motion.

53. RESPONSE TO TENANT SCRUTINY PANEL REPORT ON STANDARD LETTERS

- 53.1 The Sub-Committee considered a report of the Executive Director – Environment, Development & Housing which set out the Housing response to the recommendations of the Tenant Scrutiny Panel in their report on standard letters.
- 53.2 Miriam Binder gave a presentation on the Tenant & Resident Scrutiny Panel report. Ms Binder outlined the purpose and process of the scrutiny review and stressed the importance of language in conveying ideas from one person to another. Different groups used language in different ways and language impacted on them in different ways. The report highlighted how language was taken for granted and how there was a need to be more aware when talking to disparate groups.
- 53.3 Councillor Mears thanked the tenants who had been involved in the Scrutiny Review. She supported the recommendations of the review and the use of plain English.
- 53.4 John Melson thanked the Scrutiny Panel for their excellent work.

- 53.5 Councillor West agreed that it was easy to talk in jargon. He recalled that the council had been awarded a Crystal Mark for its use of plain English. However, if English was not the first language there would be a problem. He welcomed the recommendations.
- 53.6 Charles Penrose noted that use of plain English in the council had worked for a while but had disappeared. He would like to see the Panel take it further and investigate council forms which were not as clear as they should be.
- 53.7 The Chair mentioned that he had received a letter from a tenant who had given up applying for a transfer as she found the forms too arduous. He thanked Ms Binder and her colleagues on the Scrutiny Panel for their work on the scrutiny panel report.
- 53.8 **RESOLVED** – (1) That the evidence, findings and recommendations of the Tenant Scrutiny Panel relating to standard letters used in Housing, be noted.
- (2) That the actions Housing will take in response to the Tenant Scrutiny Panel's recommendations be noted.

54. HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 3 2013/14

- 54.1 The Sub-Committee considered a report of the Executive Director – Environment, Development & Housing which covered Quarter 3 of the financial year 2013/14. The report was presented by the Head of Income, Involvement & Improvement.
- 54.2 Councillor Wilson referred to paragraph 4.2.1 – Percentage of responsive repairs passing post-inspection. This stated that out of the 1,278 jobs that were post inspected, 82 failed. Under row 7 of paragraph 4.2 – Percentage of repairs completed right first time, it stated that 97% had been the target and 98.09% achieved in 12/13 year end. Councillor Wilson asked for clarification on the statistics. What was the percentage that did fail?
- 54.3 The Head of Income, Involvement & Improvement explained that the actual job was inspected, not jobs completed first time. This was linked to Row 6, in paragraph 4.2 – Percentage of response repairs passing post-inspection. There was no direct correlation to percentages of repairs completed right first time. 6.5% of the 1278 jobs had failed.
- 54.4 Councillor Wilson replied that it would be useful to have percentages that failed in future reports.
- 54.5 John Melson commented that there were no questions about the quality of the work being carried out. There was a need to review the performance report and the information contained on the report card. He suggested phone surveys and more random calling.
- 54.6 Mr Melson referred to paragraph 4.2.3 – Lifts restored to service within 24 hours. He was dubious about the accuracy of these figures. There could be delays and reports could get lost in the system.
- 54.7 Mr Melson referred to a bad job carried out on a balcony enclosure and asked about delays at Manor Place. The Chair replied that work at Manor Place was to be carried

out in two stages. The number of properties was not being reduced. Balconies were a problem in Essex Place. They would be checked and Mr Melson would be updated.

- 54.8 Councillor Mears agreed that there were major issues with balconies. She had contacted Mears Ltd about this issue. She found that they were sub-contracting staff who did not speak English as their first language. The work carried out was satisfactory when staff were supervised. When they were not supervised there were serious issues of safety. For example, materials had been thrown from balconies.
- 54.9 Councillor Mears referred to paragraph 4.1.1 in relation to average re-let times. This stated that 'average re-let time for both indicators is higher than last year because of the need to allow time for financial inclusion work to equip prospective tenants for their new home'. Councillor Mears asked how long this would take.
- 54.10 Councillor Mears referred to Appendix 1 – Long term empty properties. She asked for details on figures on properties that had gone over to Seaside Homes. The Chair replied that the latest figures would be sent to her. Councillor Mears was concerned that bungalows in Manor Place had been boarded up for some time. They needed to come back into the housing stock.
- 54.11 The Head of Income, Involvement & Improvement explained that in terms of financial inclusion work there was not one fixed package of work. An expert in financial inclusion was working on this issue.
- 54.12 Councillor Mears stressed that the function of the landlord was to let properties. Currently, work was being carried out in relation to vulnerable people before property was let. Councillor Mears thought this information could be provided to new tenants.
- 54.13 The Chair explained that the aim was to support people and to sustain tenancies.
- 54.14 Councillor West referred to paragraph 4.4 – Anti-social behaviour. He asked why the council did not report on all wards. The Head of Tenant Services stated that this information could be included in future reports.
- 54.15 Councillor Peltzer Dunn referred to paragraph 4.2 – Property & Investment. He pointed out that the figures quoted in rows 1 and 2 (Emergency repairs completed in time/Routine repairs completed in time) did not add up to the figures quoted in row 7 (Percentage of repairs completed right first time). For example the Year End figure in row 7 was 3637 more than the year end totals in 1 and 2 combined.
- 54.16 The Head of Housing explained that row 7 was not a combination of rows 1 & 2. Another category carried out was 'urgent and complete'.
- 54.17 Councillor Peltzer Dunn questioned why this information was not included in the report. He referred to Row 3 (Average time to complete routine repairs) and noted the average time had increased by one third. He referred to Paragraph 4.3, Row 5 (Routine removals of bulk waste completed within 5 working days). He was worried to note the declining numbers.

- 54.18 The Head of Income, Involvement & Improvement explained that the waste removal figure was different due to the amount of bulk waste left out. Officers had carried out a considerable amount of work to encourage residents to use the council's bulk removal service. She made reference to paragraph 4.3.2 of the report. It was necessary to prioritise some jobs.
- 54.19 The Chair stated that bulk waste was always being dumped on the estates and was dealt with pretty quickly.
- 54.20 John Melson noted that decent homes work was not mentioned in the report. There were concerns about this issue and the way surveys had been completed.
- 54.21 The Chair expressed concern that replacement windows in Warwick Mount had been overlooked.
- 54.22 Councillor Wilson referred to the last page of Appendix One – Outline of under occupation arrears and related information. She noted rows 9 & 10 in relation to the cumulative number of under occupying households who had moved through a mutual exchange or the transfer incentive scheme. Councillor Wilson asked what had happened to the remaining households.
- 54.23 The Head of Income, Involvement & Improvement explained that some of these residents had reached a considerable age and were not impacted. Other households had children under the age of 10 and different genders. As soon as the children reached 10 the household was no longer impacted. Some people had a child who came back from university or had taken in a lodger.
- 54.24 **RESOLVED** – That the report be noted.

55. LESSONS TAKEN FROM THE EXPERIENCE OF RELOCATING MANOR PLACE HOUSING OFFICE

- 55.1 The Sub Committee considered a report of the Executive Director Environment Development & Housing which provided information on how the experience and learning from the relocation of the Manor Place Housing Office has informed work to close the Selsfield Drive Housing Office. The report was presented by the Head of Income, Involvement & Improvement (Housing). She stressed that there had been a targeted approach in the way customers were supported as a result of the Selsfield Drive closure. This was set out in paragraph 3.2.2 of the report.
- 55.2 The Chair mentioned that at the full Council meeting, Councillor Meadows had asked a question about PayPoint. She had heard that some tenants had been charged to use PayPoint.
- 55.3 The Head of Income, Involvement & Improvement (Housing) confirmed that tenants should not be charged for the use of PayPoint. She asked for details of shops or organisations that were charging.
- 55.4 Councillor Farrow reported that he had received complaints from a number of tenants and residents about charges for the use of PayPoint. He was aware of a shop in Moulsecoomb that made a charge. Councillor Farrow thought that the use of post

offices should be encouraged. Councillor Farrow stated that tenants and residents were not happy with the closure of the Selsfield Drive office and that there was need to ensure that council tenants on the estates received a reasonable housing service. Councillor Farrow considered that there needed to be a small housing office on the new development.

- 55.5 The Head of Income, Involvement & Improvement confirmed that officers were promoting the use of post offices when they had PayPoint facilities.
- 55.6 Councillor Mears thanked officers for the report which she welcomed. She had noted some of the lessons that had been learnt from the closure of Manor Place and would watch the progress of the Selsfield Drive closure with interest.
- 55.7 Roy Crowhurst asked why it took so long to apply for a PayPoint card. He had waited 6-8 weeks for a card to arrive. Mr Crowhurst stated that when a payment was made through PayPoint it took up to 5 days to appear on the rent record at the Council.
- 55.8 The Head of Income, Involvement & Improvement was sorry to hear that Mr Crowhurst had to wait so long for a PayPoint card. This was unusual. She assured Mr Crowhurst that although it took a while to process payments through PayPoint, the council would not contact tenants to say their payments were in arrears. The council were able to see which tenants paid by PayPoint. In the meanwhile, officers had identified the shop in Moulsecoomb which was charging for the use of PayPoint. The business owner would be contacted by officers and an update would be provided.
- 55.9 **RESOLVED** - That the learning taken from Manor Place and applied to the planning of the Selsfield Drive Housing Office, be noted.

56. PARK ROYAL - LEASEHOLD ENFRANCHISEMENT

- 56.1 The Sub Committee considered a report of the Executive Director Environment Development & Housing which informed members of the legal enfranchisement process which leaseholders had invoked. The Council's new role of 'tenant' resulting from enfranchisement was explained. From Thursday 20th March 2014 the Council was no longer the freehold owner of the two Park Royal buildings. The report recommended the disposal, on the open market, of the remaining tenanted flats as and when they become empty, in order to fund additional affordable council accommodation across the city. The report was presented by the Head of Property & Investment.
- 56.2 The Leasehold Manager explained the leasehold enfranchisement process. For the process to succeed, two thirds of the flats in the building have to be sold. The group of leaseholders have to make up 50% or more of the flats concerned.
- 56.3 The Chair stated that he was not convinced by the argument of recommendation 2.3 and considered that the flats should be retained by the council. These were very nice flats and there was a need for affordable housing in the city centre.
- 56.4 Councillor Farrow stated that his group did not agree with recommendation 2.3. He asked why council tenants should not live in a desirable area. He considered that the council homes should be preserved. When the flats became empty, other people in housing need could be placed there.

- 56.5 Councillor Peltzer Dunn concurred. He felt it would be a retrograde step to sell the flats when accommodation was so difficult to find. He did not see an argument put forward for not disposing of the flats. Officers might think it was more difficult to manage a block where the council did not own the freehold; however, this was not a sufficient reason for disposing of the flats.
- 56.6 John Melson considered that the council should retain all council property.
- 56.7 Councillor West also agreed that he could not see why tenants should not be able to live in these flats. He questioned whether investing capital receipts from the sale of the flats into the provision of additional affordable council accommodation would actually save any money.
- 56.8 Councillor Mears asked for clarity about the capital receipts mentioned in recommendation 2.3. She was not sure if these were to go to the HRA or general fund. Councillor Mears considered paragraph 6.2 open ended. She did not support the report.
- 56.9 Councillor Wilson referred to recommendation 2.3. She was concerned at the transaction costs that would be incurred and that the money from capital receipts would be less than expected.
- 56.10 **RESOLVED** – (1) That the content and recommendations in the report be noted.
- (2) That Housing Committee be requested to note the completion of sale of the freehold and the change of freeholder and management of the two Park Royal buildings.
- (3) That the Housing Committee be informed that the Sub-Committee do not agree to the recommendation to dispose of the remaining interest in 24 flats in nos 1-44 and 45-85 Park Royal, when they become empty.

57. TENANTS AND RESIDENTS ASSOCIATIONS RECOGNITION POLICY

- 57.1 The Sub Committee considered a report of the Executive Director Environment Development & Housing which informed members that the Tenants and Residents Associations Recognition Policy outlined the requirements for a tenants' or residents' association in a council housing area to be recognised by the council. The policy updated the existing Recognition Policy and Model Constitution and brought the Policy in line with the Code of Conduct agreed at Housing Management Sub-Committee in December 2012. The report was presented by Resident Involvement Manager.
- 57.2 Councillor Peltzer Dunn referred to the appendices attached to the report. He understood the need for more public meetings; however, if it was considered necessary to have a certain number of committee meetings in the past, he asked why it was not considered necessary now. Councillor Peltzer Dunn referred to the Housing Policies appendix. He asked for an explanation of paragraph 7.3. 'The council will only recognise one association in a given geographical area.'
- 57.3 The Resident Involvement Manager replied that Councillor Peltzer Dunn's comments about the number of committee meetings would be incorporated into the report to Housing Committee. With regard to paragraph 7.3, the council would not recognise two

associations in a block. The Chair stated that the wording of this paragraph needed to be changed to make it clearer.

- 57.4 Councillor Peltzer Dunn referred to paragraph 7.4 of the appendix on Housing Policies. 'An association can agree to extend its area of benefit at a general meeting, but this has to be a neighbouring area without a recognised association.' Councillor Peltzer Dunn asked what was meant by 'area of benefit'?
- 57.5 The Chair explained that it was an expression used for Credit Unions. It was agreed that the Resident Involvement Manager should change the wording of this paragraph.
- 57.6 Councillor Peltzer Dunn expressed concern that there could be a situation where there was a residents' association in an area where housing was sold on a freehold basis. This would be situated on the area of benefit. Did a resident who lived in a property purchased under the right to buy and sold several times since, have a right to be included in the area of benefit?
- 57.7 The Resident Involvement Manager replied that everyone had a right to be a member of a residents' association. The only people who did not have a right to vote were non resident leaseholders.
- 57.8 Councillor Peltzer Dunn and the Chair did not consider this information to be correct.
- 57.9 Barry Hughes informed the Sub-Committee that Sylvan Hall Tenant Association specified which blocks were in the area of benefit. He suggested specifying the geography from the start. Councillor Peltzer Dunn replied that this did not solve the problem of areas where there was a mixture of freehold and leasehold.
- 57.10 Charles Penrose referred to paragraph 3.3 on the first page of the report. This stated that four committee meetings a year would be changed to four general meetings a year. He stressed that when associations had an AGM people had to be forced to come down to make up the quorum. He asked how a quorum would be obtained for an Annual General Meeting under the new system. The Resident Involvement Manager replied that the quorum was quite low – less than 10. Tenants would agree the number for a quorum.
- 57.11 Councillor West referred to paragraph 7.4 of appendix 1. He queried if there would be consultation with people in the area on whether they wanted to be part of the extension of the area of benefit.
- 57.12 John Melson stated that the Hi Rise Action Group defined membership of the group as a 'resident who lived in council housing'.
- 57.13 Councillor Farrow stated that he would like to see four public meetings a year. All the Woodingdean TRA meetings were for tenants and residents. Organisations had to decide how many meetings they needed and a public meeting was required where officers could be held to account. There were mixed areas of housing in Woodingdean and the Resident Engagement Officers were doing an excellent job. There was a need to look after everyone's interest.

- 57.14 Barry Hughes referred to Appendix 1, Paragraph 4. He thought the idea of a Social Media Officer was a good one. In relation to the general meetings, Mr Hughes stressed the need to react to things on a day to day basis. His association had 11 meetings a year. People had to be taken by bus to attend the AGM and they had a quorum of 10. Mr Hughes thought that no more than seven persons of an association should need to request to the Chair or Secretary that there should be an Annual General Meeting.
- 57.15 John Melson stated that the Hi Rise Action Group had four general meetings of which one had to be the AGM. A committee meeting was only arranged if something special occurred. The next meeting was on 17 April at 7.00pm at Essex Place and he looked forward to seeing people there.
- 57.16 Alison Gray was concerned that the report and appendices did not mention Community Interest Companies. These were governed by company law. The Resident Involvement Manager reported that the Bristol Estate CIC did not meet this policy.
- 57.17 Alison Gray confirmed that the every member of the Bristol Estate was a member of the CIC. This was not recognised. Not one meeting this year had been quorate. The Chair agreed this situation needed sorting out.
- 57.18 Councillor West referred to amendments to the constitution, Appendix 1, Paragraph 7. He was concerned that changes to the constitution could be made without notice.
- 57.19 Charles Penrose referred to Appendix 4, Paragraph 8 concerning the representative of the Area Panel. Presently, if a representative did not attend three consecutive meetings and had not sent apologies they were derecognised. That should be retained in the constitution.
- 57.20 John Melson stated that people were not automatically derecognised. The matter was referred back to the Area Panel. Mr Melson explained that associations could request that all minutes and audited accounts be submitted to the council. The CIC could not have these restrictions placed on them. There needed to be a formal tenants' voice which was not the CIC.
- 57.21 Alison Gray agreed. She reported that there were no minutes of the last AGM and no audit submitted. The CIC had been fined on seven occasions.
- 57.22 Councillor Mears informed members that she had major concerns about the CIC and asked for clarity about this organisation. The Chair agreed that this subject could be looked at in future.
- 57.23 Councillor Mears stressed that tenants should be fully consulted about the recognition policy. She asked how their comments would be considered.
- 57.24 The Chair explained that work would be done on the basis of the discussion at this meeting. There was a need to go back to the Area Panels and to investigate the issue of residents' associations and Community Interest Companies.
- 57.25 **RESOLVED** – (1) That the comments of the Sub-Committee on the proposed Recognition Policy be noted.

- (2) That the Area Panels be consulted on the Recognition Policy.
- (3) That officers investigate the issue of residents' associations and Community Interest Companies.

58. SECURITY IN HIGH RISE ACCOMMODATION

- 58.1 The Sub Committee considered a report of the Executive Director Environment Development & Housing which informed members of a number of unauthorised intrusions into council owned high rise accommodation. This had given rise to a review of how such intrusions could be prevented and recommended actions to address the situation. The report was presented by the Head of Tenant Services.
- 58.2 The Head of Tenancy Services informed members that paragraph 4 of the report highlighted key areas of concern and suggested ways to reduce the problems of intrusions and anti-social behaviour. Long term solutions would include a wider review of security in all council blocks. Costly solutions were being considered.
- 58.3 Alison Gray noted that St James House and other blocks in Kemp Town had been specifically mentioned in the report. She stressed that there were 4 or 5 rough sleepers in the storage area of her block of flats and residents felt intimidated. This matter had been reported to the police community support officers and to the council. Bedding had been removed from the rubbish area at the request of residents.
- 58.4 Councillor Farrow thanked officers for the report on this serious matter. Councillor Farrow considered that long term capital solutions would be required and noted the success of concierge services in London boroughs. He felt that there was a need to seriously investigate the introduction of concierge services in the city.
- 58.5 John Melson asked for the comments of the Hi Rise Action Group meeting to be added to the report. A caretaker type role might be required in blocks.
- 58.6 Councillor Mears welcomed the report on this serious issue. She felt it would be an excellent idea to have a concierge service. Councillor Mears informed members that she had recently had a phone call from a concerned tenant at St James House regarding an issue of drug dealing in the car park. Councillor Mears referred to paragraph 3.10 of the report which related to the St James House car park and considered that there needed to be a conversation with the police with regard to the installation of CCTV.
- 58.7 The Chair noted the lack of police attendance at a recent multi agency meeting. He agreed that the installation of CCTV could be investigated.
- 58.8 Roy Crowhurst reminded the Sub-Committee that security was also an issue in low rise blocks, especially in social housing. However, CCTV did not always solve the problem. He had had his TV stolen and although CCTV had captured perfect pictures, the thief had not been indentified.
- 58.9 Councillor Wilson stated that she would like to see action on this issue extended city wide. She suggested other actions worth considering would be robust signage (with regard to the move on policy), and engaging with people who required support.

58.10 The Chair informed the Sub-Committee that there was an issue with dogs in Warwick Mount. Some of the dogs were aggressive. He asked officers to action the suggestions made by Sub-Committee members.

58.11 **RESOLVED** – (1) That the information set out in the report be noted.

(2) That Housing Officers be requested to undertake the actions identified in paragraph 4 of the report and to report back to the respective Area Panels as necessary.

The meeting concluded at 5.52pm

Signed

Chair

Dated this

day of

WRITTEN QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of not more than fifteen minutes shall be allowed at each ordinary meeting for questions submitted by members of the public who either live or work in the area of the authority.

The following written question has been received from Mr Barry Hughes.

“The City Council’s website tells us that; “Resident involvement is at the heart of everything we do in Housing.” However, the recent abolition of HMCSC has meant that certain groups have lost a direct conduit to influencing decisions made by the Housing Committee. I would request therefore that nominated representatives of the four City-wide ‘special-interest’ groups, the Leaseholders’ Action Group, High Rise Action Group, Sheltered Housing Group and the Tenant Disability Network be given voting rights at Area Panel meetings, with immediate effect.”

Subject:	Housing Adaptations Service update report		
Date of Meeting:	18th June 2014		
Report of:	Executive Director Environment, Development & Housing		
Contact Officer:	Name:	Martin Reid	Tel: 29-3321
	Email:	Martin.reid@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 Brighton & Hove has a rising demand for housing adaptations as vulnerable children and adults are supported to live longer in their own homes. In particular, there is an increase in vulnerable over 85's and children with complex needs continuing to live at home. The Housing Adaptations Service enables vulnerable adults and children to live independently through disabled housing adaptations and assistance across all tenures in the City, including discharging Council statutory housing duties and Community Care Act requirements in relation to assessment and delivery of major housing adaptations.
- 1.2 Investment in housing adaptations promotes independent living and has been demonstrated to deliver significant cost benefits for Health, Social Care & Children's Services. National evidence regarding the benefits of timely housing adaptations identifies cost benefits and direct savings in relation to residential care, homecare, hospital admissions ('Better Outcomes, lower costs'- ODI/University of Bristol) as housing adaptations prevent or defer entry into residential care and hospital for older people.
- 1.3 The report gives an update on council and private sector housing adaptations delivered in 2013/14 and the level of commitments going forward.
- 1.4 The report highlights capital funding pressures this year and going forward in light of the end of the Private Sector Housing capital programme, and the options for managing the demand for major housing adaptations where this exceeds the capital funding available.

2. RECOMMENDATIONS:

- 2.1 That Housing Committee note the out-turn in 2013/14 and commitments in 2014/15 and beyond.
- 2.2 That Housing Committee note the work already being done in Housing to more proactively manage the demand for adaptations and make the best use of the capital funding in both council and private sector.
- 2.3 That Housing Committee agree an options paper to come back to a future Housing Committee meeting to outline potential options to mitigate pressures identified.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Housing Committee (14 Jan 2010) approved recommendations to improve access to adaptations and creation of an integrated Occupational Therapy (OT) and technical team within Housing. The team's brief was to speed up the OT assessment process for all major adaptations i.e. those likely to cost over £1,000, make sure other mainstream capital investment in council homes e.g. Decent Homes helped deliver more accessible council homes, and to develop a preventative housing options approach in both council and private sectors.
- 3.2 These recommendations have been implemented. The time to OT assessment is significantly improved with over 50% of referrals coming direct from the Access Point. The average number of referrals stands at 40 to 50 per month, with the Service now assessing all referrals within the national guideline 12 weeks, typically within 7 weeks, and all critical cases within 2 weeks. Of the referrals into the Service it is estimated that 95% plus receive an OT assessment and of those assessed 90% plus go through to have adaptation work done.
- 3.3 All initial recommendations for adaptations likely to cost over £15,000 are subject to scrutiny. To approve any application for grant or council adaptation we must be satisfied that all proposed works are both 'necessary and appropriate' and, 'reasonable and practicable'.
- 3.4 Occupational Therapists (OTs) support households to make informed choices about their housing options. The Service works with Homemove to support people through the housing application and lettings process and dedicates OT hours to accompany disabled applicants to view offers of council and housing association properties, advising on the suitability of the property.
- 3.5 In the council housing sector the Service has worked closely with the Decent Homes programme, joint working/co-funding over 40 adapted bathrooms in 2012/13, working on sheltered housing refurbishments, and completing 3 major extensions and adaptation projects (contributing £61,000) with the 2013/14 extensions and conversions project.
- 3.6 The Service has strong links with the Housing Development Team in the commissioning of new affordable accessible housing and with Registered Providers and private developers at pre-planning design stages and on the letting of new wheelchair accessible housing both for rent and part buy part rent.
- 3.7 The Service is also working with City Regeneration on the New Homes for Neighbourhoods initiative, providing guidance on inclusive design principles to help maximise the amount of accessible and fully wheelchair adapted homes planned under our estates regeneration programme.
- 3.8 In 2013 the Service led on the joint Housing & Adult Social Care procurement of a Framework Agreement for specialist contractors to delivery all minor, electrical and sensory and major adaptations in council homes. The framework delivers cost benefits across both Housing and Adult Social Care and also allows access by private sector housing applicants, Registered Providers and / or other schemes currently managed via Home Improvement Agency.

- 3.9 In 2013/14 the Service worked with Housing Support on the new contract and service specification for home improvement agency (HIA) services. We entered into the new contract on 28 Feb 2013. The HIA provide casework and technical support for disabled people in the private sector applying for Disabled Facilities Grant (DFG) toward the cost of adaptations. Importantly, in terms of our preventative role, the HIA also provide a broader housing advice and support service for older and disabled people to explore alternative housing options as an alternative to costly and disruptive adaptations.

2013 / 14 Housing Adaptations Service Out-turn

- 3.10 Last year, 2013/2014, in the private housing sector (rented and owner occupied) where major housing adaptations are largely funded through the DFG, the Service delivered £962,826 in DFG investment, completing 107 grants, the average amount of grant being awarded just under £9,000. The DFG is a mandatory grant; the maximum amount available under DFG (excluding any additional Council assistance) is £30,000.
- 3.11 Last year in council homes, where the Housing Revenue Account funds adaptations, Housing invested £1,194,849, completing 793 minor adaptations and 329 major adaptations (those costing over £1,000). The average cost of a major adaptation was £3,156.
- 3.12 We know that timely adaptations can significantly improve people's quality of life and help people live at home as independently as possible. '**Better Outcomes, lower costs**' (ODI/University of Bristol, 2007) evidences that timely adaptations and appropriate equipment can produce direct savings - reducing residential care, hospital admissions and delayed discharges. The Audit Commission (2009) '**Building Better Lives – getting the best from strategic housing**' found that spending between £2,000 and £20,000 on adaptations that enable an elderly person to remain in their own home can save £6,000 per year in care costs.
- 3.13 The total investment in adaptations last year in response to a Community Care Act assessment has to be seen in the context of all the work the Service does to better manage the demand for reactive adaptations, through its partnership working with other housing investment programmes and the accessible housing register as well as in the commissioning of new affordable accessible homes.

2014/15 Housing Adaptations Service Commitments

- 3.14 The DFG spend to date (1 May 2014) is £86,532, which plus commitments to date (i.e. grants approved).of £885,748, will total £972,280. Under the Housing Grants, Construction & Regeneration Act 1996 once the grant is approved the applicant has 12 months to complete the works. Some adaptations do have a long lead in time, we would however expect to complete and pay the vast majority of these approvals by the end of this financial year.
- 3.15 The DFG grant provided by national government for local housing authorities has never been intended to meet 100% of local adaptations expenditure. Local housing authorities, social services, health and social housing providers have all been contributors to adaptations provision. In Brighton & Hove, Private Sector

Housing Renewal capital funding has been used to 'top up' the DFG grant and to offer some discretionary assistance over and above the mandatory DFG grant limit in qualifying cases. In addition Adult Social Care have contributed to major adaptations to meet duties arising under the Community Care Act and Chronically Sick & Disabled Persons Act where work falls outside the scope of the DFG, costs exceed the grant limit or where the client has an assessed contribution and claims hardship. As previously reported to Housing Committee there is currently no Private Sector Housing capital funding programme.

- 3.16 In 2014/15 the projected Government DFG allocation is £751,000. There is a residual sum of private sector housing renewal money of which we propose to allocate £111,826 for DFG top up, which added to DFG allocation (£751,000) and grant carried forward from last year against existing commitment (£137,174) provides a total DFG budget for 2014/15 of £1,000,000.
- 3.17 As above, DFG spend plus commitments to date total £972,280, so close to total budget provision 2014/15. After 2014/15, for future funding, there is no discretionary Housing capital identified to continue to top up.
- 3.18 In July 2013, as part of the Government spending review, it was announced that from 2015/16 the DFG grant for local authorities will be £220m (this is the same amount as in 2012/13) and that from 2015/16 this funding will be provided by Dept of Health and included in the new Better Care Fund.
- 3.19 Discussions are underway with Adult Social Care and Health in preparation for the implementation of Better Care funding arrangements. The Government announcement in a joint letter from the Dept of Health and Dept for Communities & Local Government regards funding arrangements for DFGs via the Better Care Fund, indicates that for Brighton & Hove the minimum Better Care funding for DFG should be £911,000 (2015/16).
- 3.20 The key issue is the need to flag again future potential capital pressures on Adult Social Care and Children's Services related to discharge of Community Care Act duties relating to major housing adaptations in light of end of the Private Sector Housing capital programme which has in the past significantly supported the DFG investment in meeting the needs of some of the most vulnerable residents in the City.
- 3.21 In terms of the HRA budget and future funding adaptations in council homes the budget allocation for 2014/15 remains as £1.150 million. It is confirmed that the overspend on adaptations for 2013/14, £44,849, was absorbed by under spends elsewhere within the HRA Capital programme. Capital pressures on this budget also need to be flagged given rising demand and demographics, the national evidence of the cost benefit of timely adaptations and the contribution to delivering more accessible council homes.
- 3.22 In light of these pressures we propose to fully consider all alternative funding, application parameters and delivery options and bring these back to members for consideration at a future Housing Committee meeting. These options will include looking at ways to maximise the funding for adaptations and value for money and ,based on an initial review of practice in other local authorities, could include:

- Consideration of Health and Clinical Commissioning Group (CCG) part funding some adaptations, looking at the future funding allocation through the Better Care Fund linked to better health outcomes;
- Potential recycling of private sector housing assistance monies where repaid to the council to continue to be able to 'top up' the DFG grant allocation;
- Reviewing the delivery of adaptations with Register Provider partners, local agreements and housing association landlord's applications;
- Use of the adaptations Framework Agreement for private sector DFG grant aided adaptations;
- Reviewing the provision of equipment through the DFG route and the provision of extended warranties on equipment.

3.23 In the event the demand for DFG exceeds the total capital budget the option would be to manage a waiting list for grant-aided work to start on site following the DFG approval. Clearly this would have significant implications for the individual and our capacity to manage the risk of falls and injury for the client, and potentially on the Health, Adult Social Care and Children's Services budgets as a result of an increase in admissions to hospital, early entry to residential care, or higher cost of care and support packages at home.

3.24 In the event the demand for funding council adaptations in response to a Community Care Act assessment exceeds the capital budget the option would be to manage a waiting list for work to start on site following the occupational therapy assessment. Clearly this would have significant implications for disabled tenants, and potentially on the Health, Adult Social Care and Children's Services budgets as a result of an increase in admissions to hospital, early entry to residential care, or higher cost of care and support packages at home.

3.25 We continue to work with Registered Provider and other delivery partners to commission newly build accessible and fully wheelchair adapted homes to meet the need of those households who approach us for assistance. We also continue to make best use of our existing accessible and fully wheelchair adapted homes through our Accessible Housing Register, matching the needs of households who require adapted or accessible homes with mobility rated housing ring-fenced to meet these needs on Homemove.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 Analysis and consideration of a full range of options is proposed.

4.2 Without reviewing alternative funding and delivery options it is likely that the capital provision will be fully spent and committed and we would have to operate a waiting list.

5. COMMUNITY ENGAGEMENT & CONSULTATION

No community engagement or consultation has been carried out at this time but will be carried out, including a peer review of the position with other local authorities, as part of the review of alternative funding and delivery options.

6. CONCLUSION

- 6.1 The key reason for the update report and recommendations is the pressure on capital budgets this financial year and going forward and the need to put in place measures to mitigate pressures identified.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 During 2013/14 the Housing Revenue Account (HRA) invested £1.195m in disabled adaptations for council dwellings, overspending by £0.045m which was absorbed by under spends elsewhere within the HRA Capital programme. The 2014/15 HRA capital programme includes £1.15m for disabled adaptations.
- 7.2 The Housing General Fund (GF) invested £1.012m in disabled adaptations for private sector dwellings in 2013/14, made up of £0.963m against the Disabled Facilities Grant and £0.049 against Major Adaptations. This resulted in an underspend of £0.204m against the 2013/14 budgets which has been carried forward to 2014/15. The 2014/15 GF capital resources available includes £1.0m for Disabled Facilities Grant and £0.066m for Major Adaptations which will be funded by reprofiled budgets of £0.204m, grant funding of £0.751m and a contribution from the renovation capital budget of £0.111m.
- 7.3 These budgets will need to be closely monitored during 2014/15 to identify any pressures arising due to increased demand. Changes to future year's budgets will need to be considered as part of the capital budget process for 2015/16.
- 7.4 The Disabled Facilities Grant will form part of the Better Care Fund with effect 01st April 2015, as detailed in the General Fund Budget Report ,13 February 2014.

Finance Officer Consulted: Monica Brooks / Neil Smith Date: 03/06/14

Legal Implications:

- 7.5 As this report is essentially for noting, there are no significant legal or Human Rights Act implications to draw to Members' attention. However, the future options paper will need to be carefully assessed against the complex legislative framework which governs adaptations.

Lawyer Consulted: Name Liz Woodley Date: 03/06/14

7.6 Equalities Implications:

An Equality Impact Assessment is planned to assess the impact of any changes to the current housing adaptations service, funding and delivery options, as a result of the recommendations in this report.

Sustainability Implications:

- 7.7 The delivery of major housing adaptations enabling people to live as independently as possible for as long as possible is an investment in the existing

housing stock, in particular increasing the supply of accessible council housing for its life long use. Adapted and accessible council and housing association homes for rent are advertised and re-let through the council's Homemove scheme to those on the council's housing register with a matching need. The Accessible Housing Register ensures accessible properties are let to those with a matching need. In addition the housing options approach as an alternative to costly and disruptive adaptations in public & private sector homes where it is appropriate ensures we adapt only where it is reasonable and practicable to do so.

Any Other Significant Implications:

- 7.8 These are included in the body of the report where possible.

SUPPORTING DOCUMENTATION

Appendices:

1. none

Documents in Members' Rooms

1. None

Background Documents

1. Improving Access to Adaptations Housing Committee Report (14 January 2010)
2. **'Better Outcomes, lower costs'** (ODI/University of Bristol, 2007)
3. The Audit Commission (2009) **'Building Better Lives – getting the best from strategic housing'**

Crime & Disorder Implications:

- 1.1 None.

Risk and Opportunity Management Implications:

- 1.2 A full risk and opportunity statement will accompany the full options report in the light of any changes to the current housing adaptations service, funding and delivery options. The full options report is the opportunity to explore options and risks. The risk of not approving the recommendation to come back to Housing Committee with this report is that options will not be fully explored and that current demand and spend will need to be closely monitored this year with the risk of having to manage waiting lists in both private and council sectors.

Public Health Implications:

- 1.3 The delivery of housing adaptations contributes to ensuring disabled people can live as independently at home for as long as possible, managing the risk of falls or injury through adaptation of the home facilitating safe access in to and out of the home, and the provision of essential facilities within it for safe bathing and the safe preparation of food.

Corporate / Citywide Implications:

- 1.4 The delivery of housing adaptations positively promotes disability equality enabling disabled people to live as independently as possible for as long as possible in their homes. In line with the Older Peoples Housing Strategy, we know we need to improve the supply of housing that can be adapted to meet changing needs, and in line with the roll out of more personalised support, and Adult Social Care commissioning continue to focus on people maintaining their independence for as long as possible, we know the importance of timely adapts in enabling this.

Subject:	New Homes for Neighbourhoods – Final Scheme Approval		
Date of Meeting:	18 June 2014		
Report of:	Executive Director Environment, Development & Housing		
Contact Officer:	Name:	Jaine Jolly/Sam Smith	Tel: 01273 291383
	Email:	sam.smith@brighton –hove.gov.uk	
Ward(s) affected:	Hangleton & Knoll, South Portslade, North Portslade and East Brighton		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 Building new homes on council land is a council priority and essential if City Plan housing targets are to be met and the city's 'housing crisis' tackled. This report focuses on development proposals for four sites the team now wishes to progress through planning and construction stages. Members are asked to agree rent level and associated level of HRA subsidy for each scheme.
- 1.2 Housing Committee gave delegated authority in September 2012 to award a contract following the completion of a procurement process for a delivery partner to take forward final feasibility design and development of new council homes to rent on a range of former garage sites in the City. The Guinness Partnership were selected to take forward the sites at:
 - Flint Close North and South, Portslade, Brighton
 - Foredown Road, Portslade, Brighton
 - Hardwick Road, Hangleton, Hove
- 1.3 A further site is included in this contract at Kensington Street, Brighton which will be covered in a future Housing Committee report.
- 1.4 At its meeting in November 2013 Housing Committee agreed to the demolition works, final feasibility study, design and development of new council housing on the site at:
 - Former Housing Office at Manor Place, Whitehawk, Brighton
- 1.5 The Manor Place development will be delivered through the council's Sustainable Futures strategic construction partnership.

2. RECOMMENDATIONS:

2.1 That Housing Committee:

- i) Notes the design
- ii) Approves the rent model set at 80% market rent capped at LHA rate
- iii) Approves the estimated levels of subsidy required from the HRA for the chosen rent model(s) and delegates authority to the Executive Director of Environment, Development and Housing and the Executive Director of Finance and Resources to agree reasonable amendments to that subsidy if changes arise

3. CONTEXT/ BACKGROUND INFORMATION

3.1 The council's New Homes for Neighbourhoods programme has been established to build much needed new homes on council land. The team has been reviewing available sites and progressing those that are suitable for the development of new housing.

Tenure and rent levels

3.2 Housing Committee unanimously agreed at its meeting on 6 March 2013 that a range of funding, rent and home ownership options should be provided in new housing to be developed on HRA land under the Estate Regeneration Programme in order to ensure that development is viable and to increase the number of new homes the Estate Regeneration Programme can deliver. The report indicated the level of Affordable Rents and the impact these higher rents would have on the number of homes the HRA could develop.

3.3 Although recognising the need to increase rent levels for new homes and build mixed tenure developments in order to maximise numbers built, members of Housing Committee also expressed concern about the affordability of 'Affordable Rents' if based on 80% of the market rent in Brighton & Hove. However, the council's Tenancy Strategy, also approved at the March 2013 Housing Committee meeting, seeks to make sure that Affordable Rent homes remain affordable and do not encourage long term benefit dependency. It states the council would expect Affordable Rents to be set at the lower of either 80% market rent level or the Local Housing Allowance (LHA) limit. It was agreed that rent models and tenure mixes for individual schemes would be taken to Housing Committee and that affordable rents should be capped at Local Housing Allowance levels in accordance with the Tenancy Strategy.

3.4 In order to inform decisions about rent levels on the sites three rent levels have been modelled:

- 80% of Market Rent
- 60% of Market Rent
- +5% of Target Rent

3.5 The financial model used as the basis for the bid assumed the HRA land is put as a zero cost subsidy. This is consistent with recent practice for HCA sponsored developments in the City.

- 3.6 Higher rents for new homes will be, to some extent, mitigated by lower fuel bills as homes will be built to higher sustainability standards than our existing stock. Analysis of energy savings related to homes built to sustainability Code level 4 (the minimum for homes planned in the programme) shows that energy bills reduce by between 68% and 86% compared to a traditional home¹. This means that the average family combined energy bill of around £1500 per year is reduced by between £1020 and £1290 per year. For those on full Housing Benefit this represents additional money in their household budget.

A. The Garage Sites project

- 3.7 The sites at Foredown Road, Flint Close and Hardwick Road are former under-let council garages which were vulnerable to anti-social behaviour and fly-tipping. The proposals are for 13 much needed new family homes that meet Lifetime Homes standards. In addition to the family homes a two bedroomed fully adapted wheelchair bungalow is also proposed at Hardwick Road, Hangleton.
- 3.8 A contract has been procured with the Guinness Partnership to act as development agent for these sites with the properties handed back to the council for management. The contract covers the following areas:
- Completing detailed viability investigations
 - Detailed design feasibility
 - Stakeholder engagement
 - Detailed design, planning application and approval
 - Development of the new homes
 - Hand over to council for management
- 3.9 Guinness has now developed detailed designs for each site and undertaken financial viability studies on these designs. Costs for developing smaller sites are generally higher per home than for larger sites due to the loss of scale economies and the need to manage complexities of the site e.g. site abnormalities such as access or ground-works. The costs currently include a risk contingency that reflect these complexities. However, as the sites are delivered it is possible that some of these risks will diminish resulting in reduced overall costs. The council has instructed a Technical Adviser to scrutinise the plans and financial modelling to ensure that the council is obtaining value for money across the life of the project.
- 3.10 The garage sites are proposed as 100% rented units. However, a number of different rent levels have been modelled in order to provide a range of subsidy options for taking the schemes forward. Detailed site briefs can be found at the end of this report.

¹ <http://www.sustainablehomes.co.uk/blog/bid/104136/Code-for-Sustainable-Homes-level-4-energy-bill-savings>

Viability & Rent Modelling

- 3.11 The table below identifies the HRA subsidy requirement following rental income over 30 years and the deduction of Right to Buy capital receipts to fund 30% of total scheme costs. Rents have been modelled as set out in 3.4 above.

Flint Close	Rent per week at 80% market rent/LHA rate per week	Rent per week at 60% market rent	Rent per week at target rent + 5%
Overview	The proposal includes 4x3 bedroom homes (see appendices)		
Rent per 3 bed home	£211.50	£158.50	£127.50
HRA subsidy per home	£43,726	£93,034	£118,792
Total HRA subsidy requirement	£174,904	£372,136	£475,168

Foredown Road	Rent per week at 80% market rent/LHA rate per week	Rent per week at 60% market rent	Rent per week at target rent + 5%
Overview	The proposal includes 4 x 3 bedroom houses (see appendix A)		
Rent per 3 bed home	£223.50	£168.00	£131.26
HRA subsidy per home	£20,772	£72,500	£108,200
Total HRA subsidy requirement	£83,088	£290,000	£432,800

Hardwick Road	Rent per week at 80% market rent/LHA rate per week	Rent per week at 60% market rent	Rent per week at target rent + 5%
Overview	The proposal includes 4 x 3 bedroom homes and 1 x 2 bed wheelchair accessible bungalow (see appendix A)		
Rent per 3 bed home	£223.60	£167.50	£152.02
Wheelchair adapted bungalow (2 bed)	£184.00	£137.50	£118.38
HRA subsidy per home	£25,600	£74,661	£86,152
Total HRA subsidy requirement	£128,000	£373,305	£430,760

- 3.12 The development costs modelled are still subject to planning approval, and assume that delivery of the scheme is through the HRA and therefore costs and funding can only be indicative at this stage. Any significant variations to the proposed capital scheme and funding would need to be reported back to Policy & Resources committee in accordance with council's standard financial procedures.

Development timeline:

Milestone	Target date
Planning Permission gained	September 2014
Constructor procured	November 2014
Start on site	January 2015
Practical completion	December 2015

B. Manor Place

- 3.13 The Manor Place Housing Office was vacated when housing staff relocated to the new Whitehawk hub in spring 2012 and is no longer required as office space. This prefabricated building would also need to be demolished to make way for new development on the site. The proposals for the site aim to be in keeping with the existing buildings of Robert Lodge and its current resident profile of residents mainly over the age of 55.
- 3.14 The architects have developed proposals for a scheme which now has a total of 15 homes with a mix of one and two bedroom flats. The footprint of the current office would not be acceptable for a building above one storey, so the homes are contained within a slimmer building at the Southern end and a new small block at the Northern end of the Robert Lodge neighbourhood garden. Revisions have been made to the initial scheme proposals following consultation, as outlined in paras 5.4 and 5.5 of the report, these include:
- Reduction of southern block by one storey
 - Southern block entrance moved
 - Redesign of northern block to reduce impacts on neighbouring properties
 - Recessing of balconies
 - Lighter brick colour (to be agreed by Planning)
 - Railing and planting at top of Rugby Place
- 3.15 The new homes will meet the council's standards in terms of size, layout and features such as balconies, and will be built to the Lifetime Homes Standard to ensure they can be adapted as residents become frail or develop disabilities. One flat will be built to the council's wheelchair accessible standard. There is provision for the Southern building, which has 9 of the 15 homes, to have a lift. This is in line with the feedback from Robert Lodge Resident Association before the business case was commissioned.

Manor Place Southern Block	Rent per week at 80% market rent/LHA rate per week	Rent per week at 60% market rent	Rent per week at target rent + 5%
Overview	The proposal includes 8x 1 bedroom flat and 1 x 1 bed wheelchair accessible flat (see appendix 5)		
Rent	£151.50	£114.00	£90.00
HRA subsidy per home	£36,507	£49,703	£74,985
Total HRA subsidy requirement	£328,566	£447,327	£674,867

Manor Place Northern Block	Rent per week at 80% market rent/LHA rate per week	Rent per week at 60% market rent	Rent per week at target rent + 5%
Overview	The proposal includes 4x 1 bedroom flats and 2 x 2 bed flats (see appendix 5)		
Rent	1 bed: £151.50, 2 bed: £190.57	1 bed: £114.00, 2 bed: £144.00	1 bed: 90.00, 2 bed : 103.00
HRA subsidy per home	£17,709	£31,819	£63,070
Total HRA subsidy requirement	£106,256	£190,912	£378,422

Sustainable Futures strategic construction partnership

- 3.16 It is planned that planning permission and construction will be undertaken by the council's in-house architecture and design team and new corporate Sustainable Futures strategic construction partnership. The partnership was procured under an OJEU procurement process authorised by Policy & Resources Committee on 21st March 2013, following two previously successful construction partnerships. The new partnership started in early 2014 for a contract term of four years and to a value of £60 million. It is delivering construction projects from various council client departments and is managed by the council's Property & Design team.
- 3.17 This development route offers a number of benefits to the New Homes for Neighbourhoods programme. Development will be quicker as the constructor, surveyors and sub-contractors are already procured. Use of in-house architects to work up final design from the initial studies obviates the need for another procurement process and ensures good liaison with the Estate Regeneration team and Housing. Using the partnership will ensure consistency of standards and approach as more schemes are developed. Projects will benefit from the economies of scale and value for money that ensure from being part of a large value established partnership.
- 3.18 The design team, including a member of the Estate Regeneration team, meet every four weeks and will work together within the assigned budget to set the Agreed Maximum Price following on from which the Quantity Surveyor will produce a review document for audit purposes which demonstrates that the project has achieved value for money. This document benchmarks the square metre (m²) rates against previous partnered and non partnered schemes and also against national construction rates for housing. In addition, an independent partnering advisor is employed and a Core Group meets monthly to oversee the arrangements and takes a strategic view of each scheme, ensuring that key deadlines are met.

- 3.19 Advice from the constructor and partnership members is that construction of the two blocks should be in two phases with the Southern block developed first.

Development timeline:

Milestone	Target date
Planning Permission gained	September 2014
Start on site (Southern block)	November 2014
Practical completion (Southern block)	October 2015
Start on site (Northern block)	October 2015
Practical completion (Northern block)	October 2016

4 ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The development of the garage sites and Manor Place have been considered as best use of the existing land as a 'do nothing' option would continue to leave the land unused with potential for fly-tipping and anti-social behaviour etc. This would also reduce the council's ability to meet its strategic objectives, specifically the Council's commitment to meet increased housing need in the City.
- 4.2 A number of procurement options were considered for the garage sites project and soft-market testing exercises undertaken.
- 4.3 The use of the council's Strategic Partnership for Manor Place speeds up delivery as a separate procurement process is not required. The partnership also brings value for money and other benefits as described in the report.
- 4.4 Three rent models have been examined resulting in different levels of subsidy from the HRA. Rents at 80% of market rent capped at LHA rate clearly have a significantly lower call on HRA subsidy. This can either reduce the impact on other tenants by providing more resources to the HRA over the business plan period for investment, or alternatively enables more homes to be subsidised when compared with lower rent models, therefore ensuring greater value for money form developments.

5 COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Ongoing consultation has taken place with area panels and residents associations. Specific consultation with local residents led by the Guinness Partnership has taken place for:
- Hardwick Road, Hangleton (Hangleton Community Centre, 14th May, 2014)
 - Foredown Road, Portslade (Portslade Village Centre, 19th May 2014)
 - Flint Close, Portslade (Portslade Village Centre, 19th May 2014)

5.2 Comments and concerns raised at these events considered and will be included in the planning application. Some of the concerns raised at the events are detailed on the table below:

Resident concern	Response
Hardwick Road	
Noise and dust from the planned building works	<ul style="list-style-type: none"> The contractor will work to minimise noise and disruption to residents and register the project with the Considerate Contractors scheme and comply with its requirements
Security of property and personal safety, during the planned development	<ul style="list-style-type: none"> Secure the site boundaries and install security measures around the perimeter
The proposed height of boundary fencing	<ul style="list-style-type: none"> Increase the height of the boundary fence, to deter and repel intrusion
Being overlooked by the new property/loss of privacy	<ul style="list-style-type: none"> The design of the new homes aims to minimise overlooking of others homes and gardens. Also to screen the boundary with additional planting requirements
Current issue of antisocial behaviour	<ul style="list-style-type: none"> Establish contact with Neighbourhood Team to tackle existing and potential future issues
Flint Close	
Exacerbation of existing parking issues	<ul style="list-style-type: none"> On plot provision – at least one parking space per home. Look at options to allocate parking for existing residents
Overlooking and shadowing	<ul style="list-style-type: none"> The design of the new homes aims to minimise overlooking of others homes and gardens. Also to screen the boundary with additional planting requirements
Drainage	<ul style="list-style-type: none"> Surface water drainage will be designed and engineered to have no adverse impact on the surrounding area

Construction Traffic	<ul style="list-style-type: none"> The contractor will work to minimise noise and disruption to residents and register the project with the Considerate Contractors scheme and comply with its requirements
Foredown Road	
Exacerbation of existing parking issues	<ul style="list-style-type: none"> Provision for one space per dwelling and a commitment from the architect to achieve more if possible.
Overlooking and shadowing	<ul style="list-style-type: none"> The design of the new homes aims to minimise overlooking of others homes and gardens. The new properties are 'set down' from the existing properties
Existing 'cut through' arrangements will be lost	<ul style="list-style-type: none"> Retention of the through route can be maintained subject to Planning.
Construction Traffic	<ul style="list-style-type: none"> The contractor will work to minimise noise and disruption to residents and register the project with the Considerate Contractors scheme and comply with its requirements
Mature trees	<ul style="list-style-type: none"> The mature trees to the rear of the site are to be maintained. One small beech tree will be lost to establish an access from Foredown Road.
Insufficient access to the site	<ul style="list-style-type: none"> The access off Easthill Drive is insufficient. A new access will be made off Foredown Road to ensure Fire and other emergency services can reach the new homes

5.3 For Manor Place before we finalise the proposed design and apply for planning permission we have been consulting with all Robert Lodge residents and leaseholders and other residents neighbouring Robert Lodge.

5.4 In keeping with the council's resident involvement commitments the Robert Lodge Resident Association have been informed and updated from the start of the project and the project manager has attended their committee meetings. The council wrote to all Robert Lodge tenants and leaseholders in March informing them of the plans. Once initial plans had been developed residents in around 350 neighbouring homes were invited to come to a 'drop in' consultation event at Robert Lodge on 29 April to see the plans, speak to the architect and council staff and let us know their views. The plans were also made available on the council's website. Some residents also completed a questionnaire or made notes at the consultation event; others have also let us know their views via email and letter

5.5 A large amount of correspondence has been received and a range of concerns about the Manor Place development have been raised. The team have been analysing residents' comments and considering how we can minimise the impact of the development and answer these concerns where possible. A list of issues raised and the council's response will be included in the planning application. Some of concerns raised in the consultation and the council's response are included on the table below:

Resident concern	Response
Loss of daylight and views from flats close to Northern block	<ul style="list-style-type: none"> • Re-design of Northern block to reduce depth and move further to the north • Further sunlight/daylight studies
Scale of southern block and impact on Rugby Place	<ul style="list-style-type: none"> • Reduction of block by one storey Setting back of balconies • Entrance moved (see below) • Brick colour change (see below) • Rail and planting (see below)
Concerns about dark colour of buildings in proposals	<ul style="list-style-type: none"> • Use of lighter coloured brick (final finish to be agreed with Planning)
Feeling that design makes southern block part of Rugby Place not Robert Lodge	<ul style="list-style-type: none"> • Entrance moved to northern side of block on to Robert Lodge gardens
Footpath will increase number of people walking through Rugby Place	<ul style="list-style-type: none"> • Railings and planting at top of Rugby Place
Balconies will cause increased noise, overlooking and be unsightly	<ul style="list-style-type: none"> • Balconies have been set back into the building • Balconies on far right of southern block have been moved towards left of building
Parking problems will be increased	<ul style="list-style-type: none"> • It is not possible to alleviate all parking problems but provision of seven parking bays for the development will help to mitigate negative impacts
Noise and disruption from the construction	<ul style="list-style-type: none"> • The contractor will work to minimise noise and disruption to residents and register the project with the Considerate Contractors scheme and comply with its requirements
Loss of green space	<ul style="list-style-type: none"> • There will be a loss of some green space for the Northern block • We will work with residents to ensure trees are replaced and effect on garden minimised • Make enhancements to gardens in consultation with residents
Robert Lodge court yard could attract anti-social behaviour and	<ul style="list-style-type: none"> • Seek advice and follow Secured by Design principles • Consult with residents and Housing teams

Concerns about route of proposed footpath through Robert Lodge	<ul style="list-style-type: none"> • There are constraints due to the sloping nature of the site • Look at options for footpath route and controlling future access in consultation with residents
----------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5.6 Residents will be consulted further once the planning application has been submitted as part of the statutory planning process.

6. CONCLUSION

6.1 Enabling the New Homes for Neighbourhoods programme to progress these schemes will enable the council to build 28 much need homes in the city.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

7.1 Garage sites: The HRA capital programme for 2014-17 includes £1.0million for garage sites in 2014/15 with indicative funding of £3.9million during 2015/16 to fund the three garage site schemes mentioned in this report as well as five further garage sites. The viability modelling sets out to show whether the scheme can pay for itself by using Right to Buy receipts together with the new rental stream (net of management costs) over 30 years to pay for the principal and interest on the borrowing required to fund the development. The council can use Right to Buy receipts to cover 30% of the development costs of these schemes. However, the viability modelling shows that all of the schemes will still require a subsidy from the HRA. The model compares costs and income for each option over a 30 year period at current values (known as net present values) to enable each option to be compared on a like-for-like basis. This shows that the subsidy varies greatly depending on the rent level set. The tables in paragraph 3.11 above show the required levels of subsidy for the various rental values summarised below:

Site	Total Subsidy required at 80% market rent/LHA rate per week	Total subsidy required at 60% market rent	Total subsidy required at target rent + 5%
Flint Close	£174,904	£372,136	£475,168
Foredown Road	£83,088	£290,000	£432,800
Hardwick Road	£128,000	£373,305	£430,760
Total	£385,992	£1,035,441	£1,338,728

7.2 So, for example, if all rents were to be set at 80% of market rent capped at LHA rates, the cost to the HRA, at today's values would be £385,992. This compares to a total subsidy of £1,338,728 should the rent level at all three sites be set at target rent +5%.

7.3 The level of rents for the new homes therefore has a direct impact on the amount of resources that need to be met from the HRA. The level of subsidy required varies from scheme to scheme. However, using the figures above as an example, for every £1.0million of subsidy, the council could build 34 homes if all these rents were set at 80% of market rent capped at LHA rates but only 10 if rents were set at target rents +5%. Therefore, approximately three and a half times the number of homes that could be subsidised.

7.4 Manor Place: The HRA capital programme for 2014-17 includes £1.0million in 2014/15 for Manor Place with indicative funding of £1.3million during 2015/16. As for the garage sites, the viability modelling for Manor Place also shows that a subsidy will be required from the HRA for all of the rent models. The subsidy varies greatly depending on the rent level set as shown in the tables under paragraph 3.15 of this report. As with the garage sites, this report is recommending that the rents are set at 80% of market rents, capped at LHA rates. This will minimise the subsidy required from the HRA and therefore free up resources to build more homes.

Finance Officer Consulted: Monica Brooks

Date: 05/06/14

Legal Implications:

7.5 As the Housing Committee has overall responsibility for the council's housing functions, it is empowered to make the decisions set out in the report. In making a decision about the rent model for the development sites, the committee needs to take into account all relevant considerations, including the effect on the HRA if a lower market rent figure were adopted.

Lawyer Consulted:

Name Liz Woodley

Date: 03/04/14

Equalities Implications:

7.6 An increase in housing supply will increase the opportunity to provide new, well designed homes to local households registered in need. New development and renovation provides an opportunity to better meet the needs of particularly vulnerable households including those, such as existing elderly residents, who may be under occupying their current home.

7.7 The proposals include two fully accessible wheel chair adapted homes; a two bedroom bungalow at Hardwick Road and one bedroom flat at Manor Place.

Sustainability Implications:

7.8 The new homes will be built to Code for Sustainable Homes Level 4. The council will also look to include Solar Photo Voltaic systems where possible on relevant homes. New homes will also meet Lifetime Homes space standards.

7.9 The new homes will support One Planet Living and when contracts are tendered bidders will be asked put forward innovative ways of meeting the 10 One Planet Living principles. This could be achieved by for example:

- Providing secure cycle storage

- Incorporating food growing areas into schemes
- Including recycling facilities in kitchen units
- Providing composting facilities in gardens and communal areas
- Incorporating water saving and re-use measures

7.10 Some of these measures will not need to significantly increase scheme costs and will help new residents to live more sustainable lives. Partners will also be asked to demonstrate these principles through the construction process by for example minimising distances that materials travel (e.g. local materials and supply chain), using re-cycled materials and local labour.

SUPPORTING DOCUMENTATION

Appendices:

1. Wider implications
2. Hardwick Road Briefing Note
3. Flint Close Briefing Note
4. Foredown Road Briefing Note
5. Manor Place Briefing Note

Background Documents

1. New Homes for Neighbourhoods – Estate Regeneration Programme report to Housing Committee 6 March 2013

Crime & Disorder Implications:

- 1.1 Disused garages, disused buildings and other smaller HRA sites can be unsightly; attracting anti-social behaviour and fly-tipping. Development of the 3 garage sites and former housing office are an opportunity to provide new, well-designed homes in these areas and link to wider regeneration opportunities, including work to deliver the council's economic and sustainability objectives. Good quality housing has been demonstrated to influence the rate of crime and disorder and quality of life.

Risk and Opportunity Management Implications:

- 1.2 There are a number of risks and opportunities associated with developing new homes including:
- Increases in construction and other costs
 - Local resident opposition to individual schemes

Public Health Implications:

- 1.3 There are strong links between improving housing, providing new affordable homes and reducing health inequalities. Energy efficient homes which are easier and cheaper to heat will help support the health of households.

Corporate / Citywide Implications:

- 1.4 As reported in the Housing Revenue Account Capital Programme 2013-2016 considered by the Housing Committee on 16 January 2013, the development of new housing has a strong economic multiplier impact on the local economy, estimated at over £3 of economic output for every £1 of public investment, creating jobs and supply chain opportunities.
- 1.5 Partners will be asked to work with the Local Employment Scheme to ensure that work, apprenticeship and training opportunities are provided for local people.

Hardwick Road, Hangleton BN3 8BS

Introduction

The proposed scheme comprises of 5 residential dwellings on an existing back lands garage site, accessed off Hardwick Road in Hangleton Hove.

The proposed mix is for 4 x 3 bedroom, 5 person, 2 storey houses at 92m² and 1 x 2 bedroom, 3 person single storey wheelchair standard house at 81m². Each of the 2 storey family houses has a private rear garden 50m² in area. The single storey wheelchair dwelling has its own private garden court 25m² in area. Onsite parking for the dwellings is proposed to a standard of 1 parking space per unit, in an off road location immediately in front of the dwellings. The wheelchair unit has its own designated accessible parking space with canopy over.



Aerial view of the site from the South

Hardwick Road, Hangleton BN3 8BS

Site

The 0.11ha site, formally occupied by lock up garages, lies to the rear of properties on Hardwick Road and the flats at the corner of Harmsworth Crescent. The back land site is accessed by an existing access drive across the verge at the corner of Harmsworth Crescent and Hardwick Road. This access drive will be realigned to be located approximately 10m from the junction of the two roads, to improve forward visibility and safety.

The proposed houses are arranged in a short terrace across the broadest part of the triangular site, facing towards the entrance. Private, secure gardens face towards the eastern boundary of the site, backing onto existing rear gardens of houses in Amberly Drive to the east.

The buildings are designed to Code for Sustainable Homes Level 4, since this is constructed on a brownfield site and aspires to the One Plan and Living Standards.



Existing Views



Hardwick Road, Hangleton BN3 8BS

Massing in Context

The proposed development is designed to be sympathetic to its immediate context, to specifically 2 storey maisonettes in Hardwick Road to the north, 4 storey flats to Harmsworth Crescent to the west, single storey bungalows off Burwash Road to the south and the 2 storey semidetached houses in Amberley Drive to the east.

The irregular triangular site is leftover area behind with the surrounding street geometry, so the units have been aligned with the longest straight boundary across the east side of the site, with entrance from the west, enabling private gardens to back onto existing private gardens to improve security and amenity.

The short terrace of 4 x 2 storey houses steps back towards its northern end to avoid overlooking properties in Hardwick Road. The northern corner of the site at the end of the rear gardens of the Hardwick and Amberley Drive properties has been utilised with a single storey wheelchair unit, to avoid any over bearing development on surrounding gardens.



Aerial view of the scheme



Proposed front elevation



Massing in Context

The 2 storey dwellings utilise a low pitched roof, with eaves sloping down to the front and rear to minimise the footprint and mass of the development in relation to surrounding dwellings. A tall Cyprus Hedge screens the development from the bungalows to the south. Elsewhere the existing 1.8m high boundary fences and walls are maintained. Further screening is provided by the existing depot which lies to the rear of the site to the south east.

The proposed language of the design picks up on the surrounding brick and render dwellings and the existing pitched tiled roofs of the surrounding suburban housing developments. The short terrace corresponds with the scale and massing of existing dwellings in Hardwick Road.



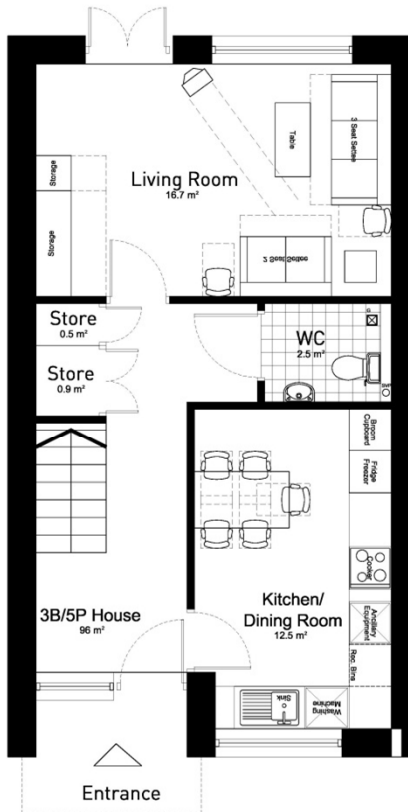
Aerial views of the scheme



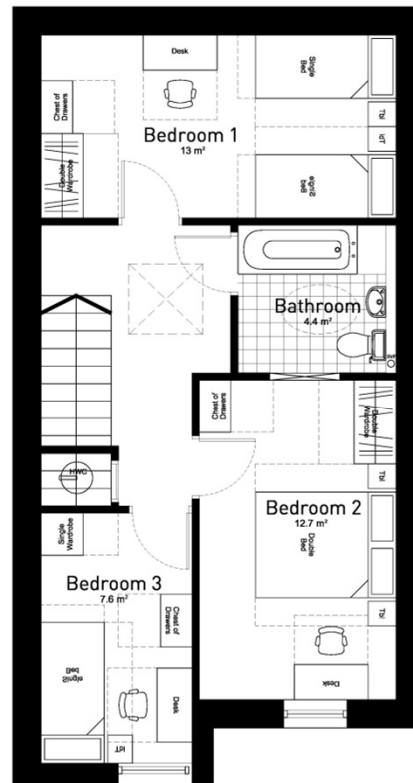
Hardwick Road, Hangleton BN3 8BS

Internal design of dwellings: 2 Storey Houses

- The 2 storey, 3 bedroom, 5 person houses are designed to meet Life Time Homes and HQI guidance.
- Access from the front entrance to a stair hall and circulation giving access to living and kitchen/dining rooms
- The kitchen/dining room faces forward overlooking the entrance and approach
- The living room/lounge is located across the rear of the property with direct access to the private garden.
- An accessible WC is provided on the ground floor in accordance with Life Time Homes requirements
- On the first floor 2 double bedrooms and a single bedroom are provided with in addition accessible bathroom
- Proposed floor to ceiling is 2.4m with a floor to floor of 2.8m
- The house is designed with roll over thresholds to front and rear
- 3 of the 4 houses have on plot parking for 1 car.
- Cycle and bin storage is provided within the gardens of the end of terrace units within the front porch of the mid terrace units.



GROUND FLOOR



FIRST FLOOR

3B/5P House - Layout



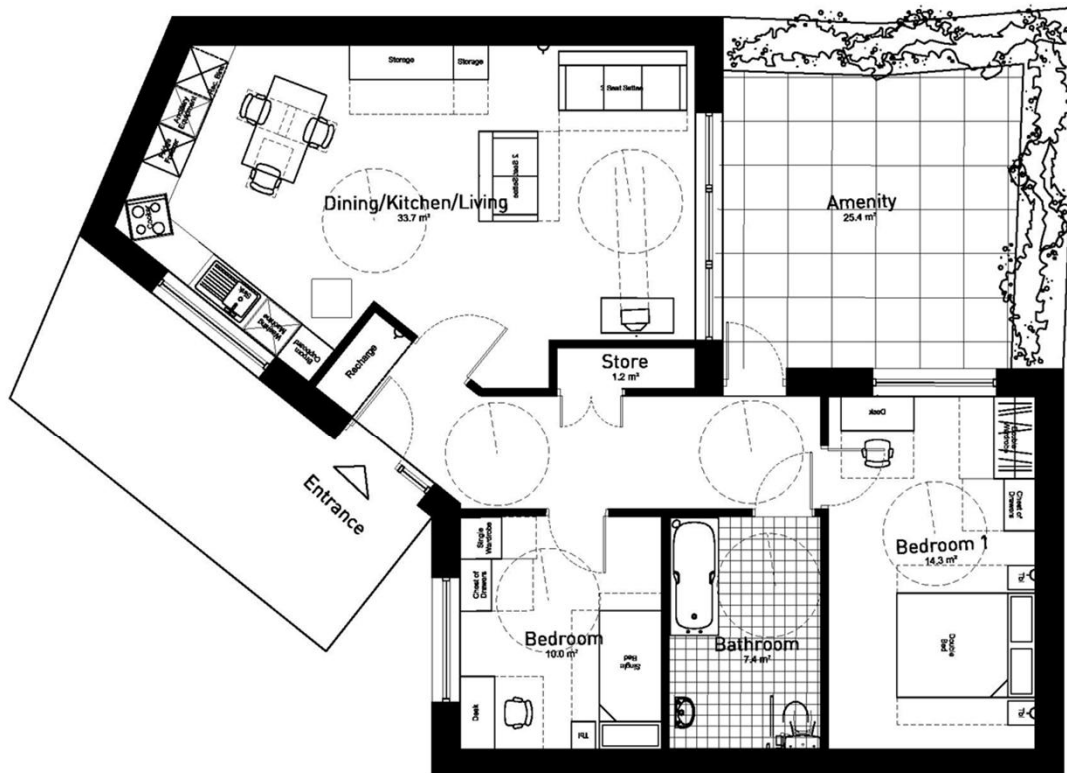
Hardwick Road, Hangleton BN3 8BS

Internal Design of Dwellings: Single Storey Wheelchair Unit

2 bedroom, 3 person wheelchair accessible bungalow.

The 2 bedroom wheelchair apartment has been designed to meet the Wheelchair Accessible Best Practice and HQI guidance. It is an L shape plan arranged around a garden court with the following features:

- Level entrances to adjacent covered car port with a 1.2m wide footpath and step free access.
- 1 double bedroom and 1 single bedroom are provided on each side of wheelchair accessible bathroom and toilet within 1 wing.
- The other wing contains living room, kitchen and dining room with access direct to garden.
- Kitchen is designed to provide adjustable height work tops and eyelevel built in appliances.
- Space is provided within the entrance area for wheelchair storage and recharge.
- Circulation spaces accommodate 1.5m diameter turning circle.
- Proposed floor to ceiling is 2.4m, ceiling will have structural support for overhead hoists.
- The garden area incorporates a raised planter 500mm high around its perimeter.



GROUND FLOOR

2B/3P wheelchair bungalow - Layout



Hardwick Road, Hangleton BN3 8BS

Landscape & Access

The new unadopted access road will be provided with shared surface pavier finish to give access to the development of 5 dwellings. Communal bins store collection storage will be provided, either immediately in front of the dwellings or at a location on the verge to the front of the site to enable collection from Hardwick Road.

The existing access drive cannot be widened owing to the ownership of adjacent properties. As a result it does not afford access for emergency vehicles. The development will be designed with sprinkler misting systems, to meet fire brigade design guidance.

The communal frontage area will have porous paving and areas of soft landscape planting to reduce run off, but with drainage attenuation on new surface water drainage to avoid overloading new local sewer system.

Improvements will be carried out to the surrounding boundary wall/fences to improve security and privacy for neighbouring residents.



Hardwick Road, Hangleton BN3 8BS

Planning Consultations

Initial planning consultations being carried out with representatives from development control on 10th April 2014, initial verbal comments have been responded to in the amended design in the following respects:

1. Revision of roof to slope down to the rear boundary
2. Minimisation of height of eaves along east boundary
3. Pitched roof over accessible unit in place of green flat roof
4. Relocation of access drive away from corner

Public Consultations

A public consultation event and exhibition is programmed for Wednesday 14 May from 3pm to 7pm at Hangleton Community centre, close to the proposed site.

The comments of residents will be recorded and where appropriate adjustments will be made to the scheme.



Flint Close, Portslade, Brighton

Introduction

The proposed scheme comprises of 4 residential dwellings on the site of 2 small garage courts located on either side of Flint Close. The proposal makes provision for 4 x 3 bedroom, 5 person, 2 storey houses at 103m² per unit.

Each house has a private rear garden 40m² in area and on plot parking for 1 car, immediately alongside the dwelling.

New accesses are proposed direct from Flint Close with adjustments to existing off road verge parking relating to the surrounding estate.



Aerial view of the site from the South

Flint Close, Portslade, Brighton

Site

The 0.09ha site is divided into 2 parts corresponding to 2 courts of lock up garages located on the north and south sides of Flint Close.

Each court had 7 lock up garages arranged on either side of a central drive, accessed from Flint Close.

Garages in the southern court have since been demolished and the site levelled. Those on the northern court remain in use. It is understood that they are surplus to requirement, being used for general storage and not necessarily by the immediate neighbouring residents.

The garage courts are part of a 1960s Radburn planned estate running between Fox Way to the east and Foredown Road to the west. The site separates the houses from the roads, with cars restricted to 2 No cul-de-sacs. Flint Close is the northern of these from Foredown Road. The dwellings of the estate are arranged in short terraces, normally with an east/west orientation, usually accessing from pedestrian paths or courts.

The site slopes down, from Foredown Road to the west. The 2 garage courts which are to be developed are located immediately to the rear of the first terrace of houses fronting Foredown Road.



Estate context

Flint Close, Portslade, Brighton

Site

This arrangement inserts the 16m wide site between facing terraces, 3 houses on each side of each court i.e. 6 facing dwellings per court with a face to face distance of 30m. The fall of the land places the court approximately 1m below the upper terrace and 1m above the lower terrace. Short back gardens for each house face onto each court from each site

The entrance frontage onto Flint Close is across a narrow verge to the south and an extended planted verge and footpath to the north. This verge accommodates 8 parking spaces which are used by the rest of the estate. The top 2 bays of this parking will need to be removed to provide access onto the northern garage court, but these can be relocated by extending the parking towards the turning head of the close.

Pedestrian footways step down the slope to the immediate north and south of the garage courts. These have direct access onto the courts, but are not established rights of way across the sites.



Site photos

Flint Close, Portslade, Brighton

Massing in Context

Proposed development is for 2 semidetached dwellings per garage court, located centrally towards the frontage facing Flint Close. The orientation of each is to north and south at right angles to the orientation of the immediately adjacent dwellings, in this way the scheme minimises overlooking of the adjacent properties. The location of the 2 semidetached dwellings, centrally within each court with parking spaces on each side extends the adjacent distance of overlooking and openness on each side, and allows the adjacent eaves levels to be reduced to 3.6m.

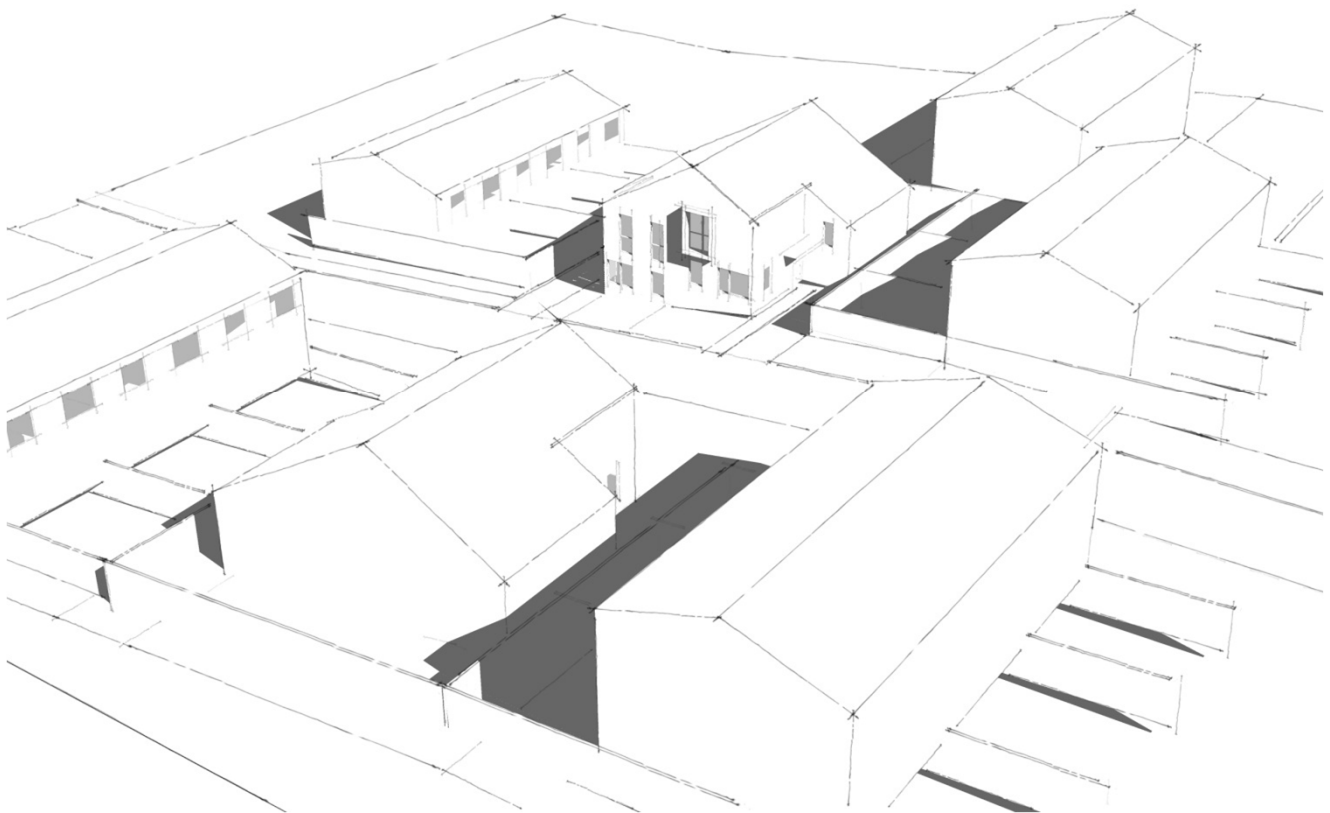
The new dwellings are arranged stepping down the existing slope in order to minimise the overall bulk and height of each dwelling and to ensure rollover accessibility to all entrances. This will require re-grading of the existing flat garage courts with a 1.2m step between dwellings but will reduce the degree of retention against the adjacent rear gardens.

The brick rear walls of the demolished garages will be retained to maintain the enclosure of the adjacent rear gardens.

The new dwellings are arranged over 2 stories but with the eaves on the east and west sides extending down over the fall of the stairs to minimise the height along the site boundary.

Private rear gardens are provided to the rear of each pair of dwellings with the new brick wall along the frontage to the pedestrian walkways. New access points will be provided for each dwelling for on plot parking, for a single car.

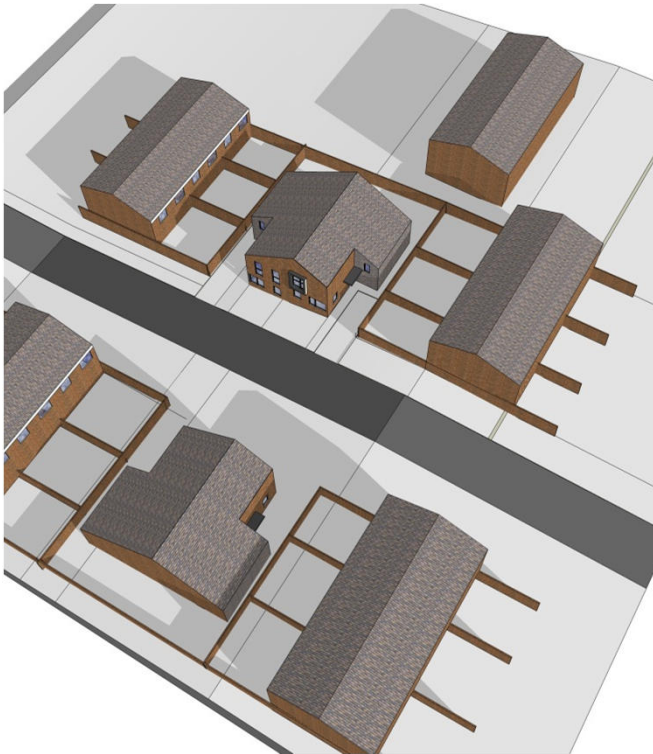
Adjustments are to be made to the existing parking at right angles to Flint Close, to ensure that the existing 8 spaces along the north side of Flint Close are re-provided, by extending the parking bays to the east, up to the pedestrian access crossover by the turning head. The pedestrian footway along the length of Flint Close will be re-provided.



Aerial view of the proposal

Flint Close, Portslade, Brighton

Massing in Context



Aerial View



Street Views



Street View

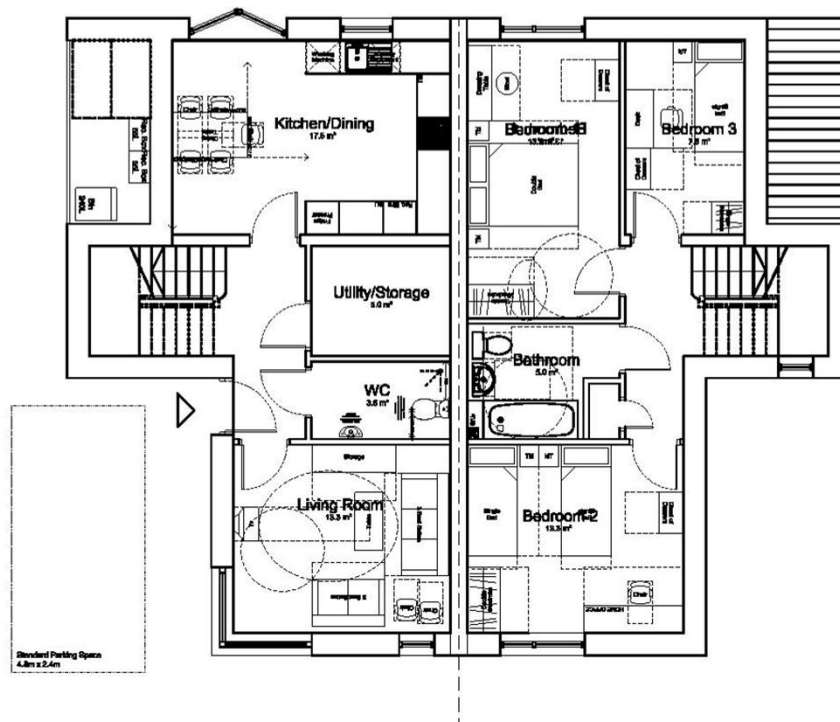
Flint Close, Portslade, Brighton

Internal Design of Dwellings

The 4 dwellings are arranged as 2 semidetached pairs each with similar plans but with stepped sections to relate to the fall of the site with approximately 1.2m step between floor levels of the adjacent dwellings.

- The gross internal area is 103m², the houses are designed to meet Life Time Homes and HQI Design Guidance.
- Access from the front entrance is to a stair hall, and circulation, giving access to living and kitchen dining rooms.
- The lounge faces forward overlooking the entrance and approach.
- The kitchen and dining room located across the rear of the property, with direct access to the private garden.
- An accessible WC is provided on the ground floor in accordance with Life Time Homes requirements.
- On the first floor 2 double bedrooms and single bedroom are provided with, an accessible bathroom.
- The proposed floor to ceiling is 2.4m with a floor to floor distance of 2.8m. The upper floor ceiling will be carried down to approximately 2m at the outer perimeter, in order to minimise the eaves height and impact on adjacent facing dwellings.
- A sloping soffit, warm deck ceiling will be utilised, so that the height will increase towards the ridge of the building ensuring an average height in excess of 2.4m.
- The house is designed with rollover thresholds to front and rear.
- The on plot parking for 1 car is provided immediately alongside the dwelling together with access to the rear garden, storage for bins and bicycles.
- A modern style brick and tile is proposed in keeping with the surrounding 1960s dwellings.

Ground Floor



First Floor

3B/5P HOUSE LAYOUT

Flint Close, Portslade, Brighton

Planning Consultations

Initial planning consultations were carried out with representatives from development control at a meeting on the 10th April 2014. Initial verbal comments have been responded to with the following amendments to the design:

1. Re-planning of the house footprint to improve parking access
2. Lowering of flanking wall helps to minimise impact on facing dwellings
3. Re-provision of parking in communal area to east site
4. Further details of rear boundary and section, including brick wall with trellis over

Public Consultations

A public consultation event is programmed to be held at Portslade Village Centre on Monday 19 May, 3pm-7pm to review the proposals with the local residents. Comments received will be recorded and further design adjustments will be made where appropriate



Foredown Road, Portslade, Brighton BN41 2FD

Introduction

The proposed scheme comprises of 4 residential dwellings on a former garage site extending between Foredown Road and East Hill Drive.

The proposed mix is for 3 bedroom, 5 person, 2 storey houses at 102m². Each house will have a private garden 50m² in area on the western side of the property, with public access from the east side.

Onsite parking is proposed with a new access off Foredown Road, providing 1 parking space per dwelling.

The existing vehicular access between numbers 31 and 33 East Hill Drive is considered too narrow for general vehicular use and will revert to gated pedestrian only access.



Aerial view of the site from the South

Foredown Road, Portslade, Brighton BN41 2FD

Site

The 0.1ha site was formerly occupied by lock up garages accessed from East Hill Drive. It lies North West of the bend in East Hill Drive, connecting with Foredown Road that at its Northern end. This is the southern leg of Foredown Road, opposite the Hill Side, Downs Park and Peter Gladwyn Schools.

The site is currently level and cleared except for the area beyond the original lock up garages, at the north end fronting Foredown Road, which is at the higher, Foredown Road level approximately 1m above the remaining part of the site, adjacent to number 10 Foredown Road.

A group of mature Beech trees are located adjacent to the Foredown Road frontage. The new vehicular access, is intended to be installed to the east of these, to avoid damaging their roots and ensuring that they are protected.

To the west of the site lies the open green area around the Emmaus Garden, with a flint, protected boundary wall, lined with mature trees.

This is designated an SNCI, Site of Nature Conservation Importance (number 7) and although the development does not encroach into the protected area, further reports and assessments of habitat are required, in order to comply with the protected status of the SNCI.

The site stretches back from the 1930s semidetached houses fronting Foredown Road to the rear of properties of a similar age fronting East Hill Drive, adjacent to the rear gardens of properties number 31 to 35 East Hill drive and number 10 Foredown Road. The development is arranged to avoid overlooking or loss of privacy to the adjacent gardens.



Site photos



Foredown Road, Portslade, Brighton BN41 2FD

Site Layout

The houses are arranged in a staggered terrace running from north to south down the length of the site, at right angles with the properties in Foredown Road. The primary orientation of the houses is towards the west, away from the adjacent gardens and overlooking onto their private gardens and Emmaus green area. There are no habitable rooms on the first floor facing to the east, enabling all glazing to be obscured at the upper level, to avoid overlooking adjacent gardens.

A pedestrian approach runs along the eastern front of the dwellings with an active frontage and entrances. Re-grading of the site enables a gentle rise of the pedestrian route to Foredown Road, avoiding steps and giving good access to the 4 parking bays located, off-road, at the northern end of the site. No vehicular access is proposed from the south entrance, which will be pedestrian only.

Dwellings are 2 storey with a low eaves on the eastern side, to minimise visual impact to the neighbouring dwellings. The northern, end of terrace dwelling is arranged to overlook the parking area, to avoid blank frontages.

The proposed houses keep clear of the canopy of the protected trees, along the western boundary and those at the northern end of the site.

Porous anti-compaction fill will be utilised to the parking bays, to enable them to be located beneath the canopy of the trees without damaging tree roots.

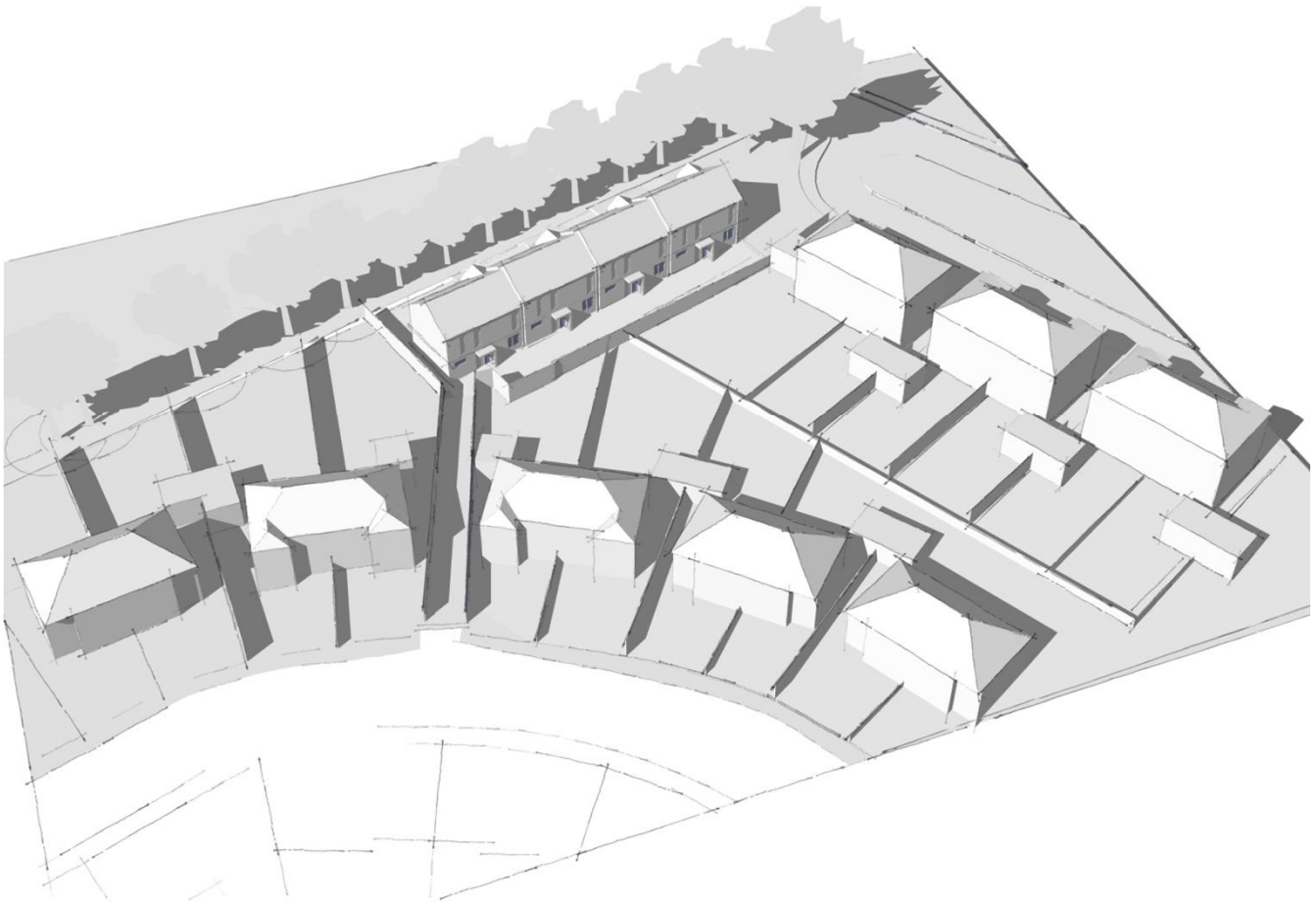
Drainage will be to the existing sewer in East Hill Drive, utilising the existing site access drive for connection.

Surface water attenuation will be required as the protected aquifer status of the site prevents the use of soak a ways.



Proposed Site Plan





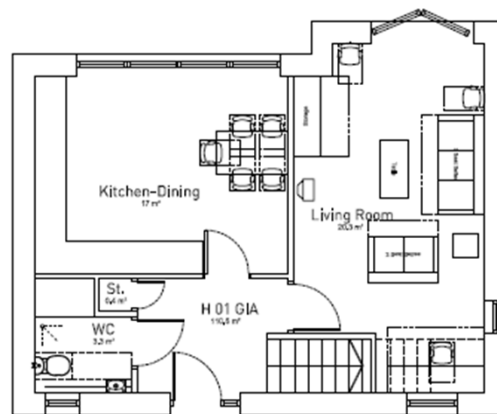
Aerial Views

Foredown Road, Portslade, Brighton BN41 2FD

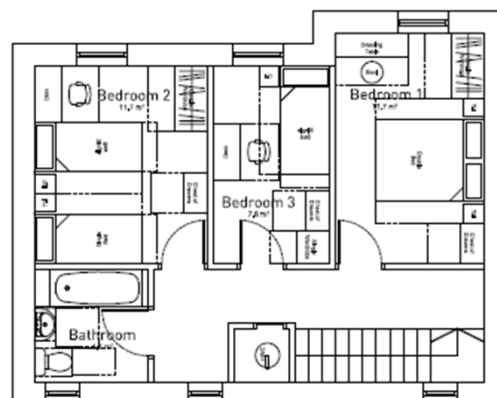
Internal Design of Dwellings

Each of the 4 dwellings has a similar plan arranged on 2 stories with the living rooms on the ground floor and the bedrooms on the first floor. The design meets HQI standards and Life Time Homes Standard.

- The kitchen dining room and living room on the ground floor both have access to the garden.
- To the west the study area overlooks the pedestrian access to the east.
- An accessible WC and store are accessed from the entrance hall lobby.
- Entrance threshold is level and rollover, to conform with Life Time Homes Standards.
- First floor is arranged with 2 double bedrooms and a single bedroom as well as an accessible bathroom.
- The habitable rooms are all arranged along the western side, avoiding overlooking of the existing properties to the east.
- A simple dual pitched roof is proposed with a low eaves along the eastern side to minimise visual impact on the surround dwellings.
- The proposed floor to ceiling is 2.4m with a floor to floor of 2.7m



GROUND FLOOR



FIRST FLOOR

3B/5P HOUSE



Foredown Road, Portslade, Brighton BN41 2FD

Planning Consultations

An initial planning consultation meeting was held on 10 April. Following receipt of a verbal report the design has been amended in the following details:

- Lowering of the eaves along the eastern frontage to minimise impact of view
- Improvements of elevation treatment to ensure attractive active frontage to the east.
- Further reports commissioned for the habitats surveys, relating to the protected status of the adjacent land

Public Consultations

A public consultation has been arranged to be held on Monday 19 May at the Portslade Village Centre from 3pm to 7pm. Public comments will be recorded and further design modifications made where appropriate.





Introduction

The proposed scheme consists of 15 flats split across two buildings with a mix of 1 & 2 bedroom homes.

These are accommodated in two new blocks at the Northern and Southern end of the Robert Lodge complex. The southern block is situated on the site of the former Manor Place housing office.

Since an original Fielden Clegg Bradley Studios feasibility study the number of flats had been revised following public consultation from 17 flats (14 x 1 bed flats and 3 x 2 bed flats). The revised proposal has 15 flats, (12 x 1 bed flats, 1 x 1 bed accessible flat and 2 x 2 bed flats).

Space standards within the flats have been designed to achieve a consistent floor area in each of the 1 and 2 bed units. In the 1 bed flats the floor area is consistently 50m² which is above of the Brighton & Hove Affordable Housing Policy and in line with the London Design Guide. It would be difficult to achieve Life Time Homes requirements if floor areas were reduced.

The wheelchair accessible 1 bed flat has been reviewed by the council's Housing Adaptations Service and the 57m² floor area is in line with their requirements.

The 2 bed units are in line with the Brighton & Hove Affordable Housing Policy.

The massing and design of the proposed buildings relates to the existing context of the Robert Lodge complex. The building is being designed to Code Level 4, and aspires to the One Planet Living Standards.



Existing Site



View East from Whitehawk Road
(Southern Block location)



View from Rugby Place

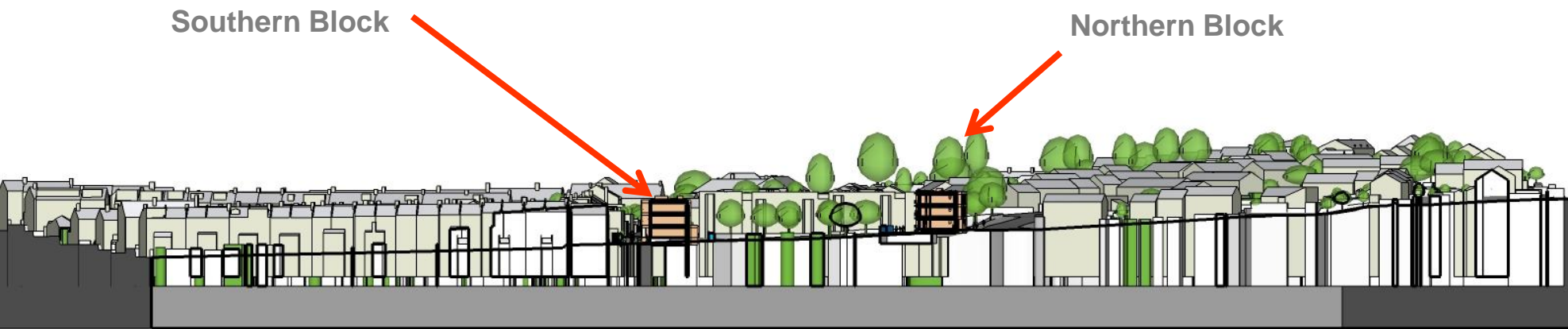


View from Whitehawk Road
along Manor Way

Site



View of Northern and Southern Block



Section Through Site - showing level difference



Massing in context

Northern Block

The Northern Block is 3 storeys high, with 2 flats on each floor around a central stair core. In total there are 6 flats within this block 4 x 1 bed and 2 x 2 bed flats.



Site plan – Northern Block



View of North Elevation (Main Entrance)



View of South Elevati77

Massing in context

Southern Block

The Southern Block is 3 storeys high, with 3 flats on each floor around a lift and stair core. Following consultation with local residents the block has been reduced from 4 to 3 storeys which has resulted in the loss of 2 x 1 bed flats.



Site plan –Southern Block



View of North Elevation (Main Entrance)



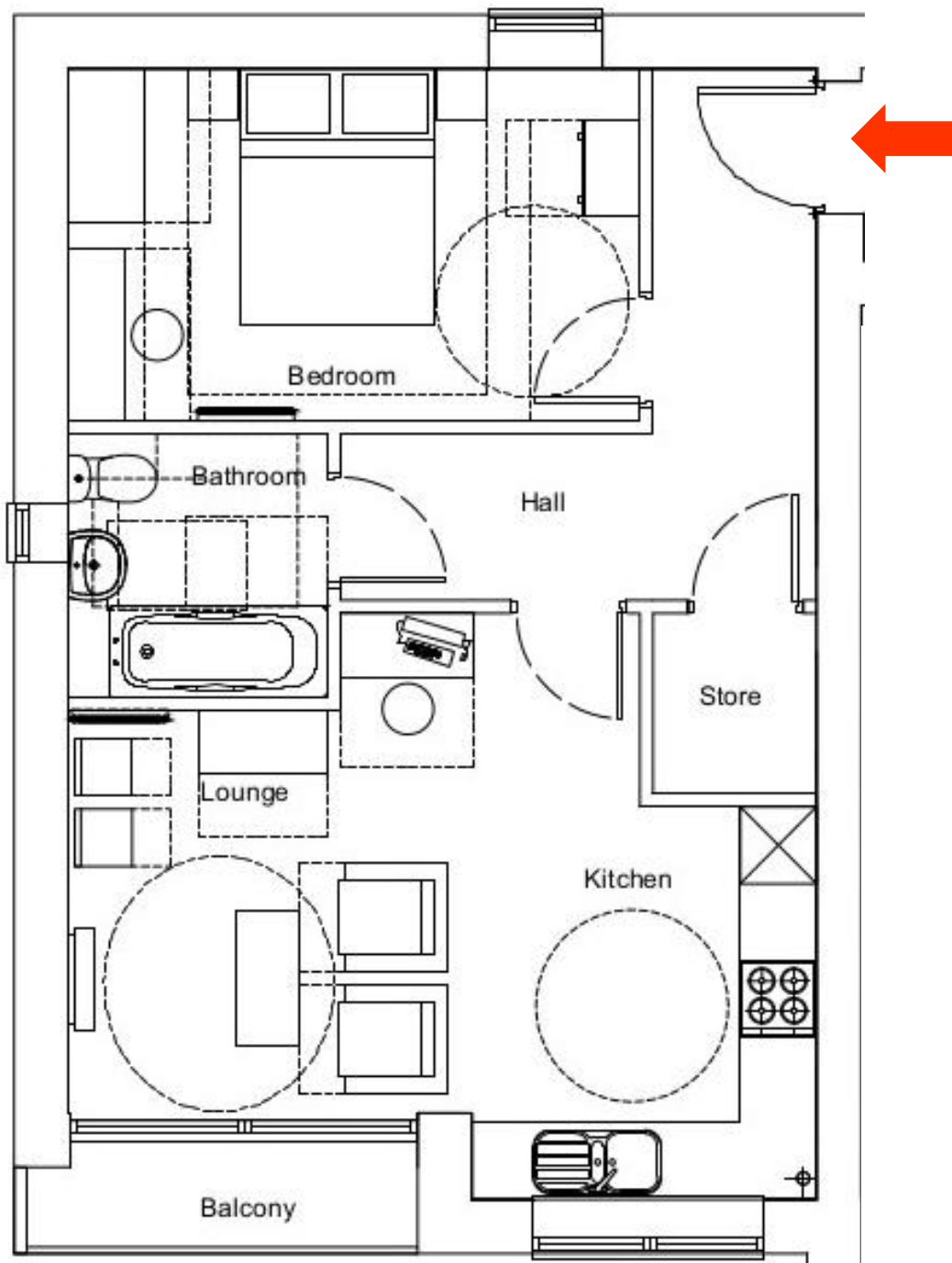
View of South Elevation



Internal design of typical flats

One bed flat (1 bed 2 person - 50m²)

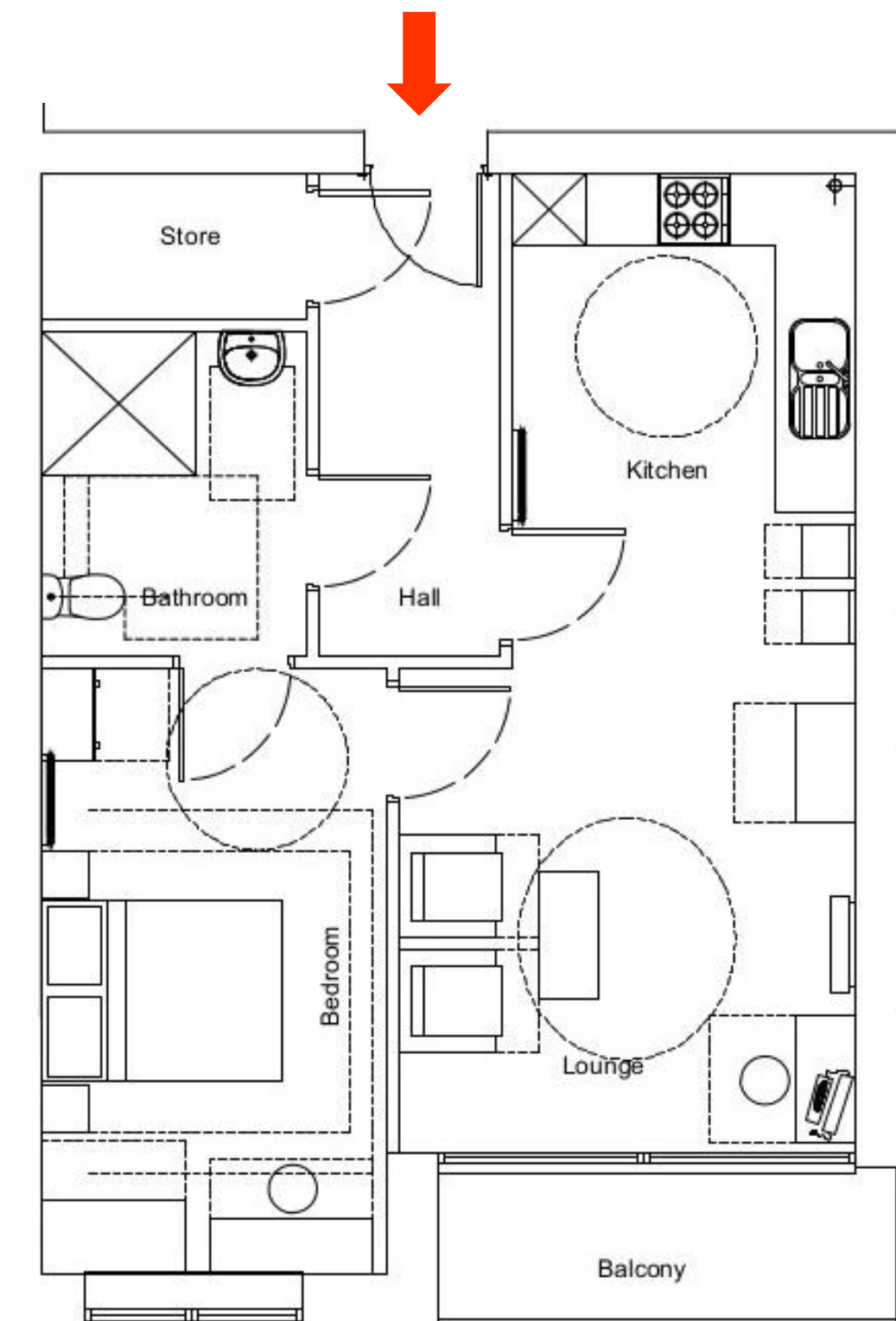
- The one bed flat is accessed from the main staircase
- The flat is dual aspect
- The recessed balcony sits at one end of the kitchen living space



Internal design of typical flats

One bed accessible flat (1 bed 2 person - 57m²)

- The one bed flat is accessed from the main staircase
- Size and layout of flat has been reviewed by Brighton & Hove City Council Housing Adaptations Services
- The recessed balcony sits at one end of the kitchen living space

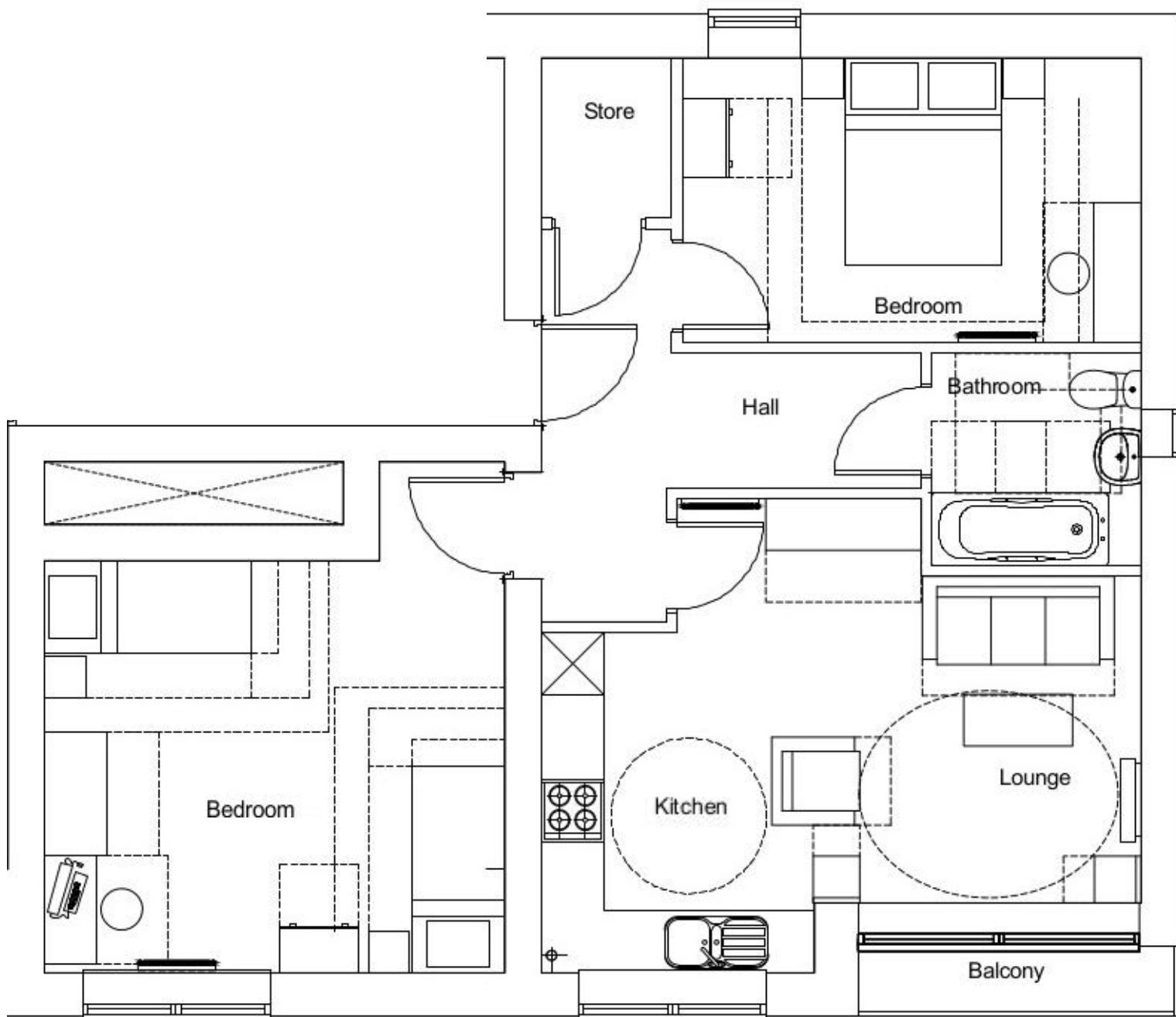




Internal design of typical flats

Two bed flat (2 bed 4 person - 67m²) – Located in the Northern Block

- The two bed flat is accessed from the main staircase
- The recessed balcony sits at one end of the kitchen living space



Subject:	Homelessness Strategy 2014 – 2019		
Date of Meeting:	18 June 2014		
Report of:	Geoff Raw Executive Director Environment Development & Housing		
Contact Officer:	Name:	James Crane	Tel: 29-3316
	Email:	James.crane@brighton-hove.gcsx.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report outlines the development of Brighton and Hove City Council's Homelessness Strategy 2014 -19 which is a sub strategy of the Citywide Housing Strategy.
- 1.2 In accordance with the Homelessness Act 2002 local authorities are required to have a Homelessness Strategy. This sets out its strategic approach to responding to and preventing homelessness in their area and should be reviewed every 5 years.
- 1.3 'Homelessness Prevention' can be defined as housing advice and/or 'positive action' that the Local Authority or partner agencies undertake to enable a household at risk of homelessness to remain in their home or to secure alternative suitable accommodation before they become homeless.

2. RECOMMENDATIONS:

- (1) That the Housing committee adopts the Homelessness Strategy 2014 - 2019.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Homelessness Strategy 2014-19 is Brighton and Hove City Council's third Homelessness Strategy and was formulated following a statutory review of the Homeless in 2013, and citywide Consultation.

- 3.2 Consultation started with a homelessness conference in December 2013 with 120 delegates representing many partners and supporting organisations in the city. This was followed by a three month consultation on the Council's consultation portal and a service user consultation with people using homeless services. Full details of the groups consulted can be found in appendix 3.
- 3.3 The Current Government's Housing Strategy 2011 "Laying the Foundations"¹ has as key priorities of homelessness prevention and tackling rough sleeping, and acknowledges that tackling homelessness "will be a demanding task over the next few years, as the key legacy of the recession continues to bite"
- 3.4 The Government's strategy was followed by "Making Every contact Count, A joint approach to tackling homelessness 2012"², acknowledges that no single level of government or other sector can resolve the problem of homelessness alone. The need for agencies to work together to tackle homelessness and bring any commitments to life is paramount. It also sets out ten local challenges that if adopted will lead to local homeless teams delivering a Gold Standard of services.
- 3.5 The Homelessness Strategy seeks to link into a broader 'prevention agenda' in the City which looks to provide advice and assistance to any resident that is in danger of losing their home and not just those that the Council has a statutory duty to accommodate. The rationale of prevention for all is to ensure that we minimise rough sleeping for those who we cannot provide accommodation for and to look at the wider impacts homelessness can have on such households, such as deterioration in mental health, risk of suicide, risk of relapse into substance misuse or offending and increased hospital admissions. This links to improving wider outcomes and life chances for our residents and contributes to social inclusion in the city. The strategy also seeks to incorporate a number of sub strategies into one comprehensive strategic document, which gives sufficient flexibility to respond to homelessness over the next five years.
- 3.6 The Homelessness legislation is fairly prescriptive in setting out which homeless households it has a statutory duty to assist. However, BHCC is fairly unique in providing a corporate temporary accommodation response to those households who are homeless but to whom there is not a statutory housing duty, for example those who are found to have made themselves intentionally homeless. This joined up approach has resulted in a more comprehensive service for those residents and also provides benefits for partner services both internal and external to the Council e.g. Children's services, Health, Police.
- 3.7 Overall there has been an increase in homelessness and rough sleeping in the City. In the past four years homelessness applications have risen by 50% and those accepted have risen by 40%. The last rough sleeper count in December 2013 found 50 sleeping rough on one night. The following factors have had an impact of this increase as it has been harder for vulnerable households to compete in the housing market: - the recession, the growth in population,, the

¹ DCLG Laying the foundations : A housing strategy for England
<https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2>

² DCLG Making Every contact Count, A joint approach to tackling homelessness 2012
<https://www.gov.uk/government/publications/making-every-contact-count-a-joint-approach-to-preventing-homelessness>

increasing cost of the private housing market, restrictions on mortgage funding which means more people are renting for longer which pushes up rents. Notwithstanding, we have continued with our prevention approach in tackling homelessness and have successfully, with our partners, sustained or found alternative accommodation for over 2,000 households each year.

3.8 In building on the good work we have achieved, our vision for the new Homelessness strategy is :

3.8.1 *To prevent homelessness through early intervention and the timely intervention of advice and support. When homelessness is unavoidable, to ensure that people receive appropriate housing care and support, with a clear pathway towards living independently*

3.9 The Strategy is underpinned with a set of guiding principles and strategic objectives with a focus on priority groups and issues that have the most impact on homelessness in the City.

3.9 **Our guiding principles** are:-

- PREVENTION Promoting life change through early supportive intervention and preventative action.
- INTEGRATION A lifelong, holistic approach
- EMPOWERMENT A personalised service, with rights and responsibilities.
- ENGAGEMENT Active community, service user and stakeholder engagement.
- SUSTAINABILITY Providing sustainable solutions that promote value for money and innovation and challenge underperformance.
- PARTNERSHIP Promote and develop partnership working across all sectors.

3.10 The Homelessness Strategy 2014-19 identifies **5 Objectives** in order to realise our vision.

- Objective 1: Provide Housing and Support Solutions that Tackle Homelessness and Promote the Health and Well-being of Vulnerable Adults.

- Objective 2: Provide 'whole families' housing and support solutions that tackle homelessness and promote the well-being of families and young people.
- Objective 3: Develop Access to Settled Homes
- Objective 4: Reduce Inequality and Tackle Homelessness amongst Our Communities of Interest
- Objective 5: Provide Integrated Housing, Employment and Support Solutions as a Platform for Economic Inclusion

3.11 Having consulted widely on our vision, guiding principle and strategic objectives from the last strategy , there is overwhelming support that the strategic objectives still remain relevant moving forward for the next five years. The important addition was partnership working as a guiding principle to correctly acknowledge that it is only by working together that we will achieve the best outcome for people affected by homelessness.

3.12 Priority Groups and Issues

3.12.1 The factors affecting homeless households can be complex and difficult to resolve and require input from various partners.

3.12.2 We have highlighted a number of key issues that are important for the Council and its partners to address, if we are to mitigate some of the harsher factors such as rough sleeping. Many of our homeless households have one or more teams working in the areas below involved with them and hence the importance of improving links across the City with our partners. These are listed below.

Rough Sleepers	Welfare Reform
Military Veterans & Serving Personnel	Discharge from hospital and other care settings
Young people 16 – 25	Accessing Health Services
People with Learning Disabilities & Autism	People living in Supported accommodation
People with Physical and Sensory Disability	People living in Temporary Accommodation
LGBT Community	BME Community
People with Substance Misuse issues	Violence against Women & Girls. Domestic Violence
People with Mental Health	Offenders
People who need housing and floating support	People who need support with Work and Learning

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 Under the terms of the Homelessness Act 2002 it is a legal requirement to formulate and deliver a Homelessness Strategy.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Consultation was undertaken in which informed the development of the strategy. This included a homelessness conference in December 2013 and was followed with an open consultation of the Council's consultation portal and a service user consultation.
- 5.2 The strategy will be published and shared with residents, partner agencies and communities of interest once approved.

6. CONCLUSION

- 6.1 The Council is under a duty to review homelessness and provisions of services to combat homelessness in its area every five years. The Council also has to have regard to its homelessness strategy when discharging its functions under the Housing Act 1997 (as amended)

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 There are no direct financial implications arising from the recommendation of this report. Any financial implications arising from the delivery of the Homelessness Strategy will be reported to the appropriate committee prior to implementation.

Finance Officer Consulted: Neil Smith

Date: 29/05/14

Legal Implications:

- 7.2 The Homelessness Act 2002 requires all local housing authorities to carry out a homelessness review for their area, and to formulate and publish a homelessness strategy based on the results of that review. The strategy must be renewed at least every 5 years. The 2014 – 2019 Strategy satisfies the statutory requirements.

Lawyer Consulted:

Name Liz Woodley

Date: 04/06/14

Equalities Implications:

- 7.3 An Equalities Impact Assessment has been completed as part of the development of the strategy.

Sustainability Implications:

- 7.4 The prevention approach, embodied in the Homelessness Strategy, represents a sustainable approach to tackling homelessness by attempting to intervene early to address the underlying causes of homelessness rather than simply responding to it.
- 7.5 The strategy also seek to look at homelessness in its widest context and to work cross sector in the provision of temporary accommodation fill the emerging gap in the demand for social housing by procuring leased accommodation.

Any Other Significant Implications:

- 7.6 None

SUPPORTING DOCUMENTATION

Appendices:

1. Homelessness Strategy 2014 – 2019
2. List of organisations that attended the Homeless Consultation

Documents in Members' Rooms

1. None

Background Documents

1. None

Crime & Disorder Implications:

- 1.1 Objective 1 of the Homelessness Strategy includes actions which are directly linked to the prevention of crime and disorder and reducing reoffending.

Risk and Opportunity Management Implications:

- 1.2.1 The Homelessness Strategy provides an invest to spend model which is key to preventing a wide range of social problems over and above preventing statutory homelessness and so improving broader outcomes for citizens. A cost/benefit analysis is planned for 2014/15 that seeks to agree with out partners a methodology on what cost savings are made by this comprehensive approach on other services budgets.
- 1.2.2 There is a risk that the demands on services will increase as a result of continued reforms to welfare, rising house prices and rental increase. Homeless applications have been rising and this is expected to continue over the lifetime of the strategy. The prevention work that has been carried out over the past two years has been largely funded by the use of discretionary housing payments. This fund is expected to reduce over time leaving people with rent shortfalls that will be unsustainable in the longer term. Interest rates for home owners have been at record low rates for a number of years. The number of application from this group has correspondingly been very low. Interest rate rises in future may see and increase in people failing to make mortgage payments with the risk of homelessness if they default.
- 1.2.3 It will be important to maintain the strategic work to prevent homelessness but it may be necessary to channel more resources into responding to statutory homelessness which could impact on our ability to deliver our strategic actions within the timeframe.

Public Health Implications:

- 1.3 Public health considerations are contained within the strategy to ensure that the physical and mental wellbeing of homeless households are considered to be important in shaping services in the city to reduce any health inequalities for homeless people.

Corporate / Citywide Implications:

- 1.4 The implementation of the homelessness strategy seeks to offer advice and assistance to people to prevent homelessness, enabling those that can resolve their own problems to do so. This leaves resources available to tackle homelessness and support those most in need in the City.

1.4.1 Delivery of the homelessness strategy also contributes to the delivery of the Sustainable Community Strategy, Brighton & Hove the Connected City priorities, as vulnerable groups are over represented in the homeless population and therefore this seeks to increase opportunity and improve engagement in developing and delivery of services to homeless people.

Homelessness Strategy 2014 – 2019

DRAFT



Brighton & Hove
City Council

Homelessness Strategy 2014 – 2019

Draft

DRAFT



Contents

Introduction	Error! Bookmark not defined.
Foreword	13
Aim of the Strategy	15
The Homelessness Act	15
The Strategy aims to:	15
Local Strategic Principles and Priorities	16
Local Strategic Partnership	16
Brighton & Hove City Council's Corporate Plan	16
Housing Department Priorities:	17
Links to National Policy Drivers	17
HOMELESSNESS IN CONTEXT	18
Tenure	19
Levels and Causes of Homelessness in Brighton and Hove	21
What has been achieved so far?	22
Key Themes Moving Forward to 2019	24
Welfare Reform	24
Affordability	24
Managing Resources	25
Prevention of Homelessness, Statutory Homelessness	26
Providing Temporary accommodation	27
OUR STRATEGY	28
Our Vision	28
Our Guiding Principles	29
Our Strategic Objectives	31
Our Priority Groups and Issues	32
Our Strategic Outcomes	34

Developing the new Homelessness Strategy.	48
What we have learnt Through Consolation	48
Delivering the Strategy	49
Monitoring and Review	50

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Introduction

Foreword by Councillor Bill Randall

I am pleased to introduce you to the Council's Homelessness Strategy 2014 – 2019. Brighton and Hove is in the middle of a perfect housing storm. House prices and private sector rents are rising rapidly to the point where both are beyond the pockets of many on modest incomes and housing associations are building very little affordable rented housing.

As a result, homelessness is rising in the city. The council's homelessness team dealt with 1,444 homeless applications in the last year, and the latest street homelessness count revealed that 132 people are sleeping rough on the streets of Brighton.

This Strategy is the culmination of a great deal of hard work by many people and seeks to set the agenda for the next five years - building on the years of experience of the many people who contribute to planning and service delivery to some of our most vulnerable residents.

Homelessness is not just a housing department issue. It is not just a council issue. It affects every council department, health, police and court services. Each year thousands of residents approach the council, voluntary and other public sector services, in need of advice to prevent homelessness or seek support to find an alternative home. Homelessness can affect anyone at any time and sometimes very unexpectedly.

This Strategy endorses the highly successful and well-developed prevention and partnership approach, recognising the city council cannot solve this problem on its own.

The next five years will be challenging. This Strategy seeks to adopt flexible ways of working together to ensure that we can deliver services that meet the needs of homeless people.

Chair of Housing Committee
Councillor Bill Randall

Bill Randall

DRAFT

Aim of the Strategy

The Homelessness Act

The Homelessness Act 2002 requires local authorities to carry out a review of homelessness and homelessness services in their area, and to formulate and publish a homelessness strategy based on this review.

Brighton & Hove carried out a review of homeless and homelessness services in the area in 2013 and has carried out consultation - with a Homelessness Conference in December 2013 and an open consultation from January to April 2014.

Over the past 11 years, Brighton & Hove has developed two homelessness strategies and a number of theme related strategies covering youth homelessness, single homeless and temporary accommodation.

The Strategy aims to:

- § Combine all of the theme related sub-strategies into one over-arching Homelessness Strategy covering the period 2014 – 2019.
- § Integrate the City's Homelessness Strategy with the Sustainable Community Strategy and wider corporate and housing objectives - to place homelessness and prevention services at the centre of a strategic approach to reducing inequality, and to address housing need by providing support and access to settled homes.
- § Continue to promote and improve partnership arrangements that have contributed to the success in preventing homelessness and, where this has not been possible, to provide services that meet the needs of homeless households to work towards independence.
- § To build on our multi-agency approach and partnership approach to ensure holistic, seamless services that are accessible, timely, responsive, personalised, and tailored to the complex needs of homeless people.
- § To mitigate, where possible, the effects of welfare reform and its impact on homeless households - developing integrated approaches to housing, skills and employment to enable the most vulnerable residents to participate in the City's economic success, widen their choice of housing options and provide real opportunities for social mobility.
- § Work with City-wide partners to reduce offending and anti-social behaviour.

Local Strategic Principles and Priorities

Local Strategic Partnership

Brighton & Hove Connected (BHC) is Brighton & Hove's Local Strategic Partnership. It is the overarching strategic partnership for the City and provides a single local co-ordination framework within which other partnerships can operate. The BHC brings together the different parts of the public sector, as well as the private, business, community and voluntary sectors so that different initiatives and services support each other and work together. BHC is responsible for developing and driving the implementation of the [Sustainable Community Strategy](#) (SCS).

The Sustainable Community Strategy Brighton and Hove, The Connected City, has two principles:

- § Increasing our equalities
- § Improving our engagement

These are driven by six priorities:

- § Economy
- § Children and Young People
- § Health and Wellbeing
- § Community Safety and Resilience
- § Environmental Sustainability
- § Partnership Approach

Brighton & Hove City Council's Corporate Plan

The Council has defined four current priorities through the Corporate Plan. These describe our collective aspiration and the difference we want to make and are determined by the need to respond to the most pressing challenges facing the City and the organisation. They are:

- § Tackling inequality
- § Creating a more sustainable city
- § Engaging people who live and work in the City
- § Modernising the Council

Housing Department Priorities:

- § Improving housing supply
- § Improving housing quality
- § Improving housing support

Links to National Policy Drivers

- Laying the Foundations. A Housing Strategy for England
- A Vision to End Rough Sleeping: No Second Night Out, 2011
- Making Every Contact Count, August 2012
- Social Justice Strategy: Transforming Lives, 2012
- The Cost of Homelessness, 2012
- Work It Out: Barriers to Employment for Homeless People
- Improving Hospital Discharge for Homeless People 2012, Homeless Link
- Herriot Watt University – Multiple Exclusion Homelessness Across the UK, December 2011
- The Statutory Homeless System in England: A Fair and Effective Rights Based Model, December 2011
- Allocation of Accommodation (Statutory Code of Guidance,) 2012
- Healthy Lives, Healthy People, Improving Outcomes and Supporting Transparency, 2012 DCLG
- Breaking the Cycle, Effective Punishment, Rehabilitation and Sentencing of Offenders 2012, Ministry of Justice
- Offenders Rehabilitation Act 2014
- Caring for our future (White Paper on future of social care 2012)
- Care Bill 2014 (will become the Care Act 2014)

HOMELESSNESS IN CONTEXT

Brighton and Hove has a population of 273,369 in 121,540 households. It is located between the sea and the South Downs, which is a newly created national park. The city is 53 miles from London, and is well known as a centre for the arts, new media and entertainment. There is a vibrant music scene, including both live bands and dance venues. It is also a much visited tourist destination, with beautiful architecture and interesting shops. However, Brighton & Hove is also one of the most deprived areas in the South East, and residents have a large variety of social issues and health and wellbeing issues that need to be addressed through services provided by the Council, the NHS and the community and voluntary sector.

For the Council homelessness is not just about housing those to whom it has a statutory duty to accommodate. The Council has range of duties and powers that range from giving advice and assistance to prevent homelessness on the one hand to providing accommodation to households that are considered vulnerable for one reason or another. These vulnerabilities range from having children in the household to some one being vulnerable as a result of pregnancy, age, mental or physical disability or have been institutionalised as a result of being in care, the forces or other institution.

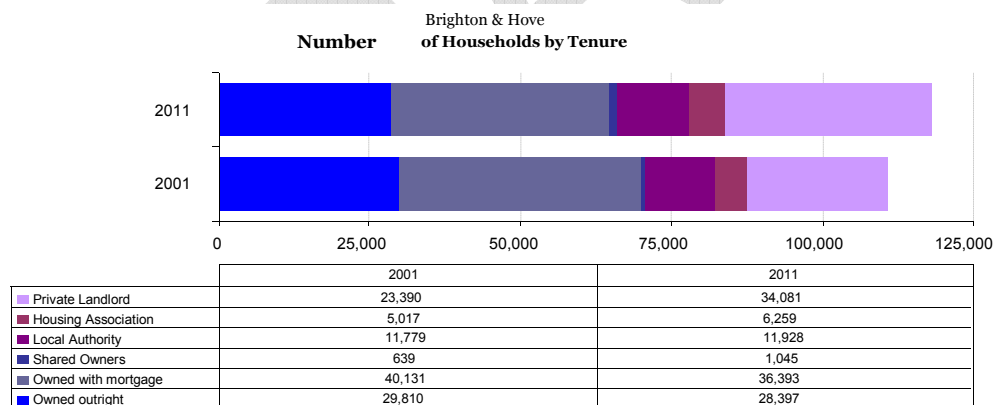
Homelessness is complex is not always limited to the duties and powers under housing legislation. As a Unitary Authority we work with our partners across the City to discharge other provisions such as the duties and powers under the Children's Act, Children Leaving Care Act, and National Assistance Act. Our partners here include Adult Social Care, Children's Services & Sussex Partnership NHS Trust.

We have a well established partnership approach in the City that has been developed over a number of years. We know that the Council and its other public sector partners cannot solve the issue of homelessness without working with our partners in the Voluntary and Private sectors. We want acknowledge the work of all of our partners in developing this strategy and providing much needed and valuable services to homeless people in the City.

Tenure

- § The number of households has increased 6% since 2001 to 121,540.
- § The size of the private rented sector has increased by 37% since 2001, with an extra 10,691 homes.
- § Two out of every seven households in the city are now renting from a private landlord.
- § Brighton & Hove has the ninth largest private rented sector in England & Wales with 34,081 homes (28%).
- § The number of social rented homes has increased by 8% since 2001.
- § We have a smaller proportion of social rented housing than the England & Wales average, but larger than the South East average.
- § Brighton & Hove has a large student population occupying family-sized accommodation.

As can be seen above, the private rented sector has increased by 37% since 2001. This presents both threats and opportunities. Tenure in the private sector is governed by the Assured Tenancy regime and the majority of private sector tenancies in the City are shorthold, giving lower levels of security and mandatory possession at the end of the fixed term. Homelessness acceptances as a result of private sector evictions now account for the main reason for homelessness in the City.



2001 - Total Households in Brighton & Hove 114,479 2011 - Total Households in Brighton & Hove 121,540

Affordability of accommodation is a significant factor. With both high property prices and rents, this is likely to be a continuing factor over the lifetime of this strategy. The private rented market is not dependent on those on welfare benefits as there is high demand for people commuting to London to work and a high number of students in the City's two universities, which keeps rental prices in the City high.

Demand for social housing is high in the City. There are now more than 18,500 households on the Council's Housing Register - an increase of 85%

from 2007. There has been a noted decrease in the number of social lettings in the City to around 500 a year. With a continued approach to prevent homelessness and promote access to the private rented sector and coupled with the allocation of 50% of properties to those who are working or positively contributing, this has resulted in an improved income mix amongst those entering social housing.

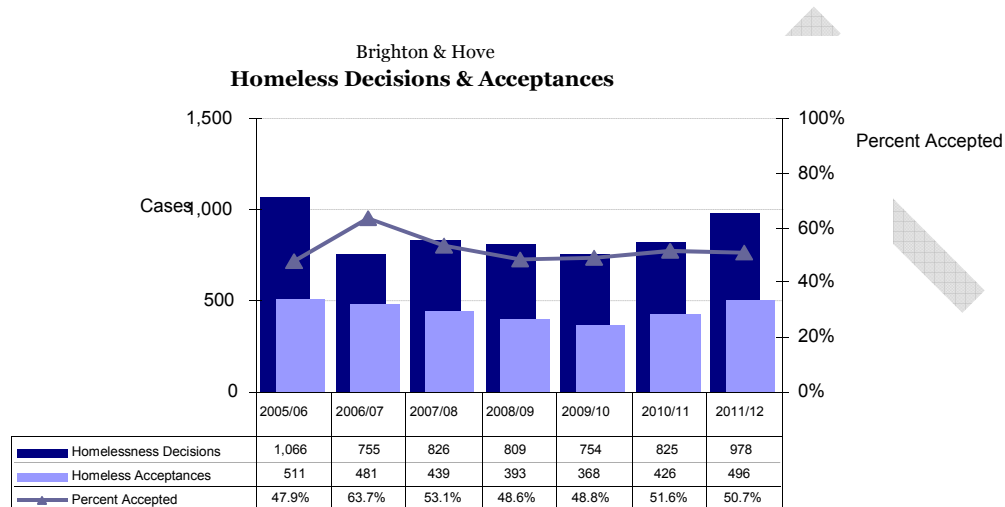
With such a small social housing sector with decreasing numbers of lettings the Council has acquired properties from the private rented sector and established Brighton and Hove Seaside Home to bridge the gap between supply and demand. Households in temporary accommodation decreased to 333 households in March 2010. Since this time there has been a 237% increase in the number of households accommodated. There are however low numbers of households living in bed and breakfast accommodation as the Council increases the number of properties leased to those that are owed a statutory housing duty. By providing leased properties of between five and ten years the council can offer some stability of families and others in temporary accommodation, which is often more stable than that offered in the private rented sector. In pursuing the acquisition of long term leased accommodation the Council has been able fulfil its statutory duty of not having households with children or someone pregnant for more than six weeks. Other Councils with similarly high levels of homelessness have not been able to do so, or have resorted to accommodating people substantial distances from their previous home.

The City has higher than average numbers of residents in contact with mental health services, with 59.2 per 1,000 against the English average of 33.1.

Drug and alcohol misuse is a continuing issue and there is a noted increase in the number of people with complex needs in the City.

Levels and Causes of Homelessness in Brighton and Hove

The Council carried out a review of homelessness using the statutory guidance of the Secretary of State to look at homelessness in the City over a five-year period from 2007 – 2012. The picture that emerges over this period is consistent with the national picture and can be seen as numbers of homeless approaches and acceptances dropping from 2007 to 2010 and then an increase in both approaches and acceptances from 2010 to-date.



Source: P1E

The reasons for homelessness are varied and complex. The Council monitors the presenting reason for homelessness as a way of understanding the underlying issues and how they can best be addressed.

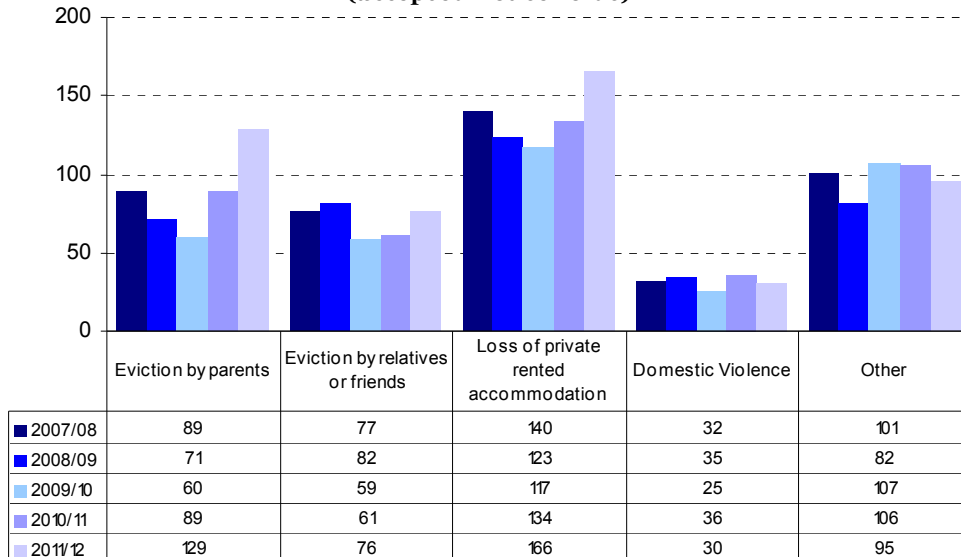
The three main causes of homelessness have remained consistent and are:

- § Parental eviction
- § Eviction by other family or friends
- § Loss of private sector accommodation

The main change in the main reasons for homelessness is that the loss of private sector accommodation is now the primary reason for people presenting as homeless. This can be accounted for in the increased size of the private rented sector (37% increase since 2001) and the increased cost of renting in the City over the past five years, along with the impact of some of the welfare reforms that have been introduced over the past three years.

Source: P 1E

**Brighton & Hove
Reason for Homelessness
(accepted households)**



What has been achieved so far?

The delivery of Brighton & Hove’s Homelessness Strategy has seen a continuation of the prevention agenda for people in danger of losing their homes. The Council and its partners assist over 2,000 households to either sustain or find alternative accommodation in the City and surrounding areas.

The Council has assisted 1,000 households under the Deposit Guarantee Scheme to access private rented accommodation, where they have not had the resources to do so.

The Council has worked with the Housing Benefit Department to strategically align the Discretionary Housing Payment (DHP) to prevent homelessness and mitigate the effects of welfare reform.

The Council has developed working protocols to ensure delayed discharge from hospital and other care settings is avoided.

The Council has worked with Adult Social Care to ensure timely assessments people discharged from Hospital in wheelchairs are assessed for services and move on accommodation.

The Council has worked with partners in Probation and HMP Lewes to assess remand and short-term offenders' housing needs, to prevent homelessness or find accommodation to avoid street homelessness and reduce re-offending.

The Council has continued to work in partnership to work with rough sleepers, building on the assertive outreach model with a balance of support and enforcement, adopting the No Second Night Out approach in the City and across the sub-region.

The Council has continued to work with partners working with young people, with joint assessments for all 16/17-year-olds and their parents, a joint protocol for young people leaving care and provision of a Youth Advice Hub for 16-25-year-olds.

The Council has acquired private sector properties to provide longer-term temporary accommodation to discharge our duty to accommodate homeless households, reducing the amount of accommodation with shared facilities, and not having households with children or a person who is pregnant for more than six weeks.

In partnership with the Clinical Commissioning Group (CCG) we have commissioned 56 units of supported accommodation for people with complex mental health issues - including dual diagnosis.

Working with Brighton Housing Trust (BHT) we have opened up access to the drop in centre and floating support service for 300 people. This has reduced demands on statutory services and improved outcomes for service users.

Seventy people per year with learning disabilities presenting in housing crisis have had this resolved by maintaining current accommodation or finding suitable alternative independent accommodation.

We have commissioned a supported housing project for teenage parents working towards independence with better parenting skills.

Key Themes Moving Forward to 2019

Welfare Reform

A key objective of the Coalition Government's welfare reform programme is to ensure that the system is less complex, fairer and more affordable. There have already been a number of reforms in welfare assistance including:-

- § The maximum number of bedrooms under size criteria is now restricted to four (from the previous five).
- § The age restriction for single people claiming the shared room rate was raised from 25 to 35 years.
- § Maximum weekly LHA rates have been set for one, two, three and four bed properties.
- § LHA rates are now set at the 30th percentile of rents (down from the previous 50th percentile) and are set annually.
- § A cap on the maximum amount a household can claim was introduced at £500 for families and £350 for single households.
- § Social housing tenancies are subject to household size criterion.

The Government has signalled its intent to make further reductions in Government expenditure for the rest of this parliament and into the next. Although no announcements have been made, it is expected that the Department of Work and Pensions' budget will be reduced still further, which will ultimately be reflected in the amount of welfare support unemployed and low paid workers will receive.

Affordability

The cost of both owning and renting homes in the City is expected to rise in the City in the next five years. The rising cost of home ownership will mean that fewer households will be able to access homeownership in the City where costs are already high and unaffordable to most low and middle income households.

Similarly, rents in the private sector continue to rise and this rise is at a higher rate than the Local Housing Allowance that has been capped to 1% increases from 2012. This is likely to affect people's ability to access private rented accommodation and will also see a likely increase in low income working households not being able to afford to rent privately.

The number of people who are in multiple debt remains high in the City and this is often a contributory factor that households do not have the financial means to move from one property to another without some form of assistance.

Managing Resources

Resources available to the Council are increasingly under strain as the Government's financial settlement is reduced still further. The Council has saved £60 million over the past three years and will be a further expected reduction of between £20 and £25 million over the lifetime of this strategy.

The Council will have to increasingly look to innovative and new ways to commission and deliver services and look to alternative sources and new funding streams when, and if, they become available.

The Council will support its partners to bid for new resources where they can demonstrate that projects demonstrate that they are aligned with the Council's strategy and they fulfil the needs of service users in the City. This will build on recent successful funding awards from the Homeless Transitions Fund, to Equinox and Stonewall and the £9.2 Million Big Lottery Fund award to Brighton Housing Trust for its sub regional partnership **Fulfilling Lives: Supporting people with multiple needs** initiative. This programme will be delivered over the next 8 years bring together organisations that tackle the issues of homelessness, mental ill health, addiction and offending to improve the stability, confidence and capability of people who are affected by some or all of these issues, and to enable them to lead better lives.

It is recognised that quantifying the cost of homelessness to the Council and its partners is a difficult exercise. Establishing how much the Council and its partners save as a result of accommodating or providing housing related support is an area that needs further exploration. As a City we need to agree a methodology that looks at the risk factors and triggers of homelessness and differentiate between those costs that would have occurred in any event (the loss of accommodation due to substance misuse or mental health) to the cost savings of prevention and early intervention in these areas. This will seek to identify the true cost savings to Housing and its partners in Social Care, Health, Offender Management, Police and the Courts.

The Housing Department operates according to the principles set out in the Council's corporate statement on resource management. The financial strategy for the Homeless Strategy is also based upon the following principles:

- § Investment decisions are targeted at the extent to which they contribute to the objectives and principles of the strategy - to produce outcomes that

meet the needs for people who are, homeless, insecurely housed or in housing need.

- § Resource decisions are based on the agreed priorities and priority groups outlined in this strategy.
- A continued “whole systems” approach to planning and commissioning services. Managing risk with the aim of reducing budget pressures arising from high cost services across the City.

PREVENTION OF HOMELESSNESS & STATUTORY HOMELESSNESS

The Council is under a duty to provide advice and information about homelessness and the prevention of homelessness, free of charge, to any person in their district. This duty is carried out by the Council’s Housing Options Team based in Bartholomew House, Sussex Central YMCA, Brighton Housing Trust and a number of other voluntary sector agencies who may also advise on other issues.

The Council and its partner agencies monitor the number of people that it prevents from becoming homeless on a quarterly and this data is compiled and sent to Central Government on a quarterly basis (P1e) The Council and its partner agencies have maintained good levels of sustaining people in their existing tenancies or have found alternative accommodation in the social, private or support housing sectors. The approach is considered to be pivotal in managing demand for services in the City with 18,500 people on the Council’s Housing register and in excess of 500 households being accepted as homeless and owed a housing duty each year. Prevention of homelessness contributes to keeping these numbers lower than they would be without intervention and also contribute to keeping people from rough sleeping in the City.

The Council is also under a statutory duty to receive and assess homeless applications from any person that it believes is homeless or threatened with homelessness within 28 days. Government Guidance expects that most applications should be processed in a timely manner within a 33 working day period to allow applicants to know if their application is successful or otherwise. The Council is under a duty to notify the applicant in writing of this decision and any reasons that it has for not accepting a duty to the applicant.

There is a statutory right of review for applicants who receive an adverse decision. This review should be carried out within 56 days of the request. The final recourse an applicant has against the Council's decision is to the County Court. This is only available on a point of law.

The Council sees approximately 4,500 people a year and gives advice and assistance to help them resolve a housing problem that may lead to homelessness. Approximately 1,000 people receive a case prevention case work service and a further 1,000 people make a homeless application each year.

The Housing Options service work with our partners to maximise income, resolve housing benefit issues, works with landlords to resolve issues and works with other landlords to provide housing solutions that are affordable to meet the needs of the applicant.

PROVIDING TEMPORARY ACCOMMODATION

The Council is under a statutory duty to provide accommodation for an applicant if they are considered homeless and in one of the priority need categories. This duty can be extended if the Council is satisfied that that the person meets the criterion in Housing Acts, this extended duty last until the Council has discharged the accommodation duty.

Other Council departments also have accommodation duties, normally where the housing department does not accept a duty to accommodate. This may be to people who have no recourse to public funds due to their immigration status or other who may be covered by the National Assistance Act 1948.

It is considered good practice that as a unitary authority that the Council takes the lead in acquiring, leasing and managing properties that provide stable long term accommodation to meet the statutory needs of the whole Council.

The Council has procured a substantial number of properties from the private rented sector in order fulfil its legal obligation to accommodate people and where possible the Council aims to find accommodation located within the City

boundaries. This is becoming increasingly difficult to achieve, mainly due to the fact that private rented Market not reliant on the Council.

The Council has had to increasingly look to procuring accommodation out side of the City boundaries. Primarily these properties are procured in the Broad Market Rental Area (BRMA) which covers the surrounding areas of Shoreham, Peacehaven & Newhaven.

The Private rented stocks in these areas in limited and this may, over the lifetime of this strategy, mean that the Council has to look further afield to the BRMA's in Eastbourne, Worthing or further afield. The Council is mindful of the needs of people to remain as close to the City as possible but is also mindful of the needs to have self contained accommodation that is affordable to the individual households income. There are safeguards built into the process when allocating temporary accommodation. This includes a statutory review of the offer of accommodation.

OUR STRATEGY

Our Vision

We have always aimed to address homelessness in its broadest sense, using a range of powers and duties to prevent homelessness and provide accommodation - and not just for those that the Authority has a duty to secure accommodation for. The emphasis has always been to prevent homelessness in the first instance and look to provide alternative solutions where this fails.

Our vision for preventing and tackling homelessness in Brighton & Hove is:

To prevent homelessness through early intervention, and the timely provision of advice and support. When homelessness is unavoidable, to ensure that people receive appropriate housing, care and support, with a clear pathway towards living independently.

The Council consulted widely on the vision that was agreed in the previous Homeless Strategy 2008 – 2013 to see if there was a need to make any changes. The overwhelming consensus was that the vision remains strategically relevant moving forward to the next five years. This allows us to further embed the vision when carrying out activities, both within the Council and with our other statutory, voluntary and private sector partners.

Our Guiding Principles

To underpin our work we have an established set of guiding principles to tackle homelessness and address housing needs in the City.

1. PREVENTION	<ul style="list-style-type: none"> Promoting life change through early supportive intervention and preventative action.
2. INTEGRATION	<ul style="list-style-type: none"> A lifelong, holistic approach.
3. EMPOWERMENT	<ul style="list-style-type: none"> A personalised service, with rights and responsibilities.
4. ENGAGEMENT	<ul style="list-style-type: none"> Active community, service user and stakeholder engagement.
5. SUSTAINABILITY	<ul style="list-style-type: none"> Providing sustainable solutions that promote value for money and innovation and challenge underperformance.
6. PARTNERSHIP	<ul style="list-style-type: none"> Promote and develop partnership working across all sectors.

Having consulted on our guiding principles there was again an overwhelming consensus that our existing guiding principles remain strategically relevant to the City. There is one addition to the guiding principles that has been included in this Strategy to acknowledge and underpin the vast amount of partnership work that is carried out across the City to prevent, support and resolve homelessness.

The Council acknowledges that it cannot resolve homelessness on its own. The City has developed a strategic partnership approach that has driven the homelessness agenda forward over the past eight years. The Council strongly

believes that this the correct approach going forward and can be demonstrated by

- The partnership working with rough sleepers including
 - Rough Sleepers and Street Services Team (CRI)
 - Rough Sleepers Day Centre First Base (BHT)
 - Sussex Police (Brighton Neighbourhood Police Team)
 - Housing Options (Brighton & Hove City Council)
 - St John's Ambulance
 - Community and Voluntary Sector Organisations
 - Faith based groups
 - Churches winter emergency Shelters
 - New Stein Mews Hostel
 - Voluntary Sector Accommodation providers

- The Sussex Homeless Outreach, Reconnection and Engagement (SHORE) Partnership This is a pan Sussex partnership of all local authorities in Sussex dealing with common issues that arise across the two counties with rough sleepers.

- Partnership working with Young People including
 - Housing Options (BHCC)
 - Sussex Central YMCA
 - Stopover
 - Sanctuary Housing (The Foyer)
 - Night stop Plus

- Partnership working on Hospital Discharge
 - Housing Options
 - Sussex Partnership NHS Foundation Trust
 - Adult Social Care
 - Royal Sussex University Hospital

These highlight just a few of the partnerships that are involved in dealing with the day to day issues of Homelessness in the City, they advise, support and accommodate some of the most vulnerable households in the City.

Prevention of Homelessness remains the focus of much of the work that is carried out in the City by the Council and its many partners. Prevention and early intervention is still seen, both locally and nationally, as the most effective way of dealing with homelessness. The Council and its partners have helped to prevent or find alternative accommodation for over 2,000 households each year. The Council concentrates on prevention for those who would be a priority for the Council to accommodate, Sussex Central operates a Youth Homeless Advice Service and Brighton Housing Trust operates a service of single homeless services for the over 25 age group.

Brighton Housing Trust has been successful in bringing in additional resources into the city in a number of funding bids, working in partnership with others. They have also shown innovation in bringing in converted shipping containers that house 35 individuals, who would not have alternative accommodation.

Our Strategic Objectives

1. Provide housing and support solutions that tackle homelessness and promote the health and well-being of vulnerable adults.
2. Develop 'whole families' housing and support solutions that tackle homelessness and promote the health and well-being of families and young people.
3. Develop access to settled homes.
4. Tackle homelessness amongst our communities of interest.
5. Provide integrated housing, support and employment solutions as a platform for social and economic inclusion.

Having consulted widely on our strategic objectives from the last strategy we learnt that, overwhelmingly, that the strategic objectives still remain relevant moving forward for the next five years. They along with our guiding principles give a strong message that we will prevent homelessness or provide support or accommodation solutions that meet people's needs.

Our Priority Groups and Issues

Rough Sleepers	Welfare Reform
Military Veterans & Serving Personnel	Discharge from hospital and other care settings
Young people 16 – 25	Accessing Health Services
People with Learning Disabilities & Autism	People living in Supported accommodation
People with Physical and Sensory Disability	People living in Temporary Accommodation
LGBT Community	BME Community
People with Substance Misuse issues	Violence against Women & Girls. Domestic Violence
People with Mental Health	Offenders
People who need housing and floating support	People who need support with Work and Learning

Homelessness is a complex issue. There are many drivers that may ultimately lead to homelessness and we know that some issues cross over from one issue to another. We do know, however, that the issues above are the main issues that drive requests for assistance and therefore the above groups are considered priority groups that require attention if we are to mitigate the effects of homelessness in the City.

A number of these groups have featured in previous strategies there are however new groups included in this strategy these include People with Autism, Military Veterans & Serving personnel and people affected by welfare reform.

UK Ministry of Defence formally defined the word “veteran” as a person who has served more than one day in any of the 3 services, together with his/her dependants. Often services are more restrictive when devising policy that affect Military Veteran. We want to ensure that Military Veterans and serving personnel receive services that reflect the formal definition and that we work in partnership with organisations that help us develop a better understand of the needs of this group and ensure that staff are adequately trained to meet these needs. This will become an increasing issue as the Armed Forces move from the traditional model to more reservists, many of whom will be based in the City.

We have expanded the definition in learning disability to include people on the Autism Spectrum, many who can live independently with the right support.

Welfare reform-

We know that welfare reform will continue for a number of years. The introduction of Universal Credit is planned to be rolled out nationally by 2017. Recent announcements in the Government's budget proposals will see a total cap on the welfare budget and there are expectation that welfare reform and budget reductions will potentially lead to a decrease in income for welfare recipients including the low waged.

There is already a challenging environment for people in receipt of benefits to obtain or sustain accommodation. The merger of in and out of work benefits into welfare reform may exacerbate people's ability to access accommodation. There are already large numbers of private landlords who will not accept people considered to be in receipt of DSS payments. If this were to continue with landlords refusing accommodation to people in receipt of Universal Credit this would see a lot of low income working households being denied access to accommodation as they will receive support with working tax credits and may receive support with housing cost.

A continued cap on rent rises for tenants when rents are rising has a potential to see more people struggle to pay their rent, the current 1% cap is far lower than the rent rises seen in the City.

The Council expects that in future years the Government will reduce funding to the Discretionary Housing Payment (DHP) fund. This fund has been increased in the past few years to assist Councils to work with households affected by reductions in benefits to downsize or move to cheaper accommodation.

The CAP on individual household welfare support, currently at £26,000 for families or £18,500 for households without children affects the City especially as rents in the area are some of the highest in the Country outside of London. Any further reduction in the CAP or a mix of any of the above pose a risk for increased homelessness.

Our Strategic Outcomes

The outcomes below were the subject of consultation at the Homeless Conference on the consultation portal or listening to what people have told us. Each outcome is listed against the priority outcome and guiding principle and indicates the working group that will take the responsibility to take the action forward.

Rough Sleepers				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Rough Sleepers	To embed the key principle of no second night out, to prevent those newly arrived to rough sleepers becoming entrenched.	1	1,2,3,4	Day and Street Services
Rough Sleepers	To support new and innovative approaches to dealing with rough sleeping that fill gaps in service provision.	1,2,4	2,3,4,6	Housing
Rough Sleepers	To develop and implement a housing and support commission strategy for rough sleepers and single homeless people.	1,4,5	2,3,4,5	Housing
Rough Sleepers	We want to improve our links with other regions and write a Reconnections Policy.	1,2,3	1,3,4,6	Housing and SHORE Partnership
Rough Sleepers	We want to continue to use evidence based interventions for the hardest to reach through the use of psychological interventions.	1,5	1,2,5	Housing
Rough Sleepers	Develop new approaches to deal with complex needs of entrenched rough sleepers.	1,3,5	1,2,5	Housing and Day and Street Services
Rough Sleepers	Learn from the Brighton Hospital Pathway and to embed good practice for people leaving hospital and to improve health outcomes.	1	1,2,5,6	Public Health & IPSWG
Rough Sleepers	We want to develop annual action plans with the Single Homeless Strategy Partnership for all 'working groups' so they can work on key strategic aims.	1- 6 116	3,4,5,6	Day and Street Services

Rough Sleepers	We want to continue to ensure that the Integrated Support Pathway continues to provide services that meet the housing and support needs of clients.	1,4,5	3,5	ISPWG
Rough Sleepers	We want to take a strategic lead in opening up the Private Rented Sector for single homeless people, by acquiring more properties and provide more services to help people access private housing.	1,2,3	1,3,5	Housing and partner organisations in prevention
Rough Sleepers	We want continue to improve service user involvement to ensure they are able to have a say in service design, development and delivery	1 - 6	4,5,6	Day and Street Services
Rough Sleepers	We want to continue to work with local health stakeholders to develop strategies for socially excluded groups.	1,2	2,6	Public Health

Accommodation Based Services				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Accommodation based Services	We want to improve links between services so that people who need support can move easily from one service to another as their needs change.	1,4,5	1,3,5,6	ISPWG
Accommodation based Services	We want to support new and innovative approaches to dealing with 'revolving door' and complex needs people.	1,3,5	5,6	Housing
Accommodation based Services	We want to ensure where possible that services develop personalised responses that meet people's needs.	1,2,5	3,5	ISPWG
Accommodation based Services	We want to explore the potential for services to become psychologically informed environments.	1,5	3,5	Housing
Accommodation based Services	We want to develop and implement housing and support commission strategy for rough sleepers and single homeless	1,5	1,2,3,5	Housing

	people.			
Accommodation based Services	We want to develop annual action plans with the Single Homeless Strategy Partnership for all 'working groups' so they can work on key strategic aims.	1,5	2,3,4,5	ISPWG
Accommodation based Services	We want to learn and embed good practice from the Clinical Nurse Specialist Project.	1,5	5,6	ISPWG & Public Health
Accommodation based Services	We want to establish services that can meet a wide range of complex needs.	1,5	2,5	Housing
Accommodation based Services	We want to have the right balance of different kinds of services.	1,5	2,3,5	Housing
Accommodation based Services	We want to help people to move into homes in the private rented sector.	1,5	1,5	Integrated Support Pathway Working Group

Housing Related support				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Housing Related Support	Ensure that we are able to deal with people in crisis situations timely and with appropriate support.	1,2,3,5	1	Integrated support pathway working group
Housing Related Support	To provide support to households in Temporary Accommodation to mitigate the effects of homelessness.	1,2,5	1,3,5	Housing
Housing Related Support	To make services available for people who are placed outside of the City when local accommodation is not available or not an option.	1,2,5	1,3	Housing
Housing Related	Ensure that young people are linked into support	2,5	1,3	Youth Homeless

Support	services that meet their needs.			Working Group
Housing Related Support	Ensure that support is available for people who have moved to independent living to establish themselves within their new homes and enable them to sustain their tenancies.	1,2,5	1,2,5	Integrated Support Pathway working group
Housing Related Support	To encourage peer to peer support groups wherever there is an identified need.	1,5	1,2	Working groups

Aim for BME community within the Homelessness Strategy is:

Our overall aim is to ensure that there are no barriers to the BME community accessing appropriate housing.

Aim for LGBT community within the Homelessness Strategy is:

Our overall aim is to plan and provide accessible, welcoming and safe housing and support services that are responsive to the needs of LGBT people and promote their health and well-being.

A re-occurring theme that was raised by our communities of interest is that staff in all services are trained appropriately in the needs of people that they are dealing with. This issue was not confined to just Council services, but across the statutory, voluntary and private sectors.

How we will reach these aims is

Communities of Interest				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
BME	To work with the BME Needs Assessment Steering Group.	4	1 - 6	Housing
BME	To implement any agreed recommendations	4	1 – 6	Housing

	from the BME Needs Assessment.			
BME	Ensure that private sector Landlords and letting agents are aware of the new provisions in the Immigration Act to avoid discrimination on BME communities.	4	1,3,4,5,6	Housing
BME	To link with the recommendations of the Gypsy and Travellers' Action Plan.	4	4,5,6	Housing
BME	To ensure that allocation to the permanent travellers' site includes homeless applicants.	4	1,2,3	Housing
Trans	Work with Trans Groups to provide guidance on gender appropriate guidance for supported accommodation	4	1,2,3	Housing
Trans	Produce guidance for private letting agents and landlords on protection for trans people	4	1	Housing
LGBT	Ensure that the assessment of homeless applications takes into account relevant issues for the LGBT community.	4	3,5	Housing
LGBT	Ensure that information is available to members of the LGBT community who wish to relocate to the City so that it is available for them to do in a planned way.	4	1,3,5	Housing
LGBT	Ensure that staff receive relevant training on homophobia, transphobia &	4	5	Housing

	biphobia.			
LGBT	Ensure that same sex domestic violence is treated in a sensitive manner and that discrimination does not occur.	4	1,2,3	Housing

Mental Health				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
	With our partners, help prevent homelessness for people with mental health issues.	1,2	1	Integrated support pathway working group
	Ensure that staff are adequately trained in mental health issues.	1,2	1,2,5	Housing
	To ensure that people with mental health problems have access to the services and support they require.	1,2	1,2,	Housing
	Ensure that services are working in a multi-agency approach to resolving housing difficulties.	1,2	2,5,6	Housing

Substance Misuse				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
	Ensure that support and treatment pathways are clear and accessible.	1,2	1,2,3,5	Working Groups
	Ensure that there is a multi agency approach to prevent homelessness by the provision of support.	1,2	1,3,5,6	Housing

	Provide accommodation that allows recovery and avoids relapse back into substance misuse.	1,2	1,2,3,5,6	Housing
	Review pathways for people who are unsuccessful in rehabilitation to avoid street homelessness.	1	1,3,5,6	Integrated support pathway
	To work with partners to reduce drug related deaths.	1,2	1,2,3,5,6	CCG

People with Disabilities and Health				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Learning Disability & Autism	Provide a dedicated Options resource providing information and housing solutions that meet the needs of people with learning disabilities and autism.	1,2,3,	1,2,3,5,6	Housing & Adult Social Care
Learning Disability & Autism	To work with the Community Learning Disabilities Team in finding housing solutions for people that are ready to leave residential care.	1	1,2,3,5,6	Housing & Adult Social Care
Physical, Mental, Learning Disability & Autism	Continue to work with partners in Health and Social Care to provide timely discharge from acute and short- term health settings.	1	1,2,6	Housing, Health & Adult Social Care
Physical, Mental, Disability	To learn from the Brighton Hospital Pathway for single homeless and rough	1	1,3,5,6	Housing, CCG

	sleepers to reduce the use of emergency health services and achieve better health outcomes for this group			
Physical, Mental, Learning Disability & Autism	To work with Social Care services with move on plans for residents in residential care settings where residential care is no longer required.	1	2,3,5,6	Housing and Adult Social Care
Physical, Mental, Learning Disability & Autism	Work with Adult Social care to assess the needs of people in Temporary Accommodation to provide appropriate packages of care & avoid bed blocking in accessible temporary accommodation	1	2,3,5,6	Housing & Social Care

Housing Options & Temporary Accommodation				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
ALL	Provide online housing advice system to residents on a range of issues	1,2,4	1,2,3	Homeless Prevention Working Group
ALL	Role out online options to partners and across the city	1,2,4	1,2,5,6	Homeless Prevention Working Group
	Commence government's gold challenge in providing options services	1 – 6	1 - 6	Homeless Prevention Working Group
	Carry out a comprehensive cost benefit analysis with a methodology agreed by partner agencies of prevention and housing related support activity	1 - 6	5	Homeless Prevention Working Group

	Advise and support landlords in maintaining and managing properties to a high standard.	1,2	1,5	Homeless Prevention Working Group
	Ensure that legal requirement for placing households with children; where a person is pregnant; or 16/17-year-olds; do not exceed six weeks where there are shared facilities.	2	2	Housing
	Learn from pilot projects such as 'Smile to Live' in looking for innovative providers of Temporary Accommodation.	1,5	1,3,5	Housing
	To develop and ensure compliance with the Temporary Accommodation Framework Agreement.	1,2	5	Housing
	Audit and monitor all temporary and emergency accommodation stock - ensuring the maintenance of high standards of health and safety.	1,2	5	Housing
	Effectively manage repairs and health and safety through monitoring and inspections, and contract and performance management.	1,2	5	Housing
	Continue with corporate commissioning role by working with our internal partners to procure suitable accommodation to meet their requirements.	5	6,5	Housing
	Maximise income collection.	1,2,5	5,6	Housing

	Reduce void periods to ensure the efficient use of accommodation - including use of discretionary powers to accommodate non- statutory households (Localism Act).	1,2,5	5,6	Housing
	Increase participation in the Landlord Accreditation Scheme.	1,2	5,6	Homeless Prevention Working Group
	Increase the ability of households to access private rented sector accommodation.	1,2,3	1,2,3	Homeless Prevention Working Group
	Build contact with private landlords and letting agents to increase the provision of adapted properties across the City.	1,2,3	2,5,6	Housing
	Provide a client focused service to match people with suitable properties, including providing introductions, viewings and support.	1,2	2,3,5	Housing
	Continue the development and implementation of sub-regional working to maximise access to housing across the sub-region.	3	5,6	Housing

Military Veterans				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Military Veterans	Work to ensure service providers are aware of the definition of Military Veterans under the Military	5	5,6	Civil Military Partnership Board

	Covenant.			
Military Veterans	Ensure that families of Military Veterans are included in Housing Policy and service provision.	5	2,3,5	Housing
Military Veterans	Ensure that staff are trained to identify the complex issues faced by Military Veterans.	1,2,4	1,5	Housing
Military Veterans	To work with local groups working with Military Veterans.	1,2	6	ALL
Military Veterans	Work on the information project for information and access to services for Military Veterans.	1,2	6	Housing
Severing Personnel	Work with Military and voluntary services to understand the needs of serving personnel in the territorial & reservists army	1,2,5	6	Homeless Prevention Working Group

Work & Learning				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
ALL	To develop and implement a housing and support commission strategy for rough sleepers and single homeless people.	1 – 6	5	Housing
ALL	We want to develop annual action plans with the Single Homeless Strategy Partnership for all 'working groups' so they can work on key strategic aims.	1 - 6	5,6	Work and Learning Working Group
ALL	As part of the Young Peoples'	2,5	5	Work and

	Housing and Support Pathway, work with Children's Services and service providers to support young people to engage in education, training or employment.			Learning Working Group
ALL	Improve links with JobCentre Work Programme providers to ensure the best opportunities for service users to progress into employment.	5	5	Work and Learning Working Group
ALL	Work with service providers to increase the numbers of homeless individuals accessing work and learning services.	5	5	Work and Learning Working Group
ALL	Ensure service users, service providers and external agencies working with the homeless are aware of the work and learning opportunities available within the City.	6	5	Work and Learning Working Group
ALL	Seek to support providers to develop strong links with the local business and community organisations.	6	5	Work and Learning Working Group
ALL	We want to continue to map work and learning opportunities across the city and seek to find innovative solutions to barriers and gaps in provision.	5	5	Work and Learning Working Group
ALL	Continue to carry out basic skills assessments on all new arrivals in hostel accommodation.	1,5	5	Work and Learning Working Group

ALL	Support individuals to enter and sustain employment through welfare benefits support and financial advice.	1,2,5	5	Work and Learning Working Group
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Youth Homelessness				
Group	Strategic Action	Strategic Objective	Guiding Principle	Lead
Youth	Promote the approach that young people should be supported to remain in the family home.	2	1,2	Youth Homeless Working Group
Youth	Carry out joint needs assessment for all 16/17-year-olds.	2	1,6	Youth Homeless Working Group
Youth	To support new and innovate approaches to dealing with youth homeless that fills gaps in service provision	2	1,3,5	Youth Homeless Working Group
Youth	Continue to develop and implement a young people's housing and support commissioning strategy.	2	5	Youth Homeless Working Group
Youth	We want to develop annual action plans with the Youth Homelessness Working Group so they can work on key strategic aims that remain relevant for the lifetime of the strategy.	2	1 - 6	Youth Homeless Working Group
Youth	We want to continue to ensure that accommodation and support service continue to provide services that meet the housing and support needs of clients.	2,5	2,3,5	Youth Homeless Working Group
Youth	We want continue to improve service user involvement to ensure they are able to have a say in service design, development and delivery.	2	4,5	Youth Homeless Working Group

Reducing Reoffending and Community Safety				
Group	Strategic Action	Strategic objective	Guiding Principle	Lead
Offenders	To continue to work with the local Reducing Offending Board to provide initiatives that support people not to reoffend.	1	1,3	Reducing Re-offending Board
Offenders	To work with local prison services such as HMP Lewes and HMP Bronzefield who look to resettle offenders back into the local community.	1	1,2,3	Reducing Re-offending Board
Offenders	To work in a multi-agency approach to avoid offenders being released from prison to street homelessness.	1	6,2,3	Day and Street services
Offenders	To work with services to reconnect families, where appropriate.	2	1,5,6	Reducing Re-offending Board
Offenders	Look to work with partners on accommodation options in Court Diversion Scheme.	1,2	6,1,3,5	Reducing Re-offending Board
Offenders	Work with MAPPA to look at ways of accommodating offenders to protect public safety.	1	1,5,6	Reducing Re-offending Board

Developing the new Homelessness Strategy.

The City has had a well developed strategic approach to preventing and tackling homelessness for over a decade. Strategies and partnerships were developed before legislation required the City to do so.

In the past five years we have further developed our strategic and partnership approach, listening on the way to people who run and use services. We have developed this Strategy, starting with the Homelessness Review and this was followed by a major homelessness conference and a three month consultation on the Council's consultation portal. Meetings were held on request by groups to consider specific issues and needs.

The Strategy is aligned with a number of other strategies and policies, including:

- § Violence Against Women and Girls (VAWG)
- § Travellers' Strategy
- § Tenancy Strategy

We have incorporated a number of sub-strategies into the Homeless Strategy to give a more cohesive strategic approach, allowing us to adopt action plans on an annual basis that are aligned with the vision, guiding principles and objectives, but allow us to respond to an increasingly challenging and complex work load in economically challenging times. These are:

- § Single Homeless Strategy
- § Temporary Accommodation Strategy
- § Youth Homeless Strategy

What we have learnt Through Consultation

We have learnt that in general the Council's strategic approach is the correct one and overwhelmingly we are told that preventing homelessness should be high on the list of priorities. Sustaining people's accommodation is the most cost effective method of prevention and finding alternative housing solutions within the private sector also allows people some choice in where they live.

We continue to hear, and acknowledge, that homelessness can only be tackled if we continue to work together in partnerships across the sectors, using health professionals and teachers to spot the early signs of homelessness for example, to be accessible to the general public to report people that are rough sleeping who may be in need of services and support.

We have carried out a health needs audit of homeless and insecurely housed people and have learnt that we need to have closer working links with the

Clinical Commissioning Group, to ensure that health inequalities are reduced for some of the most vulnerable people in the City.

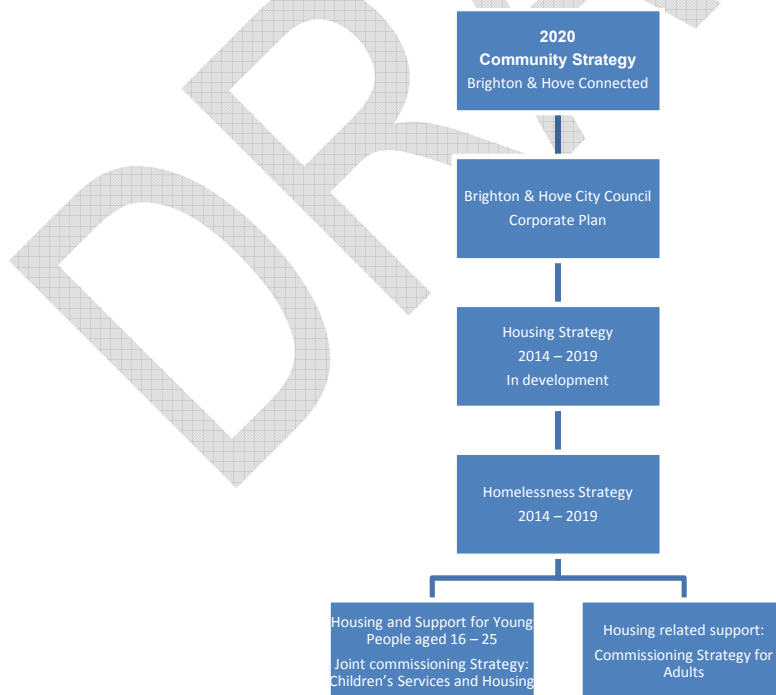
Delivering the Strategy

Embedding the Homelessness Strategy within the Citywide Housing Strategy 2015 -2020

This Strategy will be embedded within the overarching Housing Strategy 2015 -20, with the aim of delivering mixed and cohesive communities.

The Housing Strategy's overall priorities are:

- § **Improving housing supply** - making sure that the City has the right type of housing to meets the needs of residents.
- § **Improving housing quality** - making sure that residents are able to live in decent homes suitable for their needs.
- § **Improving housing support** - making sure residents are supported to maintain their independence.



To enable us to deliver the Homelessness Strategy we are working on commissioning strategies for young people and adults. These strategies will

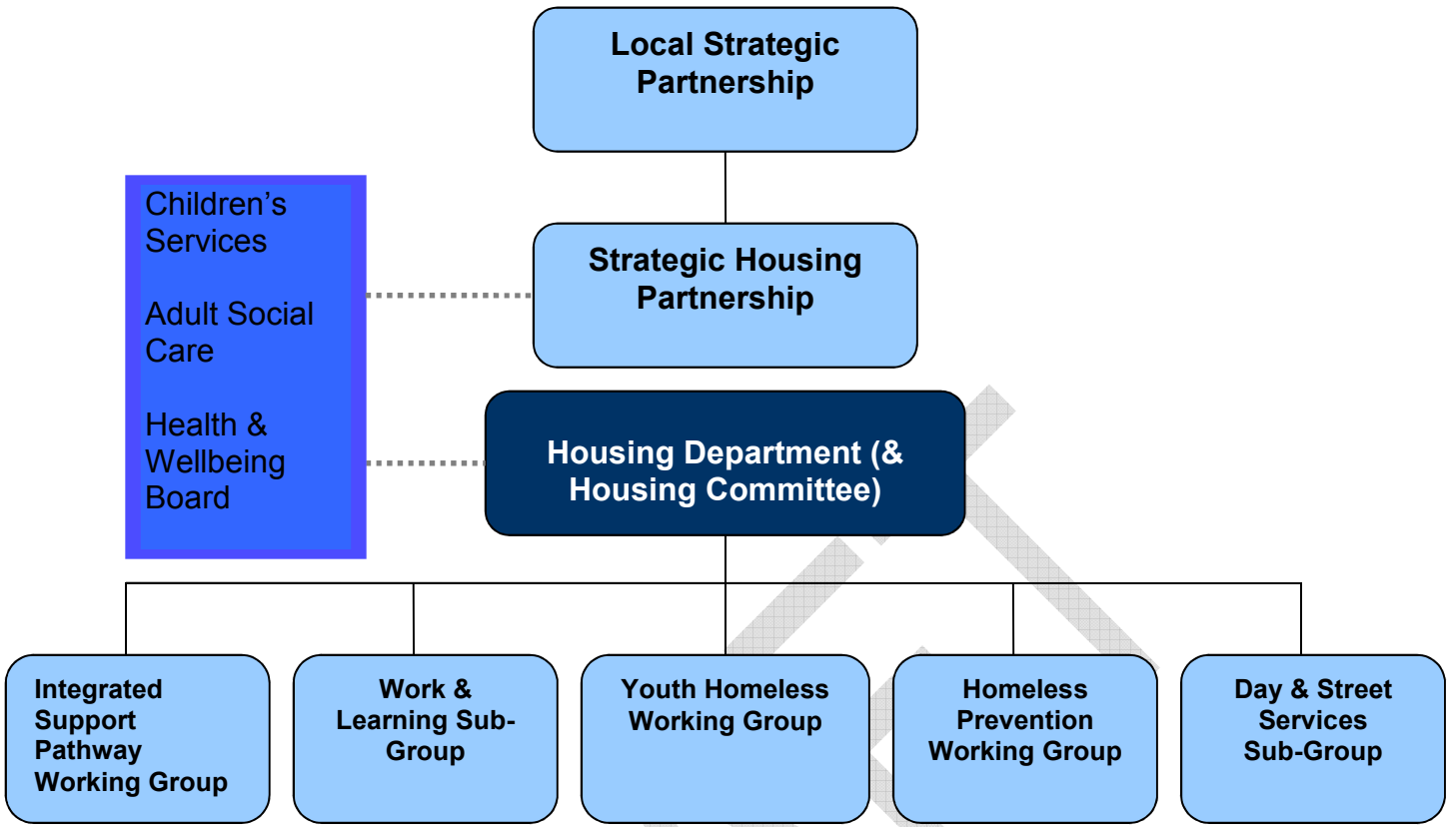
work within the objectives of the Homeless Strategy and look to further develop and promote partnership working to meet the needs of homeless people in the City.

Monitoring and Review

The Council and its partners are committed to working together to achieve better outcomes for homeless people. This strategy has been developed by the Strategic Housing Partnership in consultation with the wider community. There are five working groups that oversee the day-to-day activities with a remit to take the strategic actions and develop a detailed plan on how the strategy will be implemented. These groups will produce an annual plan that will be presented to the Strategic Housing Partnership on what has been achieved and any necessary actions that are required in light of an ever-changing and challenging environment.

The working groups above comprise representation from Housing and other Council departments along with partners from Health, Mental Health, probation, police, Voluntary and community organisations and faith groups. Membership of these groups is open to any organisation that provides services to or has an interest in tackling the homelessness in our city. These groups are there to take forward this strategy and devise action plans. They meet on a bi-monthly basis and to monitor the work programme and to also bring emerging issues to attention of other members of the group and the Council so that we can take action to address these emerging issues. They also act as a communication point between organisations to keep up to date on service activities new initiatives and can act as a conduit to pass down intelligence on potential new funding streams that become available.

Some actions are strategically aligned to other strategies where Housing is an active participant and these actions will be taken to these groups to take them forward. These include the Violence Against Women and Girls (DV) and Reducing Re-Offending Board. Progress on actions that are worked in partnership with others will also be monitored on an annual basis.

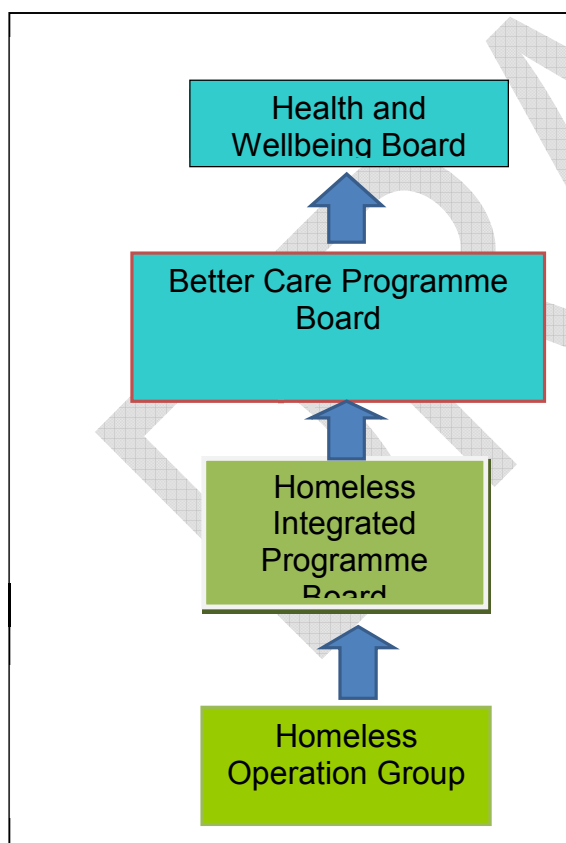


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The Health and wellbeing of homeless people is seen as an integral part of the city's strategic approach in mitigating the effects of homelessness. Some of our most vulnerable individuals, often with a combination of physical ill-health with mental illness and substance misuse (drug and alcohol), complex health needs and premature death. Homeless people are more likely to use A&E, spend time in hospital and to be heavy users of mental health and substance misuse services. Despite some beacons of good local practice and innovation there has never been a strong enough focus on a multi-agency personalised joined up approach in the City

Brighton and Hove CCG, in partnership with the City Council, Public Health, the Third Sector, Primary Care, Community Healthcare, Mental Health and Substance Misuse Services and Secondary Healthcare providers are keen to pioneer a person centred model of health, social care and housing support to homeless people in the City. This approach was endorsed by the Health and Wellbeing Board in June 2013.

In order to strengthen the approach a Homeless Integrated Programme Board was established in March 2014, reporting to the Better Care Programme Board, including representation from health, social care, housing, community safety, police and the community & voluntary sector The Better Care Board reports into the Health and Wellbeing Board



The governance in this area is emerging to ensure that the focus can achieve better health outcomes for homeless people.

Appendix 2 List of organisations that attended the Homeless Consultation

Age UK Brighton & Hove	Justlife
Antifreeze	LGBT Switchboard
Autism Sussex	MIND in Brighton & Hove
B&H Clinical Commissioning Group	MindOut LGB&T Mental Health Project
Basics Bank	NHS - Foundation Trust
BHT - Central Management	Off the fence
BHT - First Base Day Centre	Off The Fence Trust
BHT - Mental Health Homeless Team	Rethink
BHT - Phase One Project	Rise
BHT - Route One Project	RISE (Refuge, Information, Support and Education)
BHT - Support 4 Housing	Riverside
Black and Minority Ethnic Community Partnership (BMECP)	Rough Sleepers Helpline
BMECP	Salvation Army
Brighton & Hove Churches Night Shelter	Sex Worker's Outreach Project (SWOP)
Brighton and Hove Foyer	SHORE
Brighton Homeless Healthcare	Southdown Housing Association
Brighton Oasis Project	Southern Housing Group
Brighton Station Health Centre	St Basil's
Brighton YMCA	St John Ambulance - Brighton Homeless Service
BHCC Housing Options	St John's Ambulance
BHCC Temporary Accommodation	St Luke's Advice Service
BHCC Credit Control	St Mary Magdalen Soup Run
Business Action on Homelessness	St Patrick's Hostel
Carers Link Group (Carers Centre)	St Peter's Brighton
Churches Night shelter	St Peter's Safe haven
City Coast Trust	St. Anne's Day Centre & Souprun Brighton
Clock Tower Sanctuary (Brighton)	Stopover - Impact Initiatives
Community Mental Health Centre (Sussex Partnership NHS)	Supported Housing
Counselling, Mediation and Family Services	Surrey & Sussex Probation Trust
CRI	Sussex Beacon
Crime Reduction Initiatives (CRI)	Sussex Central YMCA
Diocese of Chichester	Sussex Nightstop Plus
Emmaus Brighton & Hove	Sussex Oak leaf
Equinox Brighton	Sussex Partnership NHS Foundation Trust
Equinox Central Office	Sussex Police
Family Mosaic	Terrence Higgins Trust
Fed on Line	The Big Issue
Friends Centre	The Clock tower Sanctuary
Friends First Drop-in	The 135 Online

Friends First Trust (Supported House)	West Pier Project
Homeless Link	Youth Advice Centre (YAC) - Hove
In Touch Support	
Inspire	

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Subject:	Improving Housing Supply – HCA Affordable Housing Programme 15-18 update.		
Date of Meeting:	18 June 2014		
Report of:	Executive Director Environment, Development & Housing		
Contact Officer:	Name:	Martin Reid	Tel: 29-3321
	Email:	Martin.reid@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 Improving housing supply in the City, maximising investment in new homes and making best use of existing housing resources, are core elements of our Housing Strategy aligned in support of the City Plan and our Corporate Priorities of Tackling inequality & Creating a more sustainable City.
- 1.2 The Council has a strong track record of improving housing supply and supporting delivery of new affordable homes in the City, including attracting inward investment from the Homes & Communities Agency (HCA) and Registered Providers (RP) through our Affordable Housing Delivery Partnership.
- 1.3 This report updates Housing Committee on:
 - Offers received in our authority area for the 2015-18 HCA Affordable Homes Programme, including an outline of firm sites submitted by providers for our area as well as details of indicative supply;
 - Additional funding options available to ensure best use of existing housing resources and to improve housing supply.

2. RECOMMENDATIONS:

- 2.1 That Housing Committee note the update on our Registered Provider partners response to the Homes & Communities Agency 15-18 Affordable Homes Programme Prospectus in Brighton & Hove.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Brighton and Hove is a growing City with 273,000 people in 124,000 homes, an additional 22,840 households (914 per annum) are projected to 2033. The City has high housing prices and low incomes causing more households to approach the Council in housing need. There are over 18,000 households on our joint housing register and rising homelessness.
- 3.2 Owner occupation in the City is reducing, lower than the national average, at 54% (65,835) of all housing stock. There has been significant growth in the

private rented sector in the City, increasing by 45.7% (an extra 10,691 homes), and now standing at 34,081 homes, 28% of all housing stock (the 9th largest private rented sector in England & Wales).

- 3.3 Social Housing makes up a small proportion of the overall housing in the City (lower than England & Wales average) with 9.8% of homes owned by the local authority and 5.1 % by housing associations (Census 2011).
- 3.4 In order to address the strategic priority of improving housing supply in the City the Council has sought to stimulate new housing building in Brighton & Hove through: the City Plan; City-wide Housing Strategy; Housing enabling work with a range of partners including Homes & Communities Agency and Registered Providers; ongoing review of HRA assets; and the Estate Regeneration, New Homes for Neighbourhoods programme.
- 3.5 Our current Housing Investment Framework includes: Local Investment Plan for Housing (HCA, Council, Registered Providers), incorporating the current Affordable Housing Programme (AHP) & the HCA 15-18 AHP Prospectus bids; The new City Plan & Supplementary Planning Guidance incorporating Developer Contributions; HRA Capital Programme 2014-17 - HRA self-financing & borrowing capacity (incorporating Right to Buy receipts); The local authority as a potential purchaser/lessee of new accommodation, exploring ways in which we can secure additional housing being brought forward on sites in the City.

Current (2011-15) Affordable Housing Investment Programme - HCA, Council & Registered Providers

- 3.6 Overall, investment and / or opportunities have been identified for 627 new affordable homes under the 2011-15 Affordable Housing Investment Programme (AHP), broken down in the table below:

	total affordable units	RENT	SHARED OWNERSHIP	Wheel Chair
2011-12 Total	58	46 (79%)	12 (21%)	13(22%)
2012-13 Total	46	16 (35%)	30 (65%)	4(9%)
2013-14 Total	164	104 (64%)	60 (36%)	16(10%)
2014-15 Total	359	137 (38%)	222 (62%)	34(9%)
ALL	627	303 (48%)	324 (52%)	67(11%)

- 3.7 The HRA Capital Investment Programme 2014-2017 approved February 2014 includes investment in Building New Council Homes, totalling £16.5 million to deliver 93 homes.

Sub regional working

- 3.8 In recognition of the limitations of seeking to meet the City’s housing pressures within our administrative boundaries, and in line with the Duty to Co-operate for

local planning authorities to work together with their neighbouring authorities and other organisations in the development of strategic planning policies, we have also developed our sub-regional working.

- 3.9 We have sought to work in partnership, engaging with our neighbouring coastal local authorities through the Coastal West Sussex and Greater Brighton Strategic Planning Board area, taking forward joint objectives that meet existing and future needs of the residents and workforce in the area. In addition, Greater Brighton City Deal with Government and the establishment of the Greater Brighton Economic Board will act as the investment decision-making body for the Greater Brighton city region, advising on how national funding streams, such as the Regional Growth Fund should be prioritised, as well as providing a vehicle for joint housing investment decisions.

Registered Provider partners response to the Homes & Communities Agency 15-18 Affordable Homes Programme

- 3.10 The HCA have contacted all Local Authorities to notify of bids that have been made in their area and sought LA views on the schemes. The HCA have sought confirmation of the following: LA support for the HCA funding for the site; scheme contribution towards LA equalities priorities; Planning status; Revenue funding where the site provides supported housing; Scheme unit mix meeting local housing need; Any requirement to demolish any residential property.
- 3.11 The HCA have advised of the following offers received from RPs for proposed schemes in Brighton and Hove under the 2015-18 HCA Affordable Homes Programme. Information received from HCA is marked 'Sensitive – Commercial' so only an outline of schemes rather than specific detail is outlined below.
- 3.12 **Firm schemes** – Four RPs have bid for funding for 75 homes across four separate 'firm sites' in the City. Should funding be approved these schemes will deliver 14 (19%) homes for Affordable Rent and 61 (81%) homes for shared home ownership. Three of these 'firm sites' were already identified as opportunities in the existing 2011-15 programme.
- 3.13 **Indicative schemes** – Two RP partners have bid for the following indicative scheme funding: 30 Affordable Rented homes made up of self contained / shared housing for young single people aligned to bringing long term empty homes back into use to be refurbished and leased as affordable housing for an agreed period of time; 20 Affordable Rent and 10 shared ownership homes to be secured on unidentified Sussex sites with the intention to secure site/s by March 2016 and work up a scheme in compliance with Housing and Planning policy.
- 3.14 Given the City Plan, City-wide Housing Strategy and Corporate Plan priority of improving housing supply we have indicated our support for HCA funding for the bids made in our area.
- 3.15 The HCA advise that nationally they have had a good response to bids across all areas and types of scheme, including bids for specialist housing. Bids are subject to local and national moderation prior to funding being agreed with a particular focus on value for money. Outcome of the bids under the 15-18 HCA Programme prospectus are expected to be announced by ministers during mid to

late July 2014. The HCA advise that they aim to open continual market engagement for un allocated funding as soon as possible to maintain momentum in overall programme delivery.

- 3.16 As previously reported to Housing Committee, it is worth noting that RPs are increasingly utilising their own borrowing to fund new affordable homes outside of the constraints of the AHP. We have currently identified significant potential for additional homes being brought forward by RPs in the City outside of the AHP with a mixture of market sale, market rent (under Build to Rent) and Shared Ownership.

Affordable Homes Programme 2015-18 – Headlines & key issues arising

- 3.17 Overall funding of up to £1.7bn is available outside London to contribute to delivery of 165,000 new homes by March 2018. The HCA prospectus was dated January 2014 with deadline for bids being noon on 30 April 2014. Not all available funding will be allocated from the out-set with the aim to allocate up to 75% with remainder being made available through ongoing market engagement.
- 3.18 The programme seeks to increase the supply of new Affordable Rent (80% market rent is retained) & shared ownership. The Prospectus includes opportunities for both general needs housing and meeting the needs of vulnerable and older people in both specialised and mainstream housing. Bids for supported housing and housing for older people are expected identify revenue funding source associated with accommodation or client group, have exit routes should commissioning priorities change and identify move on where required.
- 3.19 Housing Committee have previously been advised that Affordable Rent remains one of the few viable options to help fund the development of new social housing given reductions in Government capital funding for new affordable homes. Affordable Rent offers the potential to increase rent levels for new homes and build mixed tenure developments in order to maximise numbers built.
- 3.20 Housing Committee have previously expressed concern about the affordability of 'Affordable Rents' if based on 80% of the market rent in Brighton & Hove, in addition to emerging concerns over the level of shared ownership homes being delivered in the City against the supply of new affordable rented housing. Registered Providers partners have advised that with less Government capital subsidy for new affordable homes there is increased pressure on their income streams and greater rent collection risk given more of their income is now aligned to supporting borrowing for new development.
- 3.21 RPs have reported that this will potentially impact on their ability to borrow to support funding to build new affordable homes and the profile of clients to whom they let new affordable housing. In addition, the potential reduced income and higher risk profile is likely to result in a more cautious approach to future development, in particular of affordable rented homes.
- 3.22 Certainty of delivery is key to achieving HCA funding under this bid round. There were two routes to bidding, either firm schemes only approach or a mixed route of firm schemes and indicative proposals. Any bidder is able to bid for firm

schemes only. Current HCA Investment Partners with a proven track record of good delivery will be able to access the mixed route where this has been agreed with the HCA. HCA intend to agree with bidders in advance whether they may bid under the mixed route.

- 3.23 Firm scheme bids must be for named schemes with details including site ownership, Planning stage reached and tender stage reached. Forecast dates for start on site (and completion) will be taken into account in the HCA assessment of delivery, with schemes demonstrating an earlier delivery stage being advantaged in the HCA assessment. In line with the focus on certainty of delivery the HCA reserve the right to withdraw any allocation offered where there is significant delivery slippage, allowing allocations to be re-distributed to schemes with greater certainty of delivery.
- 3.24 The expectation remains that Section 106 schemes will be delivered at nil grant input for both Affordable Rent and shared ownership. If any HCA funding is requested this would be an exception, subject to evidence as part of the appraisal that this will result in additional affordable housing which would not otherwise be delivered, including by reference to the local authority Planning viability assessment.
- 3.25 In Brighton & Hove on suitable housing sites the Council will currently negotiate with developers to secure a 40% element of affordable housing on proposals for residential development capable of producing 10 or more dwellings in line with the Council's Affordable Housing Brief. The policy applies to all proposed residential development including conversions and changes of use. Only in exceptional circumstances will the Council accept a commuted sum or free serviced land in lieu of on site provision of affordable homes.
- 3.26 National Planning Policy Framework states 'To ensure viability, the costs of any requirement likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking into account the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable' (NPPF, 2012, para 173).
- 3.27 Previous reports to Housing Committee have identified that in light of the NPPF and with no government / HCA capital subsidy available for new affordable housing development in support of any developer contribution, we are facing challenges around the viability of affordable housing on schemes where this developer contribution applies.
- 3.28 If developer viability concerns over the deliverability of 40% affordable housing on schemes are upheld through the Planning process, and mitigation such as exploring arrangements whereby this reduction may be partially offset by the willingness of the applicants to explore alternative ways of increasing the proportion of affordable housing cannot be negotiated, there will be an ongoing adverse impact on delivery of affordable homes in the City.
- 3.29 Potential alternative arrangements may include applicants entering into arrangements with the Council to offer residential units for sale and/ or lease at discounted rates on the basis of potential lease-back arrangements whereby the

Council or RP may borrow to purchase homes on the new schemes. This is on the basis that the Council have nomination rights for households to whom we have a housing duty, using the rents received over the lease term to fund the discounted purchase of homes on the development. This has previously been explored on the most recent Anston House Planning application.

- 3.30 The HCA programme also seeks to address a need for ‘more one and two bedroom homes that match the needs of smaller households’ in order to ‘build homes that address the demographic challenges that facing social housing’ for example in areas where tenants under-occupying social homes do not have the option of moving to a suitably sized home.
- 3.31 One of the key emerging themes arising from the City-wide Housing Strategy consultation is the acute shortage of family housing in the City, often set against concerns around the significant growth of houses in multiple occupation in the expanding private rented sector, in particular where these arise from conversion of smaller family homes. This shortage of family homes is also reflected in housing needs as demonstrated through households on our Housing Register. Generally across the City our Affordable Housing Brief for new homes, informed by housing needs assessments and site/neighbourhood characteristics, seeks a preferred affordable housing mix in terms of unit size and type of: 30% one bedroom units; 45% two bedroom units; 25% three + bedrooms. This mix is likely to become increasingly difficult to achieve with the scheme viability issues outlined above and funding increasingly aligned to addressing a need for smaller homes identified in the HCA prospectus.
- 3.32 The Prospectus also seeks to maximising delivery against available grant through bidders own contributions with specific focus on ‘active asset management’, including reduction on call from grant funding through maximising:
- Borrowing capacity on net rental income on new homes;
 - Generating additional borrowing capacity through conversion of social rent to Affordable Rent at re-let;
 - Cash generated through sale of existing stock;
 - Other cross subsidy including surpluses from existing stock and activities including any recycled grant or income from homes for sale;
 - Other sources of funding or means of reducing costs such as free or discounted local authority or other public land or additional local authority contributions such as New Homes Bonus.
- 3.33 HCA assessment of bids will include funding for the supply of new affordable homes that: Meet local needs and priorities, including meeting demographic challenges and any mismatch between existing stock and household needs – for example building more one and two bed homes in areas where there is a shortage; Demonstrate good value for money, enhanced where providers can demonstrate efficiency across their operating base; Show demonstrable prospect of delivery within the programme timeframe; Align with confirmation that the RP continues to meet regulator Governance & Viability standard.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 Options for improving housing supply are outlined in the report and will be kept under review as part of current scoping, development and review of the revised City-wide Housing Strategy and Housing Investment Plan.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Consultation with residents and ward councillors on specific schemes to be developed by Registered Provider partners will be undertaken via the Planning process.
- 5.2 Housing Committee previously approved the ongoing methodology and planned events for consultation on the City-wide Housing Strategy which includes Improving Housing Supply as a key priority.
- 5.3 General consultation on our approach to stimulating new house building, making best use of our HRA assets and estate regeneration through the New Homes for Neighbourhoods programme has been undertaken with councillors, council tenants and leaseholders through reports and presentations to Housing Committee.

6. CONCLUSION

- 6.1 The importance of improving housing supply in the City, making best use of existing housing resources and maximising inward investment in support of this priority is outlined in this report is one of the key themes emerging from the scoping phase on development of the new City-wide Housing Strategy.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 There are no direct financial implications arising from the recommendations in this report.
- 7.2 The HRA Capital investment programme 2014-17, as referred to in paragraph 3.7, includes investment of £16.5 million for delivering 93 new homes. As further feasibility of schemes are progressed through the New Homes for Neighbourhoods Programme, these will be reported to Housing Committee and Policy & Resources Committee (if seeking budget/ funding approval) with full financial implications included in these reports.
- 7.3 If potential alternative arrangements, as described in paragraph 3.28 & 3.29, to enable the delivery of 40% affordable housing on schemes through entering into arrangements with the council are required to be explored further, then financial implications will be assessed as part of this review and reported back to this committee.

Finance Officer Consulted: Susie Allen

Date: 04/06/2014

Legal Implications:

- 7.4 There are no direct legal implications arising from the recommendation in this report.

Lawyer Consulted:

Name Liz Woodley

Date: 04/06/14

Equalities Implications:

- 7.5 Increasing housing supply supports Tackling Inequality, priority one of the Corporate Plan. It will help meet the identified needs of households unable to access housing other than by approaching the Council for assistance. It will also help the Council discharge statutory duties to accommodate vulnerable households to whom it owes a housing duty. New affordable housing is built to Lifetime Homes standard with 10% fully wheelchair adapted in order to support households with a disability to live independently at home for as long as possible.

Sustainability Implications:

- 7.6 Newly built homes will be built to Affordable Housing Brief standards in terms of size, Code for Sustainable Homes, amenity space, Lifetime Homes Standard. Development to the BREEAM standard level 'Good' ensures that new homes are designed sustainably to minimise carbon emissions and use sustainable materials in their construction. New homes will support One Planet Living principles.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Documents in Members' Rooms

1. None

Background Documents

1. Housing Committee report, Stimulating New House Building In Brighton & Hove. 25 September 2013.
2. Housing Committee report, Improving Housing Supply - Homes & Communities Agency Funding Update, 30 April 2014.
3. HCA – Affordable Homes Programme 2015-18, Prospectus. January 2014.

Crime & Disorder Implications:

- 1.1 Good architectural and urban design can contribute to safer homes and neighbourhoods. The proposed developments will include Secure by Design principles and in relation to extra care schemes, IT enabled technology supporting older people particularly those experiencing dementia.

Risk and Opportunity Management Implications:

- 1.2 Risk and opportunity management implications are outlined in the report and will be kept under review.

Public Health Implications:

- 1.3 The Joint Strategic Needs Assessment 2012 (JSNA) identifies the relationship between poor housing and poor health outcomes and the Director of Public Health Annual Report has identified good quality housing as important for building wellbeing and resilience and housing in the City as an area representing a particular vulnerability. Improving Housing supply in the City has an overall beneficial impact upon Public Health outcomes in the City.

Corporate / Citywide Implications:

- 1.4 This report aligns to the following Corporate Plan priorities: **Tackling inequality** - Improving Housing & Affordability; Decent, affordable, healthy housing; reduce health inequalities and long standing public health issues; Vulnerable adults supported to live healthy independent lives; **Creating a more sustainable city:** A healthier and higher quality built environment; **City Performance Plan (CPP) / Corporate Plan (CP) Measures-** CPP 5.4.Number of affordable homes delivered per year.

Lift Repairs

How do we ensure a good service?



Brighton & Hove
City Council

How do we manage van-stock?

- Most common parts held on van
 - Door Belts
 - Door Rollers
 - Door Shoes
 - Relays
 - Batteries
 - Lamps
- Engineer orders replacement as soon as part is used – stock is regularly audited by area Service Manager

What if part not held on van?

- If a spare part has to be ordered several suppliers are contacted to achieve the shortest possible lead time
- All components suppliers offer next day delivery service for commonly available spares

What if parts are difficult to source due to being very old or obsolete?

- Selected spare parts are kept in storage locally from lifts that have been replaced – engineers check to see what's there before sourcing elsewhere
- 24 lifts have been replaced to date & spares from these have been used on numerous occasions in the past 27 months to enable lifts to be returned to service on the same day as the breakdown

What if an obsolete part is needed & we don't have a spare?

- We may have to rewire or add relays to a particular section of the lift control system
- Parts may have to specially made
- Parts may have to be ordered from abroad
- Drives & PCB's will need to be sent away for repair instead of being replaced with new ones



Brighton & Hove
City Council

What if an obsolete part is needed & we don't have a spare?

- If an electric motor or gearbox fails and cannot be repaired, a specialist company attends site the next day to survey
- The timescale for fixing a fault of this kind is 6-10 working days from call-out to return to service
- If an electronic component fails a specialist company will collect the part on the day the fault is reported and take it away for diagnosis & repair.
- The timescale for fixing a fault of this kind is 5 working days from call-out to return to service



How do we minimise the length of time a lift is out of service?

- 3 experienced engineers – able to identify faults a.s.a.p.
- Appropriate test tools to assist in fault diagnosis
- If unable to fix immediately information passed to area service manager
- Service manager investigates availability of spares – where possible replacement parts are ordered & dispatched the same day



How do we communicate what's happening with lift repairs?

- Every day at about 3.30pm a report is received from Liftec on the status of the lifts in or out of service *at that time*
- This is communicated to Housing Customer Services, Mears Repairs, The Neighbourhood Teams, Housing Managers and Councillors
- Any major breakdowns, where delay in repair is anticipated, are communicated as soon as we know about them to enable the Neighbourhood teams to standby or mobilise to help residents in the affected blocks

Why can't we report more frequently?

- The M&E Team do not have sufficient resource to provide more frequent updates
- The situation re breakdowns can change as soon as a report has been issued
- Real time reporting would require a dedicated resource to keep track of what was happening & communicate it to stakeholders



Why can't we report more frequently?

- However, we are exploring the possibility of electronic signage, situated in the lift lobby of our blocks that can be programmed remotely to inform residents of the status of the repair.



Brighton & Hove
City Council

How do we manage & measure performance?

- Formal monthly meetings between Council Lift Engineer & Liftec Service Manager
- Quarterly Core Group meetings between Senior Council Officers & Liftec Directors
- KPI's monitored & collated by P&I Partnering & Performance team
- Frequent site visits & audit checks by Council Lift Engineer
- Daily communication with Liftec engineers & office staff



