





**Brighton & Hove
City Council**

Overview & Scrutiny

Title:	Adult Social Care & Housing Overview & Scrutiny Committee
Date:	4 September 2008
Time:	4.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillors: Meadows (Chairman), Wrighton, Barnett, Hawkes, Janio, Pidgeon, Randall and Wells, Wrighton (Deputy Chairman)
Contact:	Kath Vlcek Overview and Scrutiny Support Officer (01273) 290450 kath.vlcek@brighton-hove.gov.uk

	The Town Hall has facilities for wheelchair users, including lifts and toilets
	An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.
	<p>FIRE / EMERGENCY EVACUATION PROCEDURE</p> <p>If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:</p> <ul style="list-style-type: none"> • You should proceed calmly; do not run and do not use the lifts; • Do not stop to collect personal belongings; • Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and • Do not re-enter the building until told that it is safe to do so.

AGENDA

Part One	Page
15. PROCEDURAL BUSINESS (COPY ATTACHED).	1 - 2
16. MINUTES OF THE PREVIOUS MEETING Draft minutes of the 26 June 2008 Adult Social Care and Housing Overview and Scrutiny Committee Meeting.	3 - 8
17. CHAIRMAN'S COMMUNICATIONS	
18. PUBLIC QUESTIONS The closing date for receipt of public questions was 12 noon on 27 August 2008. No public questions have been received.	
19. LETTERS FROM COUNCILLORS No letters have been received.	
20. NOTICES OF MOTIONS REFERRED FROM COUNCIL No Notices of Motion have been received.	
21. ADULT SOCIAL CARE AND HOUSING OVERVIEW & SCRUTINY COMMITTEE (ASCHOSC) 2008/2009 WORK PROGRAMME Report of the Director of Strategy and Governance. <i>Contact Officer: Kath Vlcek Tel: 01273 290450</i> <i>Ward Affected: All Wards</i>	9 - 16
22. MEMBER TRAINING SESSION: AN INTRODUCTION TO SELF-DIRECTED CARE <i>Contact Officer: Denise D'Souza Tel: 295032</i> <i>Ward Affected: All Wards</i>	17 - 24
23. HOUSING STRATEGY- STUDENT HOUSING IN BRIGHTON AND HOVE Report of the Director of Adult Social Care and Housing. <i>Contact Officer: Martin Reid Tel: 29-3321</i> <i>Ward Affected: All Wards</i>	25 - 30

ADULT SOCIAL CARE & HOUSING OVERVIEW & SCRUTINY COMMITTEE

24. HOUSING ADAPTATIONS FOR PEOPLE WITH A DISABILITY (VERBAL UPDATE)

Contact Officer: Joy Hollister Tel: 01273 295030
Ward Affected: All Wards

25. 'RATIONALISATION' OF REGISTERED SOCIAL LANDLORD (RSL) OWNED SOCIAL HOUSING STOCK 31 - 36

Report of the Director of Adult Social Care and Housing.

Contact Officer: Martin Reid Tel: 29-3321
Ward Affected: All Wards

26. HOUSING GREEN PAPER: UPDATE (VERBAL REPORT)

Report of the Director of Adult Social Care and Housing (verbal update).

Contact Officer: Martin Reid Tel: 29-3321
Ward Affected: All Wards

27. ADDRESSING BUDGET OVERSPENDS 37 - 44

Report of the Director of Adult Social Care and Housing.

Contact Officer: Philip Letchfield Tel: 01273 295078
Ward Affected: All Wards

28. PERFORMANCE OF THE ADULT SOCIAL CARE AND HOUSING DIRECTORATE: ADULT SOCIAL CARE 45 - 52

Report of the Director of Adult Social Care and Housing.

Contact Officer: Philip Letchfield Tel: 01273 295078
Ward Affected: All Wards

29. PERFORMANCE OF THE ADULT SOCIAL CARE AND HOUSING DIRECTORATE: HOUSING MANAGEMENT 53 - 80

Report of the Director of Adult Social Care and Housing.

Contact Officer: John Austin-Locke Tel: 29-1008
Ward Affected: All Wards

30. ITEMS TO GO FORWARD TO CABINET OR THE RELEVANT CABINET MEMBER MEETING

To consider items to be submitted to the next available Cabinet or Cabinet Member Meeting.

31. ITEMS TO GO FORWARD TO COUNCIL

To consider items to be submitted to the next Council meeting for information.

ADULT SOCIAL CARE & HOUSING OVERVIEW & SCRUTINY COMMITTEE

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.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

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 , (290450, email kath.vlcek@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

Date of Publication – 27 August 2008

Agenda Item 15

To consider the following Procedural Business:

A. Declaration of Substitutes

Where a Member of the Committee is unable to attend a meeting for whatever reason, a substitute Member (who is not a Cabinet Member) may attend and speak and vote in their place for that meeting. Substitutes are not allowed on Scrutiny Select Committees or Scrutiny Panels.

The substitute Member shall be a Member of the Council drawn from the same political group as the Member who is unable to attend the meeting, and must not already be a Member of the Committee. The substitute Member must declare themselves as a substitute, and be minuted as such, at the beginning of the meeting or as soon as they arrive.

B. Declarations of Interest

- (1) To seek declarations of any personal or personal & prejudicial interests under Part 2 of the Code of Conduct for Members in relation to matters on the Agenda. Members who do declare such interests are required to clearly describe the nature of the interest.
- (2) A Member of the Overview and Scrutiny Commission, an Overview and Scrutiny Committee or a Select Committee has a prejudicial interest in any business at a meeting of that Committee where –
 - (a) that business relates to a decision made (whether implemented or not) or action taken by the Executive or another of the Council's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken the Member was
 - (i) a Member of the Executive or that committee, sub-committee, joint committee or joint sub-committee and
 - (ii) was present when the decision was made or action taken.
- (3) If the interest is a prejudicial interest, the Code requires the Member concerned:
 - (a) to leave the room or chamber where the meeting takes place while the item in respect of which the declaration is made is under consideration. [There are three exceptions to this rule which are set out at paragraph (4) below].
 - (b) not to exercise executive functions in relation to that business and

(c) not to seek improperly to influence a decision about that business.

(4) The circumstances in which a Member who has declared a prejudicial interest is permitted to remain while the item in respect of which the interest has been declared is under consideration are:

- (a) for the purpose of making representations, answering questions or giving evidence relating to the item, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise, BUT the Member must leave immediately after he/she has made the representations, answered the questions, or given the evidence;
- (b) if the Member has obtained a dispensation from the Standards Committee; or
- (c) if the Member is the Leader or a Cabinet Member and has been required to attend before an Overview and Scrutiny Committee or Sub-Committee to answer questions.

C. Declaration of Party Whip

To seek declarations of the existence and nature of any party whip in relation to any matter on the Agenda as set out at paragraph 8 of the Overview and Scrutiny Ways of Working.

D. 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 2 of the Agenda states in its heading the category under which the information disclosed in the report is confidential 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.

Agenda Item 16

BRIGHTON & HOVE CITY COUNCIL

ADULT SOCIAL CARE AND HOUSING OVERVIEW & SCRUTINY COMMITTEE

4:00pm 26 JUNE 2008

HOVE TOWN HALL

MINUTES

Present: Councillor Meadows (Chairman), Barnett, Cobb, Hyde, Janio, Marsh, Randall, Wrighton (Deputy Chairman)

PART ONE

ACTION

1. PROCEDURAL BUSINESS

1A. Declarations of Substitutes

1.1 Councillor Denise Cobb declared that she was attending the meeting as Substitute Member for Councillor Geoff Wells.

Councillor Mo Marsh declared that she was attending the meeting as Substitute Member for Councillor Pat Hawkes.

Councillor Linda Hyde declared that she was attending the meeting as Substitute Member for Councillor Brian Pidgeon.

1B. Declarations of Interest

1.2 There were none.

1C. Declarations of Party Whip

1.3 There were none.

1D. Exclusion of Press and Public

1.4 The Committee 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 Schedule 12A, Part 5A, Section 100A(4) or 100 1 of the

Local Government Act 1972 (as amended).

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

2. MINUTES

- 2.1 There were no minutes from previous meetings as this was the first meeting of the Adult Social Care and Housing Overview & Scrutiny Committee (ASCHOSC).

3. CHAIRMAN'S COMMUNICATIONS

- 3.1 The Chairman informed the Committee that Councillor Geoff Wells had replaced Councillor Ann Norman on the ASCHOSC.

4. ADULT SOCIAL CARE AND HOUSING OVERVIEW & SCRUTINY COMMITTEE (ASCHOSC) TERMS OF REFERENCE

- 4.1 The Committee considered a report setting out the ASCHOSC Terms of Reference (as per the Council's May 16 2008 Constitution).

- 4.2 **RESOLVED** – That the report be noted.

5. PUBLIC QUESTIONS

- 5.1 There were none.

6. LETTERS FROM COUNCILLORS

- 6.1 There were none.

7. NOTICE OF MOTION REFERRED FROM COUNCIL

- 7.1 There was none.

8. OVERVIEW & SCRUTINY AND THE FORWARD PLAN

- 8.1 Members considered a report setting out how the Council's Forward Plan of Key Decisions was expected to function.

- 8.2 **RESOLVED** – That the report be noted.

9. TOWARDS A WORK PROGRAMME

- 9.1 Members considered a report concerning the development of an ASCHOSC work programme.

- 9.3 It was proposed that a working group be formed to develop a draft ASCHOSC work programme. Councillors Barnett, Meadows and Wrighton were nominated to sit on the working group.

- 9.2 **RESOLVED** – that a working group should be formed to develop an ASCHOSC work programme for agreement at the next Committee

meeting (04 September 2008).

10. VALUE FOR MONEY REVIEW OF HOUSING

10.1 The Committee considered a report on the ongoing Value for Money (VfM) review of housing. The Assistant Director of Housing, Jugal Sharma, answered members' questions on this issue.

10.2 In response to a question regarding potential savings via new procurement arrangements, members were informed that the issue of procurement was being developed separately from the general VfM review, and could be brought to ASCHOSC as a discrete item. The revised business plan for housing procurement will be added to the Council's Forward Plan at a later date. **GR**

10.3 A member queried why the VfM review of housing had initially been posted but then subsequently withdrawn from the Council's Forward Plan. Officers were not able to provide a detailed response to this question at the meeting.

10.4 **RESOLVED** – That the report be noted.

11. CITYWIDE HOUSING STRATEGY

11.1 The Committee considered a report on the Citywide Housing Strategy. Andy Staniford, Housing Strategy Manager, and Martin Reid, Head of Housing Strategy and Development and Private Sector Housing, answered members' questions.

11.2 It was explained that key areas had their own dedicated strategies which fed into the main citywide housing strategy. These areas were: Black & Minority Ethnic (BME); Lesbian, Gay, Bisexual and Transgender (LGBT) and Older Persons' strategies. The final citywide housing strategy would be agreed by Full Council and by the Local Strategic Partnership.

11.3 Some members expressed disappointment that there was not a separate strategy to deal with the issue of families, as they should be a key element in the planning of various housing strategies for the city. It was felt that this area might usefully feature on the ASCHOSC 2008/2009 work programme. **GR**

11.4 A member commented that he felt rather too much attention may have been accorded to the city's BME community (given their relatively low numbers), and too little to problems facing families where the numbers affected were much greater. Officers responded by noting that, although BME numbers in the city had historically been low, this had changed significantly in recent years. In addition, it was not necessarily the case that a relatively small community required less attention, as there was a real danger that small "non-vocal" communities could be overlooked unless an active effort was made to address their needs.

- 11.5 In answer to a question concerning the degree to which the issue of student housing had featured in planning the citywide strategy, members were told that there had been a good deal of effective joint working in this area, involving the city Universities and the Council's Planning Department. All concerned recognised the importance of this issue. GR
- 11.6 In response to a question concerning the older people's strategy, members were assured that there had been extensive involvement of service users, including representations about the strategy made at Residents' Meetings, Sheltered Housing Schemes and so on.
- 11.7 In answer to a query regarding people with disabilities, the Committee was informed that, although there was no discrete strategy for this group, they were a Council priority and a good deal of work had been undertaken to improve access to housing suitable for people with disabilities. This included ring-fencing adaptable new-build accommodation advertised on Choice-Based Lettings so that people with disabilities had a better chance of finding accommodation quickly.
- 11.8 Several members noted that they were in general strongly supportive of the high degree of public and stakeholder consultation relating to the development of this strategy. Officers responsible for shaping the strategy were also praised for ensuring that public views genuinely contributed to the development of the strategy rather than being *ex post facto*.

11.9 **RESOLVED** – That the report be noted.

12. HOUSING GREEN PAPER OPTIONS STAGE 1

- 12.1 The Committee considered a report on the Housing Green Paper. Martin Reid, Head of Housing Strategy and Development and Private Sector Housing, answered members' questions.
- 12.2 In answer to a query concerning the value of employing consultants on this issue, the Committee was told that consultants were able to supply specialist advice not available "in-house".

12.3 **RESOLVED** – That the report be noted.

13. SUSSEX PARTNERSHIP TRUST CONTRACT

- 13.1 The Committee considered a report on the Sussex Partnership Trust contract. Denise D'Souza, Director of Community Care, answered members' questions.
- 13.2 The Director of Community Care explained that the Council has contractual agreements with Sussex Partnership Trust under which the Trust provides a variety of services. (These are sometimes known as "section 75 agreements".) The Sussex Partnership Trust is in the process of applying for NHS Foundation Trust status and, if the

application is approved, there may be a need to renegotiate some of these section 75 contracts in light of the Trust's changed status.

- 13.3 In answer to a question concerning the quality of Sussex Partnership Trust services, the Committee was told that Brighton & Hove City Teaching Primary Care Trust had a Service Level Agreement with the Sussex Partnership Trust which specified the quality of provision required. This agreement would be considerably developed and further formalised under any new contractual arrangement.
- 13.4 It was noted that it was not currently entirely clear whether the responsibility for scrutiny of section 75 contracts lay with the ASCHOSC or with the Health Overview & Scrutiny Committee (HOSC). Work will need to be done to reach an agreement on how to split responsibility for monitoring this important area of Council and local NHS Trust activity.
- 13.5 **RESOLVED** – That the report be noted.

14. REVIEW OF LEARNING DISABILITY DAY SERVICES

- 14.1 The Committee considered a report on Learning Disability Day Services.
- 14.2 **RESOLVED** – That the report be noted.

15. ITEMS TO GO FORWARD TO CABINET

- 15.1 There were none.

16. ITEMS TO GO TO COUNCIL

- 16.1 There were none.

17. ANY OTHER BUSINESS

- 17.1 Members took the opportunity to informally discuss areas which they felt might usefully inform the ASCHOSC Work Programme. Suggested topics included: private sector housing; the rationalisation of housing stock owned by Registered Social Landlords - RSLs (i.e. seeking to ensure that there are not an unmanageable number of RSLs operating in the city); and self-directed care.

GR

The meeting concluded at 5:15 pm

The meeting concluded at 5:15 pm

Signed

Chairman

Dated this

day of

2008

ADULT SOCIAL CARE & HEALTH OVERVIEW AND SCRUTINY COMMITTEE

Agenda Item 21

Brighton & Hove City Council

Subject: **Adult Social Care & Health Overview & Scrutiny Committee (ASCHOSC) 2008/2009 Work Programme**

Date of Meeting: **04 September 2008**

Report of: **The Director of Strategy and Governance**

Contact Officer: Name: Kath Vlcek Tel: 29-0450
E-mail: Kah.vlcek@brighton-hove.gov.uk

Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report details the recommendations of the ASCHOSC working group instituted to develop a 2008/2009 work programme.

2. RECOMMENDATIONS:

- 2.1 That members agree the draft work programme (reprinted in Appendix A to this report) should form the basis of the 2008/2009 ASCHOSC work programme.

3. BACKGROUND INFORMATION

- 3.1 At the June 26 2008 ASCHOSC meeting, members resolved “that a working group should be formed to develop an ASCHOSC work programme for agreement at the next Committee meeting.”
- 3.2 A working group was subsequently instituted. Working group members were: Councillor Anne Meadows, Councillor Georgia Wrighton and Councillor David Smart (substitute for Councillor Dawn Barnett).

- 3.3 The working group was advised by Joy Hollister, Director of Adult Social Care and Housing; Philip Letchfield, Assistant Director, Adult Social Care; and Ian Glossop, Interim Head of Scrutiny.
- 3.4 The working group considered a number of suggestions for possible areas of work. After discussing a variety of topics, working group members determined a draft 2008/2009 work programme (see Appendix A).
- 3.5 In addition, the working group sought to determine the most appropriate “mode” of scrutiny for each topic chosen. Thus, some issues might require a single report to a committee meeting, some might be the subject of a dedicated Member Training Session, whilst others would be better dealt with via an ad hoc Panel or a Select Committee. This is an area in which the input of ASCHOSC members will be instrumental in developing a work programme which is successful both in terms of identifying key local issues and in terms of making a positive contribution to these matters.
- 3.8 The 2008/2009 work programme is intended to provide a structure for the ASCHOSC over the next twelve months. However, the work programme does not seek definitively to restrict which issues the ASCHOSC can examine. Members are encouraged to suggest additional items for consideration throughout the year, as are members of the public and key partners.

4. CONSULTATION

- 4.1 No formal consultation has been undertaken in preparing this report.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 No financial advice has been sought. It is not anticipated that there will be any financial implications to this report, other than in terms of the need to effectively allocate Scrutiny resources.

Legal Implications

- 5.2 There are no legal implications arising from the recommendation in this report. At the point where reviews are undertaken and proposals made,

there may be human rights and other legal implications to consider and these will be addressed as part of the reporting of those reviews.

Lawyer Consulted: Celine Hayden; Date: 18.08.08

Equalities Implications:

- 5.3 There are no direct equalities implications to this report, although the issues featured in the 2008/2009 draft ASCHOSC work programme will need to be explored with reference to equalities considerations.

Sustainability Implications:

- 5.4 There are no direct sustainability implications to this report, although some of the issues featured in the 2008/2009 draft ASCHOSC work programme will need to be explored with reference to equalities considerations.

Crime & Disorder Implications:

- 5.5 There are no direct crime & disorder implications to this report.

Risk and Opportunity Management Implications:

- 5.6 No formal risk assessment has been undertaken in regard to this report, although the ASCHOSC working group was mindful of the need to focus on areas which present an opportunity for the Committee to “add value” to the local economy.

Corporate / Citywide Implications:

- 5.7 Developing and maintaining successful Adult Social Care and Housing outcomes is a crucial factor in advancing many corporate and citywide priorities. An effective ASCHOSC can support this development, and the 2008/2009 draft ASCHOSC work programme is a key document in ensuring that the ASCHOSC works effectively.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A:ASCHOSC Draft Work Programme 2008/2009

Appendix A: ASCHOSC Draft Work Programme 2008/2009

Issue	Date to be considered	Referred By?	Overview & Scrutiny Activity	Progress and Date	Outcomes and Monitoring
Housing strategy for families/students	September		Ad hoc Panel Evidence gathering		
Adaptations	September		Update on current state of adaptations		
Self-Directed Care	September		Training session		
RSL rationalisation of stock ownership/management	September		Information on current status		
Housing Green Paper	September		Update to facilitate planning of more involved work		
Budget Overspends	September		Update on recovery plans to address housing/ASC budget overspends		

Issue	Date to be considered	Referred By?	Overview & Scrutiny Activity	Progress and Date	Outcomes and Monitoring
Value for Money (VfM) Review of Housing	November		Update on progress of VfM review		
Housing Procurement	November/ January		Update on decisions Re: Housing procurement		
Safeguarding Vulnerable Adults	November		Training session		
Deprivation of Liberty Safeguards/Mental Health Act	November		Training session		
Carers' Strategy	November		Update with possible ad hoc Panel to follow		
Re-ablement	January		Training session/overview		
Private Sector Housing	November		Update		
Performance Monitoring: ASC and Housing	September		Performance Monitoring		

Self Directed Support

- Our Health, Our Care, Our Say
 - Green paper, wide ranging consultation
- Recognition of changing expectation in both health and social care
- Putting people in control
- Choice
- Community based service

What's happening currently?

- Nationally looking at the Eligibility Criteria for service
- Green paper expected in the autumn on funding of care
- Locally – We need to ensure effective use of resources
 - Modernisation of adult social care

Where are we now?

- Individual budget – not new. Direct Payment that came out of Community Care Act
- Person Centred Planning
- Learning Disabilities – member of “In Control”
 - Good examples of how we’ve used Direct Payments
- Creating services “that fit around people rather than fitting people around services”
- LAA – Target this year
 - Work to maximise income resulted in greater choice

Resource Allocation System (RAS)

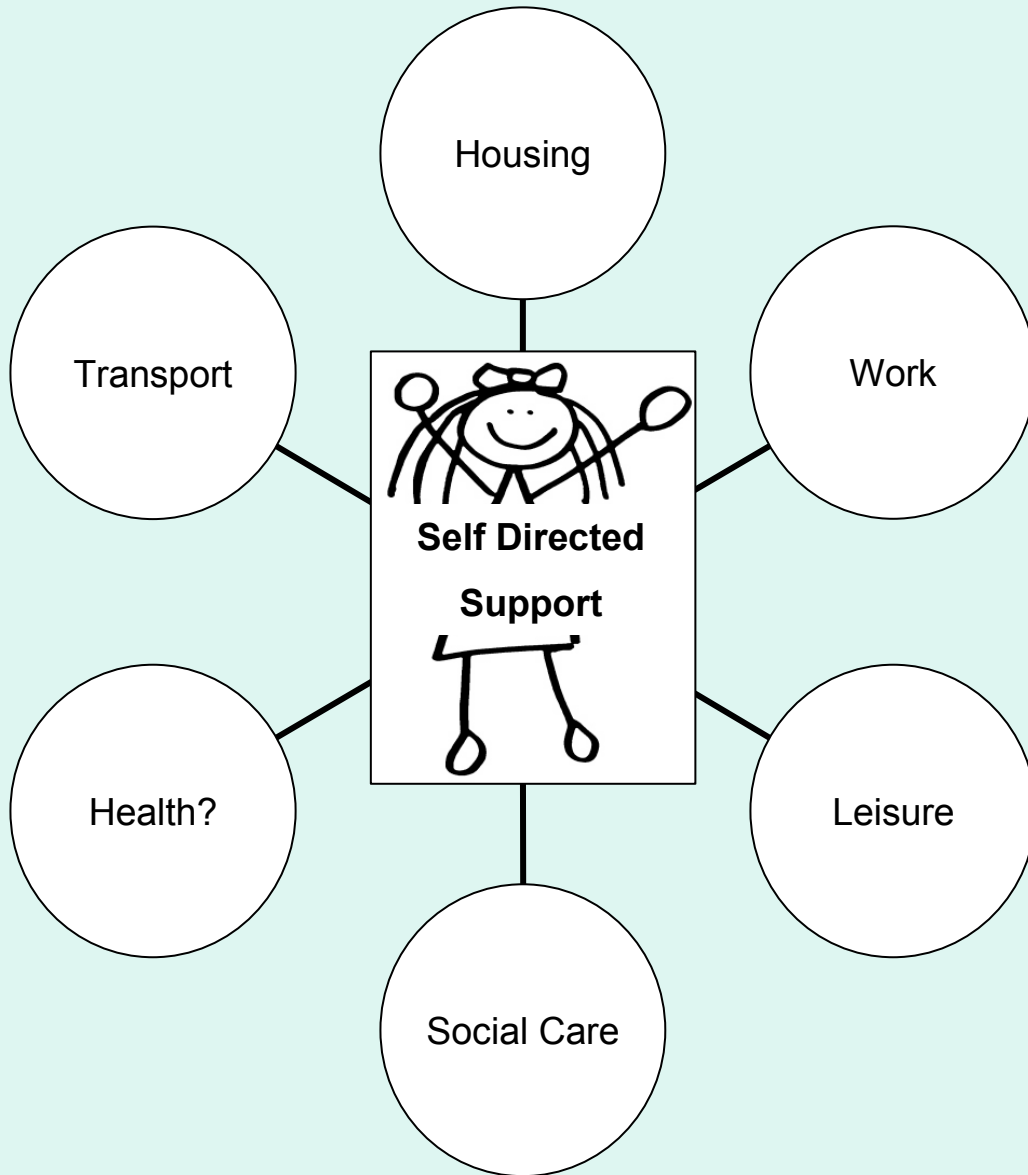
- Working with Single Assessment Provider and other local authorities
- Bespoke Service
- RAS ascribes monetary value to specific needs and support

Funding Streams

- Personal budget can include following funding stream
- Social Care budget
- Supporting People funding
- Independent Living Fund
- Disabled Facilities Grant
- Integrated Community Equipment Services
- Access to Work

What else do we need to do?

- Workforce
- Key stakeholder – including provider of service
- Further market develop
- Risk Panel



Adult Social Care & Housing Overview & Scrutiny Committee

Agenda Item 23

Brighton & Hove City Council

Subject:	<i>Housing Strategy – Student Housing in Brighton & Hove</i>	
Date of Meeting:	<i>Adult Social Care & Housing Overview & Scrutiny Committee</i>	
Report of:	<i>Director of Adult Social Care & Housing</i>	
Contact Officer:	Name: <i>Martin Reid</i>	Tel: <i>29-3321</i>
	E-mail:	
Wards Affected:	All	

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To provide a report on the studentification of areas in Brighton & Hove looking at the Strategic Housing Market Assessment (SHMA) evidence base and the council's Core Strategy and revised preferred options (June 2008) and priorities for Lewes Road.
- 1.2 The report also suggests some ways in which Members might become more involved in issues relating to studentification

2. RECOMMENDATIONS:

- 2.1 Members of ASC&HO&SC note the housing market and planning policy context;
- 2.2 Members consider an ad hoc Panel looking at some aspects of this issue in greater depth.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The Brighton & Hove Strategic Housing Market Assessment (April 2008) shows that the University of Brighton & University of Sussex have 13,800 and 8.600 students respectively. The largest proportion of students at the University of Brighton (63%)are accommodated in their 'own home' which is predominantly the private rented sector, 16% live in accommodation maintained by the University itself (halls of residence) and 13% live with parents. The proportion living in the private rented sector is significantly

higher than the average for all UK institutions (43%) The University of Sussex appears to have more students in halls of residence (30%) however 50% of its student population lives in accommodation where the university acts as an agent and this is likely to be private rented.

- 3.2 In the long run student numbers are not likely to be significantly affected by Increases in fees; student numbers in the UK have increased by 19% in the last five years and are forecast to increase by 3% per annum up to 2010
- 3.3 Nationally and in Brighton & Hove student accommodation provided by the Universities has not grown at the same pace as student numbers resulting in a greater reliance on private rented property and concentrations of student housing close to campus
- 3.4 It is evident in Brighton that students are most attracted to some of the cheaper rented property along the Lewes Road – the triangle area (The Avenue/Lewes Road), Hartington Road, Coombe Road and Bevendean
- 3.5 The numbers of students in Bevendean and Coombe Road areas has increased dramatically along with the expansion of the universities. Generally the studentification of these areas has intensified because even though student numbers might have grown in line with the population of the city as a whole they are overwhelmingly concentrated in a few neighbourhoods. It is also a feature that the majority of Brighton University students in particular live in shared houses in the private rented sector.
- 3.6 Jo Sage, a research student at the University of Brighton, has examined the impact of this growth on existing communities over the last 5 years. The study included focus groups with local residents associations who reported key impacts as follows:
 - Noise nuisance: particularly after 11pm since changes in licensing laws
 - Changes to retail provision: the concentration of students along the Lewes Road has encouraged the development of mainly takeaways and off licences
 - Physical condition of housing: landlords are not encouraged to upkeep their properties by student tenants who move on after one year
 - Increase in litter: as a result of intense house sharing
- 3.7 A key concern is that students sharing larger homes occupy homes that would otherwise be available to families. This has the effect of pushing out those families on lowest incomes from the private rented sector where landlords favour student tenants.

- 3.8 One implication of this, and one that will reinforce the trend, is that school admissions may fall in the area (one primary school in Coombe Road no longer has a double intake each year) reflecting the demographic change.
- 3.9 In January of this year the Housing Development team looked at a Purchase & Repair initiative with Moat Homes to help meet family housing need. The pilot was for Moat to purchase up to 10 larger family homes for sale in the Bevendean Neighbourhood Renewal Area and for these homes to be refurbished and delivered for shared ownership for local families. The proposal was a good fit with the wider objectives in the Renewal Area; however property prices at the time made the scheme unviable: Moat were unable to compete with private landlords in the open market and Housing Corporation grant requirements were too high.
- 3.10 The council's Core Strategy – Revised Preferred Options (June) identifies Lewes Road as one of seven development areas as part of the revised spatial strategy for the city to 2026.
- 3.11 It recognises the two universities make a major contribution to the economic and cultural life of the city and wider sub-region. They have a combined annual revenue expenditure of around £250 million and employ approximately 5,000 staff. Both have important links with business and the community. Both have proposals to extend and enlarge their campuses.
- 3.11.1 The local priorities for the development area include:
- Promotion of the role of the area a sustainable academic corridor and closer links between the universities and schools and the wider community
 - Securing high quality redevelopment of the significant sites in the area providing new space for employment, learning and residential
- 3.11.2 To help deliver the local priorities for the area the council will work with the Universities on a Supplementary Planning Document (SPD) ' to support the sustainable redevelopment and expansion of the campuses and support the need to provide appropriate accommodation for students.' This will require new student accommodation on and near the campuses. Work on the SPD has started and will be completed in the next three years.
- 3.11.3 The Core Strategy also includes core policies on Housing Delivery (CP11) and Affordable Housing (CP12) Through CP11 the council seeks to ensure housing developments incorporate a mix of housing types and sizes reflecting housing need, and to safeguard the existing stock of family sized homes through policies designed to resist their loss. CP12 has, in terms of the preferred affordable housing mix, provision for on-going monitoring of local housing need together with site and neighbourhood characteristics to inform the preferred option on a site by site basis.

4. CONSULTATION

- 4.1 The SHMA (2008) consulted stakeholders through a stakeholder event held on 21st February at Hove Town Hall attended by around 80 stakeholders from the public and private sector providing information about the emerging evidence and inviting feedback to the consultants and the city Council
- 4.2 The Core strategy document is in its formal six week consultation period, 27 June - 8 August 2008.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 None directly related to this report

Legal Implications:

- 5.2 None directly related to this report

Equalities Implications:

- 5.3 None directly related to this report

Sustainability Implications:

- 5.4 None directly related to this report

Crime & Disorder Implications:

- 5.5 None directly related to this report

Risk & Opportunity Management Implications:

- 5.6 None directly related to this report

Corporate / Citywide Implications:

- 5.7 Consideration of the impact of student housing will form part of the Citywide Housing Strategy.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None for this report

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Members of ASC&HO&SC are not required to make a decision on the report; this report is essentially to inform the Committee of the evidence base and the policy context.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Background Documents

[List any background / supporting documents referred to or used in the compilation of the report. The documents must be made available to the public upon request for four years after the decision has been taken]

1. Brighton & Hove Strategic Housing Market Assessment Final Report (April 2008)
2. Brighton & Hove City Council Core Strategy – Revised Preferred Options (June 2008)

Adult Social Care & Housing Overview & Scrutiny Committee

Agenda Item 25

Brighton & Hove City Council

Subject: *Registered Social Landlord Owned Social Housing Stock in the City*

Date of Meeting: *04 September 2008*

Report of: *Director of Adult Social Care & Housing*

Contact Officer: Name: *Martin Reid* Tel: *29-3321*
E-mail:

Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This paper examines and explores multiple Registered Social Landlord (RSL) ownership of social housing in the City.

2. RECOMMENDATION:

- (1) Members of ASCHOSC note the housing market and planning policy context;
- (2) Members consider an ad hoc Panel looking at some aspects of this issue in greater depth

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

3.1 The Brighton & Hove Context

There are currently 15 Registered Social Landlords (RSLs) who between them manage 3649 units of general needs rented stock in the City. This is slightly under average compared to comparable sized areas.

RSLs range from English Churches who own 6 properties, to the largest, Southern Housing who manage 830 properties. All the RSLs who manage general needs stock in the City are large, national organisations. A full list of RSLs and stock in the City is attached in Appendix 1.

The RSL sector is a large and valued provider of affordable housing and manages around 23% of all social housing stock in the City.

RSLs are the major providers of new, affordable permanent housing in Brighton & Hove, both for rent and low cost homeownership. They deliver an average of 230 units a year.

RSLs provide a variety of different types of housing in the City including built, mixed tenure small estates, converted street properties and sheltered properties for the elderly. The stock tends to be scattered throughout the City.

3.2 Stock consolidation – current position

In the past 12 months we have seen sector consolidation through mergers and collaborations. As a result the sector has reduced in size from 21 to 15 RSLs in Brighton & Hove.

We are expecting to see further consolidation in this sector through increasing merger activity, driven by internal and external competition

The merger between English Partnerships and the Housing Corporation, which will happen in 2009, is also expected to assist these trends, as stricter criteria come into play under which RSLs might attain investment partner status, which they will require in order to develop in the City.

3.3 Multiple RSL ownership of social housing: possible problems

There is evidence (Rationalisation of Housing Stock: CIH 2006) to show that areas with remote and disengaged landlords, often without a critical mass of houses in the area, can present significant problems. These include

- Not being actively engaged with the community
- Not being actively engaged with the local authority
- Not being proactive in solving local problems
- Not being responsive to local issues
- Not engaging in regeneration programs
- Being less likely to involve tenants
- Being less likely to provide a high quality service

In Brighton & Hove, there is no evidence to suggest that our RSL landlords are not performing as good landlords: all the RSLs with over 50 units in the City are fully engaged, have local area offices, and regularly attend the City Social Landlords' Forum.

All the major RSLs in the City are in the process of signing up to a protocol agreement with the City Council and the Housing Corporation which details how we work together to meet housing needs, secure thriving neighbourhoods and promote greater efficiency and effectiveness.

The Social Landlords' Forum is also in the process of benchmarking performance, to highlight any areas for concern.

The five small RSLs: English Churches, Worthing Homes, Raglan, Dominion and Home Group are less engaged. They have very small amounts of stock, often just one block of flats in the City, although all of them have larger stock outside the City Boundaries, and are actively engaged on a sub-regional basis

4. CONSULTATION

Informal consultation undertaken with the City Social Landlords Forum, the BHCC Housing Strategy Team, and the Development Team.

5. FINANCIAL & OTHER IMPLICATIONS:

5.1 Financial Implications: *None*

5.2 Legal Implications: *None: Local authorities do not have a regulatory role over RSLs.*

5.3 Equalities Implications: none

5.4 Sustainability Implications: working with our RSL partners helps towards achieving *Sustainable Communities* - using engagement and partnership to reduce poverty and environmental degradation.

5.5 Crime & Disorder Implications: none

5.6 Risk & Opportunity Management Implications: none

5.7 Corporate / Citywide Implications: none

6. EVALUATION OF ANY ALTERNATIVE OPTION(S): none considered

7. REASONS FOR REPORT RECOMMENDATIONS

7.1 The City Council currently has no difficulties in working with a number of RSL partners in the City.

SUPPORTING DOCUMENTATION

Appendices:

1. Registered Social Landlords Operating in Brighton & Hove

REGISTERED SOCIAL LANDLORDS OPERATING IN BRIGHTON & HOVE JULY 2008

1.	Affinity Sutton: (includes Downland Housing who manage Brighton Housing Trust and William Sutton)	570
2.	Amicus Horizon Group: (includes Southern Horizon)	58
3.	Dominion Housing Group: (includes Kelsey)	9
4.	The Guinness Trust	535
5.	Home Group (includes Warden Housing)	18
6.	Hyde-Martlet Housing Association (now includes all Chichester Diocesan Housing Association and Hyde)	715
7.	Moat Housing Group (includes Bourne Housing)	170
8.	Orbit Group	205
10.	Places for People Group	70
11.	Raglan	36
12.	Sanctuary Housing (includes Shaftsbury Housing)	416
13.	Southern Housing (includes James Butcher)	830
14.	English Churches	6
15.	Worthing Homes	11
Total		3649

**Adult Social Care
and Housing
Overview &
Scrutiny
Committee**

Agenda Item 27

Subject:	Adult Social Care Financial Recovery Plan
Date of Meeting:	04 September 2008
Report of:	Joy Hollister
Contact Officer: Name:	Denise D'Souza/Brigid Day Tel: 29- 5048
	E-mail:
Wards Affected:	All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

1.1 The Community Care Budget covers funding for social care 'packages' of home care, residential and nursing care, day care and direct payments for people whose needs are assessed as being eligible to receive services, under the Fair Access to Care Services guidance (FACS). These services are, in the main, provided by independent care providers, with whom the council contracts. Fees are generally set with the approved providers on an annual basis; there are general quality checks in place as well as a regulatory framework. Individual care is also reviewed by assessment teams. Services provided by the council's own 'in house' services are funded from mainstream budgets.

1.2 The services are means tested and there are regulations around charging for the services.

1.3 Historically these budgets have often been under pressure as there is a statutory requirement for local authorities to undertake social care assessments and meet assessed needs of vulnerable people, and the budgets are therefore demand led.

1.4 The current position gives a £1,057,000 overspend, which the attached plan (see appendix 1) aims to reduce by £717,000k via savings.

2. RECOMMENDATION:

2.1 That the committee notes the current position and the measures being taken to address the overspend as outlined in the appendix.

3. RELEVANT BACKGROUND INFORMATION

3.1 Physical Disability pressure has been increasing year on year since introduction of FACS (see above); this increased the number of people we have a duty to work with. Our Performance is good nationally on people helped to live at home but this does mean a number of high cost homecare packages/live-in care.

The demographic picture of Brighton and Hove is of a larger adult population and relatively smaller general older people population, although we are above the national average for the 85+ age group. We have a higher than national incidence of Multiple Sclerosis, Motor Neurone Disease and neurological conditions which are associated with middle (rather than older) age.

3.2 About 25% of cases in Physical Disability services come from hospital and there are no specific transitional or nursing home care places and very few adapted homes so there is a heavy reliance on high cost residential care, usually out of City , for people who cannot return home.

High costs care packages for this group have formerly also been partially funded from a national source –the Independent Living Fund. However, the financial band within which they will fund or contribute to funding has narrowed recently.

3.3 Where the local authority has a duty to provide care for vulnerable people between 18 and 65 who do not meet criteria for other services (e.g. mental health), then the duty falls to social care and by default to the Physical Disability team (e.g. people with personality disorder, people with a dual diagnosis or whose care needs have to be met to mitigate the lack of alternatives).

For people with disabilities, the lack of enough adapted housing means people are accommodated in residential care instead.

3.4 For PD activity on Community Care at July the forecast is a 27% increase on the projected budget. In budget assumptions for 2008/09 a pressure of 14 cases was assumed (called WTE -Whole Time Equivalentents -which are an average calculation to give an overall level of activity) and a service pressure funding of £800k was allocated. However, due to significant growth in homecare towards the end of 2007/08 which was not anticipated, the service started the year with 44 WTEs receiving care that were not provided for in the budget or by additional service pressure funding.

3.5 49 people with disabilities in residential/nursing care cost £2 million per year, and there are also 40 people with high cost care packages over £500 per week - total £1.1 million, from a budget of just under £4.7 m. People are coming into the system and care packages are increasing at a higher rate than people leaving- which is becoming a recurring trend.

3.6 In Older People, the activity on Community Care at end of July is forecast at 1,759 WTE compared with budget figure of 1,669 WTE which is a 5% increase. In budget assumptions for 2008/09 no growth was assumed. The increase is showing under homecare but that is purely based on budget assumptions. Comparing numbers at the end of 2007/08 to end of July shows homecare as having an additional 58WTE in home care, 19WTE less in nursing home care and 13WTE less in residential care.

3.7 A draft physical disability strategy has been prepared for consultation next month and will address some of these areas associated with accommodation and transitional care.

3.8 The adult social care personalisation programme with its emphasis on value for money, self directed support and reablement should reduce costs over the longer term.

3.9 The recently announced extra care housing development at Vernon Gardens for younger people will also have a favourable impact from 2010 onwards

4. FINANCIAL & OTHER IMPLICATIONS:

4.1 The report and attached recovery plan has been drawn up with extensive input from Finance colleagues

4.2 Within the directorate there are some positive early discussions for looking at shared solutions to housing and adaptations, which would favourably impact on the pressures.

4.3 The plan and actions identified address most of the overspend, but there remains a shortfall. This may require further action this year and would therefore need to be subject to further discussions for decision.

Finance Officer Consulted: Anne Silley

Legal Implications:

None at present but should any further measures be needed to balance budgets then there may be legal implications which would need to be referred for advice.

Equalities Implications:

4.4 The community care budget funds care to some of the most disadvantaged groups in the city.

4.5 Race Equality impact assessments have been done for the teams working in this area and they endeavour to meet need and provide care that is flexible and responsive to the needs of the different communities in the city.

Sustainability Implications:

n/a

Crime & Disorder Implications:

n/a

Risk and Opportunity Management Implications:

4.6 The risks are outlined in the attached plan for each of the areas.

Corporate / Citywide Implications:

4.7 Community care budget funded services are received by people across the city

SUPPORTING DOCUMENTATION

Appendices: financial recovery plan

See table

Documents in Members' Rooms

none

Background Documents

none

APPENDIX 1

Adult Social Care & Housing Draft Financial Recovery Plan 2008-09

£'000

Current Reported Overspend as at TBM4

1,057 excludes S75 arrangements

A. Financial Recovery Actions Proposed- target savings

717 2008/09

Ref	Service area	Description	Value for Money Impact	Risk	Saving in 08/09 (£'000)	Full year Saving in 09/10 (£'000)
Use sequential reference numbers and insert rows necessary	Service affected	Brief description of the savings measure proposed	As these are efficiency savings, describe how productivity/activity will be maintained or reprovided and what impact there will be on unit costs, if relevant.	Describe risks associated with delivery of saving - see below		
A.1	PD	Review of all cases to cover level of need and care and ensure that appropriate funding is in place. Assess placements and nature of contracts to achieve reduction in unit costs.	Reduction in spend on Community Care Budget.	Any delays in reviewing cases and agreeing funding arrangements will impact on level of savings available this financial year.	200	400
A.2	PD	Support from Housing Strategy to procure adapted properties would reduce spend on temporary residential care.	Reduced unit costs on residential care based on 2 service users sharing an appropriate property.	Lack of available suitable adapted properties and /or service users agreeing to move.	35	70
A.3	PD/OP	Implementation of reablement care and support services and remodelling day care to reablement model will reduce the cost of homecare.	Reduced unit costs on Homecare - due to a reduction in care packages. CSED evidence indicates a 50% reduction.	Relates to new cases only - piloted in October.	35	70
A.4	PD	Increase collection/take-up of Housing Benefit on B&B placements for Physical Disability clients	Reduced B&B(Bed and Breakfast) unit costs	Dependent on individuals entitlement to Housing Benefit	50	100
A.5	PD	Review of all cases where no recourse to public funds following appointment to dedicated post	Reduced unit costs for Asylum Seeker placement costs	Individual needs may have increased. Political risk depending on outcome of review.	30	50

A.6	PD	Utilise telecare funding	Use to support other connected services	CSCI Self Assessment monitors the number of people benefitting from telecare through this funding	100	0
A.7	ASC	Utilise Carers grant aligned to the Community Care budget	Use to support Carers through Community Care	Increased grant in 2008/09 and anticipated for 2009/10. Carers organisations may express concern that grant is not fully directly allocated.	100	0
A.8	ASC	Mental Capacity Grant - utilise aligned to the Community Care budget	Use to support Community Care budget	Increased grant in 2008/09 and anticipated for 2009/10.	40	0
A.9	ASC	Social Care Reform Grant - utilise aligned to the Community Care budget	Use to support Community Care budget	Remove the contingency available to fund new initiatives, supporting the Personalisation programme.	40	0
A.10	PD	Stroke Grant -utilise aligned to the Community Care budget	Use to support Community Care budget	New grant for 2008/09	50	0
A.11	ASC	Vacancy Management savings		Significant vacancy management savings already assumed within 2008/09 budget	25	?
A.12	ASC	Identify capital opportunities against allocation	Revenue savings in PD budget	Will be reported through capital monitoring	12	142
		2009-10 onwards				
A.13	PD/OP	Review transport arrangements and options	Reduced unit costs for transport	Alternative arrangements for service users.	0	40
A.14	PD	Review Daily Living Centre premises	Reduced cost of day services	Impact to be assessed	0	?
A.15	PD	Vernon Gardens - extra care housing scheme (2010/11)	Reduced unit costs	Dependent on service users moving into Extra Care facility	0	?
Total					717	872

£'000

Amount required to balance budget for which options have not yet been identified

340

KEY

- PD Physical Disability services
- OP Older People's Services
- ASC Across all Adult Social Care service users
- CSED Care Services Efficiency Delivery Service
- CSCI Care Services Commission Inspectorate

Adult Social Care and Housing Overview & Scrutiny Committee

Agenda Item 28
Brighton & Hove City Council

Subject: *Adult Social Care Performance Report April – July 2008*

Date of Meeting: **September 4th 2008**

Report of: *Director of Adult Social Care and Housing*

Contact Officer: Name: *Philip Letchfield* Tel: **29-5078**
E-mail: Philip.letchfield@brighton-hove.gov.uk

Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To provide the Committee with information on current performance within Adult Social Care services (see performance data reprinted in Appendix 1 to this report).
- 1.2 To provide the Committee with information on the proposed changes to the national performance monitoring framework for Adult Social Care services.

2. RECOMMENDATIONS:

- 2.1 That the Committee note the contents of the report.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 This is a time of major change in relation to the national performance framework for Adult Social Care services.
- 3.2 The star rating system and the Performance Assessment Framework (PAF) national indicator set were terminated at the end of March 2008. Performance for 2007-08 will be reported in November 2008.
- 3.3 There is a national consultation underway to determine how Adult Social Care Performance in 2008-09 will be judged. The outcome of the consultation will be available in December 2008.

- 3.4 The National Indicator Set (NIS) was introduced in April 2008, linked to the “Reducing the Burden” work stream, and this covers a range of indicators that relate directly to Adult Social Care services. The definition of some of these indicators is still being determined and it is not currently possible to report on them. Several of the relevant indicators will relate to the outcomes of service user and other surveys.
- 3.5 One element of the CSCI consultation questions how adequately the NIS captures the key elements of performance in adult social care. Whilst the consultation is underway councils are being asked to continue to collect the PAF data and complete many of the previously statutory data returns on a voluntary basis, in addition to the NIS.
- 3.6 The Council has identified with key partners 35 key indicators from the NIS as part of the Local Area Agreement (LAA) and stretch targets have been set against these over the three year period of the LAA. Adult Social Care has the specific lead agency role in relation to two of these targets: those relating to the numbers of people receiving self directed support (NI 130); and the numbers of carers receiving assessments and services (NI 135). In addition the Sussex Partnership Trust has the lead for the target relating to people with a mental illness who are in employment. Several other LAA targets are of particular relevance to adult social care services, but have the lead agency role held elsewhere (e.g. the promotion of volunteering).
- 3.7 The monthly reporting of performance is in the process of being developed to meet the changing performance framework and this will continue as more clarity emerges about how the performance of Adult Social Care is to be reported nationally.
- 3.8 In addition Adult Social Care services are going through a major period of change linked to the personalisation agenda, this includes a complete re engineering of the business processes, supported by ICT developments and this will have an impact on performance reporting.
- 3.9 We are also developing more locally based performance frameworks to measure the success of the personalisation programme and the specific elements of it, for example the access point.
- 3.10 The monthly reporting as at July 2008 (appendix 1) needs to be considered within this context.

4. CONSULTATION

- 4.1 None

5. FINANCIAL & OTHER IMPLICATIONS:

- 5.1 There are no direct financial implications arising from the report. The performance of Adult Social Care is an important element of the Comprehensive Area Assessment. The Value for Money reviews currently underway are expected to generate improved performance in terms of efficiency.

Finance Officer Consulted: Anne Silley

Date: 19th August 2008

6. Legal Implications:

- 6.1 *There are no specific legal/human rights implications which arise from this report.*

Lawyer Consulted: Hilary Priestley

Date: 20/08/08

7. Equalities Implications:

- 7.1 There are specific performance indicators within the old PAF framework which relate to equality of service in Adult Social Care.

8. Sustainability Implications:

- 8.1 There are no specific implications.

9. Crime & Disorder Implications:

- 9.1 There are no specific implications for crime and disorder.

10. Risk and Opportunity Management Implications:

- 10.1 Key risks relate to the Comprehensive Area Assessment and the Local Area Agreement as the performance reported here will impact on them.

11 Corporate / Citywide Implications:

- 11.1 The performance judgements made in relation to Adult Social Care will continue to be a key element in the Comprehensive Area Assessment for each Council.

SUPPORTING DOCUMENTATION

Appendices:

1. Adult Social Care Performance Data.

Documents In Members' Rooms

1. None
- 2.

Background Documents

1. None
- 2.

Summary - All Teams

All Teams

Current Month End:	31/07/08	Carefirst data as at:	06/08/08
--------------------	----------	-----------------------	----------

Indicator	Description	BHCC Target
-----------	-------------	-------------

Numerator	Denominator	Performance up to current month end	Improved since last month
-----------	-------------	-------------------------------------	---------------------------

Forecast Performance

Quarter 1 (to 30/06/08)	Quarter 2 (to 30/09/08)	Quarter 3 (to 31/12/08)
-------------------------	-------------------------	-------------------------

National Indicator Set

Social Care Clients receiving Self Directed Support (per 100,000 of population)
[Part of Local Area Agreement]

NI 130	All adult clients receiving Self Directed Support ***	147.06 (300 clients)
	Clients 18-64 receiving Self Directed Support ***	113.48 (239 clients)
	Clients 65-74 receiving Self Directed Support ***	18.82 (31 clients)
	Clients 75-84 receiving Self Directed Support ***	11.46 (22 clients)
	Clients 85+ receiving Self Directed Support ***	3.30 (8 clients)

206	2.05262	101.6	☹	Yes
128	1.67781	60.8	☹	N/A
28	0.17538	16.7	☹	N/A
29	0.13539	15.4	☺	N/A
21	0.06404	8.7	☺	N/A

125.9	☹
67.1	☹
23.5	☺
19.4	☺
15.8	☺

95.5		
No data		
No data		
No data		
No data		

Timeliness of Social Care Assessments

NI 132	Acceptable waiting times for Assessments of Adults (within 4 weeks)	90%
	Acceptable waiting times for Assessments of Older People (within 4 weeks)	90%
	Acceptable waiting times for Assessments of Clients aged 18-64 (within 4 weeks) ***	90%

773	870	88.9%	☹	N/A
629	695	90.5%	☺	Yes
144	175	82.3%	☹	No

88.9%	☹
90.5%	☺
82.3%	☹

No data		
88.2%		
85.8%		

Timeliness of Social Care Packages following Assessment

NI 133	Adults whose services were delivered within acceptable waiting times (within 4 weeks)	90%
	Older People whose services were delivered within acceptable waiting times (within 4 weeks)	90%
	Clients aged 18-64 whose services were delivered within acceptable waiting times (within 4 weeks) ***	90%

399	431	92.6%	☺	N/A
308	334	92.2%	☺	No
91	97	93.8%	☺	No

92.6%	☺
92.2%	☺
93.8%	☺

No data		
95.4%		
96.1%		

Carers receiving Assessment or Review and a specific Carer's Service, or Advice & Information
[Part of Local Area Agreement]

NI 135	Carers who have received Carers Services or information & advice as a result of an assessment/review	16%
--------	--	-----

678	5430	12.5%	☹	Yes
-----	------	-------	---	-----

28.0%	☺
-------	---

8.2%		
------	--	--

Summary - All Teams

Indicator	Description	BHCC Target
PAF Indicators		

Ethnicity of Clients receiving Assessment		
AO/E47	New Older People assessed from minority ethnic groups (non White)	1.00
	New Clients aged 18-64 assessed from minority ethnic groups (non White) ^{ooo}	1.00

Ethnicity of Clients receiving Services following Assessment		
AO/E48	Sequel to Assessment of New Older People from Minority Ethnic groups (non-White) (except No services offered and Other)	1.0
	Sequel to Assessment of New Clients aged 18-64 from Minority Ethnic groups (non-White) (except No Services offered and Other) ^{ooo}	1.1

Assessments of Clients leading to provision of Service		
AO/E82	Sequel to Assessment of New Clients (except No services offered and Other)	80%

Clients receiving Reviews		
AO/D40	Clients receiving community based services who have been reviewed	80%

Percentage of Clients receiving a statement of their needs and how they will be met		
AO/D39	Clients receiving community based services who have been given a statement of their needs	98%

Clients admitted to Residential & Nursing Care during the year (per 10,000 of population)		
AO/C72	Admissions of Older People to long term residential or nursing care ^{***}	83
AO/C73	Admissions of Clients aged 18-64 to long term residential or nursing care ^{***}	2.3

Availability of single rooms		
AO/D37	Clients admitted to long term care who have been allocated Single Rooms	93%

Numerator	Denominator	Performance up to current month end	Improved since last month
-----------	-------------	-------------------------------------	---------------------------

0.010	0.016	0.64	☹️	Yes
0.098	0.016	1.63	☺️	No

0.012	0.010	1.12	☺️	No
0.080	0.098	0.82	☹️	Yes

650	870	74.7%	☹️	
-----	-----	-------	----	--

2049	6924	29.6%	☹️	Yes
------	------	-------	----	-----

6240	6403	97.5%	☹️	No
------	------	-------	----	----

151	3.7481	40.3	☺️	Yes
13	16.7781	0.8	☺️	Yes

154	164	93.9%	☺️	No
-----	-----	-------	----	----

Forecast Performance

0.64	☹️
1.63	☺️

1.12	☺️
0.82	☹️

74.7%	☹️
-------	----

72.1%	☹️
-------	----

97.6%	☹️
-------	----

120.9	☹️
2.3	☹️

93.9%	☺️
-------	----

Quarter 1 (to 30/06/08)	Quarter 2 (to 30/09/08)	Quarter 3 (to 31/12/08)
-------------------------	-------------------------	-------------------------

0.55		
1.73		

1.75		
0.42		

42.2%		
-------	--	--

20.6%		
-------	--	--

97.7%		
-------	--	--

30.1		
0.5		

96.6%		
-------	--	--

Summary - All Teams

Indicator	Description	BHCC Target
Clients Helped To Live At Home (per 1,000 of population)		
	All clients helped to live at home ***	tbc
AO/C32	Older People helped to live at home ***	96
	Clients aged 18-64 helped to live at home ***	tbc
AO/C29	Clients with a Physical Disability helped to live at home ***	6.0
AO/C30	Clients with a Learning Disability helped to live at home ***	2.6
AO/C31	Clients with Mental Health problems helped to live at home ***	2.5

Intensive Home Care (per 1,000 of population)		
AO/C28	Older People receiving Intensive Home care ***	15

Numerator	Denominator	Performance up to current month end	Improved since last month
4636	205.262	22.6	☺ No
2907	37.481	77.6	☹ No
1729	167.781	10.3	☺ No
899	167.781	5.4	☹ No
411	167.781	2.4	☹ No
387	167.781	2.3	☹ No

593	37.481	15.8	☺ No
-----	--------	------	------

Forecast Performance
22.8 ☺
76.8 ☹
10.8 ☺
5.9 ☹
2.4 ☹
2.3 ☹

16.4 ☺

Quarter 1 (to 30/06/08)	Quarter 2 (to 30/09/08)	Quarter 3 (to 31/12/08)
27.0		
94.4		
11.9		
6.8		
2.5		
2.4		

16.0		
------	--	--

*** These PI's are measured as a proportion of the Brighton & Hove population and so cannot be measured for individual teams.

ooo These are internal BHCC targets only and are not measured within the CSCI set of Performance Indicators.

Adult Social Care and Housing Overview & Scrutiny Committee

Agenda Item 29

Brighton & Hove City Council

Subject:	Housing Management Performance Report April – July 2008		
Date of Meeting:	September 4th 2008		
Report of:	Director of Adult Social Care and Housing		
Contact Officer:	Name:	John Austin Locke	Tel: 29-1008
	E-mail:	john.austin-locke@brighton-hove.gov.uk	
Wards Affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To provide the Committee with information on current performance within Housing Management services. The appendices to the report summarise the key performance results for the first financial quarter of 2008

2. RECOMMENDATIONS:

- 2.1 That the Committee note the contents of the report.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Appendix 1 covers performance up to the end of June 2008 in the following areas:
- Decent homes
 - Income collection
 - Relet times
- 3.2 Appendix 2 considers the performance of the two repairs and maintenance contractors, Mears and Kier in the following areas:
- Relet times
 - Gas servicing
 - Completion of repairs
 - Tenant satisfaction
 - Energy efficiency of homes

3.3 In each case the performance figure results quoted are shown against the local target for the current year. In Appendix 2, the figures for top quartile performance nationally are also shown.

4. CONSULTATION

4.1 A quarterly report on performance levels is taken to each of the Housing Management Tenant Area Panels. Area Panels are also invited to nominate any specific areas of performance which they would like to focus upon.

5. FINANCIAL & OTHER IMPLICATIONS:

5.1 There are no direct financial implications arising from the report.

Finance Officer Consulted: Sue Chapman

Date: 26th August 2008

6. Legal Implications:

6.1 *There are no specific legal/human rights implications which arise from this report.*

Lawyer Consulted: Deborah Jones

Date: 26th August 2008

7. Equalities Implications:

7.1 There are no specific performance indicators within the report which relate to equalities.

8. Sustainability Implications:

8.1 The current performance on energy efficiency of homes is contained in Appendix 2 of the report.

9. Crime & Disorder Implications:

9.1 There are no specific implications for crime and disorder.

10. Risk and Opportunity Management Implications:

10.1 Key risks relate to the Comprehensive Area Assessment and the Local Area Agreement as the performance reported here will impact on them.

11. Corporate / Citywide Implications:

- 11.1 The performance judgements made in relation to Housing Management will continue to be a key element in the Comprehensive Area Assessment for each Council.

SUPPORTING DOCUMENTATION

Appendices:

1. Performance Data for Housing Management.
2. Performance Data for Housing Management Contractors (Kier and Mears).

Documents In Members' Rooms

1. None
- 2.

Background Documents

1. None
- 2.

Adult Social Care & Housing Overview & Scrutinee Committee

Housing Management
Performance Report - charts for Q1 2008/09

4 September 2008

Contents

NI 158 % of non-decent council homes (formerly BV184a).....	3
BV 66a - Proportion of rent collected (Citywide).....	4
BV 66a - Proportion of rent collected (North).....	5
BV 66a - Proportion of rent collected (West).....	6
BV 66a - Proportion of rent collected (Central).....	7
BV 66a - Proportion of rent collected (East).....	8
BV 66a - Proportion of rent collected (temporary accommodation).....	9
BV 66b - % of tenants with more than 7 weeks' rent arrears.....	10
BV 66c - % of tenants in arrears who have had notices seeking possession served.....	11
BV 212 - Average time in days to relet local authority housing.....	12
% of properties with a current gas safety certificate (Citywide).....	13

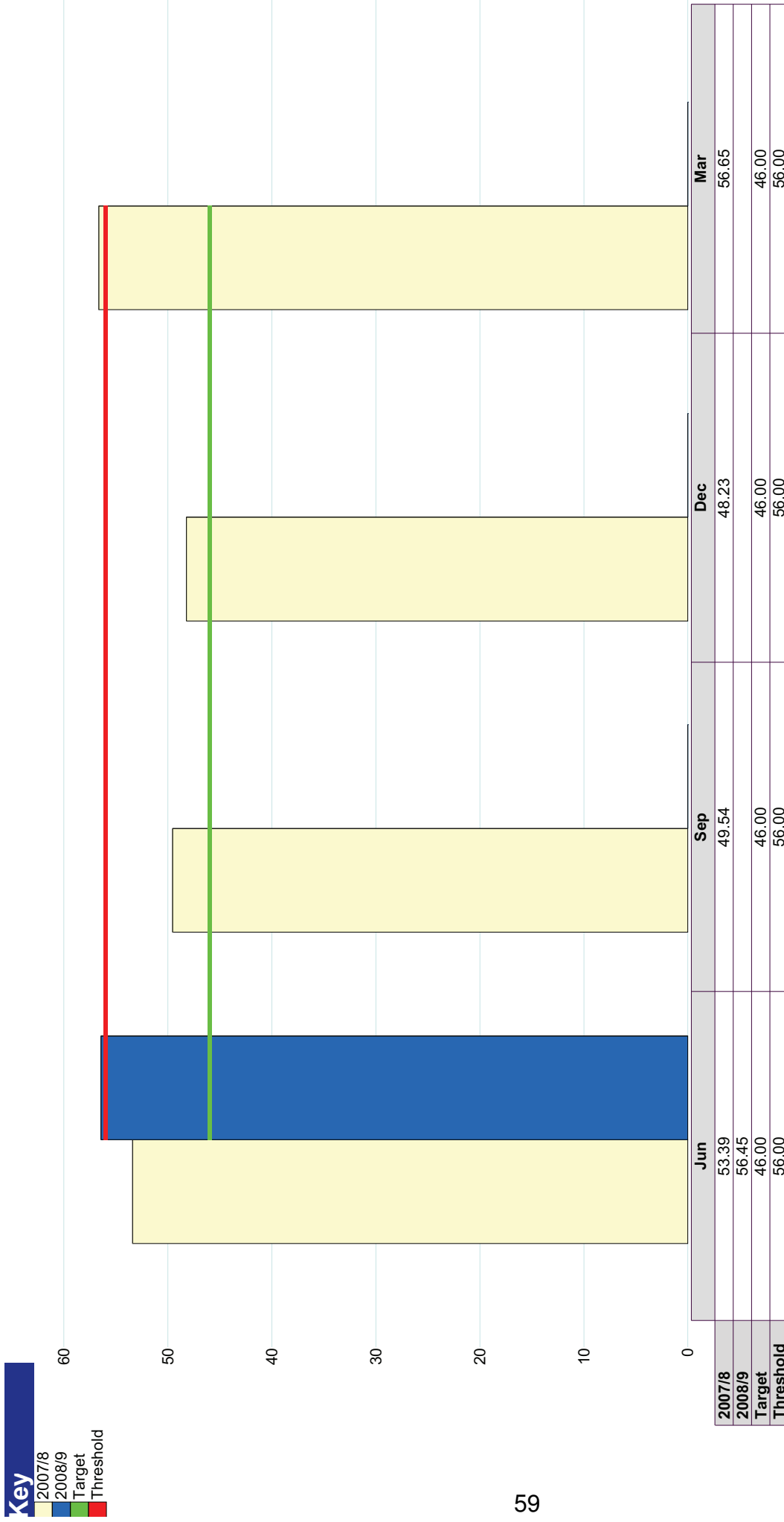
Key to Graphs

The graphs shown on pages 3- 13 display the council's performance against the indicators listed above. The green line on the graphs represents the target we aim to achieve, which is set each year in agreement between service managers, directors and elected members.

The red line denotes a "threshold" level of performance, which represents a significant variation from target and means action needs to be taken to bring about improvement. This level is set in agreement between service managers and the corporate performance team.

The yellow bars show monthly performance during the financial year of 2007/08, and the blue bars show performance during each month of 2008/09.

NI 158 % of non-decent council homes (formerly BV184a)

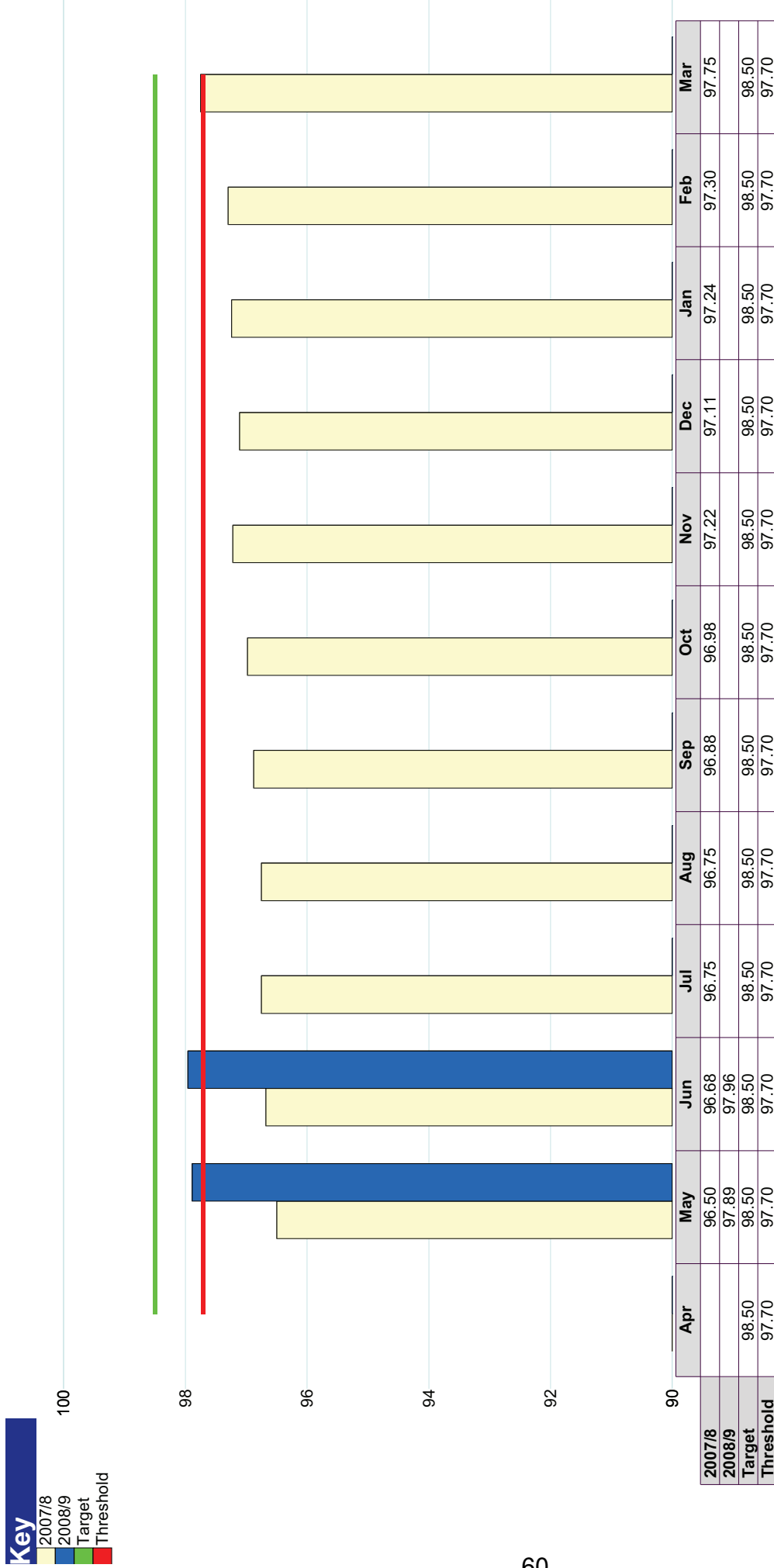


Comments

This indicator is part of Brighton & Hove's Local Area Agreement to ensure more homes meet the Decent Homes Standard. Actions to reach the target of 46% non-decent council homes in 2008/09 include:

- Ensure tenants and leaseholders are at the heart of the decision-making process on all maintenance and improvement works to the stock
- Prioritise the capital works programme over 30 years to meet, as far as possible, Decent Homes Standard
- Reduce unit repair and planned maintenance costs and consultancy fees, saving an estimated £156 million over 30 years
- Improve the ratio between capital works and responsive repairs

BV 66a - Proportion of rent collected (Citywide)



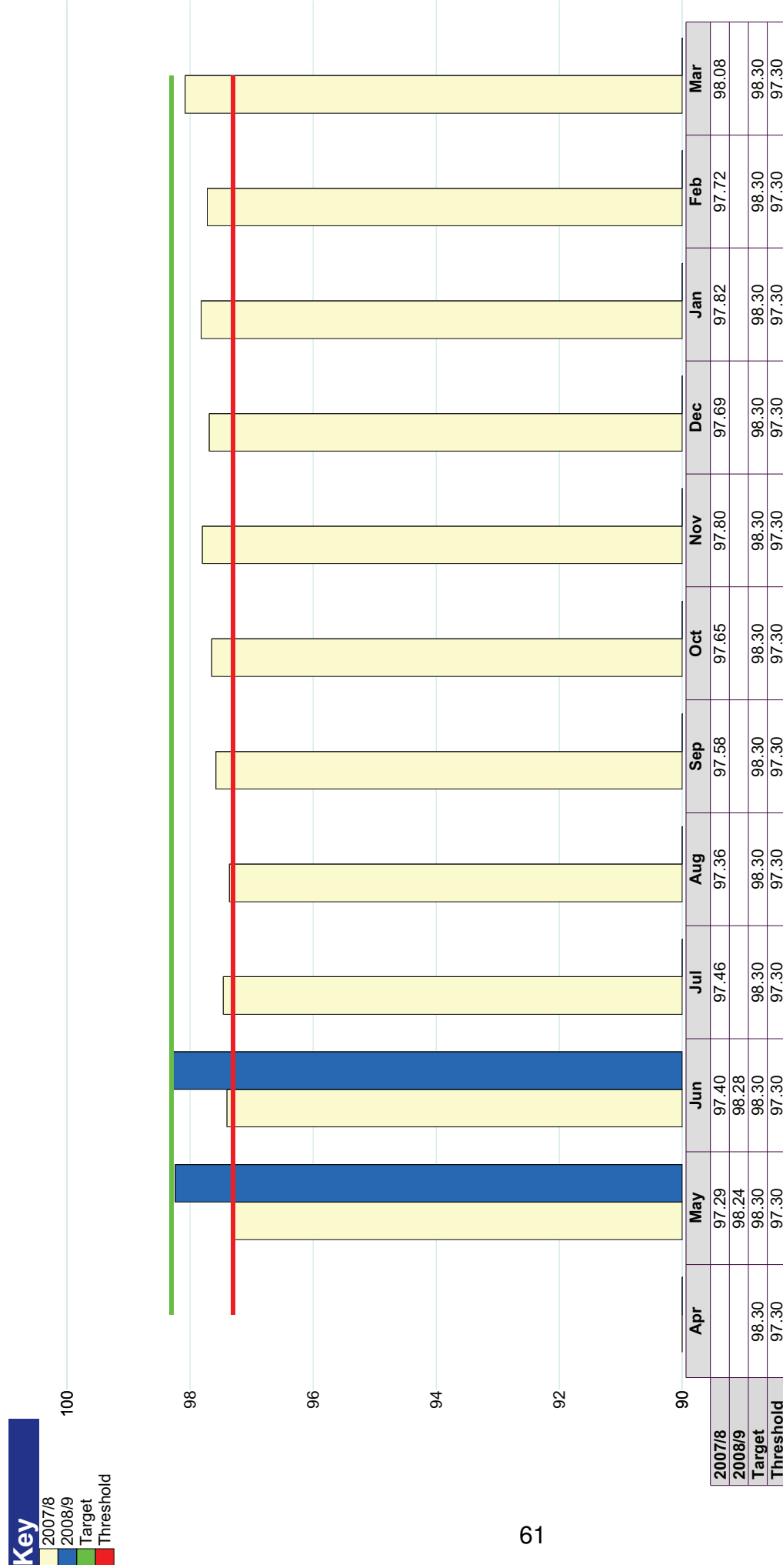
Comment

This indicator measures the rent collected by the Authority as a proportion of the rents owed on local authority-owned dwellings across the city.

Citywide, the total rent due to the council after empty properties are taken into account in 2008/09 will be £40.78m. The council's target is to collect 98.5% of this amount over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (North)



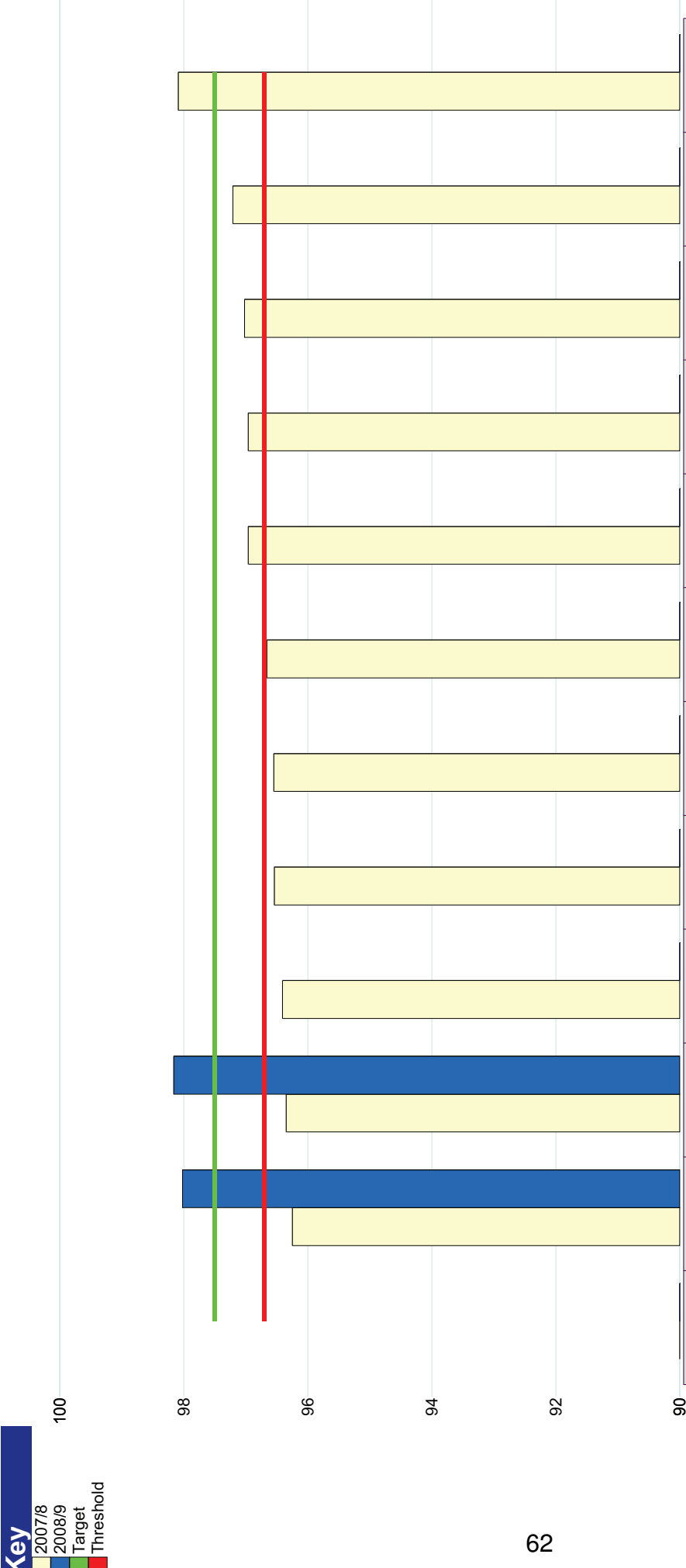
Comment

In the North region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £11.6m.

The council's target is to collect 98.3% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (West)

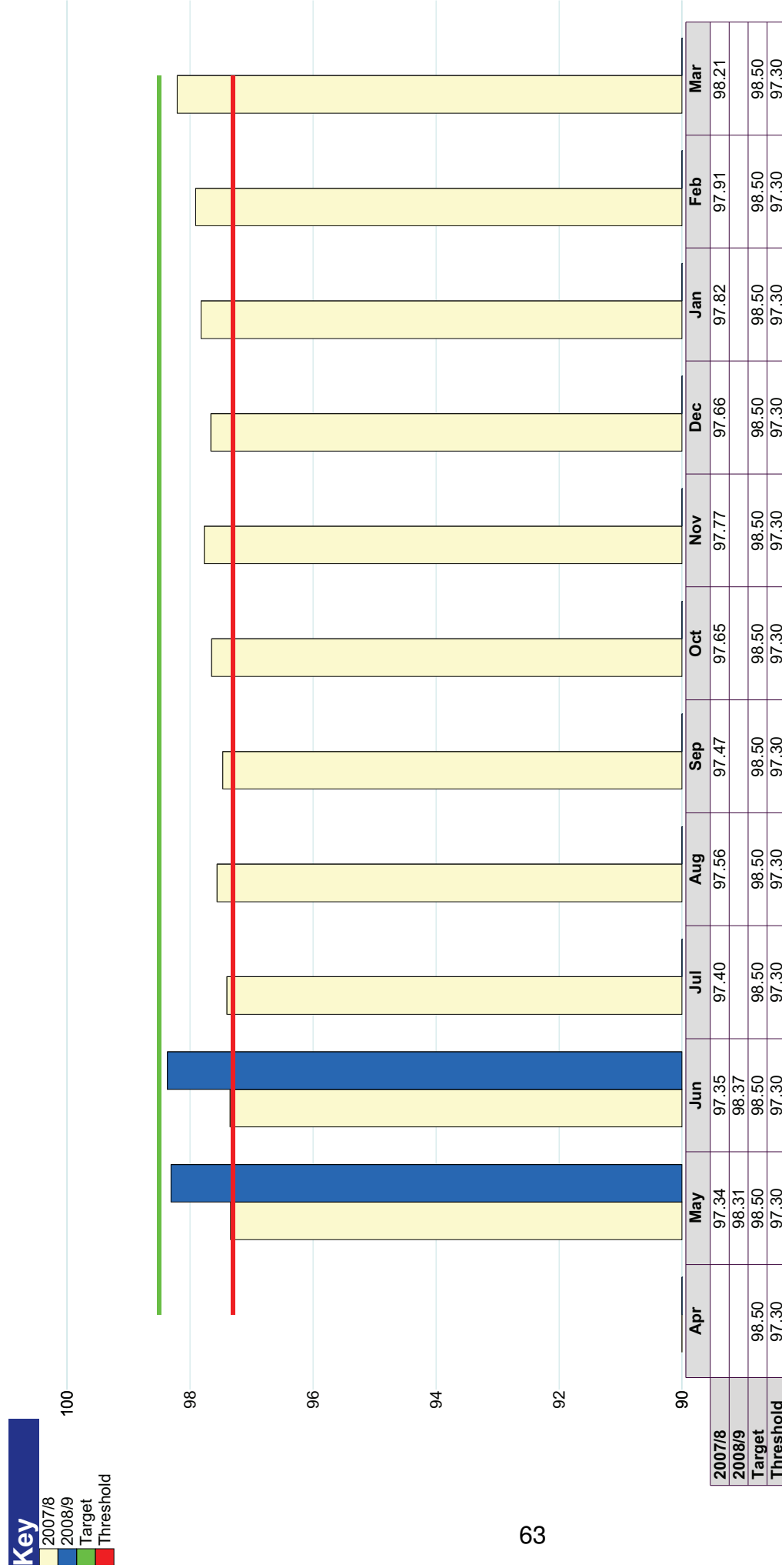


	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2007/8		96.25	96.35	96.41	96.54	96.55	96.66	96.96	96.96	97.02	97.21	98.09
2008/9		98.02	98.16	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50
Target	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50	97.50
Threshold	96.70	96.70	96.70	96.70	96.70	96.70	96.70	96.70	96.70	96.70	96.70	96.70

Comment

In the West region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £7.9m. The council's target is to collect 97.5% of this amount in this region over the course of the year (as represented by the green line on the graph). See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (Central)



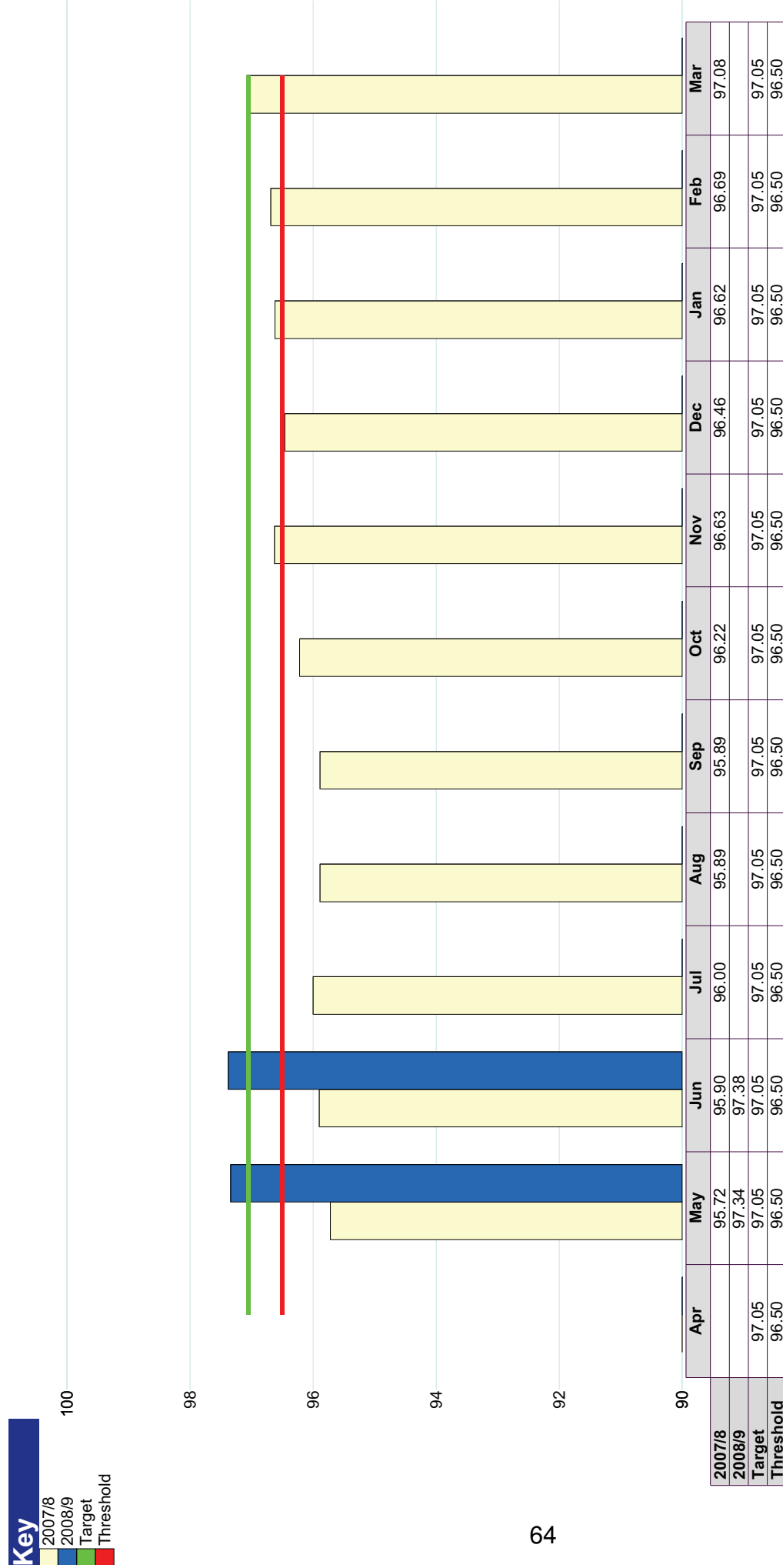
Comment

In the Central region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £7.8m.

The council's target is to collect 98.5% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (East)



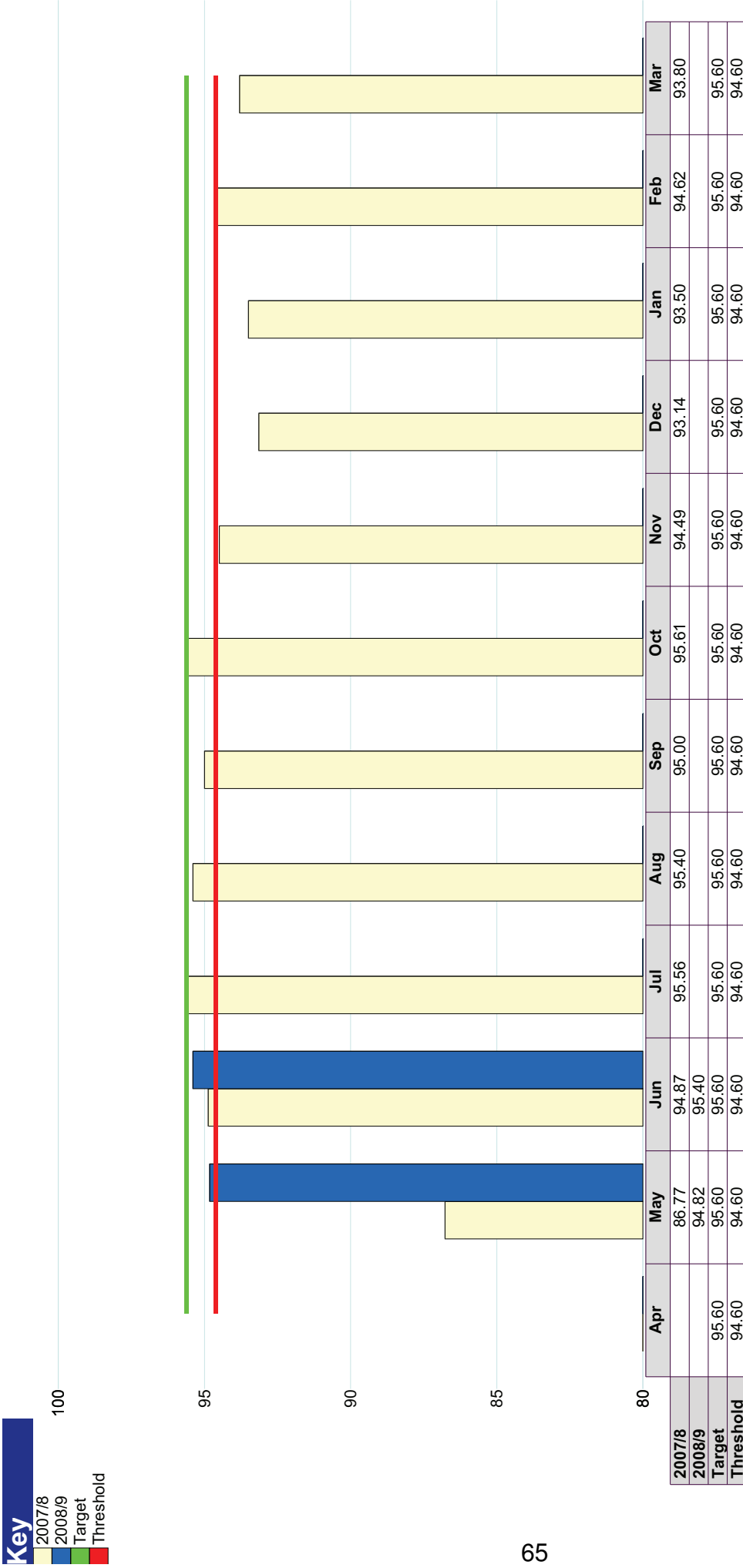
Comment

In the East region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £12.9m.

The council's target is to collect 97.05% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (temporary accommodation)



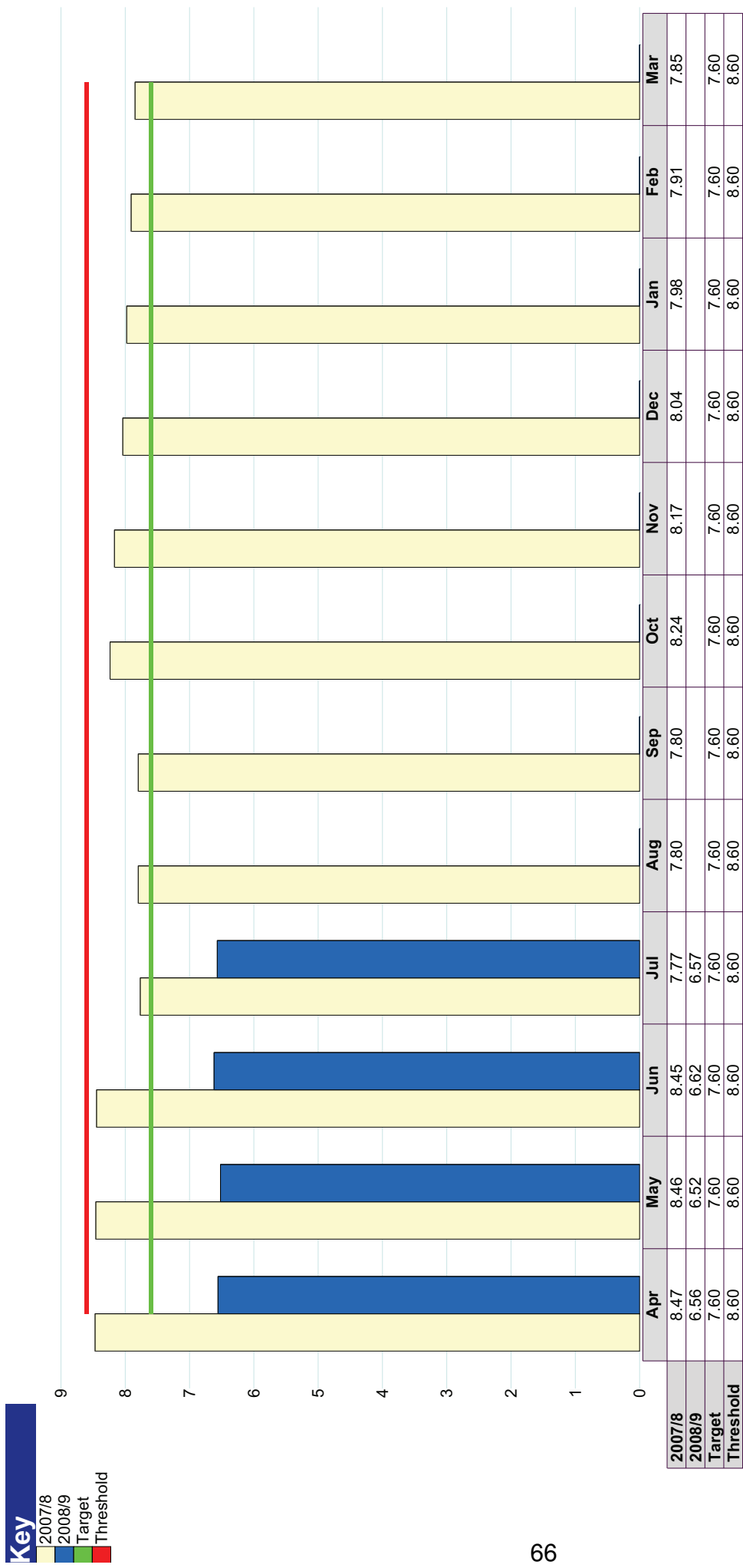
Comment

For temporary accommodation, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £391,000.

The council's target is to collect 95.6% of this amount from temporary accommodation over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

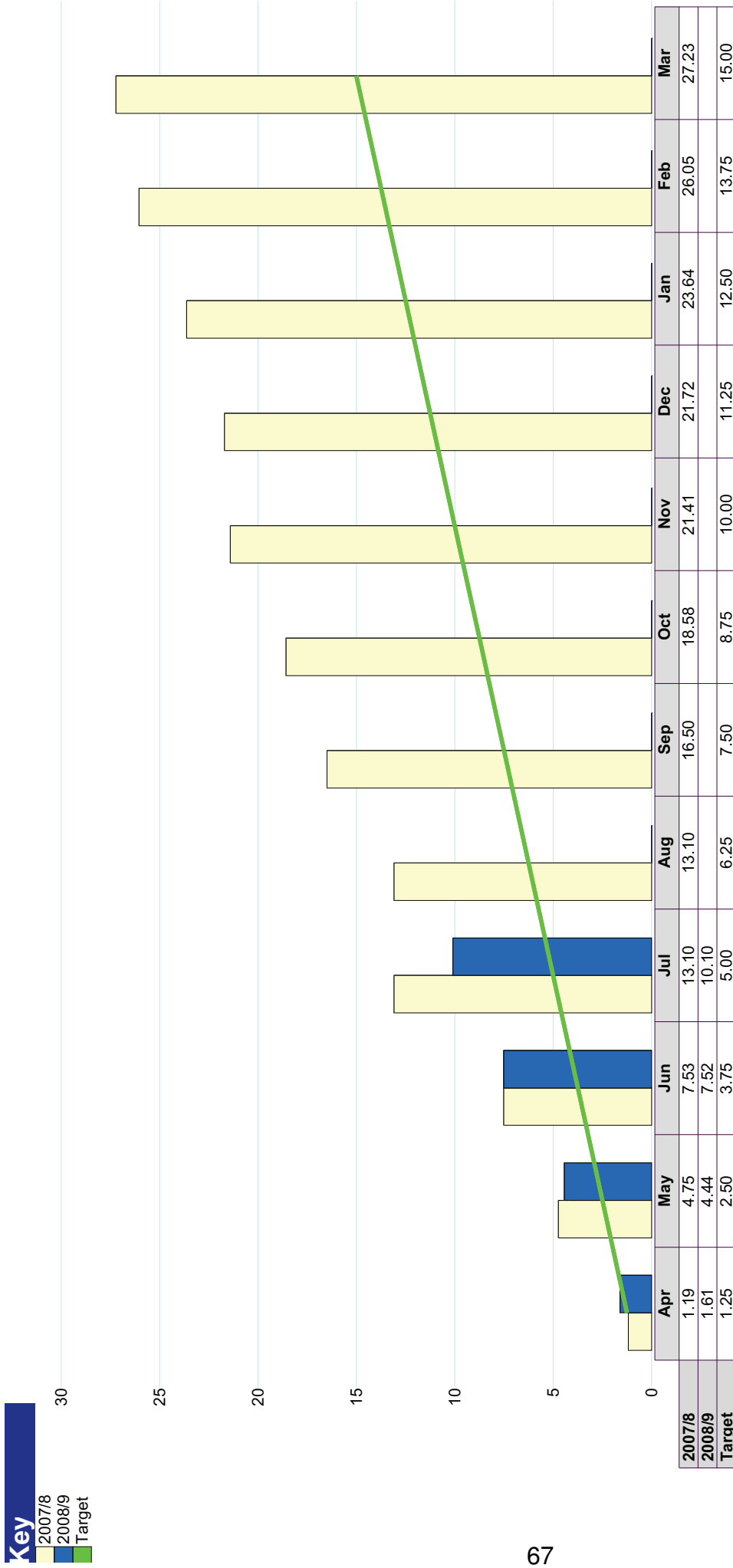
BV 66b - % of tenants with more than 7 weeks' rent arrears



Comments

This indicator measures the number of tenants with 7 weeks or more gross rent arrears as a percentage of the total number of tenants. In Brighton & Hove, there are roughly 12,200 tenants, of which around 800 (6.6%) are in more than 7 weeks gross rent arrears. See the "Rent Collection and Arrears" section of the Housing Management sub-committee report for further information on work contributing to performance against this indicator.

BV 66c - % of tenants in arrears who have had notices seeking possession served

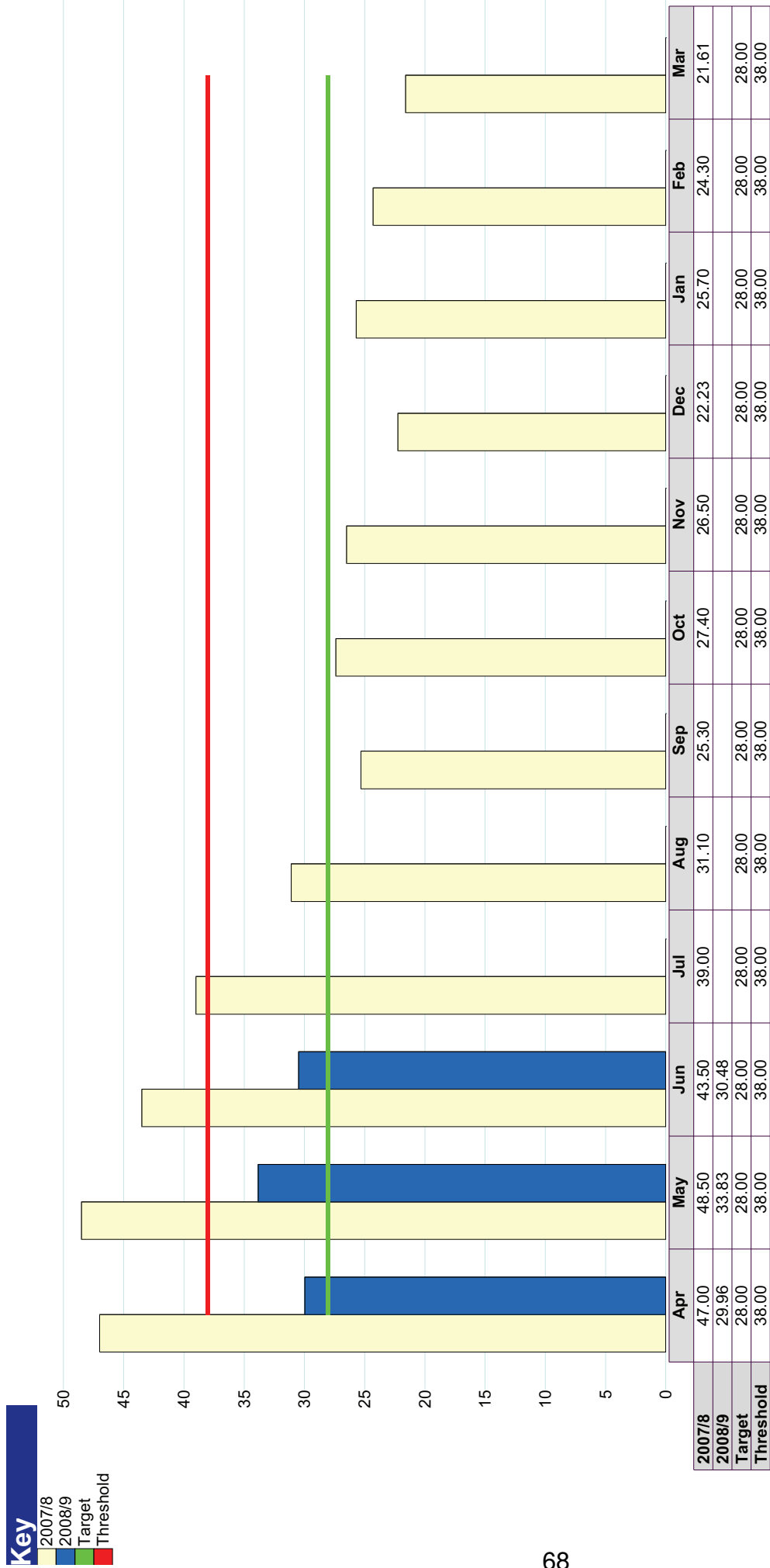


Comments

This indicator measures the number of tenants who have had notice seeking possession served as a result of being in arrears as a percentage of the total number of tenants who are in arrears. Notices seeking possession are served as necessary throughout the year, so the number the council serves increases as the year progresses from April to March. Over the course of the year, the council aims to serve notices seeking possession to no more than 15% of tenants in arrears (as indicated by the green line).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 212 - Average time in days to relet local authority housing



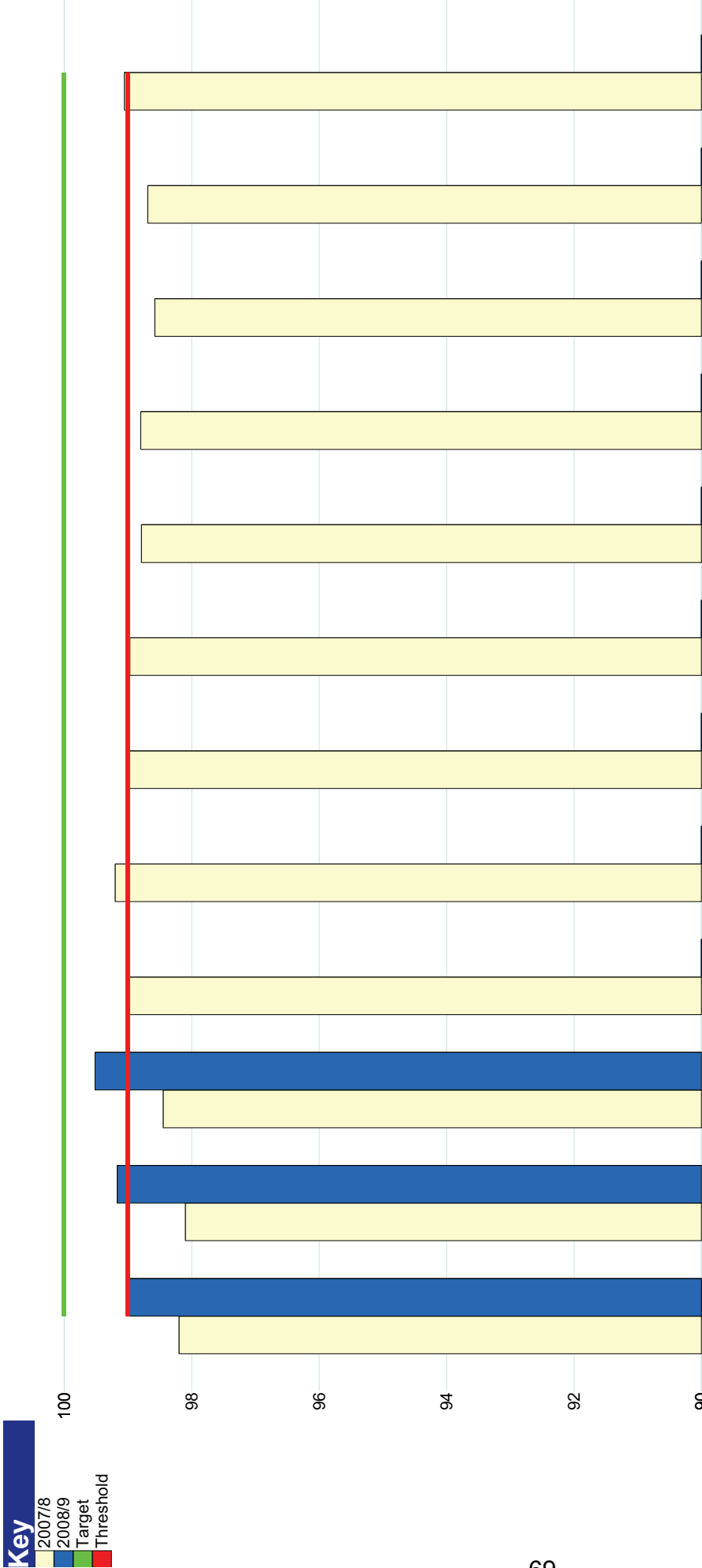
Comments

This indicator measures the average number of days to relet local authority homes once they have become vacant. This includes supported and sheltered accommodation, but excludes properties undergoing major repairs.

The council aims to achieve an average relet time of 28 days or less (as represented by the green line on the graph).

See the "Empty Property Turnaround Time" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

% of properties with a current gas safety certificate (Citywide)



	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2007/8	98.20	98.10	98.45	99.03	99.20	99.03	98.97	98.79	98.80	98.58	98.69	99.06
2008/9	99.02	99.17	99.52	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Target	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Threshold	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00

Comments

This indicator measures the percentage of local authority homes with gas pipework or equipment for which there is a current gas safety certificate. The council aims to ensure that all relevant properties have up to date gas safety certificates. There are approximately 10,600 such properties in Brighton & Hove.

How are we performing?

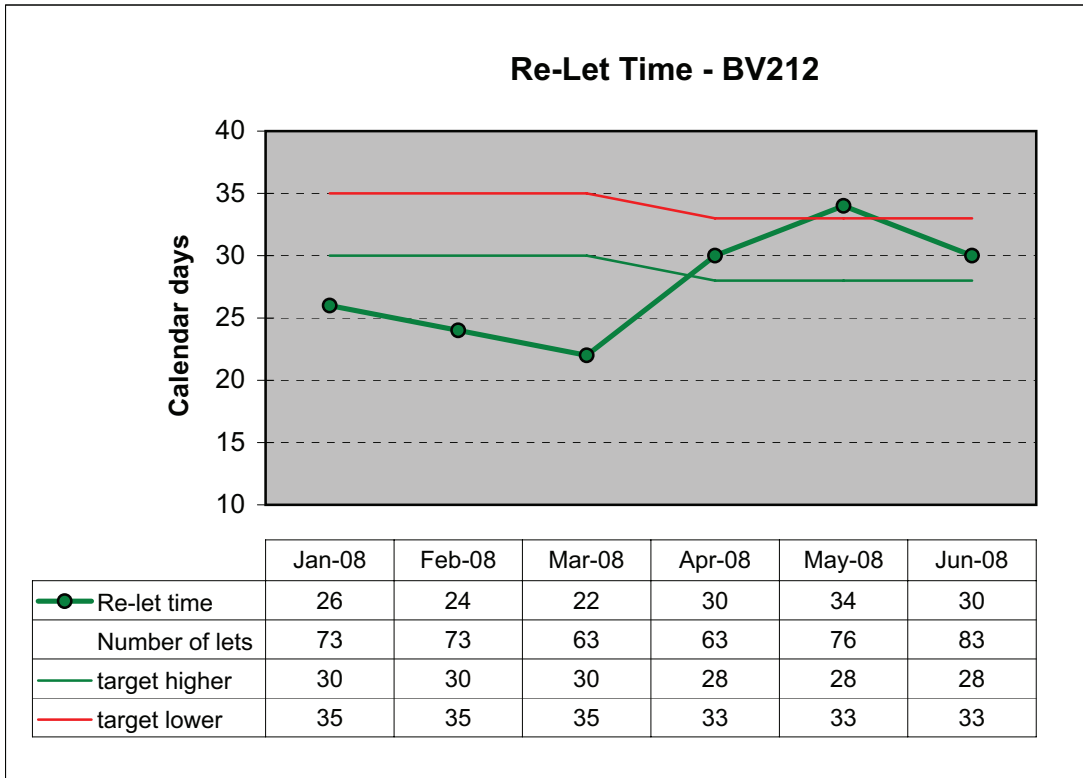
June 2008

Indicator	Description	Frequency	Top Quartile Performance	Target	Year End April 07 to March 08	April to May	June
EP1a	Re-let time - BV212	Monthly	31 days**	higher 28 days lower 33 days	31 days	34 days	30 days
Gas 3	Properties with a current service	Monthly	99.43%**	higher 100% lower 99%	99.1%	99.17%	99.52%
H4	Right-to-repair orders completed in time (xBV72)	Monthly	97.20%**	higher 97% lower 92%	n/a	95.30%	n/a
H5	Average time for non right-to-repair orders (xBV73)	Monthly	12.5 days**	higher 14 days lower 20 days	n/a	14 days	n/a
	Orders Raised	Monthly		e = 10% u = 20% r = 70%	n/a	e = 26% u = 23% r = 51%	e = 22% u = 21% r = 57%
RR3	Financial Variations	Monthly		higher 5% lower 7%	7.77%	4.71%	5.70%
TS1	Tenant satisfaction for all repairs & maintenance	Monthly	78.8%**	higher 95% lower 90%	95%	98.84%	99.14%
TS6	Response rate for all repairs & maintenance	Monthly	20%	20%	4%	3.67%	3.73%
BV8	% of invoices paid within 30 days	Monthly		100%	n/a	n/a	n/a
BV63	Energy efficiency - average SAP rating of authority dwelling	Quarterly	71.35%**	75.6	75.4	n/a	75.5
BV184a	% of local authority homes which are non-decent	Quarterly	16.75%**	30%	56.65%	n/a	56.45%

** Top quartile performance from Major Cities Group at year end 2007/08

EP 1a Re-Let Time - BV212

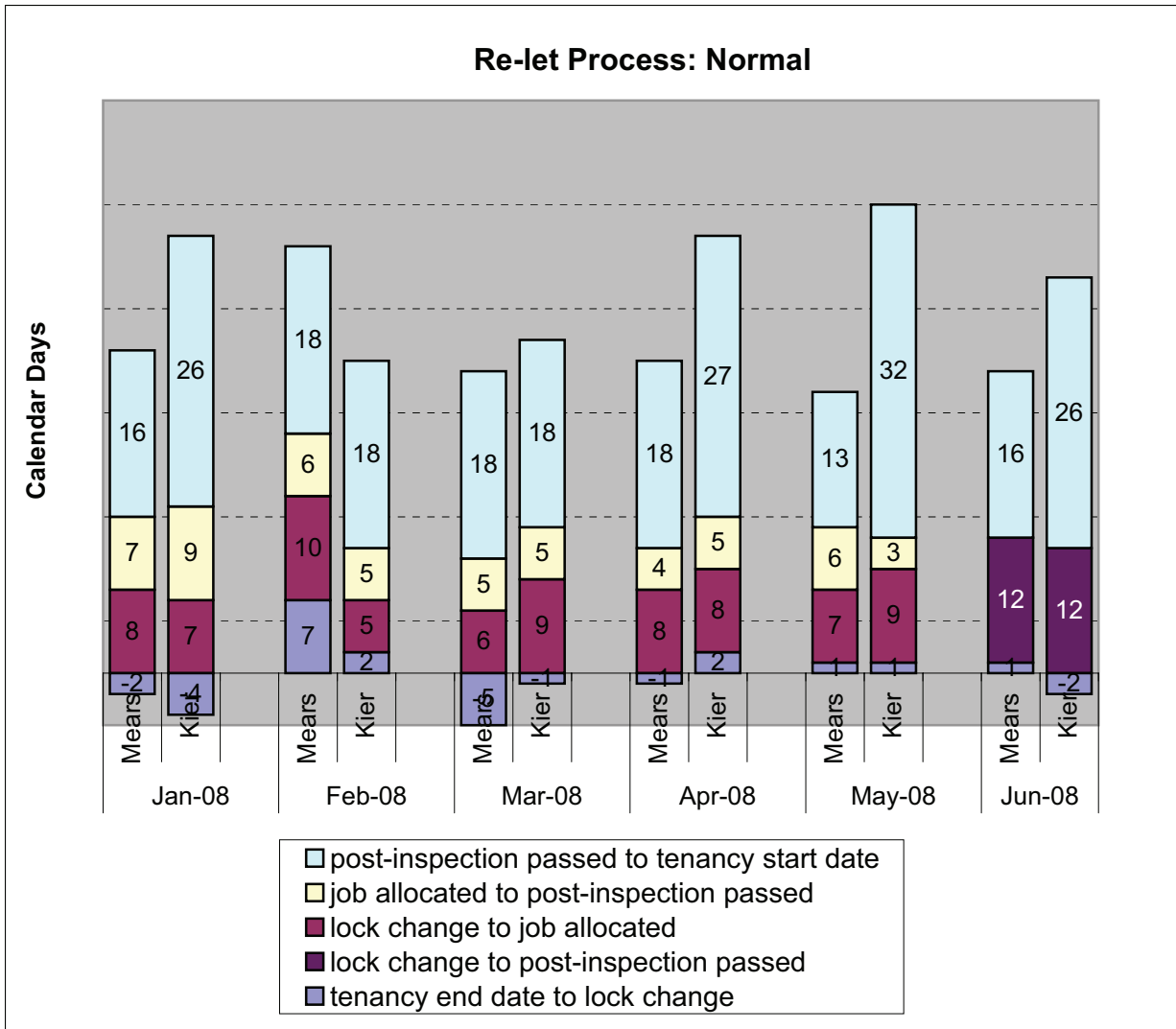
Description: Total time that a property is empty, from the day a tenancy ends to the day the new tenancy starts. In the instance of major repairs, the period is calculated from completion of the works. Mutual exchanges are excluded from this KPI.



Jun-08	no. of lets	turn around
General Needs	63	25 days
Sheltered	11	48 days
TACC	19	40 days

EP 1b Re-let - Process

Description: To demonstrate the proportion of re-let time for key elements in the empty property process.



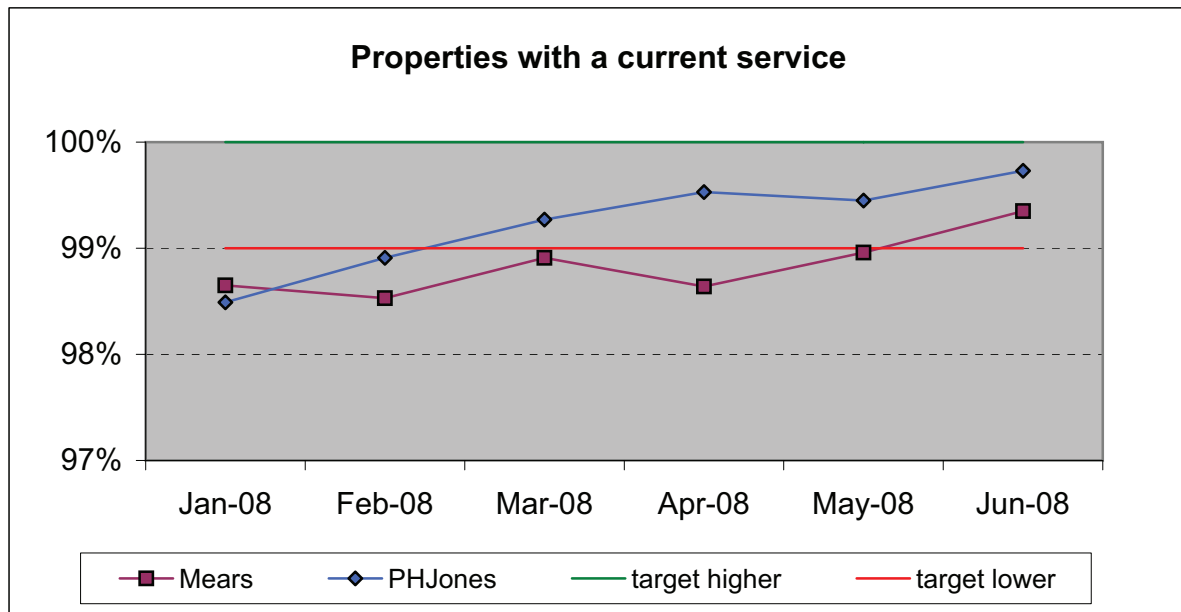
June	TED to LC	LC to PI	PI to TSD
Target	1	11	16
Mears - normal	1	12	16
Mears - major	2	39	2
Kier - normal	-2	12	26
Kier - major	-11	93	3

Gas 3 Properties with a Current Service

Description: The percent of all properties that require and hold a current gas safety certificate.

Method: for each constructor (number of properties - no of properties without a current service) / number of properties x 100

Source: B&HCC

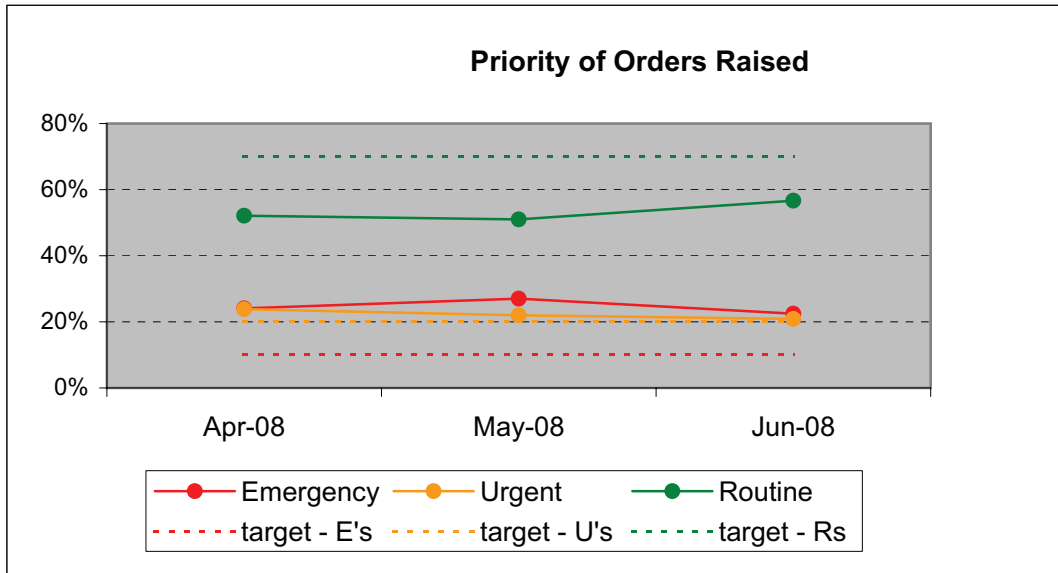


June	props w/out current service	total no of props	result
Mears	39	6040	99.35%
PHJones	12	4508	99.73%
Combined	51	10548	99.52%

Orders Raised

Description: The number of orders raised each month, in each priority group, as defined by the Audit Commission.

Source: OHMS report



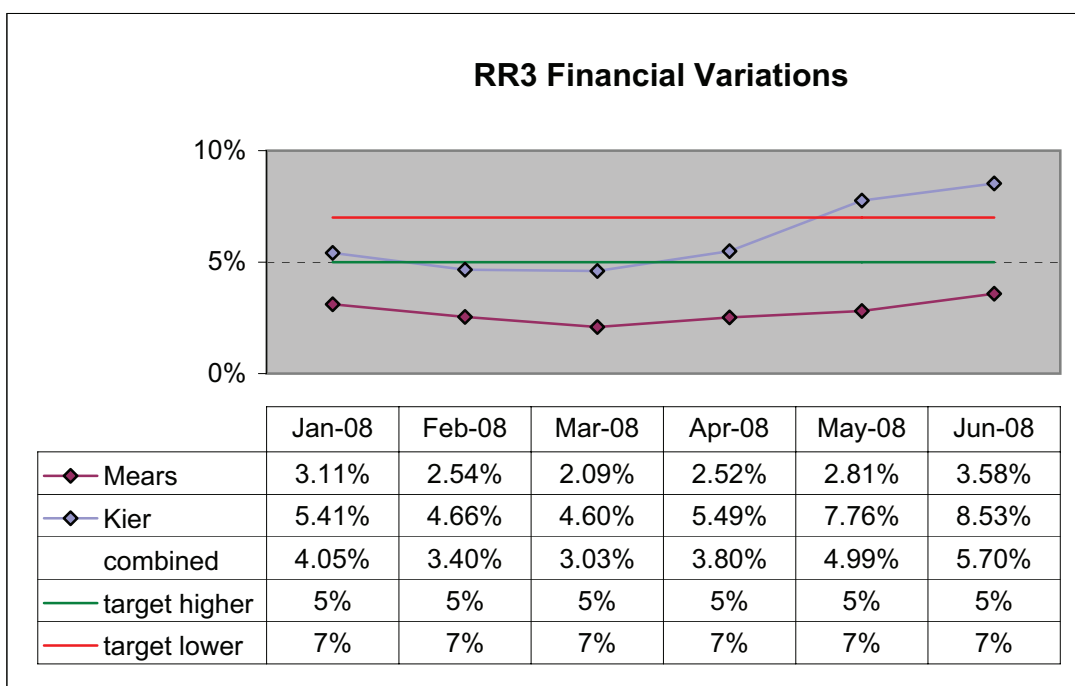
Jun-08			% of all orders target	
	Mears	Kier	orders	target
emergency	334	263	22%	10%
urgent	308	247	21%	20%
routine	823	684	57%	70%
total	1465	1194		

RR 3 Financial Variations

Description: Variations are additional works valued at £150 greater than the original order value, and are approved by surveyors.

Source: OHMS report

Method: number of approved variations/ total number of orders * 100.



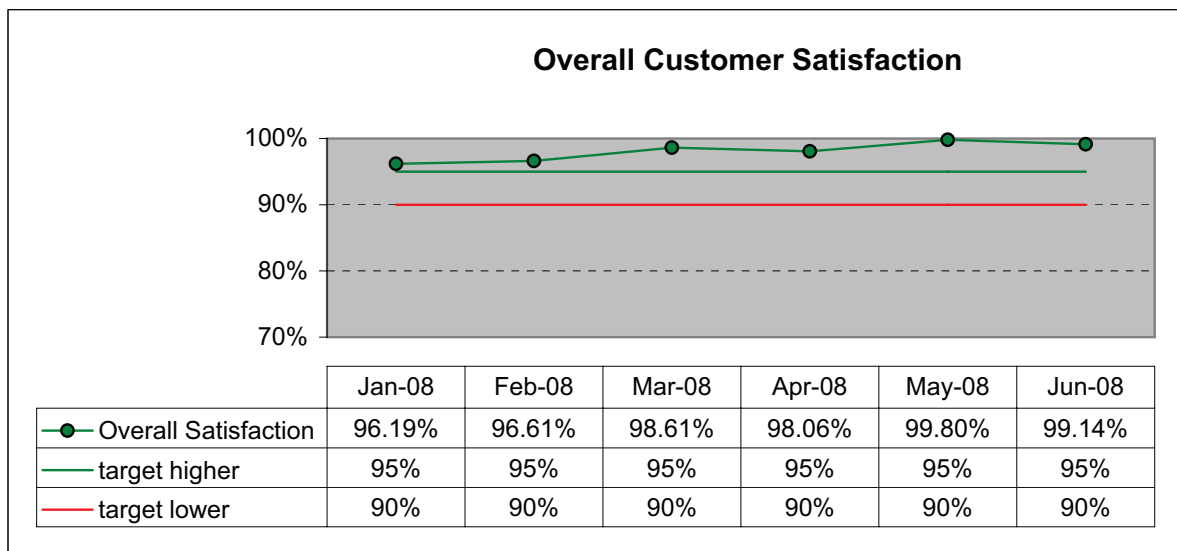
	No. variations approved	total number of orders	orders with variations
June			
Mears	51	1424	3.58%
Kier	91	1067	8.53%
Combined	142	2491	5.70%

TS1 Tenant Satisfaction for all Repairs & Maintenance

Description: Overall satisfaction with the Repairs & Maintenance service, excluding Planned Maintenance.

Source: B&HCC from OHMS report

Method: Number of responses with answer yes/ total no. of possible responses x 100



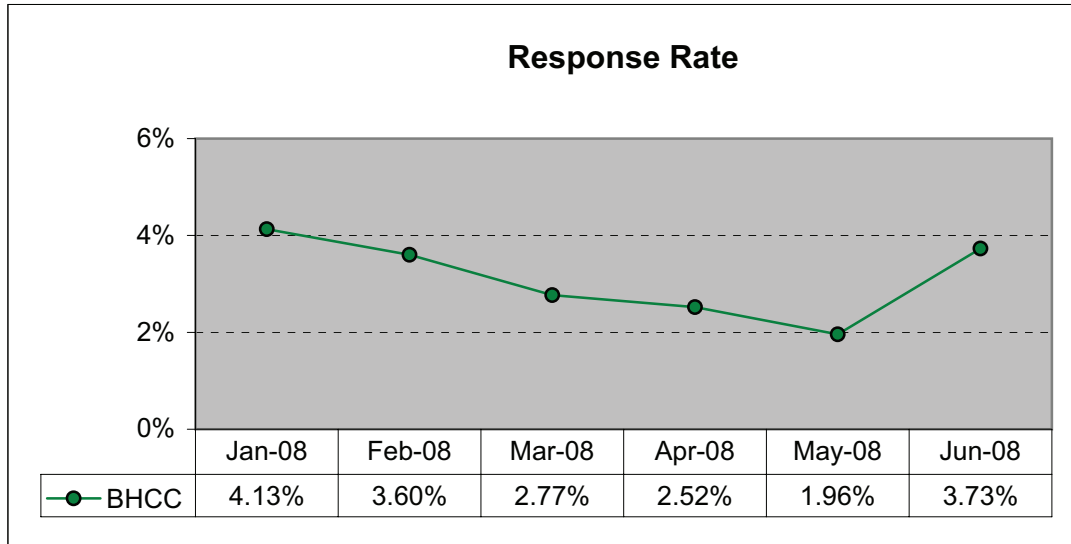
Jun-08	Yes	%	No	%	Not answered	%
Did council staff deal with your request correctly?	156	100.00%	0	0.00%	0	0%
Was an appt made?	155	99.36%	1	0.64%	0	0%
Was the appt kept?	154	98.72%	1	0.64%	1	0.64%
Was the work carried out as detailed?	154	98.72%	2	1.28%	0	0%
Was the work completed on time?	153	98.08%	1	0.64%	2	1.28%
Were the contractors polite & did they respect you & your property?	156	100.00%	0	0.00%	0	0.00%
Total		99.14%				

TS6 Response Rate

Description: Response rate to tenant receipt surveys for all Repairs & Maintenance

Source: B&HCC from OHMS report

Method: no. receipts returned / no. completed orders x 100



✘ The surveys used in this calculation include those that have been returned for communal areas, garages and parking.

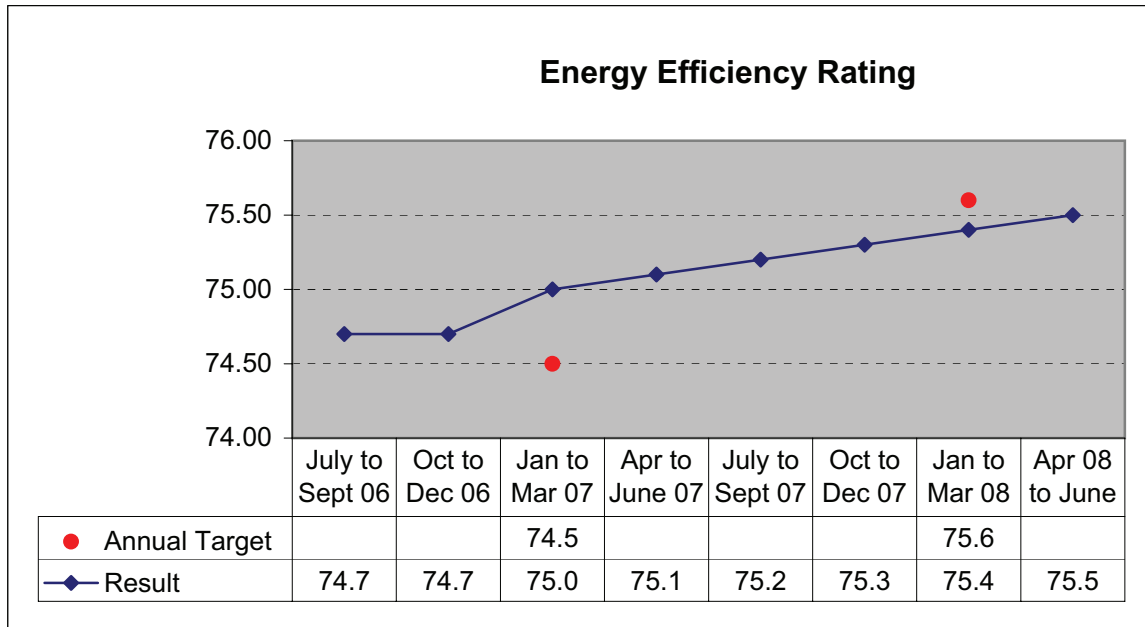
✘ There is a Project Group looking at ways to improve the collection and quality of feedback from residents across repairs and maintenance.

Jun-08	orders completed	receipts sent	receipts returned	returned of completed	returned of sent
block	491	13	0	0.00%	0.00%
communal area	6	0	0	0.00%	
dwelling	2626	2145	118	4.49%	5.50%
garage	16	0	0	0.00%	
parking space	4	0	0	0.00%	
repairs only	17	2	0	0.00%	0.00%
total	3160	2160	118	3.73%	5.46%

BV 63 Energy Efficiency of Homes (SAP rating)

Description: Energy efficiency of local authority homes using the SAP2001 calculation and methodology.

Source: B&HCC

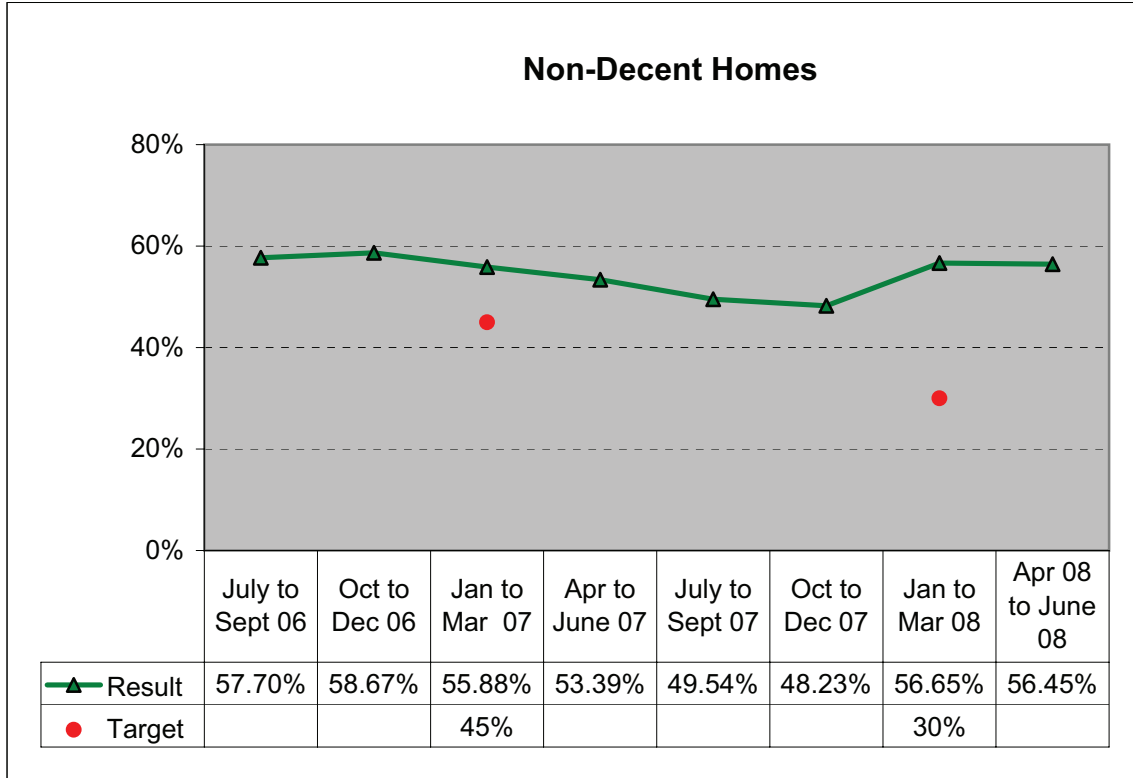


Period	Result
July to Sept 06	74.7
Oct to Dec 06	74.7
Jan to Mar 07	75.0
Apr to June 07	75.1
July to Sept 07	75.2
Oct to Dec 07	75.3
Jan to Mar 08	75.4
Apr 08 to June 08	75.5

BV 184a Non-Decent Homes

Description: Percent of Homes that are Non-Decent

Source: B&HCC



Period	Result
Jan to Mar 06	56.50%
Apr to June 06	56.50%
July to Sept 06	57.70%
Oct to Dec 06	58.67%
Jan to Mar 07	55.88%
Apr to June 07	53.39%
July to Sept 07	49.54%
Oct to Dec 07	48.23%
Jan to Mar 08	56.65%

⊗ targets will be revised when there is a decent homes investment strategy in place.