





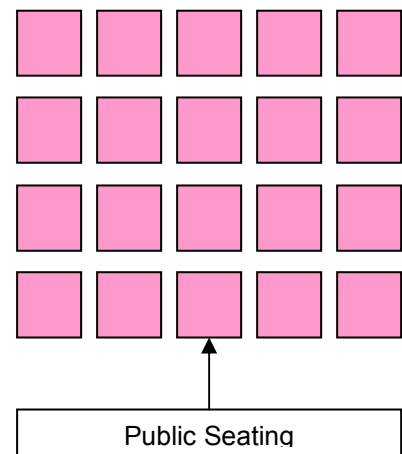
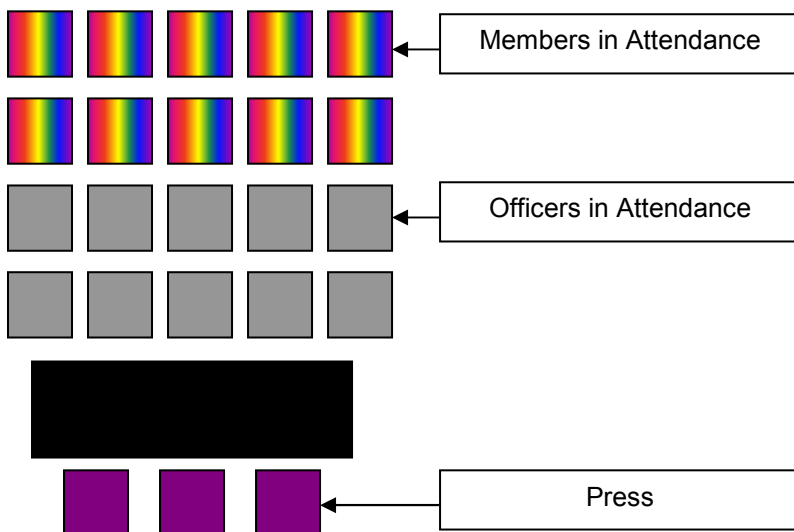
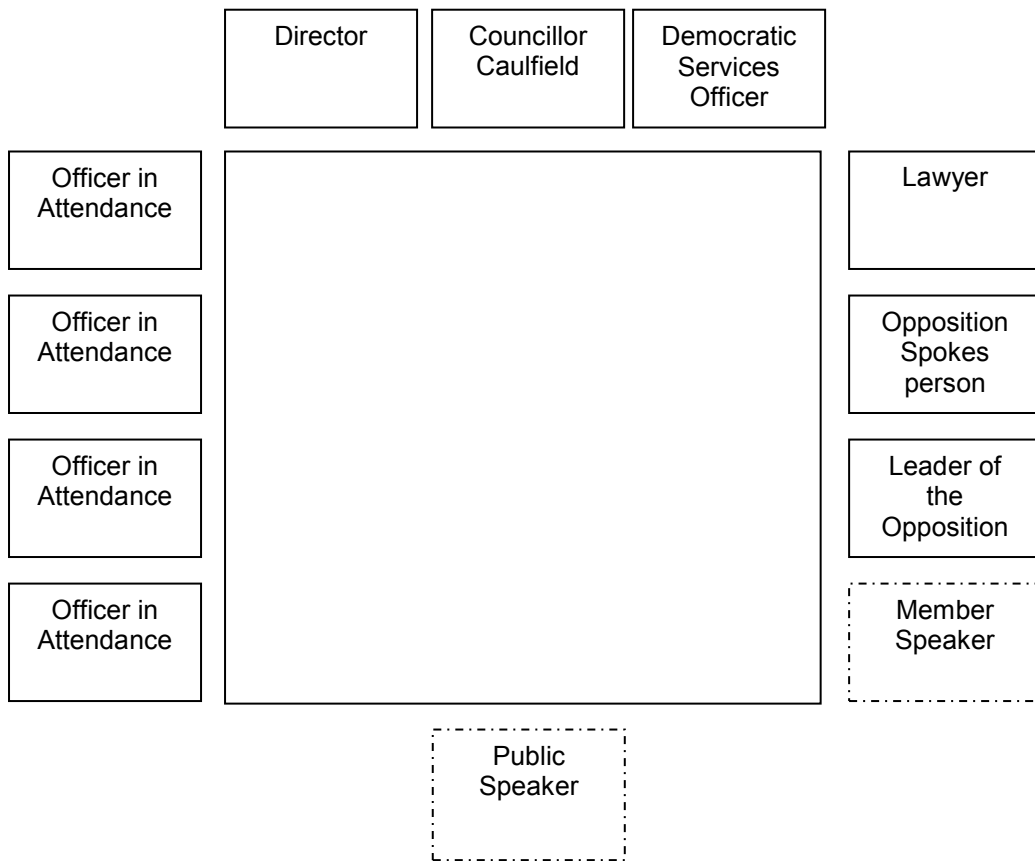
Brighton & Hove  
City Council

# Cabinet Member Meeting

Title:	<b>Housing Cabinet Member Meeting</b>
Date:	<b>10 September 2008</b>
Time:	<b>4.00pm</b>
Venue	<b>Committee Room 1, Hove Town Hall</b>
Members:	<b>Councillor:</b> Caulfield (Cabinet Member)
Contact:	<b>Martin Warren</b> Senior Democratic Services Officer 01273 291058 martin.warren@brighton-hove.gov.uk

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# Democratic Services: Meeting Layout



**AGENDA**

**32. PROCEDURAL BUSINESS**

- (a) Declarations of Interest by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (b) 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 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.*

**33. MINUTES OF THE PREVIOUS MEETING**

**1 - 4**

Minutes of the Meeting held on 22 July (copy attached).

**34. CABINET MEMBER'S COMMUNICATIONS**

**35. ITEMS RESERVED FOR DISCUSSION**

- (a) Items reserved by the Cabinet Member
- (b) Items reserved by the Opposition Spokesperson
- (c) Items reserved by Members, with the agreement of the Cabinet Member.

*NOTE: Public Questions, Written Questions from Councillors, Petitions, Deputations, Letters from Councillors and Notices of Motion will be reserved automatically.*

**36. PUBLIC QUESTIONS**

(The closing date for receipt of public questions is 12 noon on 3<sup>rd</sup> September)

No public questions received by date of publication.

**37. WRITTEN QUESTIONS FROM COUNCILLORS**

## HOUSING CABINET MEMBER MEETING

No written questions have been received.

### 38. DEPUTATIONS

(The closing date for receipt of deputations is 12 noon on 3<sup>rd</sup> October)

No deputations received by date of publication.

### 39. PETITIONS

No petitions received by date of publication.

### 40. LETTERS FROM COUNCILLORS

No letters have been received.

### 41. NOTICES OF MOTIONS REFERRED FROM COUNCIL

No Notices of Motion have been referred.

### 42. MATTERS REFERRED FOR RECONSIDERATION

No matters have been referred.

### 43. MINUTES OF THE HOUSING MANAGEMENT CONSULTATIVE COMMITTEE 22 JULY 2008 5 - 16

*Contact Officer:* Martin Warren *Tel:* 01273 291058  
*Ward Affected:* All Wards

### 44. HOUSING MANAGEMENT LIFT CONDITION REPORT 17 - 22

*Contact Officer:* Simon Throp *Tel:* 29-6806  
*Ward Affected:* All Wards

### 45. TV AERIAL INSTALLATIONS 23 - 30

*Contact Officer:* Peter Matthews *Tel:* 01273 293370  
*Ward Affected:* All Wards

### 46. DOOR ENTRY SYSTEMS, CCTV AND ALARMS 31 - 36

*Contact Officer:* Peter Matthews *Tel:* 01273 293370  
*Ward Affected:* All Wards

### 47. EXPENDITURE OF THE 2007/2008 PRIVATE SECTOR HOUSING RENEWAL GRANT ALLOCATION AND AMENDMENTS TO THE COUNCIL'S HOUSING RENEWAL ASSISTANCE POLICY 37 - 74

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

## HOUSING CABINET MEMBER MEETING

- 48. CONSULTATION DRAFT: HOUSING STRATEGY 2008-2013: HEALTHY HOMES, HEALTHY LIVES, HEALTHY CITY (INCORPORATING THE DRAFT OLDER PEOPLE'S HOUSING STRATEGY AND DRAFT LGBT PEOPLE'S HOUSING STRATEGY)** **75 - 264**

*Contact Officer:* Andy Staniford *Tel:* 29-3159  
*Ward Affected:* All Wards

- 49. LEARNING DISABILITY SHORT BREAKS POLICY** **265 - 274**

*Contact Officer:* Naomi Cox *Tel:* 29-5813  
*Ward Affected:* All Wards

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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 Martin Warren, (01273 291058, email [martin.warren@brighton-hove.gov.uk](mailto:martin.warren@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk)

Date of Publication - Tuesday, 2 September 2008



**BRIGHTON & HOVE CITY COUNCIL**

**HOUSING CABINET MEMBER MEETING**

**5.15PM, 22 JULY 2008**

**COUNCIL CHAMBER, HOVE TOWN HALL**

**MINUTES**

**Present:** Councillor Caulfield, Cabinet Member for Housing.

**Also in attendance:**

Cabinet Member: Councillor Mears, Leader.

**Other Members:** Councillors; Simpson (Opposition Spokesperson) Marsh and Randall.

**PART ONE**

**15 PROCEDURAL BUSINESS**

**15a Declarations of Interests**

15a.1 There were none.

**15b Exclusion of Press and Public**

15b.1 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).

15b.2 **RESOLVED** - That the press and public be not excluded from the meeting.

**16 MINUTES OF THE MEETING HELD ON 4 JUNE 2008**

16.1 **RESOLVED** - That the minutes of the meeting held on 4 June 2008 be approved and signed by the Cabinet Member.

**17 CABINET MEMBER'S COMMUNICATIONS**

17.1 Cabinet Member welcomed everyone to the meeting. It was noted that the meeting had followed on directly from the Housing Management Consultative meeting and the Chairman welcomed those Members and Tenant Representatives that had chosen to observe proceedings.

**18 ITEMS RESERVED FOR DISCUSSION**

- 5.1 **RESOLVED** – That with the exception of the items reserved (and marked with an asterisk), the recommendations and resolutions contained therein be approved and adopted without debate.

**19 PUBLIC QUESTIONS**

- 19.1 There were none.

**20 WRITTEN QUESTIONS FROM COUNCILLORS**

- 20.1 There were none.

**21 PETITIONS**

- 21.1 There were none.

**22 DEPUTATIONS**

- 22.1 There were none.

**23 LETTERS FROM COUNCILLORS**

- 23.1 There were none.

**24 NOTICE OF MOTION REFERRED FROM COUNCIL**

- 24.1 There were none.

**25 MATTERS REFERRED FOR RECONSIDERATION**

- 25.1 There were none.

**26 REPORTS FROM OVERVIEW & SCRUTINY COMMITTEE**

- 26.1 There were none.

**\*27 HOUSING GREEN PAPER OPTIONS: STAGE ONE REPORT**

- 27.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing concerning the council's review of options in the Government's Housing Green Paper. With the support of external financial and legal expertise from Pricewaterhouse Coopers (PwC) and Trowers & Hamblins (Trowers), the detailed assessment of options for meeting the council's strategic objectives and development of a proposal for the council to set up a viable Local Delivery Vehicle (LDV) that meets these objectives had been completed (for copy see minute book).
- 27.1 Councillor Simpson noted that the Labour Group would have preferred more time to consider some of the issues raised by the report, noting that she had a series of questions to ask. For ease of reference the questions and answers are appended at 'A' (to follow).



**\*28 TENDER FOR A CONTRACT FOR THE PROVISION OF A SECURITY WHEEL CLAMPING SERVICE WITHIN BRIGHTON & HOVE**

28.1 The Cabinet Member considered a report of Director of Adult Social Care & Housing that requested approval of a request to tender for a contract to provide a secure clamping service for Housing Revenue Account (HRA) managed car parking and garage areas let to licence holders. Permission was also sought that other directorates who would benefit from clamping on their land, for example office car parks, could use the service (for copy see minute book).

28.2 **RESOLVED** – (1) That the Housing Cabinet Member approve the tendering for a Security Wheel Clamping Service within Brighton & Hove. This will enable these services to commence on 31 January 2009.

(2) That the comments as made by the Housing Management Consultative Committee be noted.

**\*29 HOUSING STRATEGY 2008-2013: HEALTHY HOMES, HEALTHY LIVES, HEALTHY CITY**

The Cabinet Member considered a report of the Director of Adult Social Care & Housing concerning the development of a draft Housing Strategy and draft specialist housing strategies relating to Older People, the city's BME (Black and Minority Ethnic) communities and the city's LGBT (Lesbian, Gay, Bisexual and Trans) communities. Development of these strategies began in 2007 to replace the previous Strategy that was developed in 2001 and updated in 2004 (for copy see minute book).

29.1 **RESOLVED** - (1) That the progress on the development of the city-wide Housing Strategy 2008–2013 and the consultation undertaken to date, be noted.

(2) That the engagement of the Housing Management Consultative Committee and tenant representatives in detailed consultation / review of the draft Housing Strategy, Older People's Housing Strategy, BME Housing Strategy and LGBT Housing Strategy, be noted.

**\*30 HOUSING MANAGEMENT PERFORMANCE REPORT**

The Cabinet Member considered a report of Director of Adult Social Care & Housing concerning the attainment of performance targets set by members and/or Cabinet and reporting on general policy initiatives underway to improve performance within Housing Management responsibilities (for copy see minute book).

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

**\*31 EXTERNAL ENVELOPE REPAIRS TO SOMERSET & WILTSHIRE HOUSE 2008**

31.1 The Cabinet Member considered a report of Director of Adult Social Care & Housing requesting delegated authority to award a contract for repairs to the external envelope of Somerset & Wiltshire House (for copy see minute book).

31.2 **RESOLVED** - That the Cabinet Member for Housing authorise that the Director of Adult Social Care & Housing be given delegated powers to approve the award of the contract for external envelope repairs to Somerset & Wiltshire House, following financial due diligence and cost comparisons of the tenders offered under mini competition from contractors on the LHC external envelope repairs framework, following consultation with the Cabinet member for housing.

The meeting concluded at 5.45 pm

Signed

Chair

Dated this

day of

2008

**Item 43 on agenda**

**BRIGHTON & HOVE CITY COUNCIL**

**HOUSING MANAGEMENT CONSULTATIVE COMMITTEE**

**3.00PM, 22 JULY 2008**

**COUNCIL CHAMBER HOVE TOWN HALL**

**MINUTES**

**Present:** Councillor Caulfield (Cabinet Member for Housing – Chairman).  
Councillors: Davey\*, Fryer, Marsh, Mears, Simpson, Simson, Smart, and Wells.

(\*Councillor Randall from item 16 onwards)

**Tenant Representatives:** Muriel Briault (Leaseholder Action Group), Stewart Gover (North & East), Ron Gurney (West Hove & Portslade), Ted Harman (Brighton East), Heather Hayes (North & East), Chris Kift (Central), Faith Matyszak MBE (Brighton East), John Melson (High-Rise Action Group), Charles Penrose (Sheltered Action Housing Group), Beryl Snelling (Central) and John Stevens (Tenant Disability Network)

**PART ONE**

		<b>Action</b>
<b>1</b>	<b>PROCEDURAL BUSINESS</b>	
<b>1a</b>	<b>Declaration of Substitutes</b>	
<b>1a.1</b>	<b>Councillor</b>	<b>For Councillor</b>
	Marsh	Allen
	Smart	Harmer-Strange
<b>1b</b>	<b>Declarations of Interest</b>	
<b>1b.1</b>	There were none.	
<b>1c</b>	<b>Exclusion of Press and Public</b>	
<b>1c.1</b>	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).	
<b>1c.2</b>	<b>RESOLVED</b> - That the press and public be not excluded from the meeting.	

## **2 MINUTES**

- 2.1 In response to a query from John Stevens the Assistant Director noted that a report on damp in council owned homes was being prepared and would be reported to a future meeting.
- 2.2 **RESOLVED** – That the minutes of the meeting held on 11 March 2008 be approved and signed by the Cabinet Member.

## **3 CABINET MEMBER'S COMMUNICATIONS**

- 3.1 The Chairman welcomed everyone to the inaugural meeting of the Housing Management Consultative Committee, outlining her vision for Housing Management, including priorities that:
- i) Tenants would continue to be at the heart of the service
  - ii) Housing Management would be a '3 star' service
  - iii) Improvements stemming from recent consultation would be evident.
- 3.2 The Chairman noted that projects providing new kitchens and bathrooms had begun and a project upgrading properties in the Albion Hill area of the city had just concluded.
- 3.3 The Chairman explained that in response to demand from tenants, there would be a greater focus on tenancy enforcement.
- 3.4 The Chairman concluded that she welcomed recent comment about Succession Policy and that there would be an emphasis on protecting and being more sensitive to tenants who were dealing with bereavement.

## **4 ITEMS RESERVED FOR DISCUSSION**

- 4.1 **RESOLVED** - All items were reserved for discussion.

## **5 PUBLIC QUESTIONS**

- 5.1 There were none

## **6 WRITTEN QUESTIONS FROM COUNCILLORS**

- 6.1 There were none.

## PETITIONS

- 7.1 Charles Penrose presented the following petition signed by 770 sheltered housing residents concerning the retention of scheme managers.

*'We the undersigned believe that Scheme Managers are absolutely essential for Brighton & Hove City Council Sheltered Housing schemes. We call on Brighton & Hove City Council to retain the present system of Scheme Managers.*

*We are extremely concerned to hear that Scheme Managers are going to be replaced by floating support. People live in Sheltered Housing because they need support and security, and floating scheme managers cannot provide this at a sufficient level.*

*Scheme Managers should not be an optional extra – they are absolutely vital. A Scheme Manager not only improves the quality of people's lives but can also prolong their lives.*

*We are amongst the most vulnerable people in society, and our lives should not be put in danger through cost-cutting measures. We urge all Sheltered Housing tenants to sign this petition and to encourage families and carers to give us their support.'*

- 7.2 The Chairman accepted the petition noting her intention to visit every sheltered housing scheme in the city. She added that a report was being prepared on the issue and that the concerns of petition would be incorporated.

- 7.3 **RESOLVED** – That the petition be noted.

## 8 DEPUTATIONS

- 8.1 There were none.

## 9 LETTERS FROM COUNCILLORS

- 9.1 There were none.

## 10 NOTICE OF MOTION REFERRED FROM COUNCIL

- 10.1 There were none.

## 11 MATTERS REFERRED FOR RECONSIDERATION

- 11.1 There were none.

## 12 REPORTS FROM OVERVIEW & SCRUTINY COMMITTEE

- 12.1 There were none.

**13 SHELTERED HOUSING FOCUS GROUP UPDATE**

- 13.1 The Committee considered a report of the Director of Adult Social Care & Housing concerning work of the Sheltered Housing Focus Group. The group had examined issues raised by tenants concerning council owned sheltered housing in the City (for copy see minute book).
- 13.2 Councillor Mears noted the concerns about communication and the need to respond to such.
- 13.3 The Chairman accepted that work was needed to improve customer services. This included improved communications. She noted the success of the recent 'roadshow' that visited sheltered housing schemes.
- 13.4 The meeting debated the merits of the roadshow and agreed that it was a good idea and asked if it might continue. It was noted that the event might benefit from a broader audience. Tenant Representatives asked if Carers might be able to attend and Councillors asked if Ward Members might be alerted to the events for information.
- 13.5 John Melson hoped that some positive action might result from the communications that had been heard.
- 13.6 Councillor Simpson noted the potential security risks for people living in sheltered accommodation, particularly in relation to shared spaces like common rooms and the possibility for theft from insecure areas. The Chairman noted that this issue had been debated by the Sheltered Housing Action Group and the work would be undertaken around this issue.
- 13.7 **RESOLVED** – That the progress of the Sheltered Housing Focus group to date be noted and that a full report on the conclusions of the Focus Group be brought back to the committee in September.

**14 ALLOCATIONS AND ADAPTATIONS FOCUS GROUP UPDATE**

- 14.1 The Committee considered a report of the Director of Adult Social Care & Housing providing an update to the progress made thus far. The report recommended that a further updated report, including implementation of proposed policy changes, be considered in detail by the respective working groups prior to a final report being brought back to Housing Management Consultative Committee in the autumn (for copy see minute book).
- 14.2 The Chairman commended the report and thanked those involved in its preparation; she requested that it be shared with all Councillors for information.
- 14.3 John Melson requested that disabled people needing adaptations due to sub-standard accommodation should be decanted with no wait. The Chairman noted that this issue would be considered as part of the final report

**Martin  
Warren**

- 14.4 John felt that that the 750K budget was inadequate and that the funding ought to be from the General Fund rather than the Housing Revenue Account. The Director noted the pressures on the budget and suggested that it could be examined during the budget setting process. The aspiration was that all properties should be 'homes for life' but the budgetary situation was difficult.
- 14.5 John Stevens was pleased to learn that an underspend of 138K from the Adaptations budget had been rolled forward and incorporated into the current budget.
- 14.6 Councillor Mears noted the limited impact of the budget and suggested that there might be alternatives to simply providing adaptations; she suggested that there might be merit in examining alternative housing options for those in severe need.
- 14.7 In response to a query from John Melson about the budget underspend the Assistant Director reported that the entire budget had been committed. The underspend did not mean that there was not enough demand, but rather that it had not been possible to complete all the budgeted works in a single financial year.
- 14.8 The Assistant Director informed the Committee that Officers were looking to deal with adaptations in a more systematic way and were considering options such as designating entire blocks for adaptation or offering concierge and extra care in some buildings.
- 14.9 Stewart Gover noted that, contrary to assurances otherwise, he was aware of properties that were having adaptations removed. The Assistant Director offered to investigate the specific case.
- 14.10 In response to queries from Ted Harman the Chairman explained that the newly developing Adaptations Policy would consider the issue of feedback and communication with tenants. She also commented that the newly compiled register of adapted properties would help tackle some of the issues in relation to the length of time it currently took to provide adaptations.
- 14.11 The Committee were concerned about delays incurred due to the lack of Occupational Therapists. The Director was aware of a national shortage and was working with local teams to address the issues. Chris Kift noted a visible improvement since the appointment of his Occupational Therapist and commended the better communications.
- 14.12 **RESOLVED** –That the progress to date be noted and that a full and final report be brought to the Housing Management Consultative Committee in Autumn 2008 to amend the Allocations Policy and incorporate an Adaptations Policy.

**Nick  
Hibberd**

**15 HOUSING GREEN PAPER OPTIONS: STAGE ONE REPORT**

- 15.1 The Committee considered a report of the Director of Adult Social Care & Housing concerning the council's review of options in the Government's Housing Green Paper. With the support of external financial and legal expertise from Pricewaterhouse Coopers (PwC) and Trowers & Hamlins (Trowers), the detailed assessment of options for meeting the council's strategic objectives and development of a proposal for the council to set up a viable Local Delivery Vehicle (LDV) that meets these objectives had been completed (for copy see minute book).
- 15.2 The Chairman commended the input of all those involved in preparing the report. She noted the huge opportunities it offered for the council and the financial benefits that it could bring.
- 15.3 The Chairman noted a request from Councillor Randall to speak to the report and invited him to address the meeting.
- 15.4 Councillor Randall was concerned about tenant input and involvement in regard to the LDV. He suggested that the LDV Board should consist of at least one third Tenant Representatives.
- 15.5 Councillor Randall commented that some authorities were tackling the issue in different ways; he noted the use of Community Land Trusts and Co-Operative models.
- 15.6 The Chairman thanked Councillor Randall for his comments and supported an ongoing commitment to tenant involvement. She recognised the need for sustainable and deliverable development, noting the current 'credit crunch' and potential for fuel poverty.
- 15.7 The Chairman was keen to ensure wide input and ownership of the scheme and noted the strong links with the newly established Cabinet Committee on Sustainability. She concluded that the LDV was only one of a series of potential solutions and that, where appropriate it might be of benefit to use Land Trusts or Co-Ops.
- 15.8 Councillor Marsh supported the commitment to tenant involvement and the comments of Councillor Randall in relation to using the various models available to the council. Councillor Marsh suggested that the newly emerging 'Citywide Assembly' might be interested in commenting on the Green Paper.
- 15.9 Charles Penrose asked what the implications were for Sheltered Housing. The Chairman explained that there could be positive benefits for Sheltered Housing and that residents would be consulted as plans developed. There was potential to re-invest in Sheltered Housing and improve facilities.
- 15.10 Councillor Simpson was concerned that the report had only been available for a short while to Members and that there were many issues that the Labour Group would have liked to have been briefed on prior to the meeting.



- 15.11 The Chairman commented that the report had been debated by the Adult Social Care and Housing Scrutiny Panel and that the Leader of the Labour Group had been aware of its content. She was keen to ensure that Members were involved.
- 15.12 Stewart recognised the need to allow for 'enquiring voices'. He noted that there was a pool of expertise and experience from within the local tenant movement and noted a general feeling of anticipation across the city. He felt that confidence in the proposed trajectory was immense and that this energy should be capitalised.
- 15.13 Councillor Fryer commented that the reason that this option was being pursued was because Government would not allow the council to borrow money or build its own housing stock. She was pleased to note that the LDV was one of a number of options being considered.
- 15.14 In response to a series of questions from Councillor Fryer the Chairman explained that; responsibility for repairs and maintenance remained with the council, the 106 leased properties would be from temporary accommodation, therefore there would be no change to their current Tenancy Agreement. The rent levels of the properties in question should not be significantly affected.
- 15.16 The Chairman continued that it could be possible to build new properties, buy existing ones or take over mortgages from owner occupiers in difficulties. The length of the lease would be 125 years in order to attract the funding required.
- 15.17 In response to a series of queries from Councillor Marsh the Chairman explained that; the composition of the board and the involvement of tenants would be debated during the second phase of the project. The potential empty 393 HRA properties would have the same security of tenure as regular stock and were being identified by officers as they became available. The Chairman stressed that that it might not be necessary to utilise all 393 properties and that this figure merely represented the maximum number that the council were legally able to make use of.
- 15.18 The Chairman noted that communications to the wider tenant community would be through conventional routes including the Area Panels, 'Homing In' and the Tenant Conference.
- 15.19 Councillor Mears emphasised the importance of settling the consequences of the Stock Options process and the determination of the Administration to deliver an excellent service whilst recognising the request of tenants to retain the council as its landlord.
- 15.20 John Melson supported the proposals being made and hoped that all parties would work together to make it a reality rather than use the opportunity to 'play politics'. He appreciated that this was the start of a wider process and hoped that regular briefings would be available for all interested parties so that everyone could learn together.

- 15.21 John suggested that a separate body should be set up specifically for Housing to ensure that the options being considered were subject to rigorous and appropriate scrutiny. Councillor Mears noted that this request had been made previously and that consideration of it could be part of the six month review of the new constitutional arrangements.
- 15.22 **RESOLVED** – (1) That the progress of the project, which aims to deliver key strategic housing and corporate priorities and generate funding for investment in the HRA, be noted.
- (2) To recommend that the Housing Cabinet Member approves to proceed to the proposed development and finalisation phases of Stage 2 of the review and authorises the Director of Adult Social Care and Housing to take all steps necessary to progress the work.
- (3) That it be noted that any decision to implement the finalised proposals will be made by Cabinet and the Committee and to note the provisional outline timetable to set up any asset-backed LDV, as outlined in section 3.17 of the report.
- (4) That the proposed consultation arrangements with tenant and leaseholder representatives be noted prior to Cabinet taking any final decision to establish a Local Delivery Vehicle, as outlined in section 4 of the report.

*Tenant Representatives unanimously indicated that they supported the recommendations.*

## **16 TENDER FOR A CONTRACT FOR THE PROVISION OF A SECURITY WHEEL CLAMPING SERVICE WITHIN BRIGHTON & HOVE**

- 16.1 The Committee considered a report of Director of Adult Social Care & Housing that requested comments on a proposal to request permission to tender for a contract to provide a secure clamping service for Housing Revenue Account (HRA) managed car parking and garage areas let to licence holders. Permission was also sought that other directorates who would benefit from clamping on their land, for example office car parks, could use the service (for copy see minute book).
- 16.2 The Chairman invited Councillor Randall to take the seat vacated by Councillor Davey. Councillor Davey had to leave the meeting for personal reasons.
- 16.3 The Chairman noted that the Car Parks and Garages Working Group would remain in place to help monitor the contract.
- 16.4 Councillor Randall asked if it would be possible for 'orphan' spaces, (those with no clearly designated responsibility) to be adopted.
- 16.5 Councillor Marsh asked if clamping vehicles in parking bays was the best solution. She reasoned that this might not be of benefit to the bay tenant as the illegal occupant might take longer to remove the offending vehicle.

- 16.6 John Melson noted that problems with illegal parking in and around Hereford Court and Wiltshire House had been reduced by the use of clamping. There remained issues with tenants parking in the wrong spaces, but the situation was much improved. John commended the work of the Car Parks and Garages Team.
- 16.7 Stewart echoed the praise of the Car Parks and Garages Team. He suggested the use of parking permits for larger estates so that underused car parks could be let to non-residents. Head of Housing Management offered to investigate.
- 16.8 In response to a query from Councillor Simson, the Head of Housing Management noted that there was a thirty minute delay for visitors to high-rise blocks and a fifteen minute delay for low-rise, this to enable visitors to obtain visitors permits from those that they were visiting.
- 16.9 Chris Kift asked if the car park at the rear of St. James' House, currently gated, could be included in the clamping contract and have the gate removed.
- 16.10 The Chairman noted that the service had the potential to expand and adopt other areas.
- 16.11 Officers offered to investigate the use of the two car parking spaces at Woburn Court that were often illegally occupied by visitors to the neighbouring public house.
- 16.12 John Melson noted that a release fee of £125.00 was unaffordable to many tenants. Head of Housing Management noted that this had been debated by the Working Group and could be re-examined.
- 16.13 John Stevens noted that some tenants abused their car park spaces by sub-letting them to others. Head of Housing Management was aware of some small scale abuse and would take action where evidence was provided.
- 16.14 The Committee discussed the potential for zoning areas of the city and provision for disabled drivers. The Chairman suggested that this might be an issue that the Tenant Conference could debate.
- 16.15 **RESOLVED** – (1) That tendering for a Security Wheel Clamping Service within Brighton & Hove, enabling services to commence on 31 January 2009, be endorsed.
- (2) That the comments of the Housing Management Consultative Committee are recommended to the Housing Cabinet Member Meeting for approval.

**17 HOUSING STRATEGY 2008-2013: HEALTHY HOMES, HEALTHY LIVES, HEALTHY CITY**

- 17.1 The Committee considered a report of the Director of Adult Social Care & Housing concerning the development of a draft Housing Strategy and draft specialist housing strategies relating to Older People, the city's BME (Black and Minority Ethnic) communities and the city's LGBT (Lesbian, Gay, Bisexual and Trans) communities. Development of these strategies began in 2007 to replace the previous Strategy that was developed in 2001 and updated in 2004 (for copy see minute book).
- 17.2 The Chairman thanked the Officers for their work in preparing the report.
- 17.3 John Stevens asked if there would be a strategy for disabled persons or for ex-service personnel. The Housing Strategy Manager noted that these would be examined in future, but did currently cut across many existing policies.
- 17.4 John Melson noted that age and disability were not necessarily linked and that one could be disabled at any age.
- 17.5 Councillor Simson welcomed the strategies, but was concerned to note the challenges that had been faced in engaging with Black and Minority Ethnic (BME) communities.
- 17.6 Councillor Randall commented that 'lifetime homes' ought to translate into 'lifetime neighbourhoods' and that it was also important to offer strategies for families and the provision of family housing.
- 17.7 **RESOLVED** – (1) That the progress on the development of the city-wide Housing Strategy 2008–2013 and the consultation undertaken to date, be noted.
- (2) To engage Housing Management Consultative Committee and tenant representatives in detailed consultation / review of the draft Housing Strategy, Older People's Housing Strategy, BME Housing Strategy and LGBT Housing Strategy.

**18 HOUSING MANAGEMENT PERFORMANCE REPORT**

- 18.1 The Committee considered a report of Director of Adult Social Care & Housing concerning the attainment of performance targets set by members and/or Cabinet and reporting on general policy initiatives underway to improve performance within Housing Management responsibilities (for copy see minute book).
- 18.2 The Chairman was pleased to note the improvements in performance and thanked Officers for their work in achieving these goals.
- 18.3 Councillor Simson was pleased to note the improvements in empty property turnaround times but did not wish this to hamper the lettable standard.

- 18.4 Councillor Simson was concerned to note the percentage of tenants refusing properties due to 'not liking the area' having made a bid. She wondered why the bid had been made in the first place and if tenants were feeling under pressure to bid. The Chairman had asked the Lettings Team to investigate this and they had reported that the incidents were mainly due to viewing properties with shared facilities.
- 18.5 Councillor Simpson echoed the sentiments of Councillor Simson in respect of tenants feeling under pressure to bid. The Assistant Director noted the concerns and felt that Officers should encourage tenants to bid, but that this should not make tenants feel pressurised.
- 18.6 Councillor Randall noted that the neighbourhood was as important as the property being let. He noted that Rotterdam had created a safety index of all its estates and wondered if there might be benefit in doing something similar in the city. The Chairman agreed that expanded information about the neighbourhood would be a good idea.
- 18.7 Policy & Performance Manager offered to provide information to John Melson about the number of applicants and refusals.
- 18.8 Chris Kift noted that he had just been through the bidding system and had found it very stressful; viewing properties with other potential tenants added an element of competition which was awkward. The sheer lack of properties, even for a 'Band A' rating was frustrating and the poor information provided by the Letting Officer compounded a very stressful situation.
- 18.9 Councillor Randall asked if a financial assessment was made with tenants at the letting stage. Identifying potential problems for tenants at the start of their tenancy could bring benefits in the long term and reduce overall debt.
- 18.10 Councillor Randall noted that the issuing of Notice Seeking Possession (NOSP) for rent arrears was very high compared to the national average. He recognised that this represented a lot of work for the department but that it did save money in the long term.
- 18.11 In response to a query from John Stevens about emergency repairs and Carelink the Chairman suggested that refer this to the Repairs and Maintenance Monitoring Group.
- 18.12 Councillor Marsh noted that Adult Social Care & Housing had the largest amount of sickness leave. The Chairman noted that she, along with the Director and Assistant Director would be tackling this issue directly.
- 18.13 The Director noted that she was sponsoring a pilot scheme in respect of sickness absence. The issue was a sensitive one and she would be dealing with it as a priority and tackling the issue from the perspective of managing attendance.

**John  
Austin-  
Locke**

- 18.14 John Melson noted there had been a marked improvement in cleaning services and paid tribute to Hilary Edgar and her team for the positive results of some pilot schemes.
- 18.15 **RESOLVED** – (1) That the report be noted.
- 19 EXTERNAL ENVELOPE REPAIRS TO SOMERSET & WILTSHIRE HOUSE 2008**
- 19.1 The Committee considered a report of Director of Adult Social Care & Housing regarding the authorisation of delegated authority to award a contract for repairs to the external envelope of Somerset & Wiltshire House (for copy see minute book).
- 19.3 Councillor Mears was pleased to note that whilst scaffolding was erected it would be used to facilitate the carrying out additional minor repairs and inspections.
- 19.4 Charles Penrose noted concerns from residents of Somerset Point about previous electrical works and the difficulties poor work had caused. Councillor Mears and the Chairman noted that this was not acceptable and that there would be a greater emphasis on the letting and monitoring of contracts.
- 19.5 **RESOLVED** – (1) That the Housing Management Consultative Committee note that the Cabinet Member for Housing will be requested to authorise that the Director of Adult Social Care & Housing be given delegated powers to approve the award of the contract for external envelope repairs to Somerset & Wiltshire House, following financial due diligence and cost comparisons of the tenders offered under mini competition from contractors on the LHC external envelope repairs framework, following consultation with the Cabinet member for housing.
- 19.6 In closing the meeting the Chairman noted information from Chris Kift that a 'Facebook' site had been created by Tenant Representatives with colleagues from Jersey. She commended the initiative and hoped that it would bring dividends.

The meeting concluded at 5.00pm

Signed

Chair

Dated this

day of

2008

# HOUSING CABINET MEMBER MEETING

## Agenda Item 44

Brighton & Hove City Council

**Subject:** Housing Management Lift Condition Report  
**Date of Meeting:** 10 September 2008  
**Report of:** Director of Adult social Care & Housing  
**Contact Officer:** Name: Peter Matthews Tel: 29-3370  
E-mail: Peter.matthews@brighton-hove.gov.uk  
**Key Decision:** Yes Forward Plan No. HSG 2375:  
**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 To Seek approval of the Housing Cabinet Member to tender for a long term agreement for the maintenance, repair and refurbishment of all HRA lifts, including stair and through floor lifts as well as any future lifts added to the portfolio, and to give delegated authority to award said contract to the best value supplier following a formal OJEU tender in accordance with Contract Standing Order CSO 9.1

#### 2. RECOMMENDATIONS:

- 2.1 (1) That the Cabinet Member for Housing approve the recommendation to tender for a long term agreement (9 years) for the maintenance, repair and refurbishment of all HRA lifts.
- 2.2 (2) That the Director of Adult Social Care & Housing be given delegated powers to approve the award of the contract for the repair, maintenance and refurbishment of the HRA lifts, following financial due diligence and cost comparisons of the tenders offered under OJEU, following consultation with the Cabinet Member for Housing.

#### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The existing lift servicing and maintenance contract expired in 2005 and has been extended for the last 4 years. The council's standing orders make it clear that this contract should be retendered and not extended beyond 31<sup>st</sup> March 2008 unless for exceptional reasons.
- 3.2 The existing contract has increased by RPI every year and no longer represents value for money.

3.3 The present contract is not subject to performance and cost efficiencies and doesn't meet the councils drive to become a three star authority, nor does it cover major repair or refurbishment. These works are presently tendered separately which increases the frustration of residents when a lift breaks down and there is a time delay as a result of the tender process.

3.4 The draft timetable of events is as follows:

<b>Event</b>	<b>Completion date</b>
Appointment of consultants (Delegated authority)	21 July 2008
Complete condition survey	15 August 2008
Complete draft report	29 August 2008
1 <sup>st</sup> stage S20 Notice	22 August 2008
PQQ	12 September 2008
ITT	27 October 2008
Tender report	20 December 2008
2 <sup>nd</sup> stage S20 Notice	23 January 2009
Appoint contractor	24 January 2009
Commence on site	1 April 2009

#### **4. CONSULTATION**

4.1 Section 20 consultation has commenced with all affected leaseholders.

4.2 A full report on the condition of the lifts will be presented to future area panels.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

5.1 The long term contract for the servicing, maintenance, repairs and refurbishment of all HRA lifts will require funding from the HRA revenue and Capital Programme.

The current existing revenue budget for lift servicing and maintenance is £90,000 per annum and there is a contingency for Lifts of £250,000 held in reserves (see HRA Capital Programme Report 2008/09 and 2009/10 approved by Policy & Resources 3 April 2008).

The HRA 30 year Business Plan includes estimated funding requirements of approximately £10.7m over the next 9 years for Lifts (shown under Health & Safety repairs).

Once the full report of the conditions of the lifts has been received the estimated costs, funding and profiling of works will be reviewed as part of the 2009/10 Revenue and Capital Programme Budget setting process



during October/November, with the final HRA budget report 2009/10 being reported to Housing Cabinet in February 2009.

*Finance Officer Consulted: Susie Allen*

*Date: 14/08/08*

Legal Implications:

- 5.2 The report refers to a contract for services, the value of which is likely to be in excess of the EU procurement threshold (currently £138k). As a result, the contract must be advertised and awarded in accordance with the relevant EU Directive and UK Regulations. The procedure outlined in this report complies with these requirements. In addition, contracts in excess of £75,000 must be sent to Legal for sealing. The Council is obliged to take the rights of individuals under the Human Rights Act into account when considering any such issues, but the recommendations contained in this report are unlikely to breach any such rights.

*Layer Consulted:*

*Alison Leitch*

*Date: 14 August 2008*

Equalities Implications:

- 5.3 An equalities impact assessment will be completed by the winning contractor prior to commencement on site, as this is subject to their chosen method of access
- 5.4 Bidders will be asked to provide details of apprenticeship schemes and their plans for tackling worklessness as part of the tender documentation. This will be weighted and evaluated as part of the scoring matrix.

Sustainability Implications:

- 5.5 The specifications will require contractors to submit a sustainability impact statement on the contractor's proposals to reduce waste, recycling, and the reduction in CO2 emissions for this project
- 5.6 Bidders will be asked about development of local office to manage contract and this will be weighted and evaluated as part of the scoring matrix.

Crime & Disorder Implications:

- 5.7 No crime & Disorder implications are envisaged with this contract.

Risk and Opportunity Management Implications:

- 5.8 Using the council's risk & opportunities management methodology the significant risks and opportunities have been assessed and where amber or red a risk register has been produced detailing action & delivery that will inform the project.

Corporate / Citywide Implications:

- 5.9 This work meets one of the strategic goals of improving the housing stock and ensuring that residents have a health and safe living environment

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 The first option considered is to continue extending the existing contract. This is considered to be poor value for money and does not allow the council a quick and effective process to manage major breakdowns leading to major repairs.
- 6.2 The second option was to tender for a new short term contract from 1 to 5 years. This does not give the same economies of scale that a larger contract would and does not allow the introduction of all the necessary major refurbishment/repairs in the life of the contract which would allow the council to seek a reduction in its annual comprehensive service cost as the risk of failure reduces as the lifts are refurbished.
- 6.3 A 9 year all in comprehensive services contract with the major refurbishment/repair contract gives the best economies of scale and allows efficiencies as the contractors risk is reduced following major works. 9 years also ensures that the council is not looking to retender to many large contract all at the same time in allowing better use of resources. The use of an all in contract will also improve response time for residents will no debate between repair and refurbishment contractors over who is responsible for the maintenance issues.

**7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 To enable the council to be compliant in its responsibilities as a landlord it needs to ensure a new contract is in place by the end of this financial year. Taking into account the need to comply with the European tendering regulations and the need to give any new contractor a lead in period of a minimum of 2 months, to ensure he has completed his initial surveys, and transferred the maintenance history from the existing contractor the council needs to commence tender procedures no later than the 12 September 2008.

- 7.2 The Area Panel, Housing Management Consultative Committee and Cabinet preparation timetable does not allow enough time for consultation, completion of the analysis, consultation with leaseholders and residents or the dealing with issues arising during negotiations or financial diligence, as well as being ready to request approval to award the contract to meet the 1 April deadline. In view of this it is requested that authority to enter into the contract be delegated to the Director of Adult Social Care & Housing in consultation with the Cabinet Member.

### **SUPPORTING DOCUMENTATION**

#### **Appendices:**

1. None

#### **Documents in Members' Rooms**

1. None

#### **Background Documents**

1. None



# HOUSING CABINET MEMBER MEETING

## Agenda Item 45

Brighton & Hove City Council

<b>Subject:</b>	<b>TV Aerial Installations</b>		
<b>Date of Meeting:</b>	<b>10 September 2008</b>		
<b>Report of:</b>	<b>Director of Adult social care and Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Peter Matthews</b>	<b>Tel:</b> 29-3370
	<b>E-mail:</b>	<b>peter.matthews@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>Yes</b>	<b>Forward Plan No. HSG 3272</b>	
<b>Wards Affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 To seek approval of the Housing Cabinet Member to tender for a 20 year leasing contract to supply and maintain new digital IRS aerial system to all HRA blocks with existing communal aerials and to give delegated authority to the Director of Adult Social Care & Housing to award said contract.

#### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Housing approve the recommendation to tender for a 20 year citywide contract to lease and maintain an IRS (integrated reception system) digital aerial systems with a secondary system for foreign language channels for all HRA blocks with existing communal aerial systems.
- 2.2 That the Director of Adult Social Care & Housing be given delegated powers under CSO 9.1 to approve the award of the contract for the such a system, following financial due diligence and cost comparisons of the tenders offered under an OJEU tendering process, following consultation with the Cabinet Member for Housing.

#### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The UK's old television broadcast signal (known as "analogue") is being switched off and replaced with a "digital" signal. Any TV set not converted to digital when the 'switchover' takes place will no longer receive TV programmes. The current analogue transmitters will be turned off across the UK region by region with the south east, including Brighton, changing over in 2012.

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- 3.2 Presently all the council's high rise blocks of flats and 284 medium blocks have analogue communal TV aerial systems. All are considered to be in poor condition. There are also 165 medium blocks without an existing communal TV system. Some blocks have had their analogue system upgraded to a digital terrestrial television or MATV (Master Antenna TV). This allows residents access to free view channels only. There are currently no maintenance contracts in place for any of these systems.
- 3.3 The government's strategy is to use the digital switchover to deal with the following;
- Diversity - through the provision of foreign language channels and maximising choice.
  - Equality – Through maximising resident choice by ensuring residents have access to all the channels they want
  - 'Satellite rash' – removal of unsightly satellite aerials from blocks.
- 3.4 There are a number of very different Switchover solutions currently available in the UK market;
- MATV (Master Antenna TV)
  - SMATV (Satellite MATV)
  - IRS (Integrated Reception System)
  - IPTV (Internet Protocol Television)

See background document for a full description of each.

#### **4. CONSULTATION**

- 4.1 A tenants' workshop was undertaken in March 2008 with Frances Kneller of Digital TV, who gave a presentation on the reasons for the switchover, what the government aims were, the options available and how it would affect residents. This was followed by a discussion on the options and the effect on the business plan.
- 4.2 Three subsequent presentations were given to residents of Mursan, Hampshire Court and Leach Court residents' associations all of which were followed by a discussion on the options to provide digital TV and the likely costs and effect on the business plan.

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## 5. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 5.1 The HRA 30 year Business Plan allows for the costs of leasing a new digital TV aerial system for all HRA blocks with existing communal aerial systems to be met through service charges to tenants in those blocks.

There will be a further report to Housing Management Consultative Committee and Housing Cabinet in November to provide financial implications of the costs and proposed service charges to tenants relating to the digital aerial system.

*Finance Officer Consulted: Susie Allen*

*Date: 15/08/08*

### Legal Implications:

- 5.2 The report refers to a contract for works and services (installation and maintenance). In such 'mixed' contracts, the lower EU procurement threshold is applied, and the estimated costs of this contract exceed the threshold for services (currently £138k). As a result, the contract must be advertised and awarded in accordance with the relevant EU Directive and UK Regulations. The procedure outlined in this report complies with these requirements. In addition, contracts in excess of £75,000 must be sent to Legal for sealing. The Council is obliged to take the rights of individuals under the Human Rights Act into account when considering any such issues, but the recommendations contained in this report are unlikely to breach any such rights.

*Lawyer Consulted: Alison Leitch*

*Date: 14 August 2008*

### Equalities Implications:

- 5.3 An equalities impact assessment will be completed by the winning contractor prior to commencement on site, as this is subject to their chosen method of access.
- 5.4 The inclusion of 'the secondary satellite system allows access to foreign language channels and meets the council's equality and diversity policy.
- 5.5 Bidders will be asked to provide details of apprenticeship schemes and their plans for tackling worklessness as part of the tender documentation. This will be weighted and evaluated as part of the scoring matrix.

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Sustainability Implications:

- 5.6 The specifications will require contractors to submit a sustainability impact statement on the contractor's proposals to reduce waste, recycling, and the reduction in CO2 emissions for this project.
- 5.7 Bidders will be asked about development of local office to manage contract and this will be weighted and evaluated as part of the scoring matrix.

Crime & Disorder Implications:

- 5.8 No Crime and disorder implications. In some cases it is possible to link CCTV to the digital systems

Risk and Opportunity Management Implications:

- 5.9 While the council has no legal responsibility to provide any communal aerial service the Government is looking to public landlords to set an example for other private landlords in the area of social responsibility to ensure no resident fails to know or miss the switchover to digital.
- 5.10 Failure to replace/upgrade the councils existing communal analogue aerial system will leave residents without access to a digital system from 2012 and will result in adverse publicity for the council.

Corporate / Citywide Implications:

- 5.11 This proposal supports the aim of the council to provide maximum choice to the residents of its own housing stock and gives a lead to other landlords across the city regarding the opportunities afforded by digital switchover.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

*Install MATV system to all blocks with a maintenance agreement:*

- 6.1 This would give access to Freeview only, giving no choice for other channels or foreign language channels unless residents installed either a satellite dish or Cable TV. The cost of this is estimated at £1.4m (excluding maintenance) and includes recabling as the existing wiring is in a poor condition.
- 6.2 The cost of providing a simple MATV system on a four year programme to all blocks of flats is as follows



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	Medium/low rise	High rise	Total
Total	£298,000	£331,000	£629,000

- 6.3 These costs would need to be depreciated over 20 years reducing the council's capital outlay enabling us to maximise the council's capital budgets. These costs do not include any annual service contract which would need to be added to the depreciation to calculate the annual service charge.

*Install IRS to all blocks with a maintenance agreement:*

- 6.4 While this gives full choice of channels it excludes any diversity by not giving access to foreign language channels. See appendix A for estimated costs.

*Install IRS with secondary system for foreign language channels to all blocks with a maintenance agreement:*

- 6.5 This meets the government's and the council's criteria. However, as with all options above the capital outlay has not been allowed for in the business plan. See Appendix A for estimated costs

*Lease an IRS with secondary system for 10 or 15 years.*

- 6.6 Similar to the recommended option but lease for only 10 years. The reason for recommending 20 year is that it allows the leasing company to spread their risk over the life of the installation enabling them to give lower annual costs. Retendering after 10 years could give the benefit of the remaining 10 years life of the equipment to others. See appendix A for estimated cost comparison.

*Capital depreciation*

- 6.7 In addition to looking at leasing the systems the council have also looked at the possibility of installing the capital part of the all options and then depreciating the cost of the installation over the life of the system, the setting up of a sinking fund to cover the cost of replacing the system in 20 years time. The disadvantage of this is the need for a capital outlay up front and risk of future proofing is covered by the council.

*Other options*

- 6.8 There are two further options open to the council: the first is Cable (IPTV). Unfortunately, unless Virgin have 75% of residents in a specific block signed up to its' services they will not install it. This is a subscription service (pay for view) and would require the council to ask individuals on low incomes to pay for the basic service.

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6.9 The second further option is 'broadband'. This is suitable for individuals [not sure what this means] but would require everybody in a block to have access via a computer. This is the long term option but presently the infrastructure is missing and it is pay for view at present.

## 7. REASONS FOR REPORT RECOMMENDATIONS

7.1 The only system that meets all the government criteria at present is to provide an integrated reception system (IRS) with a secondary system for foreign language channels. This has the advantage of access to all channels and interactive services, including dual feed recordable satellite signals, e.g. Sky plus, HD and foreign language channels.

7.2 One alternative to the high capital outlay and to help balance the business plan is to lease the Digital IRS system over 20 years with the cost, which includes maintenance and technology upgrades for the life of the lease, passed to residents as a service charge. This would be little different from the council installing the system and depreciating over time, other than the fact that a leasing company would manage all maintenance calls through a partnership with the council.

The table below sets out the capital outlay against the leasing option - 20 years based on an IRS with secondary system and dual feed recordable satellite signals, e.g. sky plus. See Appendix A for alternatives

	<b>Capital Cost</b>	<b>Optional Maintenance</b>	<b>20y lease pa</b>
Medium/low rise with existing systems	723,020	45,760	£40
High Rise blocks	797,571	39,408	£52
<b>All medium/low rise blocks</b>	<b>1,520,591</b>	<b>85,168</b>	<b>£46</b>

7.3 The costs of adaptation/ conversion, upgrading or replacing the infrastructure of a communal aerial system that supports free-to-view channels and satellite services are deemed Housing Benefit eligible where levied as a service charge (Schedule 1, paragraph 1(a) (iii)).

7.4 Landlords should ensure that the money received from tenants who receive Housing Benefit should contribute this to the upgrade of their communal aerial system and be shown separately in the service charge schedule.

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- 7.5 Paragraph 1(a)(iii) of schedule 2 in the Housing Benefit Regulations were amended in April 2007 to ensure that Housing Benefit service charges relating to the relay of Freeview channels via communal aerial systems continue to be eligible for Housing Benefit. (See JSA Regs, Sch 2, para 16(1)(b); IS (Gen) Regs, Sch 3, para 17(1)(b); SPC Regs, Sch II, para 13(1)(b).)
- 7.6 There is no benefit available to assist with any rental or purchase of television equipment, nor for subscription charges or license fee payments. It is the intention that Housing Benefits contribute to a service charge or an increase in service charges and therefore cover the maintenance of the communal aerial system but not the initial capital cost.
- 7.7 It would not be appropriate for Housing Benefits to cover the costs of additional pay to view channels i.e. over and above the free-to-view channels that are accessible via digital TV through an aerial (Freeview) or satellite. Additional subscriptions to pay for TV services should be treated in the same way as licence and rental fees. This includes all cable and broadband services.

For more information visit the Department for Work and Pensions website:  
<http://www.dwp.gov.uk/publications/dwp/dmg/memletrs/m-10-07.pdf>

- 7.8 Consultation with residents to date has shown that should the charges be within the estimated levels of £40-45 per annum, it would be an acceptable cost for maximising choice in the TV viewed and to have a maintenance service that responds quickly to breakdowns, freeing the capital outlay needed for other capital works.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Appendix A; Estimated leasing costs over 10, 15 and 20 years for standard IRS system with dual feed recordable satellite signal, e.g. Sky plus and IRS system with additional secondary channels, against capital cost with annual service contract

### **Documents in Members' Rooms**

- 1 .None

### **Background Documents**

1. Report Detailing alternative Digital TV systems and their advantages and disadvantages. Copies available form Legal & Democratic Services

APPENDIX A - Estimated leasing costs over 10, 15 and 20 years for standard IRS system with Sky plus and IRS system with additional secondary channels, against capital cost with annual service contract

**STANDARD IRS FULLY WIRED SYSTEM FOR DUAL FEED RECORDABLE SATELLITE SIGNAL**

	Number of Homes	Capital Purchase	Maintenance Per annum	10 year Lease		15 year Lease		20 year Lease		10 years	15 years	20 years
				inc maintenance cost per annum	inc maintenance cost per annum	inc maintenance cost per annum	inc maintenance cost per annum	Cost per annum	Cost per annum	Cost per annum		
L/R	2,860	557,638	34,320	133,833	111,528	89,222				£47	£39	£31
H/R	2,463	642,374	29,556	154,170	128,475	102,780				£63	£52	£42
<b>Total</b>	<b>5,323</b>	<b>1,200,012</b>	<b>63,876</b>	<b>288,003</b>	<b>240,003</b>	<b>192,002</b>				<b>£54</b>	<b>£45</b>	<b>£36</b>

**IRS WITH SECONDARY SYSTEM FOR FOREIGN LANGUAGE CHANNELS FULLY WIRED FOR FEED RECORDABLE SATELLITE SIGNAL**

	Number of Homes	Capital Purchase	Maintenance Per annum	10 year Lease		15 year Lease		20 year Lease		10 years	15 years	20 years
				inc maintenance cost per annum	inc maintenance cost per annum	inc maintenance cost per annum	inc maintenance cost per annum	Cost per annum	Cost per annum	Cost per annum		
L/R	2,860	723,020	45,760	173,525	144,604	115,683				£61	£51	£40
H/R	2,463	797,571	39,408	191,417	159,514	127,611				£78	£65	£52
<b>Total</b>	<b>5,323</b>	<b>1,520,591</b>	<b>85,168</b>	<b>364,942</b>	<b>304,118</b>	<b>243,294</b>				<b>£69</b>	<b>£57</b>	<b>£46</b>

# HOUSING CABINET MEMBER MEETING

## Agenda Item 46

Brighton & Hove City Council

<b>Subject:</b>	<b>Door Entry Systems, CCTV and Alarms</b>		
<b>Date of Meeting:</b>	<b>10<sup>th</sup> September 2008</b>		
<b>Report of:</b>	<b>Director of Adult Social Care &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Peter Matthews</b>	<b>Tel:</b> 29-3370
	<b>E-mail:</b>	<b>Peter.matthews@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>Yes</b>	<b>Forward Plan No. HSG 3270</b>	
<b>Wards Affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1. To seek approval of the Housing Cabinet Member to tender a contract for service repair and provision of Door entry systems, Closed circuit TV and Alarm systems (Low Voltage Electronic Security Systems) to Housing Revenue Account ('HRA') properties and to give delegated authority to the Director of Adult Social Care and Housing to award the same.
- 1.2. Tenants have expressed the importance of block security as a key function of the repairs and maintenance service review working parties. There are currently no contracts in place for the supply, maintenance and repair of door entry or CCTV systems.
- 1.3. Fire Alarm Regulations set out in BS5839 require the "duty holder" to undertake periodic checks to ensure the functionality of the system. Routine testing and inspection is currently carried out under a contract that is due to be renewed.

#### 2. RECOMMENDATIONS:

- 2.1. That the director of Adult Social Care and Housing be instructed to procure a term contract for the service repair and provision of Door Entry Systems, CCTV and Alarm Systems.
- 2.2. That the Director of Adult Social Care & Housing be given delegated powers to approve the award of a 10 year contract for Door Entry Systems, CCTV and Alarm Systems to HRA properties, following financial due diligence and cost comparisons of tenders and in consultation with the Cabinet Member for Housing.

#### 3. BACKGROUND INFORMATION:

- 3.1. The city's HRA provides door entry systems, closed circuit TV and alarm systems to a number of its blocks of flats and offices to ensure greater security of the buildings. These systems are all electronic systems, operating on low electric voltage (12 or 24 volt).

- 3.2. A number of external contracting firms provide combined expertise in all three systems. Procurement of a single and comprehensive contract for all low voltage security systems is expected to lead to greater efficiency.
- 3.3. Electronic security systems generally have a service life of about ten years, and require periodic service, test and repair. Towards the end of their service life, reliability falls off considerably, and the systems eventually become more economic to replace rather than repair.
- 3.4. Members should note that the majority of reported early life failures of door entry systems are the result of physical damage to the door or the locking mechanism.
- 3.5. Routine testing of fire alarm systems is required by regulation and carried out under a contract that is currently extended and requires re-procurement.
- 3.6. There is currently no comprehensive contract in place for the repair and replacement of door entry, CCTV or intruder alarm systems. This results in delay in restoring functionality in the event of fault or damage from external causes and thereby impacts adversely on service delivery.
- 3.7. Repair of doors and conventional locks is contained within the current housing general repair contracts. There is therefore potential for delay in repair in the event that the failure is incorrectly diagnosed, and the attending contractor is not responsible for the repair required.
- 3.8. The current annual cost of testing, servicing and repair of alarms and door entry systems is estimated at £261,000. The service and repair of CCTV systems is carried out under a number of ad-hoc arrangements and the cost is spread across a number of smaller local service budgets.
- 3.9. The current financial year forecast cost of capital replacement of door entry systems is £468,000. This cost is distorted upwards due to a number of replacement projects having been deferred from the previous year. Generally the capital investment in replacement door entry systems is in the order of £200,000 per year.
- 3.10. Capital replacements are presently arranged under individually tendered contracts and thereby do not attract the efficiencies that would be available within a larger and comprehensive contract.
- 3.11. Service delivery to residents is also severely affected by the current arrangement as there is a significant delay caused by the requirement to seek tenders and the consultation requirements of the Commonhold and Leasehold Reform Act 2002. The time from notification of system failure to installation of a new system is typically in excess of four months, two of which are statutory consultation periods. This delay is further extended where additional budget allocations are required.
- 3.12. Officers recommend the procurement of the provision, testing and repair of all low voltage security systems under a single long term (10 year) partnering contract that will provide improved service to residents and improved efficiency in service delivery. Service delivery will be continuously reviewed and the terms of the contract will incentivise further development of the contractor's performance. The proposed contract will be constructed to require strategic linkage to the general repair contracts, again with the aim to improve service delivery and reduce delay as described in 3.7 and 3.11.

- 3.13. Leaseholders will be consulted in relation to any significant work (over £250 per flat) proposed under this contract. Any such consultation would be completed in one month; there would be no further requirement to seek tenders for the duration of the comprehensive contract.
- 3.14. Due to the aggregate value of this proposed contract, estimated at £4.6 million over its term, procurement under the Public Contracts Regulations 2006 is required.
- 3.15. Members should note that Emergency Lighting of fire escapes, stairs and corridors, including routine inspection and testing, will be included within the separate general repairs contracts as these devices are generally directly connected to the mains voltage supply and are best maintained by general electrical engineers.
- 3.16. This procurement will provide service and maintenance of security systems and will enable various options that will address tenants' aspirations with respect to upgrading and providing additional security services.

#### **4. CONSULTATION**

- 4.1. The then Housing Management Sub-committee discussed a petition at its meeting of 30 October 2007 and resolved to receive a report on the consideration of communal entrances to blocks of flats as the main point of entry and by implication the prime security of the flats within the block.
- 4.2. Further consultation upon the detail of this procurement will be carried out via Area Housing Panels and will inform the above report and the terms of contract to be tendered.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

- 5.1. The budget currently provided in the 2008/09 capital programme for replacement of defective entry systems is £468,000 which includes carry over of the cost of part completed schemes from the previous year.
- 5.2. The budget currently provided in the 2008/09 revenue allocations for repair of door entry systems and for maintenance of alarms is £261,000.
- 5.3. The HRA 30 year Business Plan includes a funding requirement of approximately £5m over the next 10 years for Fire Alarms and Door entry systems.
- 5.4. The estimated costs, funding and profiling of works will be reviewed as part of the 2009/10 Revenue and Capital Programme Budget setting process during October/November, with the final HRA budget report 2009/10 being reported to Housing Cabinet in February 2009.

*Finance Officer Consulted: Name Susie Allen*

*Date: 15/08/08*

## **6. LEGAL IMPLICATIONS:**

- 6.1 The report refers to a contract for services, the value of which is likely to be in excess of the EU procurement threshold (currently £138k). As a result, the contract must be advertised and awarded in accordance with the relevant EU Directive and UK Regulations. The procedure outlined in this report complies with these requirements. In addition, contracts in excess of £75,000 must be sent to Legal for sealing. The Council is obliged to take the rights of individuals under the Human Rights Act into account when considering any such issues, but the recommendations contained in this report are unlikely to breach any such rights.

*Lawyer Consulted: Alison Leitch*

*Date: 14 August 2008*

## **7. Equalities Implications:**

- 7.1. For many disabled and elderly residents living in flats, the provision of a door entry system is essential to their ability to reside in the flat if the communal access is to be maintained as secure. Without the facility to remotely provide access to visitors, disabled or elderly residents would be unable to allow access to carers or visitors through any communal secure door.
- 7.2. The alternative to providing door entry systems would be to maintain the communal access as free access to any person. The consequence of this would be a feeling of additional vulnerability by residents, especially in those areas of the city where anti-social behaviour and rough sleeping are more prevalent.
- 7.3. Bidders will be asked to provide details of apprenticeship schemes and their plans for tackling worklessness as part of the tender documentation. This will be weighted and evaluated as part of the scoring matrix.

## **8. Sustainability Implications:**

- 8.1. There are no specific issues of sustainability implicit in this report.
- 8.2. Members are referred to the issues raised with respect to elderly and disabled residents in 7.1 above and the current drive towards providing lifetime homes.
- 8.3. Bidders will be asked about development of local office to manage contract and this will be weighted and evaluated as part of the scoring matrix.

## **9. Crime & Disorder Implications:**

- 9.1. The provision of security systems is effective in reducing crime and anti-social behaviour in blocks of flats. A number of blocks of flats are in areas where there is an incidence of anti-social behaviour, rough sleeping and crime.

## **10. Risk and Opportunity Management Implications:**

- 10.1. Not providing block security services would lead to a decrease in tenant satisfaction with the housing service.



- 10.2. There is significant risk of delay and of failure to deliver value for money under the current arrangements for delivery of the door entry system service. A new contract would demonstrate value for money and will significantly reduce delay.
- 10.3. The current extended contract for maintenance of fire alarms presents significant risk that the council would not be able to carry out its obligations in respect to testing alarms should the existing contractor refuse a further extension of contract upon termination of the current arrangement.

## **11. EVALUATION OF ALTERNATIVE OPTIONS:**

- 11.1. Under current fire safety regulations, it is obligatory that particular blocks of flats should be provided with well maintained fire alarm systems. The provision, maintenance and testing of fire alarm systems is not avoidable.
- 11.2. CCTV and Door Entry Systems are not obligatory. It is therefore a legitimate option that these systems be dispensed with. To do so, however, would severely reduce the security of those blocks and be contrary to residents' expressed requirements.
- 11.3. Provision of doors by the Repair & Maintenance partnering contractor is a realistic option that will be integral to the proposed contract. The cost of provision of new doors is dependant upon the specification required and the particular details of the block entrance. As a guide to costs, a new door in timber would cost around £1500, and in steel £5000. Provision of glazed door screens would be additional, as would any specific modifications, such as automatic door opening, required as provision for disabled persons.

## **12. REASONS FOR REPORT RECOMMENDATIONS**

- 12.1. The prime reason for the decision requested at 2.1 is that the council is required by its own Financial Regulations to subject supply arrangements to market testing and to obtain value for money in procuring supplies and services. The provision, maintenance and testing of fire alarms is required by regulation. The provision of other security systems is a key requirement of residents. Financial Regulations and the Constitution require that Cabinet authorise procurement of contracts estimated to be over £500,000.
- 12.2. The reason for the decision requested at 2.2 is that the council is required to procure this contract within a strict timetable. The cabinet preparation timetable does not allow enough time for completion of the analysis, consultation with leaseholders and residents or financial diligence, as well as being ready to request cabinet approval to award the contract by the deadline date of 9 February for the March cabinet members meeting or for the prior housing management consultative committee on 20 January. In view of this it is requested that authority to enter into the contract be delegated to the Director of Adult Social Care & Housing in consultation with the Cabinet member

Housing Cabinet Approval	10/09/08	10/09/08
Place advert in OJEU for Expression of interest	11/09/08	11/09/08
Close of Expression of Interest period	12/09/08	03/11/08
Evaluate Expressions and Shortlist	04/11/08	17/11/08
Issue Invitation To Tender	18/11/08	12/01/09
Evaluate Tenders	13/01/09	30/01/09
Issue Contract	12/02/09	12/02/09
Mobilisation for commencement 1/04/09	13/02/09	26/03/09
Or :		
Report to Housing Cabinet	09/02/09	11/03/09
Alcatel period	12/03/09	25/03/09
Issue contract	26/03/09	26/03/09
Mobilisation	27/03/09	07/05/09

### **SUPPORTING DOCUMENTATION**

**Appendices:** None

# CABINET MEMBER MEETING

## Agenda Item 47

Brighton & Hove City Council

**Subject:** Expenditure of the 2008/09 Private Sector Housing Renewal Grant Allocation and Amendments to the council's Housing Renewal Assistance Policy

**Date of Meeting:** 10 September 2008

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

**Contact Officer:** Name: Martin Reid Tel: 29-3060  
E-mail: martin.reid@brighton-hove.gov.uk

**Key Decision:** Yes Forward Plan No. HSG3793

**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT

1.1 This report seeks approval for:

1.1.1 expenditure of the council's share of the 2008/09 Private Sector Housing Renewal Grant allocation to the Brighton & Hove and East Sussex Together (BEST) local authority consortium in accordance with the provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002

1.1.2 distribution of the remainder of this allocation to the council's BEST partner authorities in East Sussex, and

1.1.3 amendments to the council's Housing Renewal Assistance Policy

1.2 Brighton & Hove City Council is the lead authority for the delivery of the 2008-2011 Private Sector Housing Renewal Programme for Brighton and Hove and East Sussex. Approval by the Housing Cabinet Member provides authority for expenditure of Private Sector Housing Renewal Grant, subject to appropriate eligibility criteria. The amount of Housing Renewal Grant that has been awarded gives scope for expansion of the council's Housing Renewal Assistance Policy with the aim of assisting a larger number of private sector residents with housing improvements and repairs.

#### 2. RECOMMENDATIONS

2.1 It is recommended that the Cabinet Member for Housing approves the following during 2008/09:

2.1.1 Expenditure within Brighton & Hove of £2,776,000 of the 2008/09 BEST Housing Renewal Grant allocation in accordance with the council's Housing Renewal Assistance Policy (as amended), with provision to carry over any part of this amount to the following and/or future financial years;

- 2.1.2 Such expenditure to be targeted on the various forms of assistance identified as Policy Tools in the Council's Housing Renewal Assistance Policy, and/or in accordance with the approved Home Safety and Security initiative and other relevant approved programmes;
- 2.1.3 Payment of the remaining £2,397,000 of the £5,173,000 Housing Renewal Grant allocated for the 2008/09 Brighton & Hove East Sussex Together (BEST) programme to the five East Sussex authorities in accordance with an agreed distribution profile.
- 2.1.4 Expenditure of £440,000 of Brighton & Hove's 2008/09 BEST Housing Renewal Grant allocation as a 40% local authority contribution to match fund the government's contribution towards Disabled Facilities Grants or other relevant works under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 and expenditure of the £660,000 government contribution to this programme.

It is further recommended that the Cabinet Member for Housing approves the following amendments to the council's current Private Sector Housing Renewal Assistance Policy:

- 2.2.1 Eligibility for Decent Homes Assistance and Decent Homes Loans to be extended to include provision for the repair or replacement of any building component that is in a condition of substantial disrepair, and/or provision of one or more of the 'modern facilities and services' specified in the Decent Homes Standard in accordance with the provisions set out in this report;
- 2.2.2 The maximum limit on Decent Homes Assistance to be increased from £25,000 to £50,000 (or 50% of the equity, whichever is the lesser);
- 2.2.3 Amendment of the required minimum period for ownership and occupation by the applicant prior to the date of application from one year to six months for the purpose of Decent Homes Assistance and Decent Homes Loans;
- 2.2.4 The maximum limit on Decent Homes Loans to be increased from £15,000 to £20,000 and the minimum age requirement for Interest Only and Interest Roll-up Loans to be set at 60, with provision for amendment in accordance with any future changes to the relevant lending criteria;
- 2.2.5 Eligibility for Common Parts Assistance and Common Parts Loans to be extended to cover the cost of appropriate repairs or replacement of any key component(s) of the common parts of the building that is(are) in a condition of substantial disrepair in accordance with the provisions set out in this report;
- 2.2.6 Amendment of the required minimum period for ownership and occupation by the applicant prior to the date of application from one year to six months for the purpose of Common Parts Assistance and Common Parts Loans;
- 2.2.7 The maximum limit on Common Parts Loans to be increased from £15,000 to £20,000 and the minimum age requirement for Interest Only and Interest Roll-up Loans to be set at 60, with provision for amendment in accordance with any future changes to the relevant lending criteria;

- 2.2.8 The levels of grant available through Empty Properties Assistance to be increased in accordance with the provisions as set out in this report;
- 2.2.9 Removal of the eligibility deadline for HMO Licensing Grants to enable landlords who have purchased licensable properties since the original deadline to be eligible for an HMO Licensing Grant;
- 2.2.10 Extension of the scope of HMO Licensing Grants to enable the provision of amenities beyond the council's HMO Licensing Standards in relevant cases, and provision for the maximum limit of grant to be increased appropriately to facilitate this;
- 2.2.11 Amendment of the Landlords Minor Heating Grant to include provision of grant-aided energy efficient central heating as an incentive to landlords served with improvement notices not to install inefficient electric heating systems;
- 2.2.12 Amendment of the Landlords Minor Heating Grant to include installation of a gas supply and meter in cases when this is necessary and to increase the maximum level of grant to cover the reasonable cost of such works.
- 2.2.13 Amendment of the Landlords Minor Heating Grant to enable accredited landlords to obtain assistance for the replacement of old or defective central heating boilers.
- 2.2.14 Amendment to the HMO Energy Innovation Grant scheme to extend it to all relevant licensed HMOs;
- 2.2.15 A new Temporary Accommodation Energy Innovation Grant to provide assistance for energy efficiency measures in private sector properties used as temporary accommodation for homeless households;
- 2.2.16 A new Temporary Accommodation Adaptations Grant to be created to provide assistance towards the cost of including wheelchair accessibility and/or other appropriate adaptations to properties leased to the council for the accommodation of homeless households;
- 2.2.17 Amendment to the Disabled Facilities Assistance scheme to widen the scope of assistance provided in accordance with the provisions as set out in this report;
- 2.2.18 The maximum limit on Disabled Facilities Assistance to be increased from £25,000 to £50,000(or 50% of the equity, whichever is the lesser);
- 2.2.19 Amendment of the Occupiers Minor Adaptations Grant to enable certain types of straightforward adaptations to be carried under this scheme (subject to confirmation of changes to relevant funding arrangements);
- 2.2.20 Provision for the payment of Land Registry search fees from Housing Renewal funding;
- 2.2.21 Provision for an allocation of up to £20,000 per year during the period 2008/2011 for marketing and promotion of the various forms of Housing Renewal Assistance in the Housing Renewal Policy.
- 2.2.22 Provision for future amendment of the Housing Renewal Assistance Policy to be delegated to the Assistant Director of Housing in consultation with the Cabinet Member for Housing.

- 2.3 It is recommended that the Cabinet Member for Housing approves 1 October 2008 as the commencement date for all of the amendments to the Housing Renewal Assistance Policy specified in this report.

### **3. BACKGROUND INFORMATION**

- 3.1 The Council's Housing Renewal Assistance Policy 2006 was adopted by the council in accordance with the powers provided to local housing authorities by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. This Policy sets out a range of Policy Tools that provide financial assistance to householders. The largest proportion of private sector housing in the city is owner-occupied and most of the Policy Tools are therefore targeted towards assisting private homeowners on limited incomes.
- 3.2 Fieldwork for the council's 2008 Private Sector Housing Stock Condition Survey was undertaken during the 2007/08 winter period and the survey report will shortly be finalised. Some of the key findings of the survey are as follows:
- 3.2.1. The proportion of the private sector housing stock that fails to meet the Decent Homes (35.0%) is substantially higher than the national average of 27.1%;
- 3.2.2. The high Decent Homes failure rate is largely driven by category 1 hazards under the Housing Health & Safety Rating System and energy efficiency standards;
- 3.2.3. Failure of the Decent Homes Standard has become a greater problem following the introduction of the Housing Health & Safety Rating System.
- 3.3 Private Sector Housing Renewal (PSHR) Funding for the three-year period 2008/11 has been the subject of competitive bids by local authority consortia to the South East Regional Housing Board. Brighton & Hove City Council has acted as Lead Authority in submitting a bid for the Brighton & Hove East Sussex Together (BEST) consortium, a partnership between the city council and the five district councils in East Sussex, (Eastbourne, Hastings, Lewes, Rother and Wealden).
- 3.4 In evaluating the bids the Regional Housing Board's assessment panel rated the BEST bid most highly of all, alongside one other bid. The assessment panel stated that "the track record of the partnership authorities is excellent" and also described the BEST bid as excellent in respect of innovation and collaboration. Consequently, the BEST consortium's PSHR bid was successful in securing the highest PSHR allocation in the region.
- 3.5 As the lead authority for the BEST consortium, in addition to managing our own Housing Renewal Assistance programme, we have additional responsibilities for receiving and distributing the funding to the other BEST authorities.
- 3.6 The amount awarded to the BEST local authority consortium for 2008/09 is £5,173,000. A profile for distributing this funding amongst the six consortium authorities was established at the time of preparing our funding bid. On the basis of this profile a sum of £2,776,000 (more than 50% of the total allocation) should be allocated to Brighton and the remaining £2,397,000 should be shared amongst the other five authorities.

- 3.7 Indicative amounts of grant funding that are likely to be awarded to the BEST consortium for the remaining two years of the programme have also been provided by the East Regional Housing Board. These are £6,755,000 for 2009/10 and £6,672,000 for 2010/11.
- 3.8 The level of funding provided for the current financial year, and the prospect of even larger allocations for the following two years provides an opportunity for substantial expansion of the council's current private Sector Housing Renewal Policy.
- 3.9 A key focus of our private sector housing renewal programme is funding of adaptations for disabled private householders. This complements the focus on adaptations being taken forward as part of the work of the Chairman's Tenant Focus Group considering Council Housing adaptations and needs of those seeking social housing.
- 3.10 Two significant changes to the provisions relating to government funding for Disabled Facilities Grants (DFGs) have been notified to local authorities with an indication that these changes would apply in the current financial year. Firstly, a requirement that the government allocation be used to pay for 60% of the cost of DFGs, topped up by a 40% local authority contribution, is to be abolished. This will allow more flexibility in the respective funding proportions, although it is important to note that the mandatory obligation on local authorities to approve and pay DFGs will continue to apply.
- 3.11 Secondly, the requirement that the government contribution be used exclusively to finance DFGs is to be relaxed, so that the funding can now be used to finance other works under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. However, the amendments proposed in this report will result in an increase in our funding for disabled persons' adaptations.
- 3.12 It is intended that the council will maintain the same (40%) level of support for adaptations for disabled private sector residents as provided in previous years. However, it is proposed the flexibility provided by the changes to financial provisions be used to expand the current Minor Adaptations Grant scheme.
- 3.13 At the time of writing this report, confirmation as to when these changes have or will be implemented is being sought from the government.

#### **4. 2008/09 BEST PRIVATE SECTOR HOUSING RENEWAL PROGRAMME**

- 4.1 Authority is sought to spend Brighton & Hove's £2,776,000 share of the BEST allocation for 2008/09, for the payment of the remaining £2,397,000 of the 2008/09 BEST Housing Renewal Grant allocation to the five East Sussex authorities and for £440,000 of Brighton & Hove's share of the allocation to be used as a 40% local authority contribution to match fund £660,000 government contribution towards Disabled Facilities Grants or other relevant works under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.
- 4.2 In the event that not all of Brighton & Hove's share of the BEST allocation is spent by the end of 2008/09, authority is also sought for funding to be carried forward for expenditure in the following and/or future years.

4.3 Authority is sought for the the remaining £2,397,000 of the £5,173,000 Housing Renewal Grant allocated for the 2008/09 Brighton & Hove East Sussex Together (BEST) programme to the five East Sussex authorities in accordance with an agreed distribution profile.

## **5. REVIEW AND AMENDMENT OF THE COUNCIL'S HOUSING RENEWAL ASSISTANCE POLICY**

5.1 The success of the BEST funding bid provides scope for the council's current Private Sector Housing Renewal Assistance to be expanded so that a wider range of private sector residents on limited incomes could be offered financial assistance in the form of loans or grants towards home repairs and improvements.

5.2 The recommended amendments to the various Policy Tools and other provisions of the Housing Renewal Assistance Policy 2006 are set out below.

## **6. AMENDMENTS TO THE PROVISIONS FOR DECENT HOMES ASSISTANCE AND DECENT HOMES LOANS**

6.1 Decent Homes Assistance and Decent Homes Loans are currently available to provide financial assistance for private homeowners whose properties fail to meet the Decent Homes Standard. However, there is no current provision for preventing homes from becoming non-decent in the future.

6.2 One of the criteria of the Decent Homes Standard requires a property to be in a reasonable state of repair. A property is deemed to meet this requirement unless one or more key building components, or two or more other building components, are old and, because of their condition, need replacing or major repair.

6.3 A crucial element of this requirement is the stipulation that building components must be 'old' as well as in disrepair in order to fail this part of the Decent Homes Standard. The definition of 'old' in this context is that the building component must be older than its specified 'standard lifetime'.

6.4 It is now proposed that Decent Homes Loans and/or Decent Homes Assistance be made available for repair or replacement of any building component that is in substantial disrepair. This would enable appropriate repairs or replacements to be undertaken as a means of preventing properties in disrepair from falling into a state of non-decency.

6.5 Another criterion of the Decent Homes Standard concerns the presence or absence of reasonably modern facilities and services. To fail this criterion a dwelling must be lacking three or more of the following:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate noise insulation;
- adequate size and layout of common entrance areas for blocks of flats.



- 6.6 Again, as a means of preventing future failures of the Decent Homes Standard under this criterion, it is proposed that Decent Homes Loans and/or Decent Homes Assistance be made available to remedy a deficiency in one or more of the specified modern facilities or services.
- 6.7 There are a significant number of cases where the cost of eligible works is in excess of the current limit of £25,000. In addition, by broadening the eligibility criteria to exclude consideration of the age of building components as proposed, the potential for higher costs will increase. Consequently, it is proposed that the Decent Homes Assistance limit be increased from £25,000 to £50,000 (or 50% of the equity, whichever is the lesser).
- 6.8 The Decent Homes Loan and Common Parts Loan schemes are delivered on the council's behalf by South Coast Moneyline under the provisions of the Southern Homes Loans Partnership (SHLP). Membership of SHLP currently comprises South Coast Moneyline, Brighton & Hove City Council and four other south coast local authorities.
- 6.9 South Coast Moneyline have recently recommended that the loan maximum be increased from £15,000 to £20,000 and that the qualifying age for interest only loans be reduced from 70 to 60. The 60 year qualification has also been proposed by South Coast Moneyline for a new Interest Roll-up loan product. Such changes would be helpful, particularly in view of the proposal to broaden the eligibility requirements. It is therefore proposed that these changes be adopted and, to provide additional flexibility, that provision also be made for future amendment in accordance with any further changes to the relevant lending criteria as agreed between the council, its SHLP local authority partners and South Coast Moneyline.
- 6.10 Because the ceiling on Decent Homes Loans is specified in South Coast Moneyline's Lending Criteria the proposed changes are also subject to ratification by the SHLP local authorities and South Coast Moneyline's Credit Committee. This ratification can be given on the council's behalf by the Lead Officer appointed under the terms of the relevant legal agreements.
- 6.11 A further proposed amendment to Decent Homes Assistance and Decent Homes Loans is for the required minimum period for ownership and occupation by the applicant prior to the date of application from one year to six months.
- 6.12 The detailed provisions for Decent Homes Assistance and Decent Homes Loans, with amendments as recommended above, are set out in Appendix 1. Changes to the amounts of loans and assistance to be offered, as provided in Appendix B to the original Housing Renewal Assistance Policy are set out in a new Annex (Tests of Resources and Lending Criteria).

## **7. AMENDMENTS TO THE PROVISIONS FOR COMMON PARTS ASSISTANCE AND COMMON PARTS LOANS**

- 7.1 At present the eligibility for these forms of housing renewal assistance are relatively stringent, requiring that at least one of the flats in the building to be subject to a Category 1 Hazard under the Housing Health & Safety Rating System. There has been minimal take up of these forms of assistance to date.

- 7.2 It is proposed that the existing eligibility requirements for Common Parts Assistance and/or Common Parts Loans be expanded to include appropriate repairs or replacement of any key component(s) of the common parts of the building that is(are) in a condition of substantial disrepair.
- 7.3 Amongst other measures, this would allow for assistance to be given in cases where the repair of defective external fire escapes has been required by the Fire and Rescue Service or the council.
- 7.4 In line with the recommended amendments to Decent Homes Loans it is proposed that the maximum amount of Common Parts Loans be raised from £15,000 to £20,000 and that the qualifying age for interest only (and Interest Roll- up) loans be set at 60. Again, it is also proposed that provision be made for future amendment in accordance with any further changes to the relevant lending criteria as agreed between the council, its SHLP local authority partners and South Coast Moneyline. As for Decent Homes Loans these changes are also subject to ratification by the SHLP local authorities and South Coast Moneyline's Credit Committee.
- 7.5 A further proposed amendment to Common Parts Assistance and Common Parts Loans is for the required minimum period for ownership and occupation by the applicant prior to the date of application from one year to six months.
- 7.6 The detailed provisions for Common Parts Assistance and Common Parts Loans, with amendments as recommended above, are set out in Appendix 2. Changes to the amounts of assistance as provided in Appendix B to the original Housing Renewal Assistance Policy are set out in a new Annex (Tests of Resources and Lending Criteria).

## **8. AMENDMENTS TO THE MAXIMUM LIMITS SET FOR EMPTY PROPERTIES ASSISTANCE**

- 8.1 The current levels of funding available under the Empty Properties Assistance scheme were set in 2003. Since then building costs have increased significantly. Average annual inflation over this period, based on the Consumer Price Index has been approximately 3.3%.
- 8.2 In order to reflect the effect of inflation since the amounts of Empty Property Grants were set in 2003 it is now proposed that the levels of funding under this scheme be increased on the basis of an annual inflation rate of 3.3% rounded to the nearest £500. The detailed provisions for Empty Properties Assistance amended to provide for the new amounts of assistance to be awarded on this basis according to the size of the dwelling(s) provided are set out in Appendix 3.

## **9. AMENDMENTS TO THE LANDLORDS' HMO LICENSING GRANT SCHEME**

- 9.1 The current Landlords' HMO Licensing Grant scheme provides for grants of up to £2,000 to be given towards the cost of fire precaution works and additional facilities in cases when an application for an HMO Licence was submitted before the qualifying cut-off date of 12 July 2006. This has been an effective means of supporting those landlords who responded positively at the time that the new HMO Licensing obligations came into operation.

- 9.2 However, the establishment of the fixed qualifying date has meant that new owners of HMOs who purchased properties after the cut-off date and then applied for an HMO Licence have not had the opportunity to apply for a grant.
- 9.3 In order to provide fair treatment to all owners of licensable HMOs it is now proposed that eligibility for Landlord's HMO Licensing Grants be extended to include new owners who apply for an HMO Licence.
- 9.4 It is also proposed that, in appropriate cases, the provision of amenities beyond the council's HMO Licensing Standards (such as the installation of mechanical ventilation as a means of tackling condensation, the installation of showers or the conversion of a room to provide additional WC facilities) be included as a possible measure under this grant scheme.
- 9.5 To accommodate a wider range of potential works under this grant it is proposed that the provisions relating to the amount of grant be amended. For works required to meet the council's HMO Licensing standards for means of escape and amenities it is proposed that the existing restriction of 50% grant, up to a maximum of £2,000 be retained.
- 9.6 For provision of amenities that go beyond the council's minimum standards it is proposed that an additional amount for the whole of the reasonable cost, up to a limit of £3,000, be made available.
- 9.7 The detailed provisions for Landlords' HMO Licensing Grants, with amendments as recommended above, are set out in Appendix 4.

## **10. AMENDMENTS TO THE LANDLORDS MINOR HEATING GRANT SCHEME**

- 10.1 The current Landlords Minor Heating Grant scheme is primarily employed as an incentive to landlords to sign up to the council's Landlords Accreditation Scheme. However, there have been a substantial number of cases when such an incentive could have helped to secure a more satisfactory outcome as a consequence of enforcement action under the Housing Act 2004.
- 10.2 When an Improvement Notice is served on a landlord requiring installation of heating as a remedy of a Category 1 Excess Cold Hazard under the Housing Health and Safety Rating System (HHSRS) it is clearly desirable that energy efficient gas-fired central heating be installed. However, it is not possible to insist on this and very often landlords will install an electric heating system as this is a simpler, cheaper and more convenient option for them.
- 10.3 To address this it is now proposed that the eligibility requirements for Landlords Minor Heating Grants be expanded to include landlords who are served with HHSRS Improvement Notices requiring installation or improvement of heating.
- 10.4 It is further proposed that the scope of the Landlords Minor Heating Grant be expanded to include installation of a gas supply and meter in cases when this is necessary and to increase the maximum level of grant to cover the reasonable cost of such works.

- 10.5 For accredited landlords only it is proposed that the scope of the Landlords Minor Heating Grant be expanded to include replacement of old or defective central heating boilers
- 10.6 The detailed provisions of the amended Landlords Minor Heating Grant scheme as now proposed are set out in Appendix 5.

## **11. AMENDMENTS TO THE HMO ENERGY INNOVATION GRANT SCHEME**

- 11.1 When the HMO Energy Innovation Grant scheme was initially established it was available generally to any private landlord who owned an HMO that was either provisionally or fully registered under the council's HMO Registration scheme.
- 11.2 Subsequently, particularly due to budget limitations, the scheme was more specifically focused solely on properties used to accommodate homeless people. Energy efficient heating and insulation measures have now been installed to seven such properties under the scheme, providing many of the city's most vulnerable residents with a comfortable and affordable home environment.
- 11.3 Apart from temporary accommodation there are currently no further private sector properties in Brighton & Hove requiring significant energy efficiency improvements that are used by the council on a routine basis to accommodate homeless people. This provides an opportunity to revise the HMO Energy Innovation Grant scheme to enable more HMO tenants to benefit from energy efficiency improvements to their homes.
- 11.4 In order to provide some additional safeguards to tenants it is proposed that additional grant conditions be established to prevent landlords from unreasonably increasing rent levels and to provide tenants with an adequate degree of control over the availability of heating and hot water.
- 11.5 The detailed provisions of the amended HMO Energy Innovation Grant scheme as now proposed are set out in Appendix 6.

## **12. A NEW TEMPORARY ACCOMMODATION ENERGY INNOVATION GRANT**

- 12.1 In some cases the heating and/or thermal insulation in temporary accommodation leased from private landlords does not fully meet satisfactory standards. In order to remedy this it is proposed that a new Temporary Accommodation Energy Innovation Grant scheme be established.
- 12.2 It is proposed that each grant would be given to cover the full cost of eligible works up to specified appropriate limits as applied to other similar energy efficiency grants. The detailed provisions for this new grant scheme are set out in Appendix 7.

## **13. A NEW TEMPORARY ACCOMMODATION ADAPTATIONS GRANT**

- 13.1 A significant proportion of householders placed in temporary accommodation leased from private landlords are disabled. Such people would benefit from wheelchair accessibility and/or other adaptations to the properties.

13.2 Consequently, it is proposed that a new Temporary Accommodation Adaptations Grant scheme be established to enable assistance to be given for such adaptations.

13.3 It is proposed that each grant would be given to cover the reasonable cost of adaptations deemed to be appropriate for the dwelling(s) and the proposed or current occupier(s) by an Occupational Therapist or other appropriately qualified professional, or, where appropriate, in accordance with established design guidance (e.g. PAN 03 Accessible housing & Lifetime Homes). The detailed provisions for this proposed new grant scheme are set out in Appendix 8.

#### **14. AMENDMENTS TO THE PROVISIONS FOR DISABLED FACILITIES ASSISTANCE**

14.1 Disabled Facilities Assistance (DFA) is available to applicants who meet the eligibility criteria for a Disabled Facilities Grant who require additional funding in order to pay for adaptations to their home for the benefit of a disabled member of the household. However, in some cases adaptation of the existing home of a disabled person may not be the most suitable option to pursue (e.g. because the property's size or physical layout makes it impracticable to carry out the necessary adaptation).

14.2 In such cases providing financial assistance to enable the disabled person's household to move to a property more suited to adaptation would present a more satisfactory solution. Consequently, in those cases when a household is eligible to receive a Disabled Facilities Grant it is proposed that DFA be made available to assist with a move to an alternative property.

14.3 It is recommended that a sum of up to £20,000 be given to cover specified types of expenditure associated with moving house and that this element of DFA should be made available in addition to any DFA provided to contribute to the cost of adapting the new property. It is proposed that any element of DFA provided to move house will not be repayable on disposal of the property, whilst DFA for adaptations shall remain repayable on disposal as it is at present.

14.4 In most cases the amount of DFA required comes within the current limit of £25,000. However, occasionally there are cases when this amount is exceeded. To enable applicants in this position to proceed more easily with the necessary adaptations it is now proposed to increase the DFA limit for adaptations to £50,000 (or 50% of the equity, whichever is the lesser).

14.5 The detailed provisions for Disabled Facilities Assistance, with amendments as recommended above, are set out in Appendix 9.

## **15. AMENDMENTS TO THE PROVISIONS FOR OCCUPIERS MINOR ADAPTATIONS GRANT**

- 15.1 Occupiers Minor Adaptations Grants are currently only provided in cases when the need for an adaptation is particularly urgent. Limiting the availability of such grants to urgent cases has been important because of the funding structure for Disabled Facilities Grants (DFGs), which has been based on a rigid 60:40 split in funding between the government and local authorities and a ring-fenced DFG allocation. These provisions have now been relaxed, enabling some of the government funding to be used for other forms of assistance under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.
- 15.2 This additional flexibility provides scope for expanding the Occupiers Minor Adaptations Grant scheme to enable it to be used for some of the more straightforward types of adaptation, specifically stair lifts, ceiling track hoists and some level access showers. It is proposed to increase the maximum amount of grant to £5,000 to suitably accommodate this.
- 15.3 These amendments are subject to confirmation that relevant changes have been implemented in the way that disabled persons adaptations in private sector housing can be funded.
- 15.4 The detailed provisions for Occupiers Minor Adaptations Grant, with proposed amendments, are set out in Appendix 10.

## **16. PROVISION FOR LAND REGISTRY SEARCH FEES TO BE PAID FROM HOUSING RENEWAL FUNDING**

- 16.1 In the case of major forms of Housing Renewal Assistance it is necessary to confirm that the applicant has the appropriate legal interest in the property at the time of application and on completion of the works before payment is made. This is carried out by way of Land Registry searches, which cost £3.00 per search. At present these are paid for out of the Private Sector Housing revenue budget.
- 16.2 It is now proposed that Land Registry Searches undertaken for the purpose of delivering the Housing Renewal Assistance programme be paid in future from Housing Renewal funding. The total amount involved in any year is not likely to exceed £500.

## **17. PROMOTION OF THE HOUSING RENEWAL ASSISTANCE GRANT PROGRAMME**

- 17.1 A very important element of delivering a Housing Renewal Assistance programme is ensuring that people who are potentially eligible for assistance get to hear about what is available. This is particularly important when significant changes are being made to the types of assistance that are on offer.
- 17.2 In order to enable an effective promotion campaign to be established and maintained throughout the duration of the three-year Housing Renewal Assistance programme it is proposed that a sum of up to £20,000 be used per year to promote the Housing Renewal Assistance Policy through any appropriate means.

## **18. ARRANGEMENTS FOR FUTURE AMENDMENT OF THE HOUSING RENEWAL POLICY**

- 18.1 The Housing Renewal Policy is a fairly complex and detailed policy document, and the various proposed amendments set out in this report will make it even more so. This increases the potential need for future amendments.
- 18.2 At the same time, there are occasions when it may be necessary to make amendments to the policy at short notice, particularly when there is a need to increase or reduce the rate of expenditure of Housing Renewal funding or as a result of recommendations arising from the Equalities Impact Assessment of the proposed policy amendments. To enable this it is proposed that the power to make future amendments to the policy be delegated to the Assistant Director of Housing in consultation with the Cabinet Member for Housing.

## **19. IMPLEMENTATION**

- 19.1 It is proposed that amendments to the council's Housing Renewal Assistance Policy approved following consideration of this report shall have effect from 1 October 2008.

## **20. TRANSITIONAL PROVISIONS**

- 20.1 The following transitional provisions apply when this policy first has effect: -
- 20.1.1 Any application for assistance made and formally approved, before the date from which this policy has effect, under any previous policy will continue to be administered under that policy and will be subject to any conditions imposed by that policy.
- 20.1.2 Any application for assistance fully made but not formally approved before the date from which this policy has effect will be considered under and subject to any conditions imposed by this policy. If, however, any application would be liable to refusal solely because of changes to eligibility criteria, then the eligibility criteria of the previous policy will apply to the application to permit it to proceed subject to any other conditions imposed by this policy.

## **20. CONSULTATION**

- 20.1 The council's 2006 Housing Renewal Assistance Policy was established following a comprehensive consultation exercise conducted both within the council and with external stakeholders. The proposed amendments as set out in this report have been developed having regard to the consultation responses.

## **21. FINANCIAL & OTHER IMPLICATIONS**

- 21.1 Financial Implications:  
The council has received an allocation in the form of a capital grant that will enable expenditure of £2,776,000 on Private Sector Housing Renewal during 2008/09 as part of a three year programme (2008-2011). A further £660,000 has been allocated to the council for expenditure on Disabled Facilities Grants and other relevant works.

In the event that there is a substantial shortfall in the amount spent under the Housing Renewal Assistance Policy there is a risk that allocations for future

years could be reduced. The amendments proposed in this report will help to maximise expenditure in the current financial year. They will also help to substantially increase spending commitment in 2009/10 onwards, which should in itself lessen the risk of a reduction in future allocations.

Staff resources have been committed by the council to ensure that the BEST consortium can closely monitor expenditure under this programme and to fully meet the obligations for reporting to the Government Office for the South East.

*Finance Officer Consulted: Name Michael Bentley Date: 15/08/08*

#### 21.2 Legal Implications:

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 gives local authorities the power to provide assistance for the purpose of improving living conditions in their area if they have adopted a policy for that purpose. The council adopted its original Housing Renewal Policy on 1 July 2003. A revised policy became operational on 1 May 2006 with further amendment on 16 November 2006. Approval of this report will give authority for future expenditure in accordance with the Housing Renewal Policy as amended and extended by the detailed provisions set out in the attached Appendices and Annex.

*Lawyer Consulted: Name Liz Woodley Date: 18/08/08*

#### 21.3 Equalities Implications:

An Equalities Impact Assessment (Rapid Impact Checklist) was undertaken in the course of developing the 2006 Housing Renewal Policy. The impacts identified at that time were almost exclusively positive. The specific conclusions were as follows:

- The only negative impacts identified related to the offer of loans and the reduction in the level of non-means tested assistance
- These changes both relate to government initiatives and guidance on affordability and do not affect race groups. The recommendation above will allow us to address the religious objection to loans
- It is judged unnecessary to apply the full EQIA process in these circumstances

In relation to specific equalities interest groups the only negative impact identified related to the fact that interest-bearing loans cannot be taken up by some members of the community on grounds of religious faith. This led to the identification of a single recommendation as follows:

- In terms of the negative impact for religious groups, instead of loans, other tools within the policy will be used to investigate possible alternative solutions in those cases.

With respect to action taken to address this particular impact, the provider of the interest-bearing loans provided under the Housing Renewal Assistance Policy is currently investigating the development of a loan product that would be



acceptable to communities whose faiths conflict with the payment of interest on loans. It has also been requested that the consultants who are currently developing a marketing strategy for the housing improvement loan products give appropriate consideration to this issue in the course of formulating the strategy.

The current Housing Renewal Policy has a number of positive impacts. In particular the policy aims its assistance towards vulnerable households who are unable to access other sources of financial assistance. It also targets those with disabilities that might otherwise be unable to remain in their homes. The proposed amendments will largely serve to increase such positive impacts.

Proactive measures to increase the take up of housing renewal assistance by members of Black & Minority Ethnic Communities will also form part of the 2008/09 programme

**21.4 Sustainability Implications:**

Maintenance/repair/improvement of private sector housing stock has positive implications for sustainability in delivering key objectives of the council's Sustainability Strategy Action Plans relating to both Housing and Energy Use.

**21.5 Crime & Disorder Implications:**

The Housing Renewal Assistance Policy already includes provision for Minor Security Assistance, a scheme of small scale grants for locks and other home security measures. This scheme has been developed in partnership with Sussex Police, who undertake the delivery of assistance.

**21.6 Risk and Opportunity Management Implications:**

The level of the funding allocation awarded to the council provides an opportunity for expansion of the range of assistance provided through the Housing Renewal Assistance Policy. Expansion of the policy is essential to maximising the benefits of housing renewal assistance

**21.7 Corporate / Citywide Implications:**

By expanding the scope for achieving decent homes for a larger number of the city's homeowners and private tenants and by targeting assistance at vulnerable residents the proposals in this report will support the council's priorities to make better use of public money and to reduce inequality by increasing opportunity.

**22. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

22.1 The main alternative to the proposals for amending the council's Housing Renewal Policy would be to maintain the present policy as it is.

22.2 Experience of operating the current policy as it stands indicates that taking no action would result in a major shortfall of expenditure under the programme, particularly bearing in mind the increased indicative allocations for 2009/10 and 2010/11.

## **23. REASONS FOR REPORT RECOMMENDATIONS**

- 23.1 The recommended proposals set out in this report will enable the council to deliver an important programme of private sector housing renewal. This will help to maximise the council's ability to enable private sector residents to live in homes that are decent, energy efficient, in reasonable repair and adapted to the needs of disabled occupiers.

### **Documents in Members' Rooms**

None

### **Background Documents**

1. Brighton & Hove City Council Housing Renewal Assistance Policy 2006

## **Decent Homes Loan (DHL)/Decent Homes Assistance (DHA)**

DHL and/or DHA are available to owner-occupiers/leaseholders to enable them to bring their homes up to the Decent Homes Standard and/or in cases of disrepair to a standard that exceeds the Decent Homes Standard in respect of the requirement relating to the age of building components

DHLs are loans administered by an approved third party and offered at a subsidised interest rate. DHA is in the form of interest free loans, repayable on disposal of the property.

Subject to their availability DHLs will be offered to applicants living in qualifying homes who meet the necessary eligibility and lending criteria. DHA is available to otherwise eligible applicants who cannot afford to pay the interest on a DHL, and in those cases where the value of the necessary works exceeds the DHL limit. DHA will also be available to eligible applicants during any period during which the DHL scheme is not available. [See Annex (Tests of Resources and Lending Criteria)].

### ***Applicant Qualification Criteria***

- at least 18 years old, and
- freeholder<sup>1</sup> or leaseholder with at least 10 years to expiry of lease, and with responsibility for carrying out eligible work, and in either case,
- owned and occupied the property for at least six months as the applicant's only or main residence immediately prior to the application date

### ***Property Qualification Criteria***

- dwelling built or converted more than 10 years before application date, and
- fails to meet Decent Homes Standard, or
- has one or more building component in a condition of substantial disrepair, or
- lacks one or more of the 'reasonably modern facilities and services' as identified in the Decent Homes Standard, or

### ***Eligible Work***

- work required to remedy a failure of the Decent Homes Standard
- suitable repair or replacement of any building component that is in substantial disrepair
- Provision of one or more of the 'reasonably modern facilities and services' identified in the Decent Homes Standard where any such facility or service is lacking or deficient

### ***Maximum Amount– Decent Homes Loan***

- up to £20,000 – loan amount determined by a test of resources and lending criteria as agreed between the council and its loan provider partner. [See Annex (Tests of Resources and Lending Criteria)]. Future amendment(s) may be made to the

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<sup>1</sup> "owner in fee simple absolute"

Decent Home Loan lending criteria subject to agreement between the council, its SHLP local authority partners and South Coast Moneyline.

**Maximum Amount– Decent Homes Assistance**

- where the approved test of resources indicates that the available funds would be insufficient to finance DHL interest payments, or where a DHL has been approved, where the cost of the qualifying work exceeds the amount of DHL, DHA of up to £50,000 or 50% of the equity existing at the time of DHA approval, whichever is the lesser.

**Pre-completion Conditions**

- all eligible work to be satisfactorily completed within one year of approval unless permission given by the council for an extension of time prior to the elapse of the year
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council.
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge.

**Post-Completion Conditions – Decent Homes Loan**

- property to remain in owner-occupation for five years following completion of work
- loan to be repayable at a subsidised rate of interest in accordance with an approved loan scheme
- loan to be secured by an Equitable Mortgage [See Annex (Tests of Resources and Lending Criteria)]

**Post-Completion Conditions – Decent Homes Assistance**

- property to remain in owner-occupation for five years following completion of work
- assistance will be repayable on applicant's disposal of qualifying interest. Requests for exemption from the requirement to repay the assistance will be considered on an individual basis, on application in writing to the Head of Housing Strategy or Successor. Exemptions are likely to be agreed only in exceptional circumstances.
- completion conditions to be a Registered Land Charge and a Local Land Charge.

## **Common Parts Loan (CPL)/Common Parts Assistance (CPA)**

Available to qualifying leasehold owner-occupiers of flats to assist them to meet their liabilities towards the cost of appropriate repairs or replacement of any key component(s) of the common parts of the building that is(are) in a condition of substantial disrepair.

CPLs are loans administered by an approved third party and offered at a subsidised interest rate. CPA is in the form of interest free loans, repayable on disposal of the property.

Subject to their availability CPL will be offered to applicants who meet the necessary eligibility and lending criteria. CPA is available to otherwise eligible applicants who cannot afford to pay the interest on a CPL and in those cases where the value of the applicant's contribution to the necessary works exceeds the CPL limit. CPA will also be available to eligible applicants during any period during which the CPL scheme is not available. [See Annex (Tests of Resources and Lending Criteria)].

### ***Applicant Qualification Criteria***

- at least 18 years old, and
- leaseholder with at least 10 years to expiry of lease, and with responsibility for paying a contribution towards the cost of eligible work, and in either case,
- owned and occupied the property for at least six months as the applicant's only or main residence immediately prior to the application date

### ***Property Qualification Criteria***

- dwelling built or converted more than 10 years before application date, and
- one or more of the key components of the common parts of the building is/are in substantial disrepair

### ***Eligible Work***

- appropriate works required to repair or replace one or more of the key components of the common parts of the building where such key component(s) is(are) in substantial disrepair..

### ***Maximum Amount– Common Parts Loan***

- up to £20,000 – loan amount determined by a test of resources and lending criteria as agreed between the council and its loan provider partner. [See Annex (Tests of Resources and Lending Criteria)]. Future amendment(s) may be made to the Common Parts Loan lending criteria subject to agreement between the council, its SHLP local authority partners and South Coast Moneyline.

### ***Maximum Amount– Common Parts Assistance***

- where the approved test of resources indicates that the available funds would be insufficient to finance CPL interest payments, or where a CPL has been approved, where the cost of the qualifying work exceeds the amount of CPL, CPA of up to £25,000 or 50% of the equity existing at the time of CPA approval, whichever is the lesser.

***Pre-completion Conditions***

- all eligible work to be satisfactorily completed within one year of approval unless permission given by the council for an extension of time prior to the elapse of the year
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council.
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge.

***Post-Completion Conditions – Common Parts Loan***

- applicant's flat to remain in owner-occupation for five years following completion of work
- loan to be repayable at a subsidised rate of interest in accordance with an approved loan scheme
- loan to be secured by an Equitable Mortgage [See Annex (Tests of Resources and Lending Criteria)].

***Post-Completion Conditions – Common Parts Assistance***

- applicant's flat to remain in owner-occupation for five years following completion of work
- assistance will be repayable on applicant's disposal of qualifying interest in his/her flat. Requests for exemption from the requirement to repay the assistance will be considered on an individual basis, on application in writing to the Head of Housing Strategy or Successor. Exemptions are likely to be agreed only in exceptional circumstances.
- completion conditions to be a Registered Land Charge and a Local Land Charge.

## Empty Properties Assistance

Available where empty properties which have been empty for over one year are brought back into residential use and/or up to six units are created and returned to use with council nomination rights and council-approved rent limits for five years. (In certain exceptional circumstances the requirement that the property must be empty for over one year may be waived at the discretion of the Head of Housing Strategy)

### ***Applicant Qualification Criteria***

- freeholder<sup>2</sup> or leaseholder with at least 10 years to expiry of lease
- leaseholder with the responsibility for carrying out eligible work

### ***Property Qualification Criteria***

- in the case of a single dwelling, dwelling built or converted more than 10 years before application date, or
- in the case of a proposed conversion, building built more than 10 years ago and conversion to result in no more than six units of accommodation, and
- dwelling/building to have been unoccupied for at least one year prior to application date and to fail the decent homes standard, and
- agreement concerning nominations and rent levels in respect of all dwellings subject to assistance, must be made between the applicant and the council, prior to approval of assistance.

### ***Eligible Work***

- in the case of a single dwelling, work required to make the dwelling meet the Decent Homes Standard, subject to the prevailing Housing Needs priorities, and to all necessary planning and building control consents.
- in the case of a conversion, work required to provide up to six new dwellings meeting the Decent Homes Standard, subject to the prevailing Housing Needs priorities, and to all necessary planning and building control consents.
- where appropriate to make a dwelling/building wheelchair accessible

### ***Maximum amount of Assistance***

- Maximum assistance will be £12,000 for a studio property, £17,500 for a one bedroom property, £25,000 for a two-bedroom property and £30,500 for a three/four bedroom property, plus VAT where applicable. Assistance will also cover appropriate professional fees up to a maximum of 12.5% of eligible expense plus VAT (where charged). In cases where dwellings/buildings are made wheelchair-user accessible an appropriate additional amount of assistance will be made available according to the circumstances of each case.

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<sup>2</sup> “owner in fee simple absolute”

***Pre-Completion Conditions***

- all eligible work to be satisfactorily completed within one year of approval, unless permission given by the council for an extension of time prior to the elapse of the year
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council.
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge

***Post-Completion Conditions***

- for five years following completion of work, dwellings for which assistance have been paid to be occupied in accordance with the nominations and rent levels agreement
- applicant to retain qualifying interest in property for five years following completion of work
- completion conditions to be a Registered Land Charge and a Local Land Charge



## Landlords' HMO Licensing Grant

### ***Applicant Qualification Criteria***

- freeholder or leaseholder with at least 10 years to expiry of lease and with responsibility for carrying out the eligible work.

### ***Property Qualification Criteria***

- properties consisting of three or more storeys occupied by five or more persons in two or more households and
- that would not have been within the previous definition of HMO under Part XI of the Housing Act 1985 and
- that are subject to a valid proposed or full HMO Licence under the provisions of Part 2 of the Housing Act 2004

### ***Eligible Work***

- Work, such as the provision of additional amenities and the upgrading of systems to detect fires and protect the means of escape, that is required to meet HMO licensing standards but that would not have been required under the Housing Act 1985
- Provision of other amenities beyond the council's minimum standards as agreed by the council
- Any work that would have been required for the property to meet Housing Act 1985 standards or arising due to poor maintenance will not be eligible for assistance

### ***Maximum amount of Assistance***

- For work to meet the council's HMO Licensing Standards 50% of the reasonable cost of carrying out the eligible work, subject to a maximum grant of £2,000
- For provision of amenities beyond the councils' minimum standards the reasonable cost up to a maximum of £3,000

### ***Pre-Completion Conditions***

- all eligible work to be satisfactorily completed within one year of approval unless permission is given by the council for an extension of time prior to the elapse of the year.
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge

### ***Post-Completion Conditions***

- applicant to retain his/her qualifying interest in the property throughout the period for which the licence is granted; this will generally comprise 5 years from the date of licence application
- property to be used, throughout the period for which the licence is granted, for the purpose for which it has been licensed; this will generally comprise 5 years from the date of licence application

- completion conditions to be a Local Land Charge

## Landlords Minor Heating Grant

In those cases when private tenants are eligible for a Warm Front grant for heating they should be encouraged to apply for a grant through that scheme. However, Landlords Minor Heating Grant is available as an alternative, particularly for those cases when tenants do not qualify for a Warm Front grant.

### ***Applicant Qualification Criteria***

Landlords who

- are accredited with the council under an approved scheme ,or
- who have been served with an Improvement Notice requiring heating measures to remedy a Category 1 Excess Cold HHSRS Hazard, and
- who do not qualify for grant aid/assistance to cover the whole cost of eligible works under the Carbon Emissions Reduction Target or any other relevant scheme

### ***Property Qualification Criteria***

Dwelling built or converted more than 10 years before application date

### ***Eligible Work***

- provision of gas-fired condensing boiler central heating in dwellings with inadequate heating and, in the case of landlords served with an Improvement Notice, any other heating-related works specified within that Notice. For the purposes of Landlords Minor Heating Grant, 'inadequate heating' means the absence of central heating or modern electric storage heaters in living rooms and bedrooms.
- installation of a gas supply and meter in cases when this is necessary
- in the case of applications by accredited landlords only, installation of high efficiency replacement boiler in cases where the existing boiler is at least 15 years old or where the boiler is seriously defective and cannot be suitably repaired
- in appropriate cases eligible work could include the installation of a Micro-Combined Heat and Power system as an alternative to a condensing boiler
- in cases where it is not practicable to install a gas-fired appliance, modern electric storage heaters might be provided as an alternative.

### ***Maximum amount of Assistance***

- £3500 per application (including VAT) for works (excluding any cost of installing a gas supply and/or meter [if required]) plus the cost of fees (including VAT) for authorised services by a partner organisation approved by the council
- When installation of a gas supply and/or meter are required an additional amount, in addition to installation costs up the £3,500 limit, to cover the whole of the reasonable cost of installation of such facilities plus the cost of fees (including VAT) for authorised services by a partner organisation approved by the council
- not more than one Minor Heating Grant per dwelling

(Where alternative funding is available from the Energy Efficiency Commitment or any other relevant scheme then council-funded assistance will be reduced accordingly).

***Pre-Completion Conditions***

- all eligible work to be satisfactorily completed within one year of approval unless permission is given by the council for an extension of time prior to the elapse of the year
- all applications to be managed by the council's Energy Efficiency Managing Partner and the work to be carried out by a contractor appointed under the Brighton & Hove Energy Action Partnership Agreement
- applicant to retain qualifying interest in property during the course of the work

***Post-Completion Conditions***

- None

## HMO Energy Innovation Grant

HMO Energy Innovation Grant is available for the installation of energy efficient heating and/or thermal insulation measures to licensed houses in multiple occupation that cannot be funded through the Warm Front scheme or the Carbon Emissions Reduction Target.

### ***Applicant Qualification Criteria***

- freeholder or leaseholder with at least 10 years to expiry of lease and with responsibility for carrying out the eligible work.

### ***Property Qualification Criteria***

- the property must be subject to a valid proposed or full HMO Licence under the provisions of Part 2 of the Housing Act 2004

### ***Eligible Work***

- provision of high efficiency gas-fired central heating in HMOs with inadequate heating. For the purposes of the HMO Energy innovation Grant, 'inadequate heating' means the absence of central heating or modern electric storage heaters in rooms used for living and/or sleeping
- installation of a gas supply and meter in cases when this is necessary
- in appropriate cases eligible work could include the installation of a Micro-Combined Heat and Power system as an alternative to a condensing boiler
- in cases where it is not practicable to install a gas-fired appliance, modern electric storage heaters or electric central heating might be considered as an alternative
- loft insulation, cavity wall insulation, hot water tank jacket and draught proofing to currently recommended standards and including provision of associated loft access where necessary

### ***Maximum Amount of Assistance***

- The amount of Grant available shall be determined in each case. In the case of central heating installations this shall be on the basis of at least two competitive estimates obtained by the council's Home Energy Efficiency Managing Partner
- When a gas supply and/or meter are required the amount of grant shall be increased to cover the whole of the reasonable cost of providing such services
- In cases where insulation only is being installed a single estimate from a contractor appointed by the council's Home Energy Efficiency Managing Partner may be deemed to be adequate

(Where alternative funding is available from Warm Front, the Carbon Emissions Reduction Target or any other relevant scheme then council-funded assistance may be reduced accordingly)

### ***Pre-completion Conditions***

- Landlords are required to inform their current tenants about the proposed works
- all eligible work to be satisfactorily completed within one year of approval unless permission given by the council for an extension of time prior to the elapse of the year

- all applications to be managed by the council's Energy Efficiency Managing Partner and the work to be carried out by a contractor appointed under the Brighton & Hove Energy Action Partnership Agreement
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge.

### ***Post-Completion Conditions***

- the property must continue to be used as a House in Multiple Occupation for a minimum of five years from the date of completion
- In any cases where insulation only is installed the rent must not be increased for a period of at least 12 months after the date of installation\*
- In cases of boiler replacements or central heating installations the rent must not be increased for a period of at least 24 months after the date of installation\*
- Grant-funded central heating systems must be designed and managed so that all tenants have an adequate level of control over the heating and supply of hot water to their lettings
- completion conditions to be a Local Land Charge

(\* excepting that if the property is regulated under a fair rent agreement or if there is a yearly rent review under the tenancy agreement, this may continue, as long as any rent increase does not take into account any insulation or heating work carried out under an HMO Licensing Grant)

## Temporary Accommodation Energy Innovation Grant

Temporary Accommodation Energy Innovation Grant is available for the installation of energy efficient heating and/or thermal insulation measures to private sector housing leased or provided to the council under a management agreement for the temporary accommodation of homeless households.

### ***Applicant Qualification Criteria***

- Freehold owner of property leased or provided to the council under a management agreement for the temporary accommodation of homeless people
- Owner must have the legal responsibility for carrying out the eligible work

### ***Property Qualification Criteria***

- Property must be used for the temporary accommodation of homeless people by the council under a lease or management agreement with a minimum of three years remaining unexpired on the date of application

### ***Eligible Work***

- provision of high efficiency gas-fired central heating in dwellings with inadequate heating. For the purposes of the Temporary Accommodation Energy innovation Grant, 'inadequate heating' means the absence of central heating or modern electric storage heaters in living rooms and bedrooms
- installation of high efficiency replacement boiler in cases where the existing boiler is at least 15 years old or where the boiler is seriously defective and cannot be suitably repaired
- in appropriate cases eligible work could include the installation of a Micro-Combined Heat and Power system as an alternative to a condensing boiler
- in cases where it is not practicable to install a gas-fired appliance, modern electric storage heaters or electric central heating might be considered as an alternative
- loft insulation, cavity wall insulation, hot water tank jacket and draught proofing to currently recommended standards and including provision of associated loft access where necessary

### ***Maximum Amount of Assistance***

- £5,000 per dwelling/letting (including VAT and the cost of fees [including VAT] for authorised services by a partner organisation approved by the council)
- The maximum amount of grant awarded for insulation measures per dwelling/letting, within the overall maximum limit as outlined above, shall be £800 per application (including VAT) plus the cost of fees (including VAT) for authorised services by a partner organisation approved by the council
- not more than one Temporary Accommodation Energy Innovation Grant per dwelling

(Where alternative funding is available from Warm Front, the Carbon Emissions Reduction Target or any other relevant scheme then council-funded assistance may be reduced accordingly)

***Pre-completion Conditions***

- all eligible work to be completed within one year of approval unless permission is given by the council for an extension of time prior to the elapse of the year
- all applications to be managed by the council's Energy Efficiency Managing Partner and the work to be carried out by a contractor appointed under the Brighton & Hove Energy Action Partnership Agreement.
- applicant to retain qualifying interest in property during the course of the work.

***Post-Completion Conditions***

- None



## Temporary Accommodation Adaptations Grant

Temporary Accommodation Adaptations Grant is available for wheelchair accessibility and/or other adaptations for the benefit of disabled people in private sector properties leased to the council for the temporary accommodation of homeless people.

### ***Applicant Qualification Criteria***

- Freehold owner of property leased or provided to the council under a management agreement for the temporary accommodation of homeless people

### ***Property Qualification Criteria***

- Property must be used for the temporary accommodation of homeless people by the council under a lease or management agreement
- In cases where the proposed adaptation(s) are estimated to cost no more than £5,000 the lease or management agreement must have a minimum of three years remaining unexpired on the date of application
- In cases where the proposed adaptation(s) are estimated to cost more than £5,000 the lease or management agreement must have a minimum of five years remaining unexpired on the date of application

### ***Eligible Work***

- Provision of wheelchair accessibility and/or other appropriate adaptation for the benefit of a disabled person or persons
- Professional fees and any other relevant costs incurred for the purposes of identifying properties that are suitable for adaptation and specifying appropriate adaptations

### ***Maximum Amount of Assistance***

- Reasonable cost of adaptations deemed to be appropriate for the dwelling(s) and the proposed or current occupier(s) by an Occupational Therapist or other appropriately qualified professional, or, where appropriate, in accordance with established design guidance (e.g. PAN 03 Accessible housing & Lifetime Homes)

### ***Pre-completion Conditions***

- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Local Land Charge

### ***Post-Completion Conditions***

- In those cases where the estimated cost of the adaptation(s) is more than £5,000, if the lease is terminated other than by the council within a period of four years from the date of completion the grant shall be repaid to the council
- The above condition to be a Local Land Charge

## Disabled Facilities Assistance (DFA)

Disabled Facilities Assistance is available to applicants who meet the eligibility criteria for DFG and who require additional funding in order to pay for the adaptations or to move to another property more suited to adaptation (or already adapted) for the benefit of a disabled person. DFA for adaptations is in the form of interest free loans, repayable on disposal of the property. DFA for moving home is in the form of a non-repayable grant.

### ***Applicant Qualification Criteria***

- at least 18 years old, and
- freeholder<sup>3</sup> or leaseholder with at least 10 years to expiry of lease and authority to do the work

### ***Property Qualification Criteria***

- none

### ***Eligible Work/Activity***

- work required to meet the needs of a Disabled Person in accordance with the provisions of Housing Grants, Construction & Regeneration Act 1996 s.23(1) (as amended)
- where it is not practicable for a disabled person's home to be suitably adapted to meet their needs the process of marketing & selling their existing home and buying & moving into a new home located within Brighton & Hove that is suitable for adaptation (or already adapted) to meet their needs

### ***Maximum Amount of Assistance***

- for adaptations, subject to a test of resources (set out in the Annex (Tests of Resources and Lending Criteria)), Disabled Facilities Assistance of up to £50,000 or 50% of the equity existing at the time of application, whichever is the lesser.
- to assist moving to another property up to a total maximum of £20,000 to cover the costs arising from the following:
  - preparation of a Home Information Pack
  - estate agents fees (limited to 1.5% of the property value)
  - solicitors fees
  - valuation fees
  - Stamp Duty (limited to the amount for a property valued at 15% higher than the property being sold)
  - mortgage arrangement fees
  - removal costs
- Both forms of DFA up to these specified limits will be offered in those cases when applicants qualify for DFA for necessary adaptations to be carried out to the new home.

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<sup>3</sup> "owner in fee simple absolute"

### ***Pre-completion Conditions (Adaptations)***

- all eligible work to be satisfactorily completed within one year of approval unless permission given by the council for an extension of time prior to the elapse of the year
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council.
- applicant to retain qualifying interest in property during the course of the work
- approval conditions to be a Registered Land Charge and a Local Land Charge

### ***Pre-completion Conditions (Property Move)***

- Before proceeding with the process of moving, the property proposed as the new home must be inspected and confirmed in writing as suitable by the council's Housing Adaptations Service. (Any costs incurred before such confirmation has been received shall not be eligible for payment under this scheme)

### ***Post-Completion Conditions***

- property to remain in owner-occupation for five years following completion of adaptations or following move
- completion conditions in the case of adaptations to be a Registered Land Charge and a Local Land Charge. (No such conditions shall apply for assistance provided to move home)
- assistance given for adaptations will be repayable on applicant's disposal of qualifying interest. Requests for exemption from the requirement to repay the assistance will be considered on an individual basis, on application in writing to the Head of Housing Strategy. Exemptions are likely to be agreed only in exceptional circumstances
- the requirement to repay assistance shall not apply in the case of such assistance provided to move home.

## Occupiers' Minor Adaptations Grant

### ***Applicant Qualification Criteria***

- any occupier eligible for DFG funding based on the approved preliminary test of resources [See Annex (Tests of Resources and Lending Criteria)].

### ***Property Qualification Criteria***

- the property must be the disabled person's only or principal home.

### ***Eligible Work***

- urgent disabled facilities work where the assistance is a suitable alternative to a Disabled Facilities Grant, subject to recommendation by an Occupational Therapist and agreement of the Adaptations Technical Team Leader or Private Sector Housing Manager
- Straightforward installation of a stair lifts, ceiling track hoist or level access shower where the total cost falls within the maximum amount of assistance
- professional fees necessary for an application to be determined for Disabled Facilities Grant or Assistance that could not otherwise be undertaken.

### ***Maximum amount of Assistance***

- £5,000 per application plus a warranty up to a maximum of £500 (inclusive of VAT where applicable)
- not more than one Minor Adaptations Grant in any three year period

### ***Pre-Completion Conditions***

- all eligible work to be completed within one year of approval unless permission given by the council for an extension of time prior to the elapse of the year
- work must be carried out by one of the contractors whose estimates were submitted as part of the application or by an alternative contractor as agreed in advance by the council.
- applicant to retain qualifying interest in property during the course of the work.
- where approved funding for professional fees can be covered by a DFG which is subsequently approved, payment will be made instead as part of the DFG.

### ***Post-Completion Conditions***

- none

(Amendments to Occupiers Minor Adaptations Grant from the 2006 provisions are subject to confirmation that relevant changes have been implemented in the way that disabled persons adaptations in private sector housing can be funded)

## **ANNEX (TESTS OF RESOURCES AND LENDING CRITERIA)**

This Annex sets out the details of the tests of resources and lending criteria to be applied to the relevant Policy Tools specified in the Brighton & Hove City Council Housing Renewal Assistance Policy 2008.

### **Disabled Facilities Assistance (DFA)**

DFA will be dependent on the receipt of duly made applications for a Disabled Facilities Grant (DFG) and DFA. DFGs are subject to a statutory test of resources, which is used to determine whether or not the applicant has to make a contribution towards the work required. The legally prescribed maximum cost of work that can be considered for DFG is currently £30,000.

Where applications for DFG and DFA have been made, the test of resources applied to the DFG application will be used to determine the applicant's contribution, if any, to the total programme of work required to meet the Occupational Therapist's recommendations. No additional test of resources will be applied to the DFA application. Subject to the DFA restrictions and conditions listed in the Policy (as amended), DFA will generally be approved, where the reasonable cost of work exceeds £30,000, to cover the difference between £30,000 and the total reasonable cost of the work. However, when the test of resources results in the applicant having to make a contribution, DFA will not be approved to cover that contribution. Accordingly, if the contribution exceeds £30,000, DFA will generally be approved to cover the difference between the amount of contribution and the total reasonable cost of the work.

### **Decent Homes Loan (DHL)**

DHLs will be offered through the Southern Home Loans Partnership, a partnership between several local authorities, including Brighton & Hove City Council, and South Coast Money Line (SCML). They will be subject to any other relevant DHL restrictions and conditions listed in the Policy (as amended) and to the lending criteria as agreed between the council, its Southern Homes Loans Partnership local authority partners and South Coast Moneyline.

From the Implementation date of the 2008 Policy amendments and onwards until further relevant amendment, and subject to ratification by the council, its SHLP local authority partners and the South Coast Moneyline Credit Committee, the DHL lending criteria shall be as follows: -

- General lending criteria:
  - Purpose restricted to home improvements / adaptations to bring property up to decent home standards (assessed by LAs);
  - SCML to determine if applicant(s) are eligible for mainstream finance;
  - Loan applications are considered on an individual basis and the product type will be determined by the client's best interests subject to SCML/LA approval;

- Loan size
  - Minimum loan £1,000;
  - Maximum £20,000.
- Term
  - Maximum term of capital repayment loans to be 15 years;
  - No maximum term to be set for interest only loans.
- Loan Security
  - Each loan will be secured by an Equitable Mortgage;
  - The cost to register the Equitable Mortgage with the land registry will be paid by the applicant.
- Eligibility for interest only loans/interest roll-up:
  - Only available for those over 60 years of age;
  - Loans for younger age groups may be considered by the Credit Committee for a fixed term (e.g. 5 years) and subject to LA approval.
- Minimum disposable income:
  - £50 per month;
  - No more than one-third of the applicant's available disposable income may be used for a loan repayment.
- Ownership and Registration
  - Applicant must be the beneficial owner of property. Any other owner will be party to the loan and need to sign documentation (or Power of Attorney with supporting documentation);
  - Property must be registered with Land Registry and therefore if unregistered land, client will need to seek registration at their cost;
  - A credit reference search or a voter's roll check will be undertaken.
- Second mortgages:
  - Any applicant with existing finance secured against their property will be required to have their loan application approved by the SCML credit committee;
  - A minimum of 25% equity available against the current property value after all borrowings are accounted for including any unsecured liabilities;
  - The available equity should be three times the proposed loan amount;
  - Authority will be sought from the applicant to approach 1<sup>st</sup> mortgage company for confirmation of debt outstanding and their approval to a second charge. The cost of this to be paid by the applicant;
  - Detailed information will be required as to the first mortgage financial arrangements: this will need to be known prior to any loan application being approved.
- Loans to assist residents of flats where common parts require improvements
  - Loans offered to individuals sharing a block (purpose built or converted flats) to improve the standards of common parts subject to the qualifying criteria of the local authority. The cost of works to be shared pro rata between each flat and will only be offered on the basis that all the owners are able to demonstrate affordability. SCML credit committee approval required for all loans that fall under this category.

## **Decent Homes Assistance (DHA)**

DHA will generally be approved where: -

- i) An applicant's minimum disposable income is lower than that required to meet the DHL lending criteria. In this case the DHA will be approved to cover the reasonable cost of the eligible work\* or where;
- ii) A DHL is approved but it is insufficient to cover the reasonable cost of the eligible work. In this case DHA will generally be approved to cover the difference between the amount of the DHL and the reasonable cost\*.

In cases where an applicant's maximum disposable income exceeds that in the Home Improvement Loan lending criteria, the Disabled Facilities Grant (DFG) statutory test of resources will be used to determine the applicant's initial contribution towards the cost of work. If the reasonable cost of the eligible work exceeds the amount of that initial contribution, DHA will generally be approved to cover the difference\*. To facilitate this and to inform any possible need for revision of the DHL lending criteria, DHA applicants will be required to provide financial information to enable the DFG test of resources to be carried out.

[\*Any DHA approval will be subject to the DHA restrictions and conditions listed in the Policy (as amended), for example in respect of eligible work and maximum amounts.]

## **Common Parts Loan (CPL)**

CPLs will be offered through the Southern Home Loans Partnership. They will be subject to any other relevant CPL restrictions and conditions listed in the Policy (as amended) and to the lending criteria as agreed between the council, its Southern Homes Loans Partnership local authority partners and South Coast Moneyline.

From the Implementation date of the 2008 Policy amendments and onwards until further relevant amendment, and subject to ratification by the council, its SHLP local authority partners and the South Coast Moneyline Credit Committee, the CPL lending criteria shall be the same as those listed above for Decent Homes Loans.

## **Common Parts Assistance (CPA)**

CPA will generally be approved where: -

- i) An applicant's minimum disposable income is lower than that required to meet the CPL lending criteria. In this case the CPA will be approved to cover the reasonable cost of the eligible work\*\*; or where
- ii) A CPL is approved but it is insufficient to cover the reasonable cost of the eligible work. In this case CPA will generally be approved to cover the difference between the amount of the CPL and the reasonable cost\*\*.

In cases where an applicant's maximum disposable income exceeds that in the Home Improvement Loan lending criteria, the Disabled Facilities Grant (DFG) statutory test of resources will be used to determine the applicant's initial contribution towards the cost of work.

If the reasonable cost of the eligible work exceeds the amount of that initial contribution, CPA will generally be approved to cover the difference\*\*. To facilitate this and to inform any possible need for revision of the Home Improvement Loan lending criteria, CPA applicants will be required to provide financial information to enable the DFG test of resources to be carried out.

[\*\*Any CPA approval will be subject to the CPA restrictions and conditions listed in the Policy (as amended), for example in respect of eligible work and maximum amounts.]

### ***Minor Decent Homes Grant and Occupiers' Minor Heating Grant***

Where mentioned in the Policy, 'qualifying means tested benefit' means: -

- Income Support;
- Pension Credit Guarantee Credit;
- Income-based Job Seeker's Allowance;
- Housing Benefit/Local Housing Allowance; or
- Council Tax Benefit.

### ***Occupiers' Minor Adaptation Grant***

The approved preliminary test of resources will consist of an assessment of the applicant's income using the Disabled Facilities Grant test of resources methodology but without requiring the applicant to complete a full statutory DFG application form.



# Housing Cabinet Member Meeting

## Agenda Item 48

Brighton & Hove City Council

<b>Subject:</b>	<b>Consultation Draft: Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city (incorporating the draft Older People's Housing Strategy and draft LGBT People's Housing Strategy)</b>		
<b>Date of Meeting:</b>	<b>10 September 2008</b>		
<b>REPORT OF:</b>	<b>Director of Adult Social Care &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Andy Staniford</b>	<b>Tel: 29-3159</b>
	<b>E-mail:</b>	<b>andy.staniford@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>Yes</b>	<b>Forward Plan No. HSG 2160</b>	
<b>Wards Affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report is focussed on the development of the Housing Strategy and the specialist housing strategies relating to Older People and the city's LGBT (Lesbian, Gay, Bisexual and Trans) communities.
- 1.2 Development of these strategies began in 2007 to replace the previous Housing Strategy that was developed in 2001 and updated in 2004. The report to both Housing Management Consultative Committee and the Housing Cabinet Member of 22 July 2008 outlined the strategy development process to date.
- 1.3 This report is to present the consultation drafts of these strategies to the Housing Cabinet Member for approval. Public and stakeholder consultation on these draft strategies is being planned for October and November 2008 subject to approval.

#### 2. RECOMMENDATIONS:

- (1) That the Housing Cabinet Member approve the consultation drafts of the Housing Strategy 2008-2013 (Appendix 1) incorporating the draft Older People's Housing Strategy (Appendix 2) and draft LGBT People's Housing Strategy (Appendix 3).
- (2) That the Housing Cabinet Member approves delegated authority for the Assistant Director of Housing and the Housing Strategy Manager to carry out minor amendments to the draft strategies prior to publication. Any substantial changes will be agreed jointly with the Cabinet Member.

### **3. RELEVANT BACKGROUND INFORMATION:**

- 3.1 The Housing Strategy is being developed to address important citywide issues that affect the whole population of Brighton & Hove – both now and in the future. Housing has a fundamental effect on our lives and it is important that we identify those key housing needs that matter the most and take action that will make a real difference to local people and the city. The Housing Strategy identifies the overarching headline housing issues that the council and its partners are working to address.
- 3.2 Consultation on the draft Housing Strategy also incorporates consultation on our draft Older People's Housing Strategy and draft LGBT (Lesbian Gay Bisexual and Trans) People's Housing Strategy to address the needs of particular communities in the city. The planned draft BME (Black and Minority Ethnic) People's Housing Strategy will be published for consultation in the new year following further development work.

### **4. CONSULTATION:**

- 4.1 Our strategies have been developed in stages to maximise opportunities for local people, advocacy groups, partner organisations, staff and other stakeholders to engage in the process.
- 4.2 The first round of consultation was undertaken over 3 months in summer 2007. The consultation was shaped around a Briefing Pack developed to highlight key areas of housing need to provide stakeholders with relevant information to help facilitate discussion. This pack was available on the council website and throughout the city in libraries and other public places. It was also sent out to many stakeholders, voluntary organisations and residents.
- 4.3 To support this consultation we also organised a 2 day Consultation Fair that included a Saturday, officers went out into the community, attended social functions, service user groups meetings and other events. Where possible we also linked in with other research and consultation being carried out across the city, such as the groundbreaking *Count Me In Too!* research looking at the needs and aspirations of the city's LGBT population.
- 4.4 In winter 2007/08 we published strategy frameworks outlining the proposed key priorities and actions for the Housing Strategy, Older People's Housing Strategy, BME Housing Strategy and LGBT Housing Strategy. These priorities and actions were developed from the Consultation Briefing Pack and findings of the first round of consultation. Consultation on the briefing packs and strategy frameworks has been used to help develop the draft strategies.

4.5 To support the development of the specialist strategies, two Housing & Support Working Groups have been set up:

- Older People's Cross Sector Housing & Support Working Group
- LGBT Housing & Support Working Group

These groups are made up of representatives from a wide range of support and advocacy groups, the community and voluntary sector, the Primary Care Trust and the local authority. Whilst these groups have been instigated and facilitated by the local authority, they are led by our stakeholders.

4.6 These groups have reviewed each stage of the strategy development process and made many valuable contributions to our strategic priorities, action plan and equality impact assessment. We hope that these groups will have an ongoing monitoring and review remit once the strategies have been published.

4.7 Sub groups of the Strategic Housing Partnership have been looking at the role of housing co-ops and the issues around student housing. The findings of these groups are helping to inform the draft strategies.

4.8 In tandem with the strategy development process, a number of Chairman's Focus Groups have been set up to consider key issues affecting the council's social housing stock and impacting on the lives of tenants. These groups are looking at a number of issues such as sheltered housing, adaptations and allocations have also helped to inform the draft housing strategies.

4.9 Subject to approval, we aim to publish the consultation drafts of the strategies at the end of September to undertake a final 2 months of public and stakeholder consultation during October and November. Final drafts of the strategies will be produced for Council and Local Strategic Partnership approval in the new year with the launch anticipated in the Spring.

4.10 We do not want consultation to end with the publication of our strategies, but would like it to be a part of an ongoing process, involving local people and other stakeholders throughout the life of the strategies helping us to monitor its implementation and review our services.

## **5. FINANCIAL & OTHER IMPLICATIONS:**

5.1 **Financial Implications:** *[Mike Bentley, Accountant, 22 August 2008]*

There are no direct financial implications arising from the recommendations made in this report. However the final strategies will have strong links to the various financial recovery plan actions in place/being developed across Adult Social Care & Housing.

## 5.2 **Legal Implications:** [Liz Woodley, Lawyer, 27 August 2008]

Under section 87 of the Local Government Act 2003, the Secretary of State can by direction require local housing authorities to produce a housing strategy. However, no such direction has yet been given. On the other hand, it is perfectly proper for a local housing authority to produce a strategy, such as the one proposed.

## 5.3 **Equalities Implications:**

An equality impact assessment is being carried out on each strategy as it is being developed, with the strategy containing a summary of the assessment. Assessments will be completed during the last stage of consultation to inform the final drafts of the strategies. Additional Equality Impact Assessments will be required as the strategy action plans are implemented over the next few years. Below is a summary of our approach to each of the 6 equality strands:

- **Race:** BME Housing Strategy in development.
- **Disability:** Strategy Statement on Physical Disabilities incorporated in Housing Strategy and Older People's Housing Strategy. Disability of all kinds, including physical disability, learning disability and mental health issues, are also a key feature of the Supporting People and Learning Disability Housing Strategies.
- **Gender and gender identity:** Actions from the Gender Equality Scheme have been fed into the strategic development process. Gender Identity is also a key feature of the LGBT Housing Strategy.
- **Age:** Older People's Housing Strategy in development. Youth Homelessness Strategy developed in 2007. Supporting People Strategy links to older people's services, youth homelessness services, and action to fund LGBT support worker for young people at risk.
- **Religion / Belief:** The BME Housing Strategy includes community safety objectives which also cover religion and belief.
- **Sexual Orientation:** LGBT Housing Strategy in development.

## 5.4 **Sustainability Implications:**

Housing is one of the 12 key objectives of the council's Sustainability Strategy which aims ***to ensure that everyone has access to decent, affordable housing that meets their needs***. The Housing Strategy 2008-2013 and related specialist strategies support this aim.

## 5.5 **Crime & Disorder Implications:**

Ensuring appropriate housing and support is essential in helping to reduce antisocial behaviour and other crime and also to support the victims of crime. Specific actions within the LGBT Housing Strategy recognise hate crime and aim to support victims and help develop safer communities.

**5.6 Risk and Opportunity Management Implications:**

The current economic climate brings with it the risks of increased levels of home repossessions, increased numbers of empty homes, increased overcrowding, reduced access to equity funding for maintenance and improvements and reduced levels of house building. This could increase pressures relating to homelessness, housing support and community cohesion. A robust housing strategy is essential to help mitigate these risks and resultant budgetary pressures.

**5.7 Corporate / Citywide Implications:**

Housing is a fundamental aspect of people's wellbeing affecting the daily lives of 250,000 residents in Brighton & Hove. Poor or inappropriate housing has a direct impact on the ability of residents to maintain their independence – this has implications for social care, education and the health. 22,000 households in the city have someone with a support need and vulnerability affects 1 in 5 households. Housing also has a significant impact on the economy, with the housing stock currently valued at approximately £26bn. Homes worth more than £1bn are sold every year with around a further £1bn being spent on maintenance, rents, mortgages and other associated housing costs. Our housing aims support the priorities and aims of the 2020 Community Strategy.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

6.1 Each stage of the strategy development process has resulted in the consideration and streamlining of a range of options. These drafts contain a wide range of proposals which will be further refined in light of the upcoming consultation findings to enable us to produce the final drafts and accompanying action plan in the new year.

**7. REASONS FOR REPORT RECOMMENDATIONS:**

7.1 For the strategy to be a success it must reflect the needs, wishes and aspirations of a wide range of partners, stakeholders and the public. A phased approach to the development of the strategies combined with a staged approval process seeks to ensure a shared ownership of the strategy and desire to achieve positive outcomes for local people and the city that will achieve more by working in partnership that could be achieved otherwise.

## **SUPPORTING DOCUMENTATION**

### **Appendices**

Also available at: <http://www.brighton-hove.gov.uk/index.cfm?request=c1188834>

1. Consultation Draft: Housing Strategy 2008-2013
2. Consultation Draft: Older People's Housing Strategy
3. Consultation Draft: LGBT People's Housing Strategy

### **Documents In Members' Rooms**

1. None

### **Background Documents:**

All available at: <http://www.brighton-hove.gov.uk/index.cfm?request=c1188834>

1. Draft Housing Strategy Framework, December 2007
2. Draft Older People's Housing Strategy Framework, December 2007
3. Draft LGBT People's Housing Strategy Framework, December 2007
4. Housing Strategy 2008: Consultation Briefing Pack, May 2007

# Consultation Draft

## Housing Strategy 2008-2013

healthy homes, healthy lives, healthy city



### Appendix 1 - Housing Strategy 2008 - Cabinet

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### **Published by**

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### **Acknowledgements**

We would like to thank all those members of the public, service users, staff and partner organisations who have taken the time to share their views, opinions and stories with us. These conversations have helped shaped our own understanding of the needs of local people and ultimately set the direction and priorities of this draft strategy. We would particularly like to thank the members of the Strategic Housing Partnership for their continued support and commitment.



# Consultation Draft

## Housing Strategy 2008-2013

healthy homes, healthy lives, healthy city

# TRANSLATION PANEL

## About this Draft Strategy

The Housing Strategy is being developed to address important citywide issues that affect the population of Brighton & Hove – both now and in the future. This is the consultation draft of the strategy not the final product. We would like your comments on this draft strategy to help us shape the final draft to make sure that it really does meet the needs of local people.

This is a strategy for everyone living in Brighton & Hove. Housing has a fundamental effect on our lives and it is important that we identify those key housing needs that matter the most and take action that will make a real difference to local people and the city.

The Housing Strategy identifies the overarching headline housing issues that the council and its partners are working to address. To consider specific priority areas, additional strategies have been produced on Homelessness, Supporting People and Temporary Accommodation which were approved earlier in the year.

Alongside this consultation we are also consulting on our draft Older People's Housing Strategy and draft LGBT (Lesbian Gay Bisexual and Trans) People's Housing Strategy to address the needs of particular communities in the city. A draft BME (Black and Minority Ethnic) People's Housing Strategy will be published for consultation in the new year.

We would very much like your comments and feedback on this draft strategy. Please post your comments by 30 November 2008 to:

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Housing Strategy Team (HS)  
Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square  
Brighton BN1 1JE

Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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## Foreword

For many people our city is a wonderful place to live – we have a unique shopping district, restaurants that cater for all tastes, a few miles of seafront, the Downs on our doorstep and a vibrant night life.

However, for some their housing circumstances can make life a daily challenge – whether it's the high cost of housing, maintenance and repair issues, the need for support to remain independent or not having a home.

Unsuitable housing is recognised to affect other aspects of people's lives, harming education, health, employment and social networks. Through our strategy we want to help as many people as possible overcome their housing challenges to improve their wellbeing and overall quality of life.

Low cost home ownership will help many local families aspiring to get their feet on the property ladder and the development of new homes for rent will help those who find home ownership out of reach.

We want to help vulnerable home owners and people renting privately maintain and improve their homes, particularly ensuring they have efficient heating systems for the winter.

We also want to help support those people with health and mobility difficulties to enable them to remain in their home as part of the community rather than see them have to move to more institutional types of care.

The new Housing & Regeneration Bill gives us the possibility of setting up a Local Delivery Vehicle that will allow us to raise funds against a small proportion of the social housing stock.

*awaiting  
new  
image*

**Councillor Mary Mears**  
Leader of the Council & Chairman of the Strategic Housing Partnership



**Councillor Maria Caulfield**  
Cabinet Member for Housing

This money can be used for a variety of purposes such as developing new affordable housing, providing more adaptations and most importantly, it can be used to bring tenants homes up to the Decent Homes Standard.

This work could also be a springboard for wider neighbourhood regeneration to help improve the quality of life in some of our most deprived neighbourhoods and help deliver excellence in our housing management services.

Over the life of this strategy we will help improve the lives of many people. However, we have to be realistic and accept that we can not help everyone. Through this strategy we will provide advice and assistance to those who may need a steer in the right direction and target our support at those who need it most.

We urge you to read this draft strategy and send in your comments. It is only by listening to the experiences of local people that we will be able to tackle the issues that matter most.

*signature to be inserted*

*signature to be inserted*

**Councillor Mary Mears**  
Leader of the Council  
& Chairman of the  
Strategic Housing Partnership

**Councillor Maria Caulfield**  
Cabinet Member for Housing

# 1 Executive Summary

## 1.1 Our Strategic Housing Vision for Brighton & Hove

Brighton & Hove is a city with a quarter of a million residents living in 120,000 homes. For many people, Brighton & Hove is an attractive place to live providing a high quality of life.

Successful action in the city over the last few years to enable the development of new affordable housing, prevent homelessness, provide support, implement choice based lettings and improve housing quality in the private sector have helped to secure Brighton & Hove City Council as a lead authority, widely respected in working to address the needs of local people and the sub-region.

However, pressures from an expanding population, high property prices, and pockets of poor quality housing are having a detrimental effect on the health and wellbeing of many residents, particularly amongst the most vulnerable members of our communities.

We recognise that the strategy will not be a success if carried out in isolation. It sits at the heart of the city's 2020 Community Strategy and shows how the Council and its partners are working together to address the regions housing pressures and also the needs and aspirations of the city. Ultimately, our Housing Strategy is aimed at:

***Enabling healthy homes, healthy lives and a healthy city that reduces inequality and offers independence, choice and a high quality of life***

The Housing Strategy is an overarching document that focuses and co-ordinates a number of other housing related strategies enabling us to maintain our momentum as we address the housing needs of the city into the next decade and providing a consistent drive towards our goals.

*Our strategic priorities*

The citywide housing strategy has 3 overall priorities that reflect the basic housing needs of the:

Strategic Priority 1: Improving housing supply

Strategic Priority 2: Improving housing quality

Strategic Priority 3: Improving housing support

Action to address these priorities will ensure we have enough of the right type of high quality housing in the city to meet the needs of local people and that those in need are provided with appropriate support to enable them to maintain their independence.

**Making a Difference**

Over the lifetime of this strategy we would like to achieve:

- An increase in the amount of housing available for low cost home ownership and affordable rent
- An increase the amount of affordable family housing
- Essential repairs, improvements and energy efficiency measures to around 1,000 homes in the private sector every year
- An Accessible Housing Register of adapted and wheelchair homes
- A Local Delivery Vehicle that will raise funding to help improve the quality of council housing up to the Decent Homes Standard and regenerate deprived areas
- Excellence in our housing management services
- Support being provided to around 6,000 people every year to help them maintain their independence
- The first Extra Care housing scheme for people with disabilities



### *Our Strategic Principles*

The Housing Strategy identifies and subscribes to 6 fundamental principles that underpin all of the work we do. These principles will make sure that our strategy goes beyond the traditional bricks and mortar focus of housing strategies to deliver real change:

- A healthy city
- Reducing inequality
- Improving neighbourhoods
- Accountability to local people
- Value for money
- Partnership working

### *Health Impact Assessment*

We recognise that housing plays an important part of all aspects of people's lives, particularly health and well-being. As part of the development of this strategy, the Primary Care Trust has carried out a Health Impact Assessment on the city's housing stock and housing needs. The results of this assessment are helping us to ensure that our strategy and action plans contribute to improving the health and well-being of local people.

## **1.2 Engaging Local People**

Effective engagement with local people and their representatives is at the heart of this strategy. The strategy has been developed in stages with extensive consultation with stakeholders to ensure that it meets the needs and aspirations of the city's residents.

As well as developing the new housing strategy, we are also developing sub strategies to address important citywide issues that affect many residents. This will see the production of a Black & Minority Ethnic People's Housing Strategy, a Lesbian Gay Bisexual & Trans People's Housing Strategy and an Older People's Housing Strategy.

Feedback from local people has illustrated how the city's high housing costs combined with lower wages can make daily life a struggle for many, particularly with the recent rises in the prices of food, utilities and fuel. High housing costs are making it difficult for households to take that first step on the property ladder and existing home owners are being affected by rising mortgage costs making it more difficult for owners to maintain and improve their homes.

Whilst the private rented sector provides a welcome and flexible housing choice for many people, shortages of affordable family sized homes are pushing some households into lower quality overcrowded accommodation. There is also a high demand and relatively low supply of affordable housing for rent through the council and housing associations with the lower costs and security of tenure only able to benefit small numbers of people.

Some of those with mobility or health issues are finding it difficult to remain independent at home, being in need of adaptations, suitable housing or some sort of support to remove the need for more institutional types of housing.

### *Strategy Consultation*

The first round of consultation was undertaken over a period of 3 months in summer 2007 giving local residents and stakeholders the opportunity to comment on a Consultation Briefing Pack covering different aspects of housing and support. It was sent out to many stakeholders, voluntary organisations and residents and was available on the council website, libraries and other public places.

To make sure that we spoke to as many people as possible we held a Consultation Fair, officers went out into the community, attended social functions, service user groups, meetings and other events. Where possible we linked in with other research and consultation, such as the *Count Me In Too!* research looking at the needs and aspirations of the city's LGBT population.

The second round of consultation concentrated on the Strategy Framework – our proposed priorities and actions developed from the findings of first round of consultation. More consultation was carried out on this framework which has resulted in changes to our priorities and been used to help develop this draft strategy and action plan.

### Case Study: Housing & Support Working Groups

To support the development of the specialist strategies, an **Older People’s Cross Sector Housing & Support Working Group** and a **LGBT People’s Housing & Support Working Group** have been set up. These groups are made up of representatives from a wide range of support and advocacy groups, the community and voluntary sector, the Primary Care Trust and the local authority. The working groups have reviewed each stage of the strategy development process and made many valuable contributions to our strategic priorities, action plan and equality impact assessment. We are working with stakeholders to explore the potential for a similar group to be a critical champion of the BME People’s Housing Strategy.

Sub groups of the Strategic Housing Partnership have been looking at the role of housing co-ops and issues around student housing. The findings of these groups are helping to inform the draft strategies.

We do not want consultation to end with the publication of this strategy, but would like it to be a part of an ongoing process, involving local people and other stakeholders throughout the life of this strategy, helping us to monitor its implementation and review our services.

### Case Study: Council Housing Chairman’s Focus Groups

In tandem with the strategy development process, a number of Chairman’s Focus Groups have been set up to consider key issues affecting the council’s social housing stock and impacting on the lives of tenants. These groups are looking at a number of issues such as sheltered housing, adaptations and allocations which are also helping to inform the draft housing strategies.

### **1.3 The Goals of this Strategy**

Each priority has a range of strategic goals that will be developed and implemented throughout the lifetime of this strategy.

#### *Strategic Priority 1: Improving housing supply*

To make sure that the city has the right type of housing to meet the needs of residents our strategic goals under this priority are to:

- Goal 1 Help households become homeowners
- Goal 2 Provide opportunities for households to move to larger homes or downsize as their needs change
- Goal 3 Identify opportunities to improve and develop deprived neighbourhoods
- Goal 4 Make best use of the housing stock
- Goal 5 Increase the supply of affordable rented housing

#### *Strategic Priority 2: Improving housing quality*

To make sure that residents are able to live in decent homes suitable for their needs, our strategic goals under this priority are to:

- Goal 6 Work with home owners and landlords to maintain and improve the quality of their housing
- Goal 7 Reduce fuel poverty and minimise CO<sub>2</sub> emissions
- Goal 8 Develop the Brighton & Hove Standard for high quality and well maintained social housing and improve tenants' homes to ensure that they meet the standard
- Goal 9 Work with owners to bring more of the city's long term empty homes back into use
- Goal 10 Ensure new housing is developed to the latest standards

*Priority 3: Improving housing support*

To make sure residents are supported to maintain and increase their independence, our strategic goals under this priority are to:

- Goal 11 Support households to make informed choices about their housing options
- Goal 12 Provide adaptations and support to households and their carers
- Goal 13 Work to prevent homelessness and rough sleeping
- Goal 14 Contribute to the wider city agendas of reducing worklessness, improving community cohesion, reducing anti-social behaviour and reducing inequality
- Goal 15 Work to ensure student housing provides a positive contribution to students' lives and the city

#### 1.4 Local Area Agreement

The Brighton & Hove Local Area Agreement set out the priorities for the city and has been agreed between the Government, the local authority, the Local Strategic Partnership and other key partners.

The agreement contains 35 key performance indicators that the Government will use to assess how the city is performing and includes additional local indicators to reflect key issues. The city's key LAA housing indicators are:

- NI 141: Number of vulnerable people achieving independent living
- NI 154: Net additional homes provided
- NI 156: Number of households living in temporary accommodation
- NI 158: Percentage of decent council homes
- NI 187: Tackling fuel poverty
- Bring empty properties back into use
- Reduce the number of rough sleepers

As housing has such far reaching effects on people's lives, our strategy also contributes to a much wider range of national performance indicators than are in the LAA:

**The priorities and goals of the Housing Strategy contribute to the following National Indicators for Local Authority Partnerships:**

- **NI 1: Percentage of people who believe people from different backgrounds get on well together in their local area**
- NI 2: Percent of people who feel that they belong to their neighbourhood
- **NI 4: Percent of people who feel they can influence decisions in their locality**
- NI 5: Overall/general satisfaction with local area
- **NI 7: Environment for a thriving third sector**
- **NI 17: Perceptions of anti-social behaviour**
- NI 21: Dealing with local concerns about anti-social behaviour and crime by the local council and police
- NI 23: Perceptions that people in the area treat one another with respect and dignity
- NI 25: Satisfaction of different groups with the way the police and local council dealt with anti-social behaviour
- NI 27: Understanding of local concerns about anti-social behaviour and crime by the local council and police
- **NI 32: Repeat incidents of domestic violence**
- **NI 119: Self reported measure of people's overall health & well being**
- NI 125: Achieving independence for older people through rehabilitation / intermediate care
- NI 131: Delayed transfers of care from hospitals
- NI 140: Fair treatment by local services
- **NI 141: Number of vulnerable people achieving independent living**
- NI 142: Vulnerable people who are supported to maintain independent living
- NI 143: Proportion of offenders under probation supervision in settled and suitable accommodation at the end of their order or licence
- NI 145: Proportion of adults with learning disabilities in settled accommodation
- NI 147: Proportion of former care leavers aged 19 who are in suitable accommodation
- NI 149: Proportion of adults in contact with secondary mental health services in settled accommodation
- **NI 154: Net additional homes provided**
- NI 155: Number of affordable homes delivered (gross)
- **NI 156: Number of households living in temporary accommodation**
- **NI 158: Percentage of decent council homes**
- NI 160: Local Authority tenants' satisfaction with landlord services
- **NI 187: Tackling fuel poverty**

(Indicators in bold are also included in Brighton & Hove's Local Area Agreement)

## 2 Introduction

### 2.1 Our City's Challenge

Brighton & Hove is a city with a quarter of a million residents living in around 115,000 homes. The importance of the city in the South East Region has strengthened over the last few years. We have seen role of the city as a commercial, tourist and conference, sporting and cultural destination go from strength to strength the universities and colleges expand.

Bounded by the Downs and the sea, Brighton & Hove has limited opportunity for new housing development and population growth. Growth will need to be accommodated in a way that addresses increasing demands on the city's existing transport, social and physical infrastructure.

Housing in Brighton & Hove has been characterised by increasing housing costs and high levels of homelessness. These pressures have placed an increased burden on many other public services, such as the community care and health economies. Since 1998 we have seen property prices triple, with smaller properties traditionally associated with first time buyers seeing the greatest increases. One-bed flats now cost almost 6 times average income and 3-bed houses now cost 10 times average household incomes. High rents are make it harder for households to save deposits and problems in the mortgage markets are resulting in mortgage providers increasing interest rates and the deposits that households require.

Over the last few years the city has been one of the largest provider of new housing in the region. Unfortunately the current instability in the world's financial markets risk putting the city's major developments on hold. As a result, there may be a short term shortage of new homes including new affordable housing. This is likely to put an increased pressure on local people and our housing options services.

The private sector stock condition survey recently completed highlighted how more than 8,000 homes in the city are considered unfit. Many are occupied by vulnerable people either as owners or as tenants. We are working with owners and landlords to improve more than 1,000 of these homes every year to help bring these homes up to standard and improve the quality of resident's lives.

More than half of the Council's stock of social housing does not meet the Decent Homes Standard. We are looking at new partnering arrangements and ways of raising investment capital that can ensure we are able to bring these homes up to standard in addition to providing wider social benefits to help tackle the pockets of deprivation and worklessness concentrated in some parts of the city.

The city's housing problems have necessitated new thinking and joined up solutions to creatively make the best use of existing resources and work towards addressing the root causes of many problems rather than crisis managing the symptoms.

Through our Homelessness Strategy we have changed the way we dealt with homelessness, moving from crisis intervention to a homelessness prevention service, helping households to find solutions to their housing needs without having to go down the homelessness route. This approach has led to a sustained reduction in homelessness and avoided significant upheaval and distress for those affected.

Historically, loss of private sector rented accommodation was the main cause of homelessness, responsible for almost half of all cases. However, the last few years have seen much better working between the council and landlords that has resulted in a reduction of homelessness from this sector. In many ways, the flexibility, mobility and size of the private rented sector in the city makes this tenure a key tool to help resolving the city's housing needs.



Almost 40% of homelessness is as a result of eviction by parents, family or friends. Since the introduction of the Youth Homelessness Strategy we have seen a considerable reduction in homelessness amongst this group. New services targeting young people in crisis providing support and crash pads are now seeing a reduction in homelessness amongst young people.

Whilst a smaller proportion of our homelessness relates to people with children or are pregnant than the national average, we have a much higher proportion of our homelessness comprised of those with mental health problems and physical disabilities.

Our Supporting People Strategy has provided a clear link between Housing, Health, and Social Care enabling the strategic housing function of the authority become accommodation commissioner for all services. The strategic housing role of local authorities is no longer focussing purely on homelessness and private sector renewal, but is also taking into account the wider needs of local communities and residents.

The Supporting People programme cost around £12m each year and provides support to more than 4,000 people in the city. Our strategies are increasingly taking into account the need of those with a learning disability, the elderly, those with a physical disability, teenage parents, and many other groups often falling under the remit of social care, health, or children's services.

Supporting People has been instrumental in enabling people to leave institutional type care, increased the level of accommodation and support to teenage parents, and has contributed to the expansion of women's refuge services, and the first extra care housing scheme in the city.

## **2.2 Population Projections**

The Census 2001 highlighted how the city had the highest proportion of one person households and smallest average household size in the South East. The city is the 5<sup>th</sup> most densely populated area in the region and contains pockets of overcrowding, particularly in the private rented sector.

Over the next twenty years the population of Brighton & Hove will grow by around 27,000 people. The city will experience an increase in working age residents; but also be an older and more diverse population than ever before.

The continuing trend of polarisation; with some neighbourhoods experiencing inequality compared to the rest of the city in terms of access to employment, health and life expectancy and safety will also need to be addressed. By 2026 the city will need to provide an additional 12,400 homes and according to trend based projections, 8,000 additional residents will need work over the next 10 years to maintain current employment rates.

## **2.3 Health Impact Assessment**

To help ensure that the new housing strategy contributes to reducing health inequalities, the Public Health Directorate of Brighton and Hove City Teaching Primary Care Trust (PCT) has been carrying out a Health Impact Assessment of the city's housing needs.

Research carried out by the PCT<sup>1</sup> has identified a range of health and housing impacts that have helped us to develop the strategy:

- Mental health issues, including depression due to a range of housing factors, were amongst the most significant health issues reported, highlighting the importance of access to appropriate housing and support services.

- The specific needs of people with substance misuse / addiction problems in temporary accommodation require a partnership approach between housing, social care, substance misuse services and primary care.
- Isolation and a lack of social support was also highlighted, particularly amongst those with poor mobility illustrating the need for services to engage with wider communities alongside traditional groups.
- The need was highlighted for adaptations or more adaptable housing in accessible locations to help meet the needs of the population with a disability, mobility problem or a specific care need. This should enable care services to be more easily delivered in the home rather than in hospital or institutional settings.
- There is a need for noise reductions through infrastructural insulation or environmental measures to alleviate much of the stress and anxiety reported.
- We need to maximise opportunities to improve the heating and insulation of homes to tackle fuel poverty and excess winter deaths.

The findings from the PCT have helped shape the development of the new housing strategies and are ensuring that our strategic priorities will help to reduce inequality and enhance their health and well-being.

This work will also contribute to the Joint Strategic Needs Assessments that are being carried out in partnership between the Council and Primary Care Trust.

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<sup>1</sup> Brighton & Hove Housing Strategy Health Impact Assessment, Brighton & Hove Teaching Primary Care Trust, in progress - final draft expected end 2008

## **2.4 Local Development Framework**

Local Development Frameworks have been introduced by the Government to replace Local Plans. Brighton & Hove City Council has been working on its LDF for the last couple of years, primarily undertaking research and consultation. The LDF is expected to be formally adopted in July 2011. Key elements of this work have included the Housing Needs Survey carried out in 2005 and the Strategic Housing Market Assessment completed in 2008. The findings of the LDF project to date have helped inform the development of this strategy.

## **2.5 Reducing Inequality Review**

The Reducing Inequality Review carried out on behalf of the Council at the end of 2007 highlighted concentrations of disadvantage in the worst 10% and 20% of neighbourhoods, on a range of indicators (notably low income families with young children) and also significant numbers of disadvantaged people living *outside* these areas.

Other facets of inequality relate to people with multiple needs, those out of work and dependent on a range of benefits such as Incapacity Benefit, lone parents, people with low or no skills, disabled people and those with mental health conditions, BME and LGBT communities, vulnerable children and young people, and older people on low incomes.

The evidence review also highlighted related issues such as substance misuse and the incidence of violent and hate crime, with the shortage of affordable housing and labour market factors affecting the ability of residents to overcome the disadvantages they experience.

We recognise the role that housing plays in helping to reduce inequality. Through the Housing Strategy we hope to address these issues, reducing deprivation and worklessness and improving health and quality of life.

### 3 Our Strategic Principles

We want to make sure that our strategy goes beyond the traditional bricks and mortar approach of housing strategies to deliver a real change. To ensure this happens, we have identified 6 fundamental principles that will underpin all of the work we do:

#### *Principle 1: A Healthy City*

We want to make sure that our services improve the health, wellbeing and quality of life of local people. Lack of suitable housing, poor quality housing, or lack of appropriate support all have a negative impact on the health and emotional wellbeing of residents and local communities. In turn, this places an increased burden on other services in the city such as health and social care.

#### *Principle 2: Reducing Inequality*

We need to make sure that our services are welcoming and responsive to the needs of our communities, tackling discrimination and disadvantage to help improve the lives of local people. Inequality can arise as a result of discrimination, or can be a cause of discrimination resulting in a wide variety of disadvantage, such as economic, educational, or health. In turn the inequality experienced by local people has a negative effect on the community and the city as a whole.

#### *Principle 3: Improving neighbourhoods*

Neighbourhoods play an important part in providing a sense of community, integration and support. Through our housing strategy we want to help ensure that our neighbourhoods are safe, attractive and accessible places to live. Access to safe green spaces is important to encourage active living, recreation areas for all ages and a place for people to meet. Local communities need the mix of high quality housing and support to ensure that they are able to cater for the changing needs of local people.

*Principle 4: Accountable to local people*

The Housing Strategy has to take into account the needs and aspirations of everyone living in the city – a quarter of a million people. To ensure that our work improves the lives of local people, we need to make sure that local people are involved in decisions about the services that affect them.

This strategy and related sub-strategies have been developed with extensive consultation with the public, service users and other stakeholders at each stage. Additionally, once the strategy is launched, we need to regularly review progress of the strategy and delivery of our services with local people and other stakeholders to make sure that they are achieving their aims and adapting to the changing needs of the city.

*Principle 5: Value for Money*

Services delivered by the Council and its partners are affected by constant funding pressures and competing demands. We need to make sure that the services we deliver are the right services, that they are delivered efficiently and targeted in such a way that will provide maximum impact and benefit for the resources available.

*Principle 6: Partnership Working*

The Housing Strategy recognises that we cannot address the city's housing needs in isolation. We need to make sure that we work with all those who can help improve the quality of life in the city. Success depends on joint working with local people and a range of public, private, community and voluntary services across the city, and also by working in wider partnerships at a regional and national level.

## Strategy Statement: Home Ownership

As a nation we aspire to owning our own home. Historically, private renting was the dominant tenure, however by the end of the 1950s home ownership became the largest tenure. The largest boom in owner occupation happened in the 1980s with the Right to Buy scheme giving council tenants the opportunity to buy their home. However, research compiled by the Halifax shows that the last few years have seen a national decline in owner occupation, particularly amongst those aged 25-34, although smaller declines were seen amongst those aged 16-24 and 35-44 (however increases in owner occupation is being seen in the 75 and over age groups). Many factors have contributed to this change including rising property prices, the effects of Stamp Duty, reduced mortgage availability and increased mortgage costs.

### *Low Cost Home Ownership*

A number of low cost home ownership products have been developed to help people get into home ownership, such as by allowing people to part rent / part buy or by offering a grant or loan to contribute to the price of a home. This assistance is available under the HomeBuy banner and is managed by Moat Housing Group, with more than 400 homes available over the next few years. Council tenants still have the Right to Buy. However, sales have declined sharply, again attributed to the high cost of homes. There may be potential for new shared ownership schemes to help tenants.

### *Support to Home Owners*

Some home owners or landlords are equity rich but cash poor – their homes may be worth money but they may be on a low income. Rising costs are making repairs, improvements, heating bills and mortgage costs a struggle. We want to help vulnerable home owners through grants for new energy efficient heating systems, by helping them to unlock the equity in their home, or if financial difficulties are so great, by perhaps helping them remain in their home and avoid homelessness by having a social landlord buy a share of their home to reduce mortgage costs or raise funds. This share could be bought back when circumstances improve.

### *Family Support*

Recent steep rises in property prices have left many households with sizeable equity in their homes yet other family members cannot enter home ownership due to the same price increases. There may be scope for an equity release scheme that would allow home owners to trade a share in their home for a cash lump sum which a child or other family member could use as a deposit on their own first home.

## Case Study: Brighton & Hove Housing Partnership

Affordable housing meets two primary aims in the city – it enables some households to take their first step on the property ladder through low cost home ownership and it also provides homes for affordable rent for those who home ownership is not a viable option. Over the next few years Brighton & Hove has one of the largest affordable housing programmes in the South East outside London, and a target to deliver 230 new affordable homes per annum, almost triple the national average.

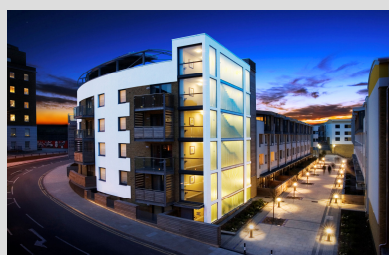
The Brighton & Hove Housing Partnership is a partnership of 7 developing Registered Social Landlords, the Housing Corporation and Brighton & Hove City Council. The partnership has a proven track record in delivering a range of affordable housing in the City including low cost home ownership, rented and intermediate rent to meeting housing needs and improving people's quality of life

Working in partnership we delivered 329 new affordable homes in 2006/07 and a total of 760 affordable homes over the last three years. We are committed to the future delivery of a significant number of affordable homes in the City, meeting high quality and design standards, and maximising those opportunities on Brownfield sites ranging from large, mixed use developments to smaller, more suburban sites.

The partnership has representation on the Local Strategic Partnership, Economic Partnership, Neighbourhood Renewal and Strategic Housing Partnership

Partnership members:

- Hyde Martlett
- The Guinness Partnership
- Southern Housing Group
- Places for People
- Brighton & Hove City Council
- Downland Housing Association
- Moat Housing Group
- Amicus Horizon
- Housing Corporation



*City Point, Moat*



*Monarch's View, Downland*



*Gordon Road, Hyde Martlett*



## 4 The Strategy in Context

### 4.1 Linking to International, National and Regional Policy

There has been a wide range of international, national and regional research and policies produced in response to the changing aspirations and demographics of the population.

#### *International Policy*

Article 25 of the United Nations **Universal Declaration of Human Rights** (Resolution 217 A (III), 10 December 1948) has clear parallels with the strategic housing function:



***Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control***

The European Convention on Human Rights (ECHR) was approved in 1951 with the United Kingdom being a founder member. These rights were strengthened in UK legislation through the Human Rights Act 1998 with Article 8 of the ECHR having particular relevance for strategy housing:



#### ***Article 8: Right to respect for private and family life***

- 1. Everyone has the right to respect for his private and family life, his home and his correspondence.***
- 2. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.***



The **World Health Organization Healthy Cities Programme** (Phase IV programme) is currently focussing on healthy ageing, healthy urban planning and health impact assessment. Brighton & Hove is a member of the Healthy Cities network, led by the Primary Care Trust with the Council being a member of the Healthy City Partnership.

#### *National Policy*

The 2006 Local Government White Paper **Strong and Prosperous Communities** recognised the importance of the strategic housing role of authorities as being:

***at the heart of achieving the social, economic and environmental objectives that shape a community and create a sense of place***

This was followed by the **Local Government Public Involvement in Health Bill 2007** which enable local authorities to engage their citizens, lead their communities, and find new and more effective ways to deliver high quality services with their partners.

A new White Paper was published in July 2008.

**Communities in control: real people, real power** sets out how the government plans to give citizens and communities more rights and more power through becoming more involved in decision making, service delivery and holding politicians and councils to account.

The Housing Green Paper **Homes for the Future: More Affordable, More Sustainable** published in July 2007 highlighted the importance of the strategic housing role, which saw the government committing to deliver 2 million new homes by 2016, and 3 million by 2020. This increases the 200,000 target to 240,000 new homes being built every year by 2016 and increasing the supply of affordable housing to 70,000 homes per year by 2011.

To support the Green Paper, the 2007 **Comprehensive Spending Review** prioritised funding towards the delivery of new housing, yet despite the overall increase in funds from £8.8bn in 2007/08 to £10bn in 2010/11, funding allocations to other housing activities such as Supporting People have been limited.

The new **Housing & Regeneration Bill 2008** based on the Green Paper takes forward the recommendations made by Professor Martin Cave in his report **Every tenant matters: A review of social housing regulation** published in 2007. The Bill has 3 main elements:

- to make it easier for local authorities to build new council homes to meet local needs
- to create the Homes & Communities Agency that will focus on the delivery of new affordable housing and work to regenerate run down areas.
- to set up a social housing regulator (the Tenant Services Authority) that will ensure providers improve standards and give tenants have a greater say in the management of their homes.

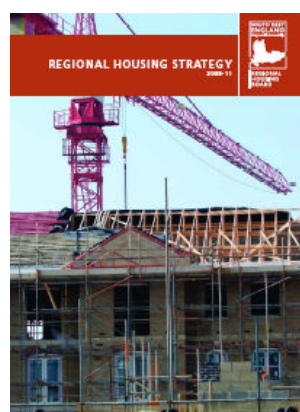
Alongside the Bill, the government is carrying out a review of council housing finances and a **Housing Reform Green Paper** is also anticipated at the end of the year which may link housing services to economic dependence and social mobility including the potential introduction of different forms of tenure.

A new **Welfare Reform Bill** is also expected towards the end of the year which will focus on helping people get back into work. These will build upon the work of the Hills Review **Ends and Means: The future roles of social housing in England** that was published in 2007. Hills recognised the problem of high levels of worklessness in social housing and the need to retain tenants with mixed incomes.



The government recently published its housing strategy for older people, ***Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society***. This national strategy brings together priorities from across government departments, in particular the 2007 Green Paper ***Homes for the Future*** and the Department of Health's 2006 White Paper ***Our Health, Our Care, Our Say*** and 2007 concordat on adult social care ***Putting People First***. These documents are also feeding into the forthcoming social care Green Paper and new ***Independent Living Strategy***.

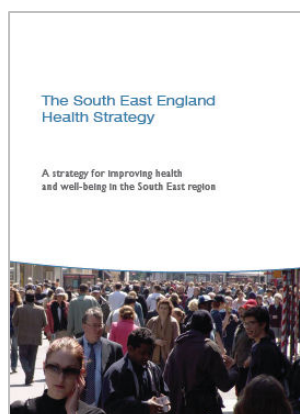
All of these strategic documents want to support people to live independently in the community through the provision of personalised self directed support.



### *Regional Policy*

The ***Regional Housing Strategy 2008-2011*** was published in April 2008 by the South East England Regional Assembly. Funding priorities concentrate on the delivery of new affordable housing, improving the quality of housing and improving provision for gypsy and traveller groups.

In particular, the strategy is encouraging the construction of larger family sized homes and expects that new and refurbished homes should meet level 3 of the Code for Sustainable Homes. The strategy also recognises the importance of the private sector and targets funding at improving the quality of the homes of vulnerable households, particularly in respect of heating systems.



The first ***South East England Regional Health Strategy*** was published in February 2008. Key themes in the strategy that link to housing include a focus on reducing Health Inequalities, developing a Sustainable Region and developing Safer Communities.

## 4.2 Organizing to Meet the Challenges

Brighton & Hove City Council has recently moved to the cabinet model of political leadership, with politicians being more directly responsible for the services under their remit. New scrutiny committees are able to hold councillors to account for their decisions.

A new Council Constitution includes a commitment to openness and involvement and the council's new priorities centred on delivering core services efficiently and making a real and lasting difference to local people's quality of life:

- protect the environment whilst growing the economy
- better use of public money
- reduce inequality by increasing opportunities
- fair enforcement of the law
- open and effective city leadership

Delivering effective housing services for the city requires a co-ordination of services across planning, health, social care, housing, the community and voluntary sector.

Social care and housing services are located in the same department within the council, enabling us to develop shared goals and understanding amongst staff delivering the services. The overall vision for these services is:

***Improving independence and quality of life for our diverse communities***

### *Working with the Primary Care Trust*

In recent years there has been a much bigger focus on working with the Primary Care Trust to ensure health considerations and included in our social care and housing work, with strategic public health officers from the PCT now physically working alongside social care and housing colleagues.

This partnership has led to the Health Impact Assessment carried out alongside the development of the new housing strategy and new Joint Strategic Needs Assessments.

### *Joint Strategic Needs Assessments*

The JSNA process is an integrated needs assessment across social care, education and health that describe future health, care and well-being needs of the local population and the strategic direction of service delivery to meet these needs.

PCT's and Local Authorities are working together to produce Joint Strategic Needs Assessments as the basis for developing and commissioning services. We are approaching these assessments as an opportunity to build on the extensive joint working across the city. A portfolio of specific JSNAs will be carried out to address the needs of different care groups and which are a result of true strategic collaboration across the city.

Examples include the Director of Public Health Annual Report 2008, a JSNA to focus specifically on children and young people in the city. Future assessments are likely to look at the needs of older people, those with mental health issues and those with physical and sensory disabilities.

### **4.3 A City Partnership**

This strategy will only be a success if it is delivered in partnership between the local council, service providers and our communities. In many cases the providers of specialist advice and services will understand the needs of parts of the community much more than the Council.

We must work with all those that have a knowledge and stake in our local communities to achieve the aims of this strategy and make real improvements to the lives of the city's residents.

Some of the partnerships and key groups that operate across the city include:

- 2020 Community Partnership (Local Strategic Partnership or LSP)
- Public Service Board
- City Inclusion Partnership

#### *2020 Community Partnership (Local Strategic Partnership)*

The Local Strategic Partnership (LSP) is a multi-agency partnership that brings together at a local level the different parts of the public, private, community and voluntary sectors. Its role is to improve the economic social and environmental well being of local people in the City of Brighton and Hove.

The LSP has developed the 2020 Community Strategy which sets out the vision and plans of the agencies, organisations and communities who work together to improve the quality of life in this city.

The role of the Local Strategic Partnership has been strengthened in ***Local Government and Public Involvement in Health Act 2007*** and accompanying statutory guidance that was published in July 2008. The guidance, ***Creating Strong, Safe and Prosperous Communities***, outlines the function of Local Area Agreements and how the Housing Strategy plays a central role in the wider Community Strategy.

#### *Public Service Board*

The Public Service Board sits alongside the LSP and is the main forum for the Council and its partners to work together on joint and national priorities. It has members from the Primary Care Trust, Brighton & Sussex University Hospitals, the Police and business leaders. It oversees progress against the targets in the Local Area Agreement.

### *Local Area Agreement (LAA)*

These are new agreements introduced in the **Local Government and Public Involvement in Health Act 2007** that set out the priorities for a local area agreed between Government, the local authority, the Local Strategic Partnership and other key partners.

Key housing action relating to the LAA includes increasing the number of new homes, improving the quality of social housing, supporting vulnerable people to maintain their independence and tackling fuel poverty. Additional local indicators focus on reducing the number of households in temporary accommodation, bringing empty properties back into use and reducing the number of rough sleepers. The targets in the Local Area Agreement are monitored regularly and reported to government and local partners.

### *City Inclusion Partnership*

The Council is working with partners in the city to develop new arrangements that will oversee and lead the strategic direction of equalities and diversity work. This will take the form of a new City Inclusion Partnership that will sit within the Local Strategic Partnership and provide the basis for partnership work between the city council and our statutory and community / voluntary sector partners.

This Partnership will work actively with communities of interest and community / voluntary groups across the city and will provide a mechanism to hold the statutory sector to account in relation to equalities work.

#### **4.4 Working in Partnership Across the Region**

Multi Area Agreements take the notion of Local Area Agreements a step further – with different local authorities working together in partnership to address common issues. Whilst Brighton & Hove is not involved in a Multi Area Agreement at present, Brighton & Hove is already leading a number of regional initiatives and partnerships:



### *Sussex Empty Homes Forum*

Brighton & Hove works with other local authorities in Sussex through the Sussex Empty Homes Forum (SEHF) with East Sussex and West Sussex County Councils and the Housing Corporation to reduce empty properties across the region through partnership working. The Forum has developed the Tackling Empty Homes in Sussex Empty Homes Forum Strategic Framework 2008–2011.

### *Sussex Homemove*

Sussex Homemove is an expansion of Brighton & Hove's successful choice based lettings system to eight Sussex Authorities and 12 major housing associations. It is one of the largest and most successful schemes of its type in the South East. The partnership provides opportunities for sharing good practice to improve customers' access to social and other housing across the region. Initially this project was funded by the Government however partners now jointly fund the work, led by the Regional Housing Partnerships Team at Brighton & Hove City Council.

### *Brighton & East Sussex Together*

The Brighton & Hove, East Sussex Together Partnership (BEST) has been allocated £18.6 million over three years by the South East England Regional Housing Board (RHB) to tackle some of the region's worst housing conditions.

The Partnership, led by Brighton & Hove City Council, received the largest allocation of funds in the region and brings together the local authorities of Brighton & Hove, Eastbourne, Hastings, Wealden, Lewes and Rother.

The partnership is focused on improving the living conditions of vulnerable households in the private sector and will aim to improve the condition of housing to the decent homes standard, address more widespread regeneration needs; and foster improvement in domestic energy efficiency to combat fuel poverty and reduce the region's carbon emissions.

### *Southern Home Loans Partnership*

The Southern Home Loans Partnership (SHLP) was launched in 2005 to offer low cost loans to assist homeowners finance essential works to their properties. SHLP joined together South Coast Moneyline and five local authorities: Brighton & Hove, Chichester, Eastleigh, Gosport and Portsmouth.

## **4.5 Strategy Co-ordination**

Our Housing Strategy does not operate in isolation, but as its aims and objectives are interrelated to a wide range of other plans and strategies within the Council, its partner agencies, and stakeholders.

Key plans and strategies include:

- 2020 Community Strategy
- Local Area Agreement
- Draft Housing Revenue Account Business Plan
- Draft Local Development Framework (Local Plan)
- Supporting People Commissioning Strategy 2008-2011
- Homelessness Strategy 2008
- Single Homeless Strategy 2002
- Temporary Accommodation Strategy 2008
- Empty Property Strategy 2007
- Brighton & Hove Affordable Warmth Strategy 2002
- Multi Agency Carers' Strategy 2006-2009

Copies of these strategies and plans are available from the Council's website.

## Strategy Statement: Excellence in Council Housing

The draft Business Plan for Council Housing Management will set out the long term vision and strategic framework for services provided to council tenants and leaseholders in Brighton & Hove. The overall objective is to achieve excellence in Housing Management services recognising that social housing cannot be divorced from the wider economic, social and environmental objectives it helps to achieve.

Everyone deserves to live in a decent home, yet currently around half of all council homes in Brighton & Hove fall below the Decent Homes Standard. We recognise that the Decent Homes Standard is a minimum and we are working with tenants to develop a Brighton & Hove Standard to reflect resident aspirations. As a result, the Council is re-examining the stock condition and is working with tenants consider a range of options. Two key elements of this will delivered through a new Procurement Strategy and a new Asset Management Strategy:

- **Procurement Strategy**

This strategy would see the council enter into a long term partnership arrangement from 2010/11 for the maintenance and improvement of the housing stock. This will bring substantial savings which will help reduce the gap between our available resources and the investment needed to achieve the decency standards and carry out other works to meet our tenants' aspirations. This will also aim to achieve social benefits through training and employment initiatives, energy efficiency measures and measures to combat fuel poverty.

- **Asset Management Strategy**

This strategy could see the creation of a Local Delivery Vehicle. Up to 499 homes could be leased to this organisation which could then use them as an asset to release funding which could then be given back to the Council for a range of purposes and primarily to bring the housing stock up to the Brighton & Hove Standard.

In tandem with these key measures a number of other initiatives are being developed such as generating new income streams, programming works differently and reducing management unit costs which will achieve a sustainable business plan and bring all of our homes up to the Decent Homes Standard.

## 5 Strategic Priority 1: Improving Housing Supply

### 5.1 Improving Choice

Through our Housing Strategy we need to make sure that the city has the right type of housing to meet the needs of current and future residents, whether it be owner occupation, private renting, or social rented housing.

To achieve this aim, we need to develop new housing and make best use of the city's existing housing stock. To provide a greater choice for residents looking to buy or rent, new housing needs to include homes for outright sale, low cost home ownership, intermediate rent and social rent. We also need to bring empty homes back into use and help provide opportunities for those wishing to move to larger or smaller homes as the needs of their households change.

Our strategic goals under this objective are to:

- Goal 1 Help households become homeowners
- Goal 2 Provides opportunities for households to move to larger homes or downsize as their needs change
- Goal 3 Identify opportunities to improve and develop deprived neighbourhoods
- Goal 4 Make best use of the housing stock
- Goal 5 Increase the supply of affordable rented housing

#### **Actions to meet Objective 1: Improving Housing Supply will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships**

- NI 5: Overall/general satisfaction with local area
- NI 119: Self reported measure of people's overall health & well being
- NI 124: People with a long-term condition supported to be independent and in control of their condition
- NI 141: Number of vulnerable people achieving independent living
- NI 154: Net additional homes provided
- NI 155: Number of affordable homes delivered (gross)
- NI 156: Number of households living in temporary accommodation

## 5.2 Strategic Goal 1: Help households become homeowners

As a nation we aspire to home ownership above any other tenure however high property prices and changing mortgage markets have put traditional home ownership out of reach of many households.

Research<sup>2</sup> shown that more than half of working households in Brighton & Hove are in the intermediate housing market – they can afford to pay more than social housing rent but cannot afford to buy the cheapest 10% of family sized 2 or 3 bed homes. Only 29% of working households were able to buy at lower quartile levels.

Our own research<sup>3</sup> shows that a 95% mortgage on the average 1 bed flat in the city would require an income of £52,000 with a 3 bed house requiring a £92,000 income. The CACI Wealth of the Nation Report 2007 shows that median household income in the city is just under £29,950.

These challenges have led to a range of low cost home ownership products where households can either buy at a reduced rate or buy on a part rent / part buy basis.

### Case Study: HomeBuy

HomeBuy offers an increasing range of schemes to help people who wish to buy a home but are unable to raise a mortgage large enough to do so. Under Homebuy, households buy a share of the property, typically between 40% and 50%, and either pay rent or have an equity loan on the remaining share. The schemes are aimed at households earning £18,000 - £60,000. Moat manages the HomeBuy scheme for Kent, Sussex and Essex. There are more than 450 homes in development across Brighton & Hove available for HomeBuy between 2008 and 2010 with more to follow. For more information, please contact MOAT on 07002 662846 or at [www.homebuy.co.uk](http://www.homebuy.co.uk)



<sup>2</sup> The Geography of Affordable and Unaffordable Housing, Joseph Rowntree Foundation, 2005

<sup>3</sup> Property Price Report 2008 Q2 (Apr-Jun), Brighton & Hove City Council, 2008

Historically the Right to Buy and Cash Incentive Scheme has been the low cost home ownership solution of many thousands of social housing tenants. However, the current market climate has made these schemes unaffordable for many so we would like to look at other ways of helping tenants buy a share in their home.

Many households have built up a sizeable equity in their homes as a result of the property market boom, yet their children or other relatives are unable to access home ownership due to the same boom. We would like to look at the possibility of an equity release scheme to help households pay deposits for other family members.

**Goal 1 Help households become homeowners**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Develop new homes for low cost home ownership</li> </ul>	<ul style="list-style-type: none"> <li>• New homes developed for low cost home ownership</li> </ul>
<ul style="list-style-type: none"> <li>• Coordinate and deliver a range of low cost home ownership products</li> </ul>	<ul style="list-style-type: none"> <li>• Effective uptake of low cost home ownership options by local people</li> </ul>
<ul style="list-style-type: none"> <li>• Explore potential for a new type of equity release product that enables family members to provide deposits to other family members</li> </ul>	<ul style="list-style-type: none"> <li>• New scheme piloted and launched if viable</li> </ul>
<ul style="list-style-type: none"> <li>• Explore potential for a new type of product that enables social housing tenants to buy a stake in their home</li> </ul>	<ul style="list-style-type: none"> <li>• New scheme piloted and launched if viable</li> </ul>

**5.3 Strategic Goal 2: Provide opportunities for households to move to larger homes or downsize as needs change**

Pockets of overcrowding and the Housing Register illustrate how many households in the city require larger accommodation than they currently can afford or access. Conversely, we also know there is a group of residents who wish to ‘downsize’ and move to smaller homes but have not been able to do so as either suitable alternative housing is not available or they need support with the moving process.

Whilst low cost home ownership schemes have helped many younger households by flats and take their first step into home ownership, we can see a problem arising in the future if there are not sufficient larger low cost home ownership homes available as they want to have children and expand their family.

Almost half of the city's housing is comprised of 1 and 2 bedroom flats with development space being very limited new developments have also tended to concentrate on smaller homes. The Regional Housing Strategy recognises the need for family sized homes and is making it more financially viable for these to be developed.

#### **Case Study: Social Housing Under-Occupation and Downsizing**

Brighton & Hove City Council as appointed a dedicated Under-Occupation Officer to support to tenants wanting to downsize. The Transfer Incentive Scheme offers a financial reward of up to £3,500 to those who want to downsize from a family home or wheelchair adapted property that they no longer need. Practical help is given to identify a suitable new home and support is given through the moving process. In 2007/08 the Under-Occupation Officer work has supported households to release 81 family sized homes and has a caseload of 100 more households wanting to downsize. The homes that have been freed up are being let through Choice Based Lettings and have helped overcrowded tenants move to larger homes, provided new homes for homeless families and helped house families with disabled members.



To increase opportunities for people to move to larger or smaller homes as their needs change we need to ensure new developments include family sized housing and desirable options for those wanting to downsize and we also need to support those wishing to move to smaller homes freeing up existing family sized housing.

<b>Goal 2</b>		<b>Provide opportunities for households to move to larger homes or downsize as their needs change</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
<ul style="list-style-type: none"> <li>• Ensure all developments contain a mix of property sizes</li> <li>• Develop new family sized homes</li> </ul>	<ul style="list-style-type: none"> <li>• Commitment in Local Development Framework</li> <li>• Commitment of increased proportion of 3 bed homes developed</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure home ownership pathways contain a range of property sizes and types</li> <li>• Target a proportion of new developments at those wishing to downsize</li> </ul>	<ul style="list-style-type: none"> <li>• Low cost home ownership pathways do not trap households in unsuitable homes</li> <li>• Local lettings plans reflecting need to attract downsizers</li> <li>• Free up family sized homes for resale or reletting</li> </ul>
<ul style="list-style-type: none"> <li>• Support households wishing to downsize</li> </ul>	<ul style="list-style-type: none"> <li>• Free up family sized homes for resale or reletting</li> </ul>		

#### **5.4 Strategic Goal 3: Identify opportunities to improve and develop deprived neighbourhoods**

The Reducing Inequality Review 2007 carried out on behalf of the Council identified that whilst deprivation was spread across the city, there were pockets of more pronounced inequality, particularly in East Brighton, Queens Park, Moulsecoomb and Bevendean. These areas are predominantly social housing and similarly, the report highlighted that more than 2/3 of social housing tenants experienced inequality arising from at least 2 of the dimensions of equality (income, benefits dependency, health, crime and environment).

Historically, homelessness pressures in the city have resulted in a higher proportion of social housing lettings going to the most vulnerable, contributing to the overall deprivation in these areas and housing quality is also a concern in these areas with many homes not meeting the Decent Homes Standard.



Over the last few years we have focussed on homelessness prevention which homelessness halve. This combined with the introduction of Choice Based Lettings and Private Sector Leasing have reduced the proportion of vulnerable people entering social housing. However, despite this, there are still pockets of deprivation across the city’s social housing that are in need of imaginative solutions and an intensive and co-ordinated approach from services to address.

Selective redevelopment of areas of deprivation and poor quality housing can be a catalyst for change, providing opportunities to develop a range of housing types and tenures, improving housing quality and diversity within the local population. New initiatives to improve residents health and help people get back into work can be linked to regeneration opportunities to ensure that everyone in the community benefits.

<b>Goal 3 Identify opportunities to improve and develop deprived neighbourhoods</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>Ensuring new developments contribute to improving the tenure mix of an area</li> </ul>	<ul style="list-style-type: none"> <li>Tenure diversification</li> <li>Reduced deprivation</li> <li>Reduced worklessness</li> </ul>
<ul style="list-style-type: none"> <li>Identify regeneration possibilities through a Local Delivery Vehicle to link Decent Homes, worklessness and tenure diversification</li> </ul>	<ul style="list-style-type: none"> <li>Tenure diversification</li> <li>Reduced deprivation</li> <li>Reduced worklessness</li> <li>Improved housing quality</li> </ul>
<ul style="list-style-type: none"> <li>Link the Council housing procurement strategy to reducing worklessness</li> </ul>	<ul style="list-style-type: none"> <li>Reduced deprivation</li> <li>Reduced worklessness</li> <li>Improved housing quality</li> </ul>
<ul style="list-style-type: none"> <li>Ensure redevelopments are accompanied with local lettings plans that take into account the needs of local people and the area</li> </ul>	<ul style="list-style-type: none"> <li>Improved resident satisfaction with their neighbourhood</li> </ul>

### **5.5 Strategic Goal 4: Make best use of the housing stock**

The pace of new housing development is not able to keep pace with demand arising from an increasing population, homelessness and those unsuitably housed. To meet this excess demand we need to make sure that we are maximising the potential of the existing housing stock.

Brighton & Hove has the 6<sup>th</sup> largest private rented sector in the country at more than 20% of all housing. We have utilised this resource to assist in housing households in housing crisis with many homeless households benefiting from properties leased on a long term basis from private sector landlords offering homes with a higher quality and greater level of stability than households were receiving from traditional temporary accommodation.

#### **Case Study: Homemove**

Our Homemove magazine advertises council and housing association homes for rent and shared ownership. A future Homemove improvement will see the inclusion of homes for rent in the private rented sector that will enable accredited landlords to advertise their properties and so increase housing choice to households seeking to move. Homemove has now also incorporated a mobility rating that indicates whether an available property is suitable for a wheelchair user or someone with limited mobility and all new affordable housing that meets the wheelchair standard is advertised before it is built in order to ensure that the features installed are designed around the specific needs of the future occupants.



The Housing & Regeneration Bill provides an opportunity to set up a Local Delivery Vehicle. Up to 499 homes can be leased to the LDV which can then be used as an asset to borrow money. This can be used for a range of purposes including improving the housing stock. In addition, the properties could be used for homes for those who may find it difficult to access housing through traditional routes, including those with a Learning Disability, those with mental health problems and those with physical difficulties.

To ensure the best use of our housing stock, we are also developing an Accessible Housing Register listing all wheelchair homes and those which have been adapted. This will help to ensure that they are aimed at households who needs adapted homes when they are available for reletting. Each year we spend almost £2m on adaptations and Disabled Facilities Grants to improve the accessibility of people's homes across the public and private sectors, helping around 500 households.

#### Goal 4 Make best use of the housing stock

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Unlock the capital in the social housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Local Delivery Vehicle able to access market funding</li> </ul>
<ul style="list-style-type: none"> <li>• Secure accommodation for non-homeless households that have difficulty accessing the market</li> </ul>	<ul style="list-style-type: none"> <li>• Local Delivery Vehicle providing long term temporary accommodation</li> </ul>
<ul style="list-style-type: none"> <li>• Improved use of the private rented sector as a viable option for homeless households</li> </ul>	<ul style="list-style-type: none"> <li>• Discharge of homelessness</li> <li>• Temporary to permanent lettings</li> </ul>
<ul style="list-style-type: none"> <li>• Make better use of adapted and wheelchair accessible homes</li> </ul>	<ul style="list-style-type: none"> <li>• Accessible housing register</li> <li>• Off-plan letting of new accessible homes</li> </ul>

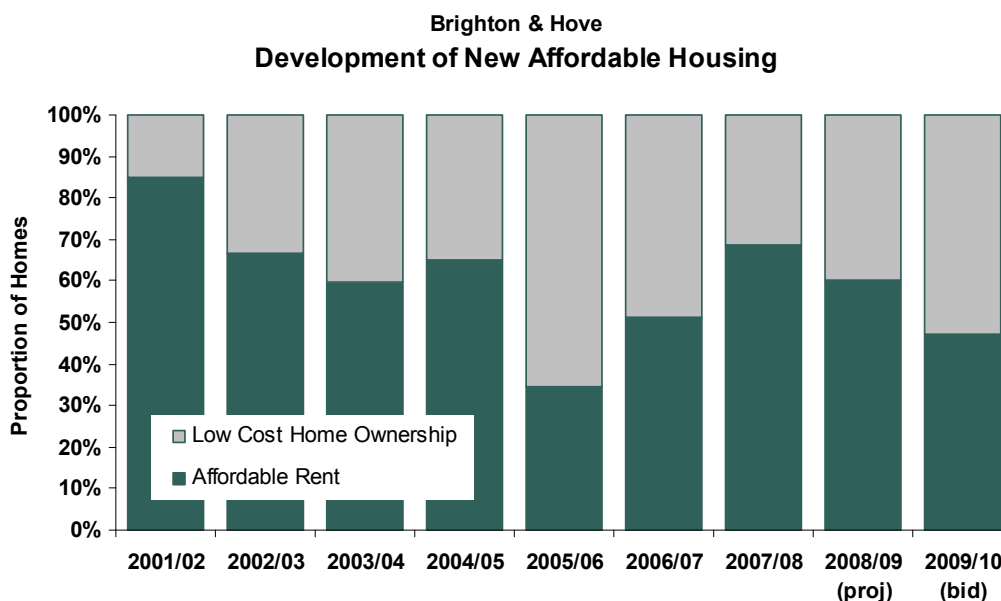
#### 5.6 Strategic Goal 5: Increase the supply of affordable rented housing

Affordability indicators suggest that households should not spend more than 25% of their income on property rental costs. When comparing rents to incomes in Brighton & Hove, 65% are unable to afford to rent a 2 bed home and 54% are unable to afford to rent a 1 bed home.

Our own research<sup>4</sup> shows that the average rent payment on a 1 bedroom flat is equivalent to the monthly repayment of a £100,000 mortgage, requiring an income of around £32,000 to finance. The average rent of a 3 bed house is

<sup>4</sup> Property Price Report 2008 Q2 (Apr-Jun), Brighton & Hove City Council, 2008

equivalent to a mortgage of around £190,000 requiring an income of around £58,000. Whilst this is less than the cost of buying, they have to be considered alongside the median household income of just under £30,000 per annum.



Brighton & Hove has one of the largest affordable housing programmes in the South East and supports the development of a mix of new homes for affordable rent and low cost home ownership. We aim to deliver an average of 60% as new affordable rented housing and 40% as new low cost home ownership housing.

**Goal 5** Increase the supply of affordable rented housing

**Strategic Action:**

**Success Criteria:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Ensure all new developments contain a mix of housing for sale and for rent</li> </ul> | <ul style="list-style-type: none"> <li>• Mixed tenure developments that increase the supply of affordable rented housing</li> </ul> |
| <ul style="list-style-type: none"> <li>• Develop new affordable rented homes</li> </ul>  | <ul style="list-style-type: none"> <li>• New affordable rented homes</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Develop new affordable rented family sized homes</li> </ul>                           | <ul style="list-style-type: none"> <li>• New family sized affordable rented homes</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Develop new affordable rented housing for wheelchair users</li> </ul>                 | <ul style="list-style-type: none"> <li>• 10% of all new affordable housing to meet wheelchair standard</li> </ul>                   |

## Strategy Statement: Private Rented Sector

Brighton & Hove has the 6<sup>th</sup> largest private rented sector in the country. It is estimated that around 22% of dwellings in the city are privately rented, double the proportion found across the South East region and nationally. The sector has the advantages of being able to cater for a highly mobile population but renting privately in the city can be expensive with an average 1 bedroom flat costing around £650 per month and though most landlords are responsible, there is limited security of tenure.

The profile of households living in the private rented sector shows that they are more likely to be younger and smaller households, many with one-person, who are economically active. Despite this, there are high instances of overcrowding with an estimated 28% of households having at least 1 room fewer than needed. A high percentage of households from BME groups rent in the private rented sector and a high percentage of private rented accommodation in the city is rented by students.

Much of the stock was built before 1919, with solid walls and sliding sash windows hindering energy efficiency. The historic nature of the city, with its many conservation areas and listed buildings, can also make it harder to install energy efficiency measures. Brighton & Hove have a significant number of houses in multiple occupation (HMO), some are small bed-sits others large shared houses. Many of the small bed-sits are concentrated in the centre of the city and often provide accommodation for the more vulnerable households

Over recent years, the booming property market has seen a surge in buy to let investors which has impacted the property market. The affects of a slowdown in the housing market may deter investment but it is expected that demand for the private rented sector will remain strong because more households may delay becoming owner-occupiers and rent in the private sector.

We are committed to improving housing in the private rented sector and we are working with landlords to make properties fit for habitation and improve energy efficiency. Through our housing renewal funding we have administered a wide range of loans and grants to improve private sector properties including properties in the private rented sector. The response to the HMO licensing scheme has need very good and over many years we have maintained a very successful HMO improvement programme. Our future activities include assistance to HMOs and private landlords which includes landlords' accreditation and training. These initiatives will either achieve decent housing standards or will move towards decency.

## **Strategy Statement: Families**

The 2001 Census reported there were around 29,000 families with children living in Brighton & Hove and around 20% of those families were living in socially rented accommodation, 65% in owner-occupation and 14% living in the private rented sector. The census also identified 32% of families lived in overcrowded homes. Within the council's housing stock 18% of council properties are occupied by one or two parent families with at least one child under 16 and 22% of tenants said that they had too few rooms in their property.

Although Brighton & Hove has experienced a large percentage growth in households aged 25-44 years there has been a decline in families with children, suggesting that the city may be less of a destination for younger families with children. In fact the city has seen a net out-migration of family households. This may be due to high cost of housing in the city and families who need to move to larger homes can not afford to trade up and remain living in the city. For BME households who often have larger, extended households, trading up within the city is likely to be a particular problem due to the nature and prices of the housing stock.

Our needs survey highlighted a shortage of family sized homes are we are working through our planning policies to maximise the amount of family homes that are built on new developments, however, as space is at a premium our options are limited so we need to make best use of the existing housing stock. During 2007/08 our Under-Occupation officer was successful in helping 81 households downsize. As a result, this freed up 81 family homes for reletting, helping both homeless households and existing households in the social housing stock that may have been overcrowded.

In addition we have negotiated long-term leasing in the private rented sector. This provides the opportunity for homeless households to move into higher quality temporary accommodation than traditional B&Bs and has given more opportunity for existing council tenants to transfer alleviating some overcrowding.

We work closely with other agencies to help of families and young people find housing solutions that avoids the need for making homeless application and a placement in temporary accommodation, these include working with private rented sector landlords, mediation services and other agencies. Our benefit take-up team not only helps households to maximise their housing benefit but supports households to maximise all their entitlements.

## 6 Strategic Priority 2: Improving Housing Quality

### 6.1 Decent Homes

The Government has set a target for all Council Housing and Housing Association homes to reach the Decent Homes Standard by 2010. Additionally, the government wants to halve the proportion of vulnerable households living in non-decent private sector housing.

Poor quality housing is known to have a detrimental effect on a households' health, educational, emotional wellbeing. Our Housing Strategy will work to make sure that more residents are able to live in decent high quality homes that are able to meet their changing needs.

To achieve this aim, we need to work with owners and landlords to improve the existing housing stock across the private and public sectors and make sure new homes are developed to the very latest sustainability and accessibility standards.

Our strategic goals under this objective are to:

- Goal 6 Work with home owners and landlords to maintain and improve the quality of their housing
- Goal 7 Reduce fuel poverty and minimise CO<sub>2</sub> emissions
- Goal 8 Develop the Brighton & Hove Standard for high quality and well maintained social housing and improve tenants home to ensure that the meet the standard
- Goal 9 Work with owners to bring more of the city's long term empty homes back into use
- Goal 10 Ensure new housing is developed to the latest standards for quality, accessibility and sustainability

**Actions to meet Objective 2: Improving Housing Quality will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships:**

- NI 5: Overall/general satisfaction with local area
- NI 119: Self reported measure of people's overall health & well being
- NI 131: Delayed transfers of care from hospitals
- NI 158: Percentage of decent council homes
- NI 160: Local Authority tenants' satisfaction with landlord services
- NI 187: Tackling fuel poverty

**6.2 Strategic Goal 6: Work with home owners and landlords to maintain and improve the quality of their housing**

For home owners, whether owner-occupiers or landlords, their properties are most likely the most valuable thing they own. Maintaining and improving the quality of their home not only sustains and increases its value but it also improves quality of life for the resident and enhances the local neighbourhood.

Unfortunately home owners and particularly the vulnerable can sometimes find themselves in a situation where they do not have enough money to maintain and improve their home. This could be for a number of reasons such as ill health, a reduced income as a result of retiring and moving to a pension or unemployment.

To help owner-occupiers, landlords and tenants on low incomes, the council provides means tested loans and grants. In 2007/08, £2m was spent on private sector renewal, including adaptations, making properties fit for habitation, and improving energy efficiency to more than 1,000 homes, many occupied by vulnerable residents.

A Community Finance Initiative has been developed with a private sector partner and other authorities to focus on equity release and low cost loans to unlock the capital in people's homes, reducing reliance on limited grants.



**Case Study: Southern Home Loans Partnership**

The Southern Home Loans Partnership (SHLP) was launched in 2005 to offer low cost loans to assist homeowners finance essential works to their properties. SHLP joined together South Coast Moneyline and five local authorities: Brighton & Hove, Chichester, Eastleigh, Gosport and Portsmouth. The loans are subsidised by the council’s and are available to home owners for works to homes that have been assessed as having failed the Decent Homes Standard. If a loan option is not affordable, a referral will be made back to the relevant Local Authority to see if there are any other forms of assistance available.



A Home Safety & Security Scheme is being established to deliver home safety and security measures for the benefit of older householders and families with children.

The Brighton & Hove, East Sussex Together Partnership (BEST), led by Brighton & Hove City Council has been allocated £18.6 million over three years to improve the living conditions of vulnerable households in the private sector and will aim to improve the condition of housing to the decent homes standard, address more widespread regeneration needs; and foster improvement in domestic energy efficiency to combat fuel poverty and reduce the region’s carbon emissions.

<b>Goal 6</b>		<b>Work with home owners and landlords to maintain and improve the quality of their housing</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
<ul style="list-style-type: none"> <li>Improved promotion of Housing Renewal Assistance, Loans and Grants</li> </ul>	<ul style="list-style-type: none"> <li>Improved take up of schemes</li> <li>Improved housing quality</li> <li>reduction of vulnerable households living in non-decent homes</li> </ul>		
<ul style="list-style-type: none"> <li>Extend eligibility on Decent Homes Assistance and Loans</li> </ul>	<ul style="list-style-type: none"> <li>Improved housing quality</li> <li>reduction of vulnerable households living in non-decent homes</li> </ul>		
<ul style="list-style-type: none"> <li>Extend eligibility on Common Parts Assistance and Loans</li> </ul>	<ul style="list-style-type: none"> <li>Improved quality of common areas of buildings comprised of flats</li> </ul>		

### **6.3 Strategic Goal 7: Reduce fuel poverty and minimise CO<sub>2</sub> emissions**

Keeping warm at home can be a major problem for households living on low incomes and many households face the harsh decision of whether to heat their homes adequately or eat healthily. This can lead to poor health and in some cases, even death.

With the ever increasing awareness regarding climate change, investing in energy efficiency measures not only reduces fuel costs but also reduces greenhouse gas emissions.

We are committed to reducing fuel poverty and improving the energy efficiency of homes in the city. Our Home Energy Efficiency Strategy sets out how we, working in partnership with local organisations plan to improve the energy efficiency of properties across the city through eight major aims:

- improving housing energy efficiency
- eliminating fuel poverty and providing affordable warmth for all
- reducing the incidence of illness and early deaths caused by fuel poverty
- promoting energy saving in households and raising awareness of its benefits
- using the least environmentally damaging forms of energy and reducing carbon dioxide emissions
- avoiding unnecessary use of energy
- increasing the efficiency of energy conversion
- conserving natural resources

There are a number of grants or discounts schemes available to people of all ages and incomes which can help improve energy efficiency in the home.

## Goal 7 Reduce fuel poverty and minimise CO<sub>2</sub> emissions

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Improve awareness of assistance available to owners and tenants</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced fuel poverty</li> <li>• Reduced excess winter deaths</li> </ul>
<ul style="list-style-type: none"> <li>• Enable HMO tenants to access Energy Efficiency Innovation Grants</li> </ul>	<ul style="list-style-type: none"> <li>• Improved energy efficiency, lower fuel costs, reduced CO<sub>2</sub> emissions</li> </ul>
<ul style="list-style-type: none"> <li>• A new Temporary Accommodation Energy Innovation Grant</li> </ul>	<ul style="list-style-type: none"> <li>• Improved energy efficiency, lower fuel costs, reduced CO<sub>2</sub> emissions</li> </ul>

### 6.4 Strategic Goal 8: Develop the Brighton & Hove Standard for high quality and well maintained social housing and improve tenants' homes to ensure that they meet the standard

Everybody deserves to live in a decent home, however, around half of all council homes in Brighton & Hove fall below the Decent Homes Standard and the financial situation is such that the authority could not, under its own resources, achieve the Standard.

In a ballot of tenants early in 2007, the majority made it very clear that they would like their homes to remain with the Council despite the funding not being available to maintain their homes. As a result, the Council is looking at additional options for meeting the standard with two key approaches:

- An Asset Management Plan which could see the creation of a Local Delivery Vehicle that would sit outside the Council. Up to 499 homes could be leased to this organisation which could then use them as an asset to borrow up to an estimated £45m which could then be given back to the Council for a range of purposes including Decent Homes work.
- A Procurement Strategy that would see the council enter into a long term partnership arrangement for the maintenance and improvement of the housing stock, reducing overheads and direct costs.

<b>Goal 8</b>		<b>Develop the Brighton &amp; Hove Standard for high quality and well maintained social housing and improve tenants' homes to ensure that they meet the standard</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
• Develop a quality standard for the city's council housing in partnership with tenants	• Brighton & Hove Standard agreed	• Reduce maintenance and improvement costs	• Funding to contribute to carrying out Decent Homes work
• Enter into a long term partnership contract for maintenance and improvement of the housing stock			
• Use a Local Development vehicle to raise investment capital			

### 6.5 Strategic Goal 9: Work with owners to bring more of the city's long term empty homes back into use

Despite Brighton & Hove being a popular city with high levels of demand for housing, there are a significant number of homes in the city that remain empty over long periods of time. These properties are a wasted opportunity and can blight neighbourhoods with the homes often acting as a magnet for anti-social behaviour.

The majority of empty property in the city is privately owned with owners living out of the area and not being aware of the effect it may be having on the community. We are committed to reducing the number of long-term empty properties in the city and our key objectives are to:

- Identify residential and non-residential empty property and vacant land that provides potential residential use
- Encourage owners to act, by offering advice and assistance on Empty Property Assistance funding and letting or leasing, and to those looking to purchase and/or develop, or those experiencing a problem living near an empty property
- Take enforcement action where it is considered that the property is unlikely to be brought back into use unless action is taken

The council re-launched its Empty Property Strategy in 2006, and adopted a Compulsory Purchase Order (CPO) Policy allowing the council to acquire property in approved cases and as a last resort when owners have repeatedly refused to engage with us.

**Case Study: Co-operative Housing**

Local Housing Co-operatives are groups of people that have united voluntarily to meet their housing needs and aspirations. They can bring empty homes back into use by renovating homes in return for a lease at a reduced rent. In addition, co-operatives provide opportunities self development with members believing in the ethical values of honesty, openness, social responsibility, and caring for others.

Our work is resulting in improved neighbourhoods, a property prevented from becoming rundown or brought back from disrepair and another home for someone. Since 2001 the council has worked with owners to bring almost 1,000 empty homes back into use.

**Goal 9**

**Work with owners to bring more of the city’s long term empty homes back into use**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Bring long term empty homes back into use</li> </ul>	<ul style="list-style-type: none"> <li>Minimise long term empty homes</li> <li>Improve supply of available homes</li> </ul>
<ul style="list-style-type: none"> <li>Identify non-residential vacant land and buildings with a potential residential use</li> </ul>	<ul style="list-style-type: none"> <li>New development opportunities</li> </ul>
<ul style="list-style-type: none"> <li>use enforcement powers when other avenues have failed</li> </ul>	<ul style="list-style-type: none"> <li>Minimise long term empty homes</li> <li>Improve supply of available homes</li> </ul>

**6.6 Strategic Goal 10: Ensure new housing is developed to the latest standards**

We work with Planners, the Housing Corporation and our RSL partners in Brighton & Hove Housing Partnership to make sure that new affordable housing meets high standards of design and layout. We will only support bids for grant funding where a scheme meets or exceeds the Housing Corporation Design and Quality standards.

All affordable homes must be built to Lifetime Homes standards in the Code for Sustainable Homes and comply with recommendations on avoiding additional CO<sub>2</sub> emissions using both low and zero carbon technologies.

New homes should reflect the character and local distinctiveness of an area and we require that private outdoor amenity space to be provided in the form of balconies and terraces, plus ideally access to ground floor space including play areas.

We also want to make sure that new affordable housing is ‘tenure blind’ so that it is not visually distinguishable from the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy. New developments should actively discourage crime and anti-social behaviour by meeting Secure by Design principles as agreed by Police Architectural Liaison Officer.

At least 10% of new affordable homes must be built to the council’s wheelchair accessible standard for providing full wheelchair access throughout, both indoors and outdoors.

<b>Goal 10</b> Ensure new housing is developed to the latest standards	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
• Lifetime Home Standard	• 100% of all new housing meets the standard
• Accessible Housing & Lifetime Homes	• 10% of all new affordable housing meets the standard
• Housing Corporation Design and Quality standards	• 100% of all new affordable housing meets the standard
• Code for Sustainable Homes	• New housing meets or exceeds the standard
• Secured by Design	• 100% of all new affordable housing meets the standard

## Strategy Statement: Disabilities

Brighton & Hove is recognised for having higher levels of physical disability in its general population than the national average. Housing problems are compounded by much of the city being hilly preventing full wheelchair accessibility. Many homes were built in the 19th century and subsequently converted into flats, often with small rooms and narrow stairways making accessibility and adaptation difficult.

Brighton & Hove City Council and our partners are forerunners in adopting policies and working practices that support the needs of people who have a physical disability and their carers. In 2001 the city council adopted the **Lifetime Homes Standard** to ensure that all new housing built in Brighton & Hove is accessible and adaptable to changing household needs. The government has stated that it would like the standard adopted nationally by 2013 - more than 10 years after Brighton & Hove adopted it. We are also ensuring that 10% of all new affordable homes are built to the authority's new wheelchair standard **Accessible Housing & Lifetime Homes**, adopted in March 2008 which sets standards higher than national requirements.

In partnership with Hanover Housing Association, we have successfully bid for funding from the Department of Health to help support the development of an Extra Care housing scheme specifically for younger people with disabilities. Extra Care Housing offers residents their own self-contained flat with a range of facilities such as shops, café's and in some cases a cinema and has the benefit of a 24 hour on-site care team. This enables those who need care and support to live independently rather than having to move to residential care.

**Choice Based Lettings** has evolved since its conception and now incorporates a **mobility rating** that indicates whether an available property is suitable for a wheelchair user or someone with limited mobility. All new affordable housing that meets the wheelchair standard is advertised before it is built in order to ensure that the features installed are designed around the specific needs of the future occupants. To ensure the best use of our housing stock, we are developing an **Accessible Housing Register** and we have an officer who is working with people wanting to downsize or release an adapted home they no longer need.

Each year we spend almost £2m on **adaptations** and **Disabled Facilities Grants** to improve the accessibility of people's homes across the public and private sectors, helping around 500 households.

## **Strategy Statement: Equalities & Inclusion**

Life should be a positive experience, however inequalities can arise from a range of factors such as heritage, life experiences or health can have a profound impact on the quality of people's lives. We must ensure that all the city's residents are offered support appropriate to their needs so that they are enabled to be full and active members of the community.

In its basic form, equality is about ensuring that as a local authority, service provider and employer we comply with the various strands of equalities legislation and our duties around race, disability, gender and age. However, we have a professional and moral obligation to go much further to include the other key equalities strands of religion/belief and sexual orientation.

Equalities and inclusion issues are often linked to deprivation. We need to remove the barriers to equality and tackle discrimination but we must also address deprivation to help bring about equity and a city of opportunity for all.

Three strategies are being developed to complement the ***Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city*** to focus on the particular needs and concerns of those communities:

- Older People's Housing Strategy
- Black & Minority Ethnic People's Housing Strategy
- Lesbian, Gay, Bisexual and Trans People's Housing Strategy

As well as recognising the particular needs of these communities we must also recognise and plan for the needs of all the other communities living in the City. Policy statements within this strategy and the other linked strategies highlight the particular needs of carers and those with physical disabilities.

### *Travellers*

Travelling communities can often be overlooked in strategy and service development. Those living in the Travelling communities are more likely to suffer ill health at a younger age and have higher mortality rate than the rest of the population. We must ensure that our services are accessible and welcoming to all those in need. The Council has recently completed consultation on its new ***Traveller Strategy***.



## 7 Strategic Priority 3: Improving Housing Support

### 7.1 Independence

Being able to live as independently as possible is essential in enabling households to have a high quality of life as part of the local community. For some households this can only be achieved with the help of support.

Households have many different levels of need and there is no one solution that fits all housing need and so we seek to take advantage of every opportunity and provide a range of services to support households back to independence.

Households unable to access support when required are more likely to disengage with services and suffer ill health. This will be detrimental on education and employment opportunities resulting in further inequality and isolation.

The Housing Strategy will help make sure residents are supported to maintain their independence minimising the need for more intensive institutional or residential type care.

Our strategic goals under this objective are to:

- Goal 11 Support households to make informed choices about their housing options
- Goal 12 Provide adaptations and support to households and their carers
- Goal 13 Work to prevent homelessness and rough sleeping
- Goal 14 Contribute to the wider city agendas of reducing worklessness, improving community cohesion, reducing anti-social behaviour and reducing inequality
- Goal 15 Work to ensure student housing provides a positive contribution to students' lives and the city

**Actions to meet Objective 3: Improving Housing Support will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships**

- NI 1: Percentage of people who believe people from different backgrounds get on well together in their local area
- NI 17: Perceptions of anti-social behaviour
- NI 125: Achieving independence for older people through rehabilitation / intermediate care
- NI 141: Number of vulnerable people achieving independent living
- NI 142: Vulnerable people who are supported to maintain independent living
- PSA16: The Socially Excluded Adults Public Service Agreement

**7.2 Strategic Goal 11: Support households to make informed choices about their housing options**

Over the last few years our Choice Based Lettings scheme, Homemove, has allowed households on the Housing Register to state an interest and 'bid' for the social housing available for rent. Priority is then given to the household bidding that has the highest level of need who has been on the list longest. This process ensures homes go to those who want them, in areas they desire.

In addition to advertising social rented properties in the Homemove magazine, we now include homes available for low cost home ownership and new mobility indicators highlight those homes which are adapted or particularly suitable for wheelchair users.

In the future we are also looking to include the private rented homes of accredited landlords through Homemove to provide a greater range of housing to households seeking alternative accommodation.

Independent living may not be appropriate for some people and so they need to be provided with housing with support. For some people this may be their housing for an indefinite length of time but for others it may be for a transitional period until they are able to live independently.

We work closely with our colleagues across the other council departments, health, RSLs and other service providers to ensure there is a choice of appropriate housing and support available and to ensure that as the person's needs change they are able to move to accommodation that will better meet those changing needs.

New initiatives such as the Under-Occupation Officer are actively helping many households move to more suitable homes, not only improving their quality of life but also freeing up much needed housing for others in need.

## Goal 11

### Support households to make informed choices about their housing options

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Secure the future of the under-occupation service</li> </ul>	<ul style="list-style-type: none"> <li>Mainstreamed service provision</li> </ul>
<ul style="list-style-type: none"> <li>Improve range of homes offered through the Homemove magazine</li> </ul>	<ul style="list-style-type: none"> <li>Private landlords offering homes for rent through the magazine</li> </ul>
<ul style="list-style-type: none"> <li>Develop a register of adapted properties</li> </ul>	<ul style="list-style-type: none"> <li>Adapted homes let to those most able to benefit</li> </ul>

### 7.3 Strategic Goal 12: Provide adaptations and support to households and their carers

Many households in the city are in need of some adaptation to their property and the demand for adaptations is projected to increase as the population ages and the care both of younger and older disabled people is increasingly provided at home.

The Census 2001 reported that 18% of the total population of Brighton & Hove reported having a limiting long-term illness and DWP reported in November 2007 that 5% of the population were in receipt of Disability Living Allowance. Over the last few years the proportion of homelessness acceptances that are related to a physical disability are around 3 to 4 times the national average.

The nature of the city’s housing is in part to blame for the difficulties faced by those with disabilities. Much of the city is hilly and many properties were built before 1919 that have a design that makes adaptations difficult.

The Council spends more than £1m every year on adaptations to homes through loans, Disabled Facilities Grants and Minor Adaptations Grants and other works to help owners and tenants across all housing tenures. Additionally, Anchor Staying Put provides guidance and assistance to carry out whatever repairs, improvements or adaptations are necessary to help older and disabled homeowners to continue to live in their own home.

In addition to meeting the needs of households and their carers within the built environment, the council provides personal and housing related support to enable those in need to maintain a good level of independence.

<b>Goal 12 Provide adaptations and support to households and their carers</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Improve workflow within the adaptations services</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced time from adaptation request to completion of work</li> </ul>
<ul style="list-style-type: none"> <li>• Introduce grants to improve accessibility of temporary accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Increased supply of accessible temporary accommodation for those in need</li> </ul>
<ul style="list-style-type: none"> <li>• Introduce Disabled Facilities Assistance</li> </ul>	<ul style="list-style-type: none"> <li>• Support households to move to more suitable housing when it is not feasible to adapt the existing home</li> </ul>

**7.4 Strategic Goal 13: Work to prevent homelessness and rough sleeping**

Our Housing Options team offers a range of services to help people of all ages and circumstances and aims to prevent homelessness whenever possible. During 2007/08 our Housing Options teams saw 3,800 households requesting help in preventing them becoming homeless.

We were successful in preventing homelessness in around 3,000 of these cases. Of the remaining cases, around half were accepted as homeless. However, we are very aware that despite this success, the reality is that a household still becomes homeless every day.

The keys to their success has been in setting up specialist teams of dedicated staff able to focus on the specialist needs of particular client groups, links with Housing Benefit services, support providers and being able to work with households as soon as their housing situation is at risk to give enough time to explore all possible solutions and prevent a crisis.

Since the development of our Single Homelessness & Rough Sleeper Strategy in 2002, rough sleeping has been reduced from more than 40 people on any one night to around 10, although services see up to 500 people every year. Despite this success, there is a core of people with a deep rooted history of street life that previous initiatives have not been as successful with.

We are developing services with our colleagues from other service providers to provide a range of housing and support in an Integrated Support Pathway to help household back to living independently. The Pathway provides a route from crisis into intensive support, with support reducing as people's health, skills and confidence improves.

Alongside the housing related support we are developing specialist services to improve people's quality of life through healthy eating, accessing life skills training, education, psychological intervention, employment opportunities and other support services. Key to this is ensuring that move-on accommodation is available for people in the pathway when they have completed a package of support and are able to move on to more independence.

**Goal 13** Work to prevent homelessness and rough sleeping

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Prevent homelessness wherever possible</li> </ul>	<ul style="list-style-type: none"> <li>• Reducing levels of homelessness</li> </ul>
<ul style="list-style-type: none"> <li>• Improve housing options for those at risk of homelessness</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced homelessness amongst young people</li> <li>• Increasing use of the private sector as an alternative to social housing</li> </ul>
<ul style="list-style-type: none"> <li>• Build on success of lifeskills and meaningful occupation programmes</li> </ul>	<ul style="list-style-type: none"> <li>• Increased move on from residential support services</li> <li>• Reduced rough sleeping to as close to zero as possible</li> </ul>

**7.5 Strategic Goal 14: Contribute to the wider city agendas of reducing worklessness, improving community cohesion, reducing anti-social behaviour and reducing inequality**

The Reducing Inequality Review 2007 carried out on behalf of the Council highlighted the concentrations of worklessness and deprivation in a number of predominantly social housing areas – particularly in East Brighton, Queens Park and Moulsecoomb & Bevendean wards.

These areas are some of the most deprived parts of the country and the research also highlighted that over the last few years these areas have not been closing the gap on the rest of the city. Children in low income families and with special educational needs are even more concentrated in these areas.

**Case Study: Social Landlords Forum**

This Forum brings together the main social landlords in the city to help meet housing needs, to secure thriving neighbourhoods and to promote greater efficiency and effectiveness. The forum has a strong history of joint working which includes anti-social behaviour initiatives on multi-landlord estates, jointly funding the mediation service, working to reduce under occupancy, work to reduce homelessness in the city, and benchmarking performance to drive up standards.

For those subject to prolonged or repeat homelessness the need to learn or regain lost skills is most acute. Work, learning and skills increase confidence, improve life skills, increase prospects for tenancy sustainment, widen social networks, increase employability, and help to address factors linked to homelessness such as mental ill-health, substance misuse and offending.

Housing and employment go hand in hand. We aim to support those residents who have difficulty getting into work, through poor health or lack of skills. With our partners across the city, we will aim to support the most disadvantaged into stable employment.

<b>Goal 14</b>		<b>Contribute to the wider city agendas of reducing worklessness, improving community cohesion, reducing anti-social behaviour and reducing inequality</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
<ul style="list-style-type: none"> <li>• Use major procurement contracts to secure additional vocational opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Management procurement contracts includes training and employment opportunities for local people</li> </ul>	<ul style="list-style-type: none"> <li>• Expand lifeskills programmes to other vulnerable groups</li> </ul>	<ul style="list-style-type: none"> <li>• More excluded young people and adults assisted in improving their skills and gaining employment</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure new housing strategies address community safety issues</li> </ul>	<ul style="list-style-type: none"> <li>• LGBT People’s Housing Strategy</li> <li>• BME People’s Housing Strategy</li> <li>• Single Homelessness Strategy</li> </ul>		

**7.6 Strategic Goal 15: Work to ensure student housing provides a positive contribution to students’ lives and the city**

Brighton & Hove is home to 2 major universities and several Further Education colleges resulting in large numbers of students living in the city. The universities only have capacity to offer campus-based accommodation to some of their students which means that finding an affordable place to live is an issue for many students.

Although there is a large private rented sector, many of the students are unable to afford to rent their own home and so shared housing is often the only choice for them. This can sometimes result in poor quality housing or conflict with other parts of the community.

In some areas large numbers of family homes are being converted to student housing affecting the character and nature of the area. This is putting pressure on the supply of larger family sized housing in a city, with families and landlords competing for the same homes.

### **Case Study: Students & Housing – Research by the University of Brighton**

The University of Brighton is carrying out extensive research into the impact student housing has on the city, local communities and students lives. The research has primarily focussed on the Bevendean, Moulsecoomb and Hanover areas, parts of the city favoured by students. Student housing can have positive effects on the community, such as by supporting local shops and adding diversity, however, it is more commonly known for refuse and noise problems. Students themselves acknowledge these issues and are keen to help identify practical solutions, particularly with so many remain after their studies to become long term residents.

The universities and colleges add to the dynamics of the city and we are helping Brighton University with research into the extent of the problems and possible solutions to ease the tensions between the housing needs of students' and housing needs of the rest of the city's population.

#### **Goal 15**

#### **Work to ensure student housing provides a positive contribution to students' lives and the city**

##### **Strategic Action:**

- Work with universities, private landlords, students and local communities to address issues raised in the studentification research

##### **Success Criteria:**

- Student housing contributing to sustainable communities



## Appendix 1: Equality Impact Assessment Summary

The strategy has been developed through a staged process that has enabled us to engage with service users, services providers and the wider community and take into account their views, concerns and aspirations. To ensure that the Housing Strategy is truly inclusive we carried out an Equalities Impact Assessment to identify the positive and negative impacts our strategic objectives and goals will have on service users, staff and the community. These findings have helped shape our objectives and goals to help mitigate potential negative impacts.

Below is a summary of our approach to the 6 equality strands:

- **Race:** BME Housing Strategy in development.
- **Disability:** Strategy Statement on Physical Disabilities incorporated in Housing Strategy and Older People's Housing Strategy. Disability of all kinds, including physical disability, learning disability and mental health issues, are also a key feature of the Supporting People and Learning Disability Housing Strategies.
- **Gender and gender identity:** Actions from the Gender Equality Scheme have been fed into the strategic development process. Gender Identity is also a key feature of the LGBT Housing Strategy.
- **Age:** Older People's Housing Strategy in development. Youth Homelessness Strategy developed in 2007. Supporting People Strategy links to older people's services, youth homelessness services and services for young people at risk.
- **Religion / Belief:** The BME Housing Strategy includes community safety objectives linked to religion and belief.
- **Sexual Orientation:** LGBT Housing Strategy in development.

There were no fundamental negative impacts identified that directly result from the strategy, a reflection of how the strategy has been developed in response to the overwhelming disadvantage faced by many of the city's residents.

## Appendix 2: Strategic Housing Partnership

The Strategic Housing Partnership (SHP) aims to improve housing, access to housing, and support to maintain the independence of vulnerable residents within the City and reports to the 2020 Community Partnership (Local Strategic Partnership).

The SHP is also linked to the Brighton & Hove Home Energy Group which aims to develop and support the implementation of action plans to reduce fuel poverty and to promote energy efficiency and sustainability use.

The Strategic Housing Partnership has overseen the development of the Housing Strategy to ensure that it meets the needs of the whole city.

### Membership of the Strategic Housing Partnership

Councillor Mary Mears

Chairman & Leader of the Council

#### City Stakeholders:

- Tony Mernagh Brighton & Hove Economic Partnership
- Lydie Lawrence Brighton & Hove Primary Care Trust
- Arthur Wing Probation
- Stephen Woodbridge Supporting People Provider Forum
- David Standing Hove YMCA
- Catherine Bancroft-Rimmer University of Sussex
- Paul Bonett Brighton & Hove Estate Agents Association
- Rhys Daniel Brighton & Hove Housing Partnership
- Kaiser Mirza National Federation of Residential Landlords

#### Brighton & Hove City Council:

- Simon Newell 2020 Community Partnership Officer
- Joy Hollister Director of Adult Social Care & Housing
- Jugal Sharma Assistant Director of Housing
- Martin Reid Head of Strategy, Development & Private Sector Housing

## Appendix 3: Glossary of Terms

- **Black and Minority Ethnic (BME)**  
Black and Minority Ethnic (BME) has been used to refer to all those who do not classify themselves as White British. BME includes people who classify themselves as being Irish, Other White (for example European), Caribbean, African, Asian, Chinese and other groups.
- **Brighton & Hove, East Sussex Together Partnership**  
The Partnership, led by Brighton & Hove City Council brings together the local authorities of Brighton & Hove, Eastbourne, Hastings, Wealden, Lewes and Rother. The partnership received the largest allocation of funds in the region from the South East England Regional Housing Board to tackle some of the region's worst housing conditions.
- **Floating Support**  
This is support that is provided to people by visiting them in their own homes irrespective of the type of housing they are in.
- **Housing Corporation**  
Regulates registered social landlords (the majority of housing associations), and provides grant funding for the delivery of new affordable housing.
- **Local Area Agreement (LAA)**  
This is an agreement that sets out the priorities and targets for a local area agreed between government, the local authority and other partners through the **Local Strategic Partnership**.
- **Local Strategic Partnership (LSP)**  
This is a single body that brings together at a local level the public, private, business, community and voluntary sectors so that services work together to deliver on local priorities.

- **Local Development Framework / Local Plan**

This is the city's local planning policies. This plan determines the sites for major development, whether sites are for housing, business, mixed or for other uses, what percentage of new housing is affordable, and accompanying infrastructure requirements.
- **Personalisation**

Personalisation is about putting people first and providing person centred services through a holistic approach. It means that people are able to live their own lives as they wish; confident that services are of high quality, are safe and promote their own individual needs for independence, well-being, and dignity. Personalisation includes early intervention and prevention and is the cornerstone of public services. It means that every person who receives support, whether provided by statutory services or funded by themselves will have choice and control over the shape of that support in all care settings.
- **Regional Housing Board**

Regional Housing Boards (RHBs) were established in February 2003 to ensure that housing policies would be better integrated with the regional spatial, transport, economic and sustainable development strategies and to ensure delivery of the policies set out in the Sustainable Communities Plan. The functions of the RHBs have now been devolved to Regional Assemblies.
- **Supporting People**

Supporting People funding is provided by central government to local authorities and is given to organisations that support vulnerable people to enable them to move into independent housing or to assist them to maintain their independence.
- **Third Sector**

These organisations play a key role in helping shape and deliver local services. Third Sector organisations include many charities, community and voluntary sector organisations.

## Notes

**We would very much like your comments and feedback on this draft strategy.  
Please post your comments by 30 November 2008 to:**

**FREEPOST RRRT-ETLH-KYSK  
Housing Strategy Team (HS)  
Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square  
Brighton BN1 1JE**

**Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)**



# **Draft Older People's Housing Strategy**



**Appendix 2 - Housing Strategy  
- Older People - Cabinet**

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### **Published by**

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### **Acknowledgements**

We would like to thank all those members of the public, service users, staff and partner organisations who have taken the time to share their views, opinions and stories with us. These conversations have helped shaped our own understanding of the needs of local people and ultimately set the direction and priorities of this draft strategy. We would particularly like to thank the members of the Older People's Cross Sector Housing & Support Working Group for their continued support and commitment.



**Housing Strategy 2008-2013**

healthy homes, healthy lives, healthy city

**Draft Older People's Housing Strategy**

**TRANSLATION  
PANEL**

## About this Draft Strategy

The Older People's Housing Strategy is being developed to address important citywide issues that affect the older population of Brighton & Hove – both now and in the future. This is the consultation draft of the strategy not the final product. We would like your comments on this draft strategy to help us shape the final draft to make sure that it really does meet the needs of the city's older people.

The strategy is relevant to all older people and their carers irrespective of the type of housing they live in. The majority of older people are owner occupiers in traditional housing. There is a small and potentially vulnerable group of older people in private rented housing and we have a very active community of older people living in social housing, particularly in sheltered housing. Overall, this draft strategy holds to the fundamental principle that older people want to continue to live in their own homes.

Not only does the Older People's Housing Strategy help us address the needs of the city's older population over the next five years, it also gives us an opportunity to create a framework of mutual respect, involvement and understanding that sets high standards and lays the foundations for meeting the needs and aspirations of the future older population.

We would very much like your comments and feedback on this draft strategy. Please post your comments by 30 November 2008 to:

FREEPOST RRRT-ETLH-KYSK  
Housing Strategy Team (OP)  
Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square  
Brighton BN1 1JE

Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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## Foreword

Increases in life expectancy combined with improvements in healthcare and support ensure that reaching an 'old' age is no longer a barrier. Being old should not be seen as a burden, but an opportunity that can be a springboard to new learning, new experiences and a healthy and active way of life.

The majority of older people already live in good quality housing, have full and active lives and are engaged in wider social or family circles. However, not all older people are so fortunate. The level of vulnerable older people increases with age through health complications, financial difficulties or the contraction of social networks, with the oldest old being most at risk of poor quality housing, isolation, and reducing independence.

Our strategy is working to ensure that all new homes in the city are built to a high standard that makes them suitable to adapt as the needs of residents change. We are also helping to improve the quality of older people's existing homes, whether they own their home or rent, with a range of measures designed to help with maintenance, energy efficiency and accessibility.

To help people maintain independence, we are improving the support available to older people. When a person's existing home is no longer manageable, it may be too large or unable to be adapted, we are helping people move to more suitable housing of their choosing. Also changes to the way we deliver services will look at ways of helping older people maintain and develop social networks to help older people improve their independence, reduce isolation and encourage a more active and healthier lifestyle.

However, these initiatives will not be a success if older people and their carers are not able to easily access information on the vast range of assistance available. A co-ordinated approach to information and services will contribute to ensuring that those in need are able to reach those services that can make a vast difference to their wellbeing and quality of life.



**Jim Baker**  
Director, Age Concern Brighton Hove & Portslade and Chairman of the Older People's Cross Sector Housing & Support Working Group



**Councillor Maria Caulfield**  
Cabinet Member for Housing

When this strategy comes to a close, the older population in the city will have started to increase, at 4 times the rate of the younger population. This strategy aims to capitalise on the intervening years to ensure that services across the city are actively planning to meet these future increases in demand. More importantly, our strategy seeks to use this period of stability to set high standards for services that ensure aspirations are recognised and people are treated with the respect and dignity they deserve.

This is the first Older People's Housing Strategy for Brighton & Hove which has only been possible through a new partnership – the **Older People's Cross Sector Housing & Support Working Group**. This partnership brings together the council, health services, community and voluntary sector agencies and older people's champions to work collectively in improving quality of life in the communities we serve.

We would be grateful if you could take the time to read this draft strategy and send us your views to make sure that our strategy really does make a difference to the lives of local people.

*signature to be inserted*

*signature to be inserted*

**Jim Baker**  
Director, Age Concern  
Brighton Hove & Portslade and  
Chairman of the Older People's  
Cross Sector Housing & Support  
Working Group

**Councillor Maria Caulfield**  
Cabinet Member for Housing

# 1 Executive Summary

## 1.1 Our Strategic Housing Vision for Brighton & Hove

The Older People's Housing Strategy is part of a group of housing related strategies that supports the overarching ***Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city*** sharing the same united vision:

***Enabling healthy homes, healthy lives and a healthy city that reduces inequality and offers independence, choice and a high quality of life***

Other supporting strategies include the BME (Black & Minority Ethnic) People's Housing Strategy and the LGBT (Lesbian, Gay, Bisexual and Trans) People's Housing Strategy.

### *Objectives of the Older People's Housing Strategy*

The objectives of this strategy are specific to the needs of older people but also support the wider Housing Strategy:

- Objective 1 Ensure older people are able to access a mix of high quality housing suitable for their changing needs and aspirations
- Objective 2 Ensure older people are supported to sustain their independence as members of the wider community
- Objective 3 Ensure older people are able to access services and become involved in service development and decisions which affect them

Each objective has a number of strategic goals that outline the main actions and success criteria for this strategy.

## **Making a Difference**

Over the lifetime of this strategy we would like to achieve:

- Improved support for isolated older people living in the community and older people wishing to downsize
- All new homes built to Lifetime Homes Standard and 10% of all affordable housing built to the wheelchair (Accessible Housing) standard
- An Accessible Housing Register of adapted and wheelchair properties
- Improved access to information on issues relevant to older people and carers
- Critical review of our progress by the Older People's Cross Sector Housing & Support Working Group

### *Our Strategic Principles*

The Housing Strategy upholds 6 principles that underpin all of the work we do and equally apply to this strategy:

- A healthy city
- Reducing inequality
- Improving neighbourhoods
- Accountability to local people
- Value for money
- Partnership working

### *Health Impact Assessment*

We recognise that housing plays an important part of all aspects of people's lives, particularly health and well-being. As part of the development of this strategy, the Primary Care Trust has carried out a Health Impact Assessment on the city's housing stock and housing needs. The results of this assessment are helping us to ensure that our strategy and action plans contribute to improving the health and well-being of local people.



## 1.2 Engaging Local People

Effective engagement with older people, their carers and representatives is at the heart of this strategy. We developed the strategy in stages with extensive consultation with stakeholders to ensure that it meets the needs and aspirations of the city's older people.

Feedback from older people has highlighted that many have aspirations similar to the population as a whole – to have a full, independent, healthy and enjoyable life. Having safe and secure housing that enhances and supports aspirations is an important part of this overall picture in helping these aspirations become a reality.

### *Strategy Consultation*

The first round of consultation was undertaken over a period of 3 months in summer 2007 giving local residents and stakeholders the opportunity to comment on a Consultation Briefing Pack covering different aspects of housing and support. The pack was available on the council website and throughout the city in libraries and other public places. It was also sent out to many stakeholders, voluntary organisations and residents.

Officers also went out into the community, attended social functions, service user groups' meetings and other events such as Celebrating Age, the BME Elders Information Day and the Older People's Services Provider Group to seek the views of local people.

### **Case Study: Older People's Cross Sector Housing & Support Working Group**

Whilst developing the strategy we set up an Older People's Cross Sector Housing & Support Working Group made up of representatives from a wide range of older people's support and advocacy groups, the community and voluntary sector, the Primary Care Trust and the local authority. This group has reviewed each stage of the strategy development process and made many valuable contributions to our strategic priorities and action plan (see Appendix).

The second round of consultation concentrated on the Strategy Framework – our proposed priorities and actions developed from the findings of first round of consultation. More consultation was carried out on this framework which has resulted in changes to our priorities and been used to help develop this draft strategy and action plan.

We do not want consultation to end with the publication of this strategy, but would like it to be a part of an ongoing process, involving local people and other stakeholders throughout the life of this strategy, helping us to monitor its implementation and review our services.

### **1.3 The Goals of this Strategy**

Each objective has a range of strategic goals that will be developed and implemented throughout the lifetime of this strategy.

*Strategic Objective 1: Ensure older people are able to access a mix of high quality housing suitable for their changing needs and aspirations*

Our strategic goals under this objective are to:

- Goal 1 Ensure the city's new and existing housing stock is able to meet the current and future needs of the population
- Goal 2 Promote a better use of properties that are particularly suitable for meeting the needs of those with disabilities and their carers
- Goal 3 Maximise support and assistance to help older people repair and improve their homes

*Strategic Objective 2: Ensure older people are supported to sustain their independence as members of the wider community*

Our strategic goals to help sustain independence are to:

- Goal 4 Support the provision of a greater range of support services to older people in their own homes
- Goal 5 Create safe and accessible communities that meet the needs of older people
- Goal 6 Develop the role of extra care and sheltered housing to ensure it is inclusive and part of the wider community
- Goal 7 Work closely with health and other service providers to provide the necessary housing and support that will minimise or prevent hospital, residential care admissions and dependency

*Strategic Objective 3: Ensure older people are able to access services and become involved in service development and decisions which affect them*

Our strategic goals to help engage older people are to:

- Goal 8 Continue to work with the Older People's Cross Sector Housing & Support Working Group to deliver services that have a positive impact on the lives of older people
- Goal 9 Develop systems to monitor service use, outcomes, satisfaction and complaints to identify gaps to help shape service development and ensure services are welcoming and inclusive
- Goal 10 Provide easily accessible and understandable information and advice regarding housing and services which are available to the city's older people, families and carers

#### 1.4 Local Area Agreement

The Brighton & Hove Local Area Agreement set out the priorities for the city and has been agreed between the Government, the local authority, the Local Strategic Partnership and other key partners.

The agreement contains 35 key performance indicators that the Government will use to assess how the city is performing and includes additional local indicators to reflect key issues. As housing has such wide reaching effects on people's lives, our strategy also contributes to a wider range of performance indicators than are in the LAA:

##### The priorities and goals of this strategy contribute to the following National Indicators for Local Authority Partnerships:

- **NI 1: Percentage of people who believe people from different backgrounds who get on well together in their local area**
  - NI 2: Percent of people who feel that they belong to their neighbourhood
  - **NI 4: Percent of people who feel they can influence decisions in their locality**
  - NI 5: Overall/general satisfaction with local area
  - **NI 7: Environment for a thriving third sector**
  - NI 21: Dealing with local concerns about anti-social behaviour and crime by the local council and police
  - **NI 119: Self reported measure of people's overall health & well being**
  - NI 124: People with a long-term condition supported to be independent and in control of their condition
  - NI 125: Achieving independence for older people through rehabilitation / intermediate care
  - NI 131: Delayed transfers of care from hospitals
  - NI 137: Healthy life expectancy at age 65
  - NI 138: Satisfaction of people over 65 with both home and neighbourhood
  - NI 139: People over 65 who say that they receive the information, assistance and support to exercise choice and control to live independently
  - **NI 141: Vulnerable people achieving independent living**
  - NI 142: Vulnerable people who are supported to maintain independent living
  - **NI 154: Net additional homes provided**
  - NI 155: Number of affordable homes delivered (gross)
  - **NI 158: Percentage of decent council homes**
  - NI 160: Local Authority tenants' satisfaction with landlord services
  - **NI 187: Tackling fuel poverty**
- (Indicators in bold are also included in Brighton & Hove's Local Area Agreement)

## 2 Introduction

### 2.1 Older People

Older people have a vital role to play in society, supporting social well-being, the economy and bringing a richness of life experiences to others. We must ensure that older people are valued, treated with respect and given the opportunity to be supported in maintaining their independence and quality of life as part of their community.

People are empowered physically, psychologically, spiritually and emotionally by achieving and maintaining independence. However, through the different seasons of life our independence will change, and as we grow older, we may, for example, lose some physical independence but that does not mean we have also lost our mental, spiritual and emotional independence.

Income and health have a considerable effect on lifestyle. A low income can mean living in poor housing, not eating healthily, not being able to afford to heat their home adequately, not being able to socialise and be involved in activities. Poor health, both physical and mental, can reduce older people's independence and control over their lives, and ability to participate in social activities.

Having a comfortable home; well maintained, warm and fully accessible, eating a good healthy well-balanced diet and keeping fit and active, both physically and mentally all enhance an older person's quality of life. Social inclusion through networks of family, friends and participation in associations and social activities and having access to and engaging with services all adds to the richness of life

Housing has a direct and immediate impact on well-being and quality of life. Older people's housing should be of manageable size. It should have secure tenure, be well

maintained and of decent standard, adaptable accessible, safe and secure. Housing should be situated in pleasant secure neighbourhoods with a variety of local services, not too hilly and with good transport provision.

As older people age and their needs change, the response to those changes should enable them to continue to experience a good quality of life. There are often many choices that can be made in response to change and it is important that the right choices are made. Choice can be dependent on provision and availability of services and infrastructure and lack of choice can result in loss of control of our lives. Services need to work alongside those needing support to ensure that control is not taken away.

For some older people the right choice may be to move to a new location or to downsize to a more manageable home. It may be to stay in their current home with an adaptation or have care and support provided. For other older people the right choice may be to move to specialist housing; sheltered housing, extra care sheltered housing, residential or nursing home care or housing providing care for older people with special needs, for example dementia or substance misuse.

To enable older people and carers to make informed choices that will enable them to have a good quality of life, there needs to be easy access to information and advice. Information on available housing, financial solutions, adaptations, assistive technology, help with repairs, domestic services and personal care and regular services such as shopping and gardening should be easily accessible.

Growing older should not be a negative experience but something to be embraced with the expectation of enjoying life to the full. Older people have similar aspirations as the rest of the population but may need more support to realise them as they grow older and more frail.

## 2.2 The Older Population

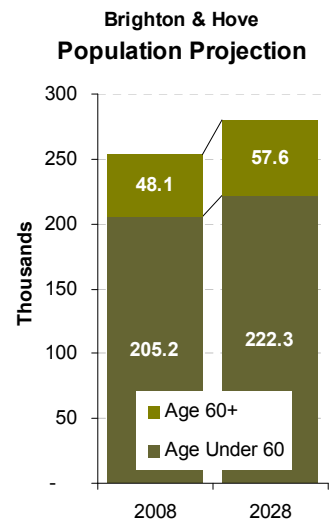
At the time of the 2001 Census there were a total of 51,058 people aged 60 years and older living in the city. However, in contrast to national and regional trends, the population of older people in the city reduced to 48,100 by 2008 and is expected to decrease further over the next few years<sup>1</sup>.

By 2013 the older population is expected to be at its lowest level with 47,600 people aged over 60 living in the city, a 1% reduction from 2008. We then see an expansion in the older population, and from 2013 to 2028 it is expected to increase by 21%, more than 4 times the rate of younger age groups to 57,600 people. It is essential that our strategy takes advantage of this short term dip to adequately plan for the upcoming expansion.

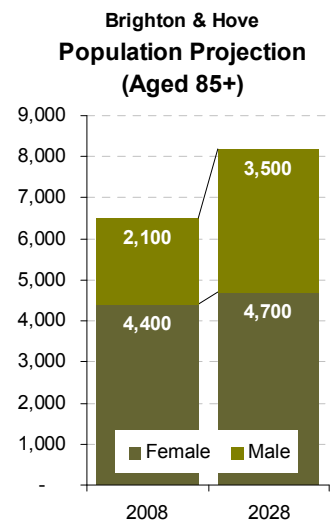
There is a fairly even split between male and females aged 60 to 74 but as people grow older the ratio changes, with 68% of people aged 85 years and over being female. These ratios are expected to change over the next 20 years as male life expectancy is increasing faster than that of females. In 2028, the proportion of people aged 85 and above that are female will have reduced to 57%.

The 2001 Census showed that 6.6% of the city's population aged 60 and over identified themselves as being from a black and minority ethnic group<sup>2</sup> compared to 12% of the city's population. The older population is expected to become more diverse as the population ages.

Although we have very little statistical data on older lesbian, gay, bisexual and trans (LGBT) people, we know that the city has a significant LGBT population estimated to be around 35,000 to 40,000 people.



Source: Office of National Statistics 2006 Projections



Source: Office of National Statistics 2006 Projections

<sup>1</sup> Office of National Statistics: 2006-based sub national population projections, published June 2008

<sup>2</sup> We have used the term black and minority ethnic to refer to those who are not White British – such as Irish, White Other, Black, Asian, Chinese or other groups

### 2.3 Housing Tenure of Older People

As people age, the Census shows little change in tenure amongst those in shared ownership or rented homes, however, a big shift can be seen in the tenure of those aged 85 and over, with a large decrease in owner occupation and a corresponding increase in those living in a communal establishment.

The table below shows the type of housing older people were living in as reported in the 2001 Census:

Tenure	Age			Total
	60-74	75-84	85+	
Owner occupier	72.3%	64.8%	49.4%	<b>67.2%</b>
Shared ownership ( <i>part rent, part buy</i> )	0.4%	0.4%	0.3%	<b>0.4%</b>
Social rented ( <i>sheltered and general housing</i> )	15.7%	17.9%	16.6%	<b>16.5%</b>
Private rented	8.3%	8.8%	9.1%	<b>8.6%</b>
Rent free ( <i>eg with friends or family</i> )	1.9%	3.4%	3.8%	<b>2.6%</b>
Communal establishment ( <i>eg nursing or care home</i> )	1.3%	4.6%	20.8%	<b>4.8%</b>

**Source: Census 2001**

We are keen to investigate why the oldest owner occupiers are more likely to move into communal establishments that may offer less independence than all other older people.

We suspect that this could be due to a shortage of private sheltered or extra care housing schemes that also provide an element of support. We believe the city only has around 650 of these flats in the private sector in contrast to more than 1,600 sheltered housing flats managed by the Council and housing associations.

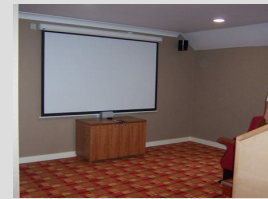


### Case Study: Extra Care Housing

Extra Care Housing is relatively new to Brighton & Hove, offering residents their own self-contained flat with a wide range of facilities such as shops, cafés and in some cases a cinema. Extra care housing has the benefit of a 24 hour on-site care team and can be seen as a step between sheltered housing and residential care, able to cater for people with much wider range and higher levels of need.

Care is tailored to the needs of individual residents and can be increased or decreased as these needs change promoting residents' independence and avoiding the need for people to move into more institutional types of housing.

Brighton & Hove developed New Larchwood in Coldean, its first extra care housing in 2006, as a partnership between the council and Hanover Housing Association. A second scheme is in development at Patching Lodge that includes flats for sale and 2 bed homes to help those with carers.



**New Larchwood,  
Coldean**

## 2.4 Health Impact Assessment

The Census 2001 reports that almost half of those aged 60 and over in Brighton & Hove had a limiting long-term illness, rising to almost  $\frac{3}{4}$  of those aged 85 and over.

Issues such as these are likely to have an impact across all aspects of an older person's life and in particular over their housing circumstances – perhaps over someone's ability to heat, maintain or improve their home or their ability to undertake of everyday tasks without some support or assistance.

To help ensure that the new housing strategy contributes to reducing health inequalities, the Public Health Directorate of Brighton and Hove City Teaching Primary Care Trust (PCT) has been carrying out a Health Impact Assessment of the city's housing needs.

Research carried out by the PCT<sup>3</sup> has identified a range of health and housing impacts that have helped us to develop the strategy:

- Mental health issues, including depression due to a range of housing factors, were amongst the most significant health issues reported, highlighting the importance of access to appropriate housing and support services.
- Isolation and a lack of social support was also highlighted, particularly amongst those with poor mobility illustrating the need for services to engage with wider communities alongside traditional groups.
- The need was highlighted for adaptations or more adaptable housing in accessible locations to help meet the needs of the population with a disability, mobility problem or a specific care need. This should enable care services to be more easily delivered in the home rather than in hospital or institutional settings.
- There is a need for noise reductions through infrastructural insulation or environmental measures to alleviate much of the stress and anxiety reported.
- We need to maximise opportunities to improve the heating and insulation of homes to tackle fuel poverty and excess winter deaths.

The findings from the PCT have helped shape the development of the new housing strategies and are ensuring that our strategic priorities will help to reduce inequality and enhance their health and well-being.

---

<sup>3</sup> Brighton & Hove Housing Strategy Health Impact Assessment, Brighton & Hove Teaching Primary Care Trust, in progress - final draft expected end 2008

### 3 The Strategy in Context

#### 3.1 Linking to International, National and Regional Policy

There has been a wide range of international, national and regional research and policies produced in response to the changing aspirations and demographics of older people. Where relevant, we have used this knowledge and understanding to help shape our strategy.

##### *International Policy*

In 1991, the United Nations adopted the **United Nations Principles for Older Persons** (Resolution No.46/91). These principles covered 18 requirements focussed on Independence, Participation, Care and Dignity aiming “to add life to the years that have been added to life”.



The **World Health Organization Healthy Cities Programme** (Phase IV programme) is currently focussing on healthy ageing, healthy urban planning and health impact assessment. Brighton & Hove is a member of the Healthy Cities network, led by the Primary Care Trust with the Council being a member of the Healthy City Partnership.



##### *National Policy*

The government's housing strategy for older people, **Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society** was published at the beginning of 2008 by Communities and Local Government, the Department of Health and the Department for Work and Pensions.



The strategy has 9 overall aims focussing on:

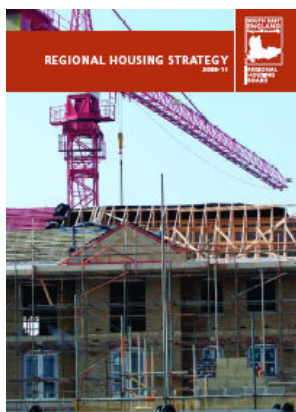
- New housing advice and information service
- Equity release
- New national rapid repairs and adaptations service and Warm Front

- Modernisation of the Disabled Facilities Grant
- Lifetime Homes
- Lifetime Neighbourhoods
- More homes and better planning
- Joining up housing and health care services
- Improving specialised housing

The national strategy brings together priorities from across government departments, in particular the 2007 Green Paper *Homes for the Future* and the Department of Health's 2006 White Paper *Our Health, Our Care, Our Say* and 2007 concordat on adult social care *Putting People First*. These documents are also feeding into the forthcoming social care Green Paper and new *Independent Living Strategy*. All of these strategic documents want to support people to live independently in the community though the provision of personalised self directed support.

### *Regional Policy*

The *Regional Housing Strategy 2008-2011* was published in April 2008 by the South East England Regional Assembly. Funding priorities concentrate on the delivery of new affordable housing, improving the quality of housing and improving provision for gypsy and traveller groups. The strategy recognises the needs of older people and commits the Regional Assembly to develop a vision for the region regarding housing for the ageing population based on research it aims to carry out in 2008/09.



The first *South East England Regional Health Strategy* was published in February 2008, with Later Life as one of its 6 key themes. To improve the health of older people the strategy is focussing on promoting and supporting:

- independence and engagement
- material well-being and financial security
- healthy active living
- the implementation of dignity in care standards and end of life care



### 3.2 Organizing to Meet the Challenges

Brighton & Hove City Council has recently moved to the cabinet model of political leadership, with politicians being more directly responsible for the services under their remit. New scrutiny committees are able to hold councillors to account for their decisions

A new Council Constitution includes a commitment to openness and involvement and the council's new priorities centred on delivering core services efficiently and making a real and lasting difference to local people's quality of life:

- protect the environment whilst growing the economy
- better use of public money
- reduce inequality by increasing opportunities
- fair enforcement of the law
- open and effective city leadership

Delivering effective services for older people requires a co-ordination of services across health, social care, housing, the community and voluntary sector. Social care and housing services are located in the same department within the council, enabling us to develop shared goals and understanding amongst staff delivering the services. The overall vision for these services is:

***Improving independence and quality of life for our diverse communities***

Additionally, in recent years there has been a much bigger focus on working with the Primary Care Trust to ensure health considerations and included in our social care and housing work, with strategic public health officers from the PCT now physically working alongside social care and housing colleagues. This partnership has led to the Health Impact Assessment carried out alongside the development of the new housing strategy.

*Joint Commissioning Strategy for Older People's Services  
2007-2010*

The Joint Commissioning Strategy for Older People's Services sets out the future direction for health and social care services for older people in Brighton & Hove and has been jointly developed between the Primary Care Trust and the council's social care services.

The strategy has five key objectives:

- giving older people and their carers more say in how their services are shaped
- promoting healthy ageing and supporting independence
- providing more responsive and accessible care
- supporting more people at home
- best use of care homes for older people

The Older People's Housing Strategy and the Joint Commissioning Strategy complement each other in bringing key services together to address the needs of older people.

### **3.3 A Partnership Approach**

This strategy will only be a success if it is delivered in partnership between the local council, service providers and our communities. In many cases the providers of specialist advice and services will understand the needs of parts of the community much more comprehensively than the Council. We must work with all those that have a knowledge and stake in our local communities to achieve the aims of this strategy and make real improvements to the lives of the city's residents.

Some of the partnerships and key groups that operate across the city include:

- 2020 Community Partnership (Local Strategic Partnership or LSP)
- Public Service Board
- City Inclusion Partnership

*2020 Community Partnership (Local Strategic Partnership)*

The Local Strategic Partnership (LSP) is a multi-agency partnership that brings together the different parts of the public, private, community and voluntary sectors. Its role is to improve the economic social and environmental well being of local people. The LSP has developed the 2020 Community Strategy which sets out the vision and plans of the agencies, organisations and communities who work together to improve the quality of life in this city.

*Public Service Board*

The Public Service Board sits alongside the LSP and is the main forum for the Council and its partners to work together on joint and national priorities. It has members from the Primary Care Trust, Brighton & Sussex University Hospitals, the Police and business leaders.

*Local Area Agreement (LAA)*

These are new agreements that set out the priorities for a local area agreed between Government, the local authority, the Local Strategic Partnership and other key partners. The priority themes for the Brighton & Hove LAA are:

- Promoting enterprise and learning
- Reducing crime and improving safety
- Improving health and well-being
- Strengthening communities and involving people
- Improving housing affordability
- Promoting resource efficiency and enhancing the environment
- Promoting sustainable transport
- Providing quality service

Action relating to the LAA includes improving work opportunities for people over 50, reducing overall levels of economic disadvantage, reducing anti-social behaviour and improving services for older people.

### *City Inclusion Partnership*

The Council is working with partners in the city to develop new arrangements that will oversee and lead the strategic direction of equalities and diversity work across the city. This will take the form of a new City Inclusion Partnership that will sit within the Local Strategic Partnership and provide the basis for partnership work between the city council and our statutory and community / voluntary sector partners. This Partnership will work actively with communities of interest and community / voluntary groups across the city and will provide a mechanism to hold the statutory sector to account in relation to equalities work.

### **3.4 Strategy Co-ordination**

Our Older People's Housing Strategy does not operate in isolation, but as its aims and objectives are interrelated to a wide range of other plans and strategies within the Council, its partner agencies, and stakeholders.

Key plans and strategies include:

- 2020 Community Strategy
- Draft Local Area Agreement
- Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city
- Join Commissioning Strategy for Older People's Services 2007-2010
- Physical Disabilities Commissioning Strategy
- Self Directed Support Strategy
- Multi Agency Carers' Strategy 2006-2009
- Supporting People Commissioning Strategy 2008-2011
- Homelessness Strategy 2008
- Brighton & Hove Affordable Warmth Strategy 2002

Copies of these strategies and plans are available from the Council's website.



## 4 Strategic Objective 1: Ensure older people are able to access a mix of high quality housing suitable for their changing needs and aspirations

### 4.1 Healthy Homes

The link between housing and health has been identified in research and the importance good housing has on people's overall independence and well-being firmly established. As people grow older they spend more and more of their time at home; therefore, where and how people live, has a significant impact on their health. We need to ensure that there is enough of the right type of high quality housing that is suitable for the changing needs and aspirations of older people and their carers.

Our strategic goals under this objective are to:

- Goal 1 Ensure the city's new and existing housing stock is able to meet the current and future needs of the population
- Goal 2 Promote a better use of properties that are particularly suitable for meeting the needs of those with disabilities and their carers
- Goal 3 Maximise support and assistance to help older people repair and improve their homes

**Actions to ensure older people are able to access a mix of high quality housing suitable for their changing needs and aspirations will contribute to the following National Indicators for Local Authority Partnerships:**

- NI 5: Overall/general satisfaction with local area
- NI 119: Self reported measure of people's overall health & well being
- NI 137: Healthy life expectancy at age 65
- NI 138: Satisfaction of people over 65 with both home and neighbourhood
- NI 154: Net additional homes provided
- NI 155: Number of affordable homes delivered (gross)
- NI 158: Percentage of decent council homes
- NI 187: Tackling fuel poverty

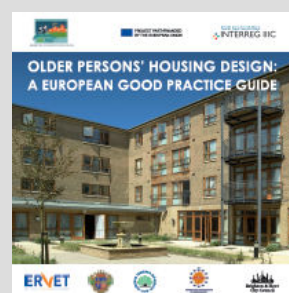
#### **4.2 Strategic Goal 1: Ensure the city's new and existing housing stock is able to meet the current and future needs of the population**

Historically, housing has often been developed with limited consideration to the changing needs of residents - making many unsuitable for adaptations or wheelchair use. We are working to ensure that all new housing in the city is built to Lifetime Homes Standards, making it suitable for adaptation, with at least 10% of new affordable housing meeting the higher wheelchair standard.

As people age and their circumstances change, they may find that their home is no longer suitable for their needs – it may not be adaptable, it may be too large, or it may not be close enough to friends, services or support. Moving home can be a stressful experience and we want to work with the community and voluntary sector to explore ways of helping to support older people through the moving process, building upon the work done by Adult Social Care in supporting older people who are moving to sheltered or residential housing.

##### **Case Study: Older Persons' Housing Design**

Brighton & Hove City Council was the UK lead on European Union Wel\_hops project involving 5 countries which published ***Older Persons' Housing Design: A European Good Practice Guide*** at the end of 2007. The design guide is written in a non technical format to help bridge understanding between professionals and older people.



Sheltered housing has provided quality accommodation for many years, but much of the stock needs modernisation. We want to work with residents to explore the best ways of improving the housing, to ensure it meets the decent homes standard and explore opportunities to provide additional choice such as Extra Care Housing.

**Goal 1**

**Ensure the city's new and existing housing stock is able to meet the current and future needs of the population**

<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Improve the supply of housing that can be adapted to meet the changing needs of households</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of all new housing to meet Lifetime Homes Standard</li> </ul>
<ul style="list-style-type: none"> <li>• Improve supply of housing for those with wheelchairs</li> </ul>	<ul style="list-style-type: none"> <li>• 10% of all new social rented homes to be built to accessible homes standard (wheelchair standard)</li> </ul>
<ul style="list-style-type: none"> <li>• Improve housing choice across all housing types and tenures</li> </ul>	<ul style="list-style-type: none"> <li>• More Extra Care Housing</li> <li>• More options for owners seeking housing with support</li> </ul>
<ul style="list-style-type: none"> <li>• Improve support to older people for making and implementing housing choice</li> </ul>	<ul style="list-style-type: none"> <li>• Support older people wishing to downsize / move home across all tenures</li> </ul>
<ul style="list-style-type: none"> <li>• Modernise / remodel sheltered stock and upgrade facilities</li> </ul>	<ul style="list-style-type: none"> <li>• High demand and low turnover</li> <li>• Brighton (Decent Homes) Standard</li> </ul>

#### **4.3 Strategic Goal 2: Promote a better use of properties that are particularly suitable for meeting the needs of those with disabilities and their carers**

As people grow older their health can decline. The 2001 Census reported that 47% of people aged 60+ reported a limiting long-term illness, rising to 73% amongst those aged 85+. Currently we carry out more than 500 adaptations to homes every year in the private and public sectors, as the care of disabled people is increasingly provided in the home, the already high need for adaptations will increase.

There is a limited supply of housing in the city that is particularly suitable for wheelchair users or those with other disabilities. We are planning to develop an accessible housing register of all adapted social housing and at the same time give priority to those with disabilities when these become available for re-letting. We also want to work with private sector landlords and agents to explore the potential for improved advertising of adapted homes when they become available for reletting or resale.

Through the Brighton & Hove Housing Partnership, the Council is also working with housing association partners to advertise new affordable wheelchair standard housing before it is built, to ensure that accessibility features are tailored to the specific needs of the future residents.

<b>Goal 2</b>		<b>Promote a better use of properties that are particularly suitable for meeting the needs of those with disabilities and their carers</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
• Improve access to housing for those with disabilities	• Develop a register of adapted social housing	• all new accessible homes for rent advertised 'off plan' to those in need	
• Improve access to housing for those with wheelchairs	• Employ an Accessible Housing Officer	• improved matching of (social rented) suitable properties with residents in need	
• Provision for storage and recycling of adaptations	• Review adaptations and disabled facilities grants	• Identification of storage site	• Reduced wastage
• Improved access to temporary accommodation	• Build relationships with landlords to identify adaptable properties in the private sector	• Improved speed of adaptations	• Reduced waiting list
		• Increased supply of suitable temporary accommodation for those with disabilities	• Improved advertising of accessible homes in the private rented and owner occupied sector

**4.4 Strategic Goal 3: Maximise support and assistance to help older people repair and improve their homes**

National house condition surveys find that older people are more likely to experience poor housing conditions. Despite this, consultation suggests that the majority of older people wish to continue living in their existing homes.

Older home owners can easily find themselves in a situation where they are equity rich as a result of rising property prices, but cash poor as a result of limited pensions. Whilst on paper they have significant assets, in practice they may not have the cash to fund the cost of repairs and maintenance. This can lead to many difficulties such as keeping warm and healthy.

**Case Study: Anchor Staying Put**

**Case Study: Trading Standards Buy With Confidence**

**Case Study: Age Concern Help at Home**

Worries about the quality of building contractors can often be daunting for those needing home repairs. To overcome this, the council helps to fund **Anchor Trust Staying Put**, a Home Improvement Agency that employs handypersons or will help older people manage the work. The Council's Trading Standards service has a **Buy With Confidence** Scheme listing approved local traders. **Age Concern** has a **Help at Home Scheme** that provides a matching service between older people and self-employed home helps and gardeners.



Brighton & Hove City Council provides grants and loans that help maintain and improve the quality and energy efficiency of around 1,000 private sector homes every year. We have secured £18.6m from the Regional Housing Board on behalf the Brighton & Hove, East Sussex Together Partnership for private sector works up to 2011, with more than half of the money being spent in the city.

**Goal 3**

**Maximise support and assistance to help older people repair and improve their homes**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Help older people in the private sector to live in decent quality homes</li> </ul>	<ul style="list-style-type: none"> <li>• Improved housing quality</li> <li>• Reduction in level of older people in non-decent housing</li> </ul>
<ul style="list-style-type: none"> <li>• Funding – equity release, low cost loans, grants</li> </ul>	<ul style="list-style-type: none"> <li>• Take up of funding options by older people to improve and maintain their homes</li> </ul>
<ul style="list-style-type: none"> <li>• Reduce Fuel poverty amongst older people and carers</li> </ul>	<ul style="list-style-type: none"> <li>• Take up of Warm Front and Warm Homes</li> <li>• Improved benefits take up</li> </ul>
<ul style="list-style-type: none"> <li>• Promote awareness of approved contractor schemes</li> </ul>	<ul style="list-style-type: none"> <li>• Improved awareness of Trading Standards Buy With Confidence Scheme</li> <li>• Improved awareness and access to Home Improvement Agency and other schemes</li> <li>• Improved awareness of Age Concern Help at Home scheme</li> </ul>

## Strategy Statement: Disabilities

Brighton & Hove is recognised for having higher levels of physical disability in its general population than the national average. Housing problems are compounded by much of the city being hilly, preventing full wheelchair accessibility. Many homes were built in the 19<sup>th</sup> century and subsequently converted into flats, often with small rooms and narrow stairways, making accessibility and adaptation difficult.

Brighton & Hove City Council and our partners are forerunners in adopting policies and working practices that support the needs of people who have a physical disability and their carers.

In 2001 the city council adopted the **Lifetime Homes Standard** to ensure that all new housing built in Brighton & Hove is accessible and adaptable to changing household needs. The government has stated that it would like the standard adopted nationally by 2013 - more than 10 years after Brighton & Hove adopted it. We are also ensuring that 10% of all new affordable homes are built to the authority's new wheelchair standard **Accessible Housing & Lifetime Homes**, adopted in March 2008 which sets standards higher than national requirements. All new affordable housing that meets the wheelchair standard is advertised before it is built in order to ensure that the features installed are designed around the specific needs of the future occupants.

To ensure the urban environment around new homes is also accessible, the **Code for Sustainable Homes** includes a number of criteria such as the requirement for a level or gently sloping approach to the Lifetime Home and the distance from the car parking space to be kept to a minimum.

**Choice Based Lettings** has evolved since its conception and now incorporates a **mobility rating** that indicates whether an available property is suitable for a wheelchair user or someone with limited mobility. To ensure the best use of our housing stock, we are developing an **Accessible Housing Register** and we have an officer who is working with people wanting to downsize or release an adapted home they no longer need. Work is also underway to increase the supply of temporary accommodation suitable for those with a disability.

Each year we spend almost £2m on **adaptations** and **Disabled Facilities Grants** to improve the accessibility of people's homes across the public and private sectors, helping around 500 households.

## 5 Strategic Objective 2: Ensure older people are supported to sustain their independence as members of the wider community

### 5.1 Healthy Lives

A common theme of consultation with many older people is their fundamental desire to remain independent in their own homes.

Our strategic goals to help sustain independence are to:

- Goal 4 Support the provision of a greater range of support services to older people in their own homes
- Goal 5 Create safe and accessible communities that meet the needs of older people
- Goal 6 Develop the role of extra care and sheltered housing to ensure it is inclusive and part of the wider community
- Goal 7 Work closely with health and other service providers to provide the necessary housing and support that will minimise or prevent hospital, residential care admissions and dependency

#### **Actions to ensure older people are supported to sustain their independence as members of the wider community will contribute to the following National Indicators for Local Authority Partnerships:**

- NI 1: Percentage of people who believe people from different backgrounds get on well together in their local area
- NI 21: Dealing with local concerns about anti-social behaviour and crime by the local council and police
- NI 124: People with a long-term condition supported to be independent and in control of their condition
- NI 125: Achieving independence for older people through rehabilitation / intermediate care
- NI 131: Delayed transfers of care from hospitals
- NI 142: Vulnerable people who are supported to maintain independent living
- NI 160: Local Authority tenants' satisfaction with landlord services

## **5.2 Strategic Goal 4: Support the provision of a greater range of support services to older people in their own homes**

To provide effective support we must recognise that a 'one-size-fits-all' approach to service provision does not really fit anyone. Many older people have complex support needs arising from a multitude of issues, such as a disability or mental health problem. All of these issues can affect someone's housing and support needs.

Our services need to be flexible and responsive enough to cater for a wide range of needs:

- Nationally 1.8 million pensioners live in poverty.
- More than 14,000 older people living in the City suffer from a recognised mental health problem.
- In an audit of older homeless people living in supported accommodation, it was identified that over 50% of participants had 5 or more support needs.
- Evidence does show that older people are more likely to misuse alcohol rather than other substances with increases being seen in the number of people over 65 drinking more than recommended levels.
- Some BME elder groups are more likely to experience forms of deprivation, poverty and poor health.
- Older LGBT people have reported that they sometimes experience discrimination, particularly in communal accommodation.

Provision of the right type of support at the right time is crucial in preventing people from having to move to residential care. Increasingly we want to see a move to more self directed support, recognising that older people themselves are likely to know best what services they need to help them in their everyday life. To sustain people in their own homes we need to work with older people and their carers to identify and tailor support around their individual and possibly complex needs.



We need to improve access to the wide range of support available which can be confusing for professionals as well as those in need of the services. Adult Social Care services have, from 6 May 2008, begun a three year personalisation agenda which started with the launch of a single access point for all social care services. As the transformation agenda progresses housing related support will be an important aspect of the wider programme.

Advances in medication and telecare are enabling many more older people remain at home in a safe environment and we need to make sure we keep adapting and keeping pace with this ever changing medium.

**Goal 4**

**Support the provision of a greater range of support services to older people in their own homes**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Provide a greater range of floating support service to older people across all sectors</li> </ul>	<ul style="list-style-type: none"> <li>• Self directed support and reablement links housing and wider care needs</li> <li>• Support based on need not tenure</li> <li>• Clear referral routes into support</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure assessments for care and support; consider all well-being factors including carer's needs</li> </ul>	<ul style="list-style-type: none"> <li>• Single Assessment Process</li> <li>• Use of self assessment</li> </ul>
<ul style="list-style-type: none"> <li>• Support the role of families</li> </ul>	<ul style="list-style-type: none"> <li>• Support to carers</li> <li>• Improved access to information</li> <li>• Improved referral processes</li> </ul>
<ul style="list-style-type: none"> <li>• Wider access to telecare to improve safety, security and independence</li> </ul>	<ul style="list-style-type: none"> <li>• Enhanced role of CareLink including new facilities in Patching Lodge</li> </ul>

**5.3 Strategic Goal 5: Create safe and accessible communities that meet the needs of older people**

If older people are to be truly independent, then their local community must also be an accessible and welcoming environment. The design and layout of a community is just as important as the provision of services and sense of community. If we fail in this, older people are at risk of becoming isolated in their own homes.

We want to help create vibrant communities that have a range of services, with opportunities for older people to socialise and interact with each other and the wider population also helping to develop a mutual respect and understanding amongst different community groups.

For a community to be fully inclusive, it is important that all residents are able to genuinely and actively participate in decision making, particularly over issues such as community safety or area regeneration initiatives.

#### **Case Study: EasyLink Community Transport**

Community Transport have a fleet of 16 minibuses, most of them wheelchair accessible, that can seat up to 16 people. It is a door-to-door transport service for people who have difficulties in getting to the bus stop or on and off buses and is run for Brighton & Hove City Council by Community Transport. Easylink buses serve all parts of Brighton and Hove and provide a service to and from superstores, the city centre and local shops. These are also available for hire, with a driver, at a reasonable price to any community group/club. Easylink buses all have a passenger lift or low level floor so they are ideal for people who cannot manage steps or who travel in a wheelchair. Age Concern have recently bought their own minibus which they are making available to Community Transport when not in use by them.



Consultation identifies that older people are concerned about becoming more isolated as they age. To ensure older people are able to maintain social and support networks, we need to make sure they are able to access good quality affordable transport when needed.

We also need to ensure that those working in local communities are able to recognise when residents are in need of additional support and are able to make referrals to the appropriate services.

**Goal 5****Create safe and accessible communities that meet the needs of older people**

<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Ensure cohesive and integrated communities</li> </ul>	<ul style="list-style-type: none"> <li>• Communities participating in decision making</li> <li>• Better shared understanding between different community groups</li> </ul>
<ul style="list-style-type: none"> <li>• Reduce isolation of older people and ensure they access the services they need</li> </ul>	<ul style="list-style-type: none"> <li>• Community services able to identify isolated older people across all tenures and alert support agencies</li> <li>• Work with landlords and agencies to promote information sharing</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure older people feel safe in their home and about their local community</li> </ul>	<ul style="list-style-type: none"> <li>• Older people reflected in the Community Safety Strategy Improved home safety</li> </ul>
<ul style="list-style-type: none"> <li>• Improved access to transport for those with mobility needs</li> </ul>	<ul style="list-style-type: none"> <li>• Improved use of options such as car clubs or community bus</li> </ul>
<ul style="list-style-type: none"> <li>• Ensuring an accessible urban environment</li> </ul>	<ul style="list-style-type: none"> <li>• Needs of older people, particularly those with disabilities are reflected in the Local Development Framework</li> </ul>

#### **5.4 Strategic Goal 6: Develop the role of extra care and sheltered housing to ensure it is inclusive and part of the wider community**

Extra Care Housing is similar to sheltered housing but also provides 24 hour in-house care services. Extra Care Housing and some Sheltered Housing has a range of services provided at the scheme that may also be available to the local community, such as a café, chiropody, hairdresser, GP surgery, the hire of rooms and facilities for developing community events.

There is also the potential for sheltered housing residents to benefit from the wider community involvement seen with Extra Care Housing. Sheltered housing schemes could choose to have a more active role amongst the local older population by serving as a focus for activities and events. These activities could bring sheltered scheme residents together with others living in their area to help overcome isolation and also to support local community spirit.

Foremost we must remember that these schemes are people's homes and we need to make sure that any changes have a positive impact on the schemes' residents.

It is vitally important that any plans are developed in partnership with the schemes' residents – perhaps they may want to champion and lead on their own community initiatives. It helps where there is clear separation between residential and communal facilities to ensure that residents continue to feel safe and secure, and maintain privacy.

**Case Study: Brighton & Hove City Council Sheltered Housing Policy**

The Leader of the Council, Councillor Mary Mears has set up a Chairman's Tenant Focus Group to look at the role and future of sheltered housing. Representatives from Sheltered Housing Action Group, the High Rise Action Group and the Area Panels are working with council officers to review the council's sheltered housing services and develop a Sheltered Housing Policy.

Sheltered, extra care and other specialist housing provides much needed services and support to vulnerable older people. We need to ensure that this type of housing is welcoming to all people irrespective of race, gender, religion & belief, sexual orientation or disability.

**Case Study: GEMS – Gay Elderly Men's Society**

For many years GEMS has run a comprehensive programme bringing older gay people out of isolation. Activities include befriending, home help, shopping help, advice and support on housing, etc. GEMS meets on a monthly basis and has a wide ranging social programme for members, their partners and friends including theatre visits, outings, movie and quiz evenings, Pride events and much more.

**Goal 6**

**Develop the role of extra care and sheltered housing to ensure it is inclusive and part of the wider community**

<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Develop a Sheltered Housing Policy</li> </ul>	<ul style="list-style-type: none"> <li>• Policy published and implementation progressing</li> </ul>
<ul style="list-style-type: none"> <li>• Use existing housing schemes as a focal point for services to the wider community</li> </ul>	<ul style="list-style-type: none"> <li>• Increased range of services in the community using sheltered housing as a community hub</li> <li>• Potential for scheme specialisms</li> </ul>
<ul style="list-style-type: none"> <li>• Residents involved in decisions affecting their schemes</li> </ul>	<ul style="list-style-type: none"> <li>• Shared decision making involving resident groups</li> </ul>
<ul style="list-style-type: none"> <li>• Provide holistic services and activities for both people living in the scheme and for the wider community</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic planning of community resources – needs and availability combined with local knowledge</li> </ul>
<ul style="list-style-type: none"> <li>• Promote inclusion and opportunities for social interaction</li> </ul>	<ul style="list-style-type: none"> <li>• Raised awareness and understanding amongst different communities</li> <li>• Wider community becoming 'honorary members' of the scheme</li> </ul>
<ul style="list-style-type: none"> <li>• Promote independence and active ageing</li> </ul>	<ul style="list-style-type: none"> <li>• Sheltered housing being the focus for community events and activities</li> </ul>

**5.5 Strategic Goal 7: Work closely with health and other service providers to provide the necessary housing and support that will minimise or prevent hospital, residential care admissions and dependency**

The interim findings of the Department of Health funded Partnerships for Older People Projects have highlighted the success of partnerships between local authorities, health and third sector partners (voluntary, community and independent organisations) in improving the health, independence and inclusion of older people.

Our Adult Social Care services are committed to providing preventative interventions and rehabilitation, targeting people living in community who require assistance to continue to live there. A new reablement programme is being aimed at those who currently receive higher levels of support to help them develop their strengths and skills to reduce dependence and increase independence.

The success of partnership working can be seen through the provision of transitional care beds in New Larchwood, the extra care housing scheme in the Coldean, Knoll House in Hangleton and Craven Vale Resource Centre in Brighton. These transitional care beds have reduced delayed discharge from hospital and prevented unnecessary admission to hospital or long stay care. The resources provide service users with the opportunity to gain the skills and confidence to return to living independently in their local community.

We need to expand joint working between the council, health and the third sector to develop services that are able to help people before the onset of a crisis to prevent the loss of independence. To help with this we need to identify training needs and develop clear ways of sharing information alongside seeking opportunities to extend or remodel services to meet older people’s changing needs.

<b>Goal 7</b>	<b>Work closely with health and other service providers to provide the necessary housing and support that will minimise or prevent hospital, residential care admissions and dependency</b>	
	<b>Strategic Action:</b>	<b>Success Criteria:</b>
	<ul style="list-style-type: none"> <li>Offer an alternative to residential care and prevent avoidable admissions to hospital</li> </ul>	<ul style="list-style-type: none"> <li>Transitional beds in extra care and sheltered housing</li> <li>Sheltered housing integrated assessment panel with Social Care, Health and Housing</li> </ul>
	<ul style="list-style-type: none"> <li>Provide high quality home care services to older people across all housing sectors</li> </ul>	<ul style="list-style-type: none"> <li>Arranging hospital transfers</li> <li>Prevention of admission</li> <li>Terminal care</li> </ul>
	<ul style="list-style-type: none"> <li>Train community services to identify those ‘at risk’</li> </ul>	<ul style="list-style-type: none"> <li>Increased referrals</li> <li>Reduced hospital admissions</li> </ul>
	<ul style="list-style-type: none"> <li>Clear protocols between agencies when older people are at risk of homelessness</li> </ul>	<ul style="list-style-type: none"> <li>Single Assessment Process between Housing, Social Care and Health</li> </ul>
	<ul style="list-style-type: none"> <li>Prevention clinics in the community</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in hospital admissions from preventable causes</li> </ul>

## Strategy Statement: Equalities and Inclusion

Growing old should be a positive experience however, inequalities that often arise as people age can have a profound impact on the quality of people's lives. We must ensure that all the city's residents are offered support appropriate to their needs so that they are enabled to be full and active members of the community.

In its basic form, equality is about ensuring that as a local authority, service provider and employer we comply with the various strands of equalities legislation and our duties around race, disability, gender and age. However, we have a professional and moral obligation to go much further to include the other key equalities strands of religion/belief and sexual orientation.

Equalities and inclusion issues are often linked to deprivation. We need to remove the barriers to equality and tackle discrimination but we must also address deprivation to help bring about equity and a city of opportunity for all.

Three strategies are being developed to complement the ***Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city*** to focus on the particular needs and concerns of those communities:

- Older People's Housing Strategy
- Black & Minority Ethnic People's Housing Strategy
- Lesbian, Gay, Bisexual and Trans People's Housing Strategy

As well as recognising the particular needs of these communities we must also recognise and plan for the needs of all the other communities living in the City. Policy statements within this strategy and the other linked strategies highlight the particular needs of carers and those with physical disabilities.

### *Travellers*

Travelling communities can often be overlooked in strategy and service development. Older people living in the Travelling communities are more likely to suffer ill health at a younger age and have higher mortality rate than non-transitional older people. We must ensure that our services are accessible and welcoming to all those in need. The Council has recently completed consultation on its new ***Traveller Strategy***.

## 6 Strategic Objective 3: Ensure older people are able to access services and become involved in service development and decisions which affect them

### 6.1 Engaging Older People

For services to be truly responsive to the needs of local communities and the people they serve, residents, service users and stakeholders must be fully involved in service monitoring, review and scrutiny. Similarly, communities and stakeholders must be able to access appropriate information on the range of support and other services provided to allow them to effectively engage.

Our strategic goals to help engage older people are to:

- Goal 8 Continue to work with the Older People's Cross Sector Housing & Support Working Group to deliver services that have a positive impact on the lives of older people
- Goal 9 Develop systems to monitor service use, outcomes, satisfaction and complaints to identify gaps to help shape service development and ensure services are welcoming and inclusive
- Goal 10 Provide easily accessible and understandable information and advice regarding housing and services which are available to the city's older people, families and carers

#### **Actions to Improve Access Housing Services will contribute to the following National Indicators for Local Authority Partnerships:**

- N1 2: Percent of people who feel that they belong to their neighbourhood
- N1 4: Percent of people who feel they can influence decisions in their locality
- N1 7: Environment for a thriving third sector
- N1 139: People over 65 who say that they receive the information, assistance and support needed to exercise choice and control to live independently



**6.2 Strategic Goal 8: Continue to work with the Older People's Cross Sector Housing & Support Working Group to deliver services that have a positive impact on the lives of older people**

Government research has highlighted that one of the main concerns and aspirations of older people is to be consulted on issues which affect their lives.

In 2007, the Older People's Cross Sector Housing & Support Working Group was set up to assist in the development of this strategy. The group has a wide range of representatives including the local authority, Primary Care Trust, Community and Voluntary Sector, older people and carers. We want to work with the group to expand its role so that it can effectively monitor and scrutinise implementation of the strategy.

**Case Study: Brighton & Hove Older People's Council**

The Brighton & Hove Older People's Council (OPC) was established in 2003 and is an independent group of people aged over 60 elected by older people living in the city. The OPC works to ensure that all older people in the city are treated with respect and dignity and have access to services, support and opportunity to lead a fulfilling life. A representative from the Older People's Council sits on the Older People's Cross Sector Housing & Support Working Group to ensure that the strategy is championed at the highest level.

To ensure we continue to provide and improve services that have a positive impact on older people's lives we need to continue to work pro-actively with groups within the city that actively represent and support the needs and aspirations of older people. Age Concern Brighton, Hove and Portslade is playing a vital role in helping the council come together with community and voluntary sector groups that are providing much needed care and support to older people in the community.

Goal 8	<b>Continue to work with the Older People’s Cross Sector Housing &amp; Support Working Group to deliver services that have a positive impact on the lives of older people</b>	
Strategic Action:	Success Criteria:	
<ul style="list-style-type: none"> <li>Facilitate an Older People’s Housing &amp; Support Working Group</li> </ul>	<ul style="list-style-type: none"> <li>Service review and development reflects the needs and aspirations of older people</li> </ul>	
<ul style="list-style-type: none"> <li>Work with Older People’s Council</li> </ul>	<ul style="list-style-type: none"> <li>Ensure older people’s needs and services are effectively prioritised</li> <li>Regular progress reports from the working group to the OPC</li> </ul>	
<ul style="list-style-type: none"> <li>Work with Local Strategic Partnership &amp; Local Area Agreement</li> </ul>	<ul style="list-style-type: none"> <li>Older persons needs appropriately reflected in the Community Strategy</li> </ul>	
<ul style="list-style-type: none"> <li>Ensure that services are designed and delivered around the needs and preferences of each person</li> </ul>	<ul style="list-style-type: none"> <li>To be monitored through</li> <li>Age Concern funded research manager with Brighton University</li> <li>Annual lifestyle survey</li> </ul>	

**6.3 Strategic Goal 9: Develop systems to monitor service use, outcomes, satisfaction and complaints to identify gaps and help to shape service development and ensure services are welcoming and inclusive**

To enable us to provide services that meet the needs and aspirations of older people both now and in the future, it is important that we monitor how services are being used – such as whether they are reaching the right people, and whether service users are achieving successful outcomes.

In some cases providers of public services also have a legal duty to monitor services and the impact they have on particular communities, to help ensure that services do not discriminate against groups that are often marginalised.

It is paramount that we respect the privacy of service users and it is vital that those involved understand and appreciate how information is to be used. Personal and sensitive information monitored by services about individuals must be kept secure at all times and anonymous when used for service development and reviewing services.

Although many services have extensive monitoring systems in place, we are aware that there are gaps in the types of information collected. We need to improve the consistency in the information we monitor across services through training and raising awareness, to allow us to fully analyse service delivery and help improve outcomes for older people.

<b>Goal 9</b>	<b>Develop systems to monitor service use, outcomes, satisfaction and complaints to identify gaps and help to shape service development and ensure services are welcoming and inclusive</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>	
<ul style="list-style-type: none"> <li>• Develop and embed common monitoring framework for service provision</li> </ul>	<ul style="list-style-type: none"> <li>• Have a common monitoring service</li> </ul>	
<ul style="list-style-type: none"> <li>• Ensure monitoring covers all groups in need</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor our services by age, gender, faith, ethnicity, sexual orientation, gender identity, and disability</li> </ul>	
<ul style="list-style-type: none"> <li>• Training for staff in the need for effective monitoring</li> </ul>	<ul style="list-style-type: none"> <li>• Improved levels of monitoring across services</li> </ul>	
<ul style="list-style-type: none"> <li>• Review monitoring reports with stakeholders to help improve service delivery</li> </ul>	<ul style="list-style-type: none"> <li>• Improved outcomes for service users</li> </ul>	
<ul style="list-style-type: none"> <li>• Develop services that are respectful, accepting and inclusive</li> </ul>	<ul style="list-style-type: none"> <li>• Services accessed by those of different cultures, faiths, sexualities, disabilities etc</li> </ul>	

**6.4 Strategic Goal 10: Provide easily accessible and understandable information and advice regarding housing and services which are available to the city's older people, families and carers**

A main concern highlighted by research and consultation was the importance for older people and their carers of having access to better information to help them make more informed decisions and exercise choice for themselves.

Whilst in general, information and advice is available on almost every subject, in practice accessing the information

can be difficult as there are such a wide range of information sources – numerous websites, newsletters, support groups, advice centres, service providers, libraries, community centres, GP surgeries and the media.

To make information easier to access, we also want to look at the potential for creating a single contact point for information and advice that can bring together the combined knowledge and experience of public, provider and third sector agencies.

We also recognise the benefits of the internet in being able to maintain wellbeing – such as by maintaining social networks and accessing advice and information. We want to look at possibilities for increasing the use of computers, the internet and social networking amongst older people.

<b>Goal 10 Provide easily accessible and understandable information and advice regarding housing and services which are available to the city's older people, families and carers</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>Develop a single accessible portal for all information relating to older peoples housing and support needs</li> </ul>	<ul style="list-style-type: none"> <li>Combined internet, telephone, public portal and other media</li> </ul>
<ul style="list-style-type: none"> <li>Improve access to information on housing options, choice and rights</li> </ul>	<ul style="list-style-type: none"> <li>Improved range of advice and information on all aspects of housing and support services available</li> </ul>
<ul style="list-style-type: none"> <li>Improve access to information on social support and networks</li> </ul>	<ul style="list-style-type: none"> <li>For example housing schemes as community hubs Silver surfer's clubs / cybercafé 'Grey Matters' - Older People's Council radio programme The Pensioner Magazine Sheltered housing magazine Mosaic and other community magazines Homing In</li> </ul>
<ul style="list-style-type: none"> <li>Ensure information is accessible and inclusive</li> </ul>	<ul style="list-style-type: none"> <li>Services clearly promote access and inclusion to the whole community</li> <li>Information accessible in variety of formats targeted at need</li> </ul>

### Strategy Statement: Carers

Carers have a vital role in society, providing invaluable support to partners, children, family and friends but they can often feel overlooked and undervalued. This is recognized nationally and the government is reviewing the 1999 Carers' Strategy

The 2001 Census reported that nearly 12% of people in Brighton & Hove aged 60 years and over provide unpaid care to family members, neighbours or relatives, with almost of third of these (29%) providing more than 50 hours per week. Although the proportion of older people providing care declines with age, for those providing the care, the number of hours increases with age:

Age	Number of people providing unpaid care			Percentage of carers providing 50 or more hours of care a week		
	Men	Women	Total	Men	Women	Total
60-64	802	1,014	<b>1,816</b>	20%	22%	<b>21%</b>
65-74	1,115	1,455	<b>2,570</b>	24%	27%	<b>26%</b>
75-84	681	709	<b>1,390</b>	40%	39%	<b>40%</b>
85+	129	147	<b>276</b>	59%	43%	<b>50%</b>
<b>All 60+</b>	<b>2,727</b>	<b>3,325</b>	<b>6,052</b>	<b>28%</b>	<b>29%</b>	<b>29%</b>

Support is provided to carers by a wide variety of individuals, groups and organisations within statutory, community and voluntary services. These include the local council and health trusts, the Carers Centre (a member of the Princess Royal Trust for Carers), Alzheimer's Society, aMaze and Crossroads.

Adult Social Care services carry out carer's assessments that can result in support being provided such as in helping with the personal care of the person being cared for, to allow the carer to take short respite breaks from caring, to assist with home adaptations or to provide emotional support. The Council may also be able to provide grants or loans for adaptations to homes or be able to help with accessing specialist equipment.

A number of sheltered housing schemes and our new extra care sheltered schemes provide some 2-bedroom flats to give greater flexibility for people with a disability to have a carer living with them or enable the partners of people with a disability needing specialist support to have the extra space of an additional bedroom.

## **Appendix 1: Equality Impact Assessment Summary**

The strategy has been developed through a staged process that has enabled us to engage with service users, services providers and the wider community and take into account their views, concerns and aspirations. To ensure that the Older People's Housing Strategy is truly inclusive we carried out an Equalities Impact Assessment to identify the positive and negative impacts our strategic objectives and goals will have on service users, staff and the community. These findings have helped shape our objectives and goals to help mitigate potential negative impacts.

The strategy in itself is aimed at a section of the community that as a whole, may suffer discrimination due to age; but it is also a group that can easily suffer other forms of discrimination such as in relation to disability, mental health or poverty. There is a comparatively small black and minority ethnic older population that can experience discrimination, isolation and exclusion and older lesbian, gay, bisexual and trans communities that have also suffered discrimination or had life experiences where they may have had to hide their identities.

There were no fundamental negative impacts identified that directly result from the strategy, a reflection of how the strategy has been developed in response to the overwhelming fundamental disadvantage faced by many older people. Other impacts, such as reaching those who are less likely to engage with services, funding constraints and the changing the nature of support provision will be addressed as respective services are developed and reviewed.

This Equality Impact Assessment was reviewed and approved by the Older People's Cross Sector Housing & Support Working Group. The working group will also review and approve future impact assessments carried out in relation to the actions arising from this strategy.

## Appendix 2: Older People's Cross Sector Housing & Support Working Group

This group was set up as part of the housing strategy development process to ensure that representatives or service users, service providers and key communities of interest had an opportunity to help shape the development of the housing strategy.

The role of the group will continue following publication of the strategy as it takes on a monitoring and scrutiny role, helping to ensure that partnership works together in addressing the changing needs of older people.

### Stakeholder & Community Champions

- Jim Baker (Chair)      Age Concern, Brighton, Hove & Portslade
- Peter Huntbach (VC)      Sheltered Housing Providers Representative
- Colin Carden      Brighton & Hove Older People's Council
- Charles Penrose      Sheltered Housing Action Group
- Peter Lloyd      Emeritus Professor, Sussex Gerontology Network
- Betty Davis      60+ Action Group
- Sheila Killick      Carers Centre
- Peter Otto      GEMS (Gay Elderly Mens Society)
- Michael Mansi      Sudanese & Arabic Speaking Elderly Association
- Joan Moorhouse      Pensioners Forum
- Doris Ndebele      Black & Minority Ethnic Community Partnership
- Sean de Podesta      Brighton & Hove Neighbourhood Care Scheme

### Brighton & Hove City Teaching Primary Care Trust

- Charlotte Marples      Older People & Mental Health Commissioner
- Angela Flood      International Development Manager
- Carolyn Syverson      Health Promotion Specialist

### Brighton & Hove City Council

- Andy Staniford      Housing Strategy Manager
- Sue Garner-Ford      Housing Strategy & Performance Officer
- Narinder Sundar      Supporting People Manager
- Alex Dickie      Housing Adaptations Technical Team Leader
- Angela Muskett      Older Peoples Community Assessment Team
- James Crane      Housing Options Manager Vulnerable Adults Team

## **Appendix 3: Glossary of Terms**

- **Black and Minority Ethnic (BME)**  
Black and Minority Ethnic (BME) has been used to refer to all those who do not classify themselves as White British. BME includes people who classify themselves as being Irish, Other White (for example European), Caribbean, African, Asian, Chinese and other groups.
- **Brighton & Hove, East Sussex Together Partnership**  
The Partnership, led by Brighton & Hove City Council brings together the local authorities of Brighton & Hove, Eastbourne, Hastings, Wealden, Lewes and Rother. The partnership received the largest allocation of funds in the region from the South East England Regional Housing Board to tackle some of the region's worst housing conditions.
- **Brighton & Hove Housing Partnership**  
The aim of the Brighton & Hove Housing Partnership (BHHP) is to provide a place with a wide choice of decent housing to meet people's changing need for a stable home and their ability to pay. With this the BHHP goals are to improve housing, access to housing, and support to maintain the independence of vulnerable residents within the City and to improve the conditions of the housing stock and to promote the range of housing options within the City for residents.

The BHHP is accountable to the 2020 Community Partnership and each member is jointly accountable to each other for delivering the agreed actions. The member of the Partnership include Brighton & Hove City Council & the Housing Corporation and the council's preferred RSL development partners: Guinness Trust, HydeMartlet, Moat Housing Group, Downland Housing Association, Southern Housing, Southern Horizon & Places for People



- **City Inclusion Partnership**

The City Inclusion Partnership oversees and leads the strategic direction of equalities and diversity work across the city, to support statutory agencies to meet their duties under the different equality schemes. The Partnership sits under the Local Strategic Partnership (LSP) as one of the 'family of partnerships' and links to the existing groups focusing on each of the equality strands.

- **Extra Care Sheltered Housing**

Extra Care Sheltered Housing is designed for more frail and less independent older people and come in many built forms, including blocks of flats, bungalow estates and retirement villages, and can be rented, owned or part owned/part rented. In addition to service found in sheltered housing, extra care sheltered housing provides varying levels of on-site 24-hour personalised care and support and has extra facilities like a restaurant or dining room, health and fitness facilities, hobby rooms and computer rooms. The communal facilities in many extra care sheltered schemes are open to the local community.

- **Floating Support**

This is support that is provided to people by visiting them in their own homes irrespective of the type of housing they are in.

- **Local Area Agreement (LAA)**

This is an agreement that sets out the priorities and targets for a local area agreed between government, the local authority and other partners through the **Local Strategic Partnership**.

- **Local Strategic Partnership (LSP)**

This is a single body that brings together at a local level the public, private, business, community and voluntary sectors so that services work together to deliver on local priorities.

- **Partnerships for Older People Projects (POPP)**

POPP is a Department of Health led initiative providing funding to council-based partnerships to set up innovative pilot projects to provide person-centred and integrated care for older people and encourage investment in preventative approaches which promote health, well being and independence for older people.
- **Personalisation**

Personalisation is the transformation of the social care system developed locally to put people at the centre to achieve specific outcomes. This work includes quality provision that gives dignity, choice and control, universal information, advice and advocacy, single and self assessment, self directed support including personal budgets and direct payments, and strengthening user and carers' 'voice'.
- **Regional Housing Board**

Regional Housing Boards (RHBs) were established in February 2003 to ensure that housing policies would be better integrated with the regional spatial, transport, economic and sustainable development strategies and to ensure delivery of the policies set out in the Sustainable Communities Plan. The functions of the RHBs have now been devolved to Regional Assemblies.
- **Self Directed Support**

Puts the individual at the centre of support assessment and planning and deciding the services they would like to receive. This could include a personal budget or direct payments and a wider range of choice about the types of support they receive.

- **Sheltered Housing**

Service user is a tenant and with a flat in a scheme for older people. Some schemes have on-site scheme managers and some have visiting managers. Schemes generally have a call system for emergencies and are generally provided by the local authority or a housing association. Some schemes are now providing accommodation for people with learning disabilities.

- **Single Assessment Process**

The Single Assessment Process (SAP) aims to ensure that the NHS and social care services treat older people as individuals and enable them to make choices about their own care. SAP aims to make sure older people's needs are assessed thoroughly and accurately, but without procedures being needlessly duplicated by different agencies and that information is shared appropriately between health and social care agencies.

- **Strategic Housing Partnership**

The goal of the Strategic Housing Partnership (SHP) is to improve housing, access to housing, and support to maintain the independence of vulnerable residents within the City. The SHP is accountable to the 2020 Community Partnership in demonstrating how objectives are achieved. The members of the SHP are jointly accountable to each other for delivering agreed actions. The SHP is also linked to the Brighton & Hove Home Energy Group (BHHEG). The aim of the BHHEG is to develop and support the implementation of action plans to reduce fuel poverty and to promote energy efficiency and sustainability use. Members of the SHP include representatives from Brighton & Hove City Council, Brighton & Hove YMCAs, The Business Forum, Primary Care Trust, University of Sussex, Probation Services, Estate Agents, Brighton & Hove Housing Partnership & National Federation of Residential Landlords.

- **Supporting People**

Supporting People funding is provided by central government to local authorities and is given to organisations that support vulnerable people to enable them to move into independent housing or to assist them to maintain their independence.

- **Telecare**

Telecare services are provided by local authorities, housing associations, independent, third sector and commercial providers. The services range from pendant alarms through to more complex sensor arrangements to enable people to remain independent in their own home.

- **Third Sector**

The Third Sector represents organisations that play a key role in helping shape and deliver local services. Third Sector organisations include community and voluntary sector organisations, children's services, health and community services.

## Notes

We would very much like your comments and feedback on this draft strategy.  
Please post your comments by 30 November 2008 to:

**FREEPOST RRRT-ETLH-KYSK**  
**Housing Strategy Team (OP)**  
**Brighton & Hove City Council**  
**4<sup>th</sup> Floor Bartholomew House**  
**Bartholomew Square**  
**Brighton BN1 1JE**

Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)



**Housing Strategy 2008-2013**

healthy homes, healthy lives, healthy city

# **Draft LGBT (Lesbian Gay Bisexual and Trans) People's Housing Strategy**

## **Appendix 3 - Housing Strategy - LGBT - Cabinet**

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LGBT Housing & Support Working Group

  
Brighton & Hove  
City Council

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### **Acknowledgements**

We would like to thank all those members of the public, service users, staff and partner organisations who have taken the time to share their views, opinions and stories with us. These conversations have helped shaped our own understanding of the needs of local people and ultimately set the direction and priorities of this draft strategy. We would particularly like to thank the members of the Lesbian Gay Bisexual and Trans Housing & Support Working Group for their continued support and commitment.



**Housing Strategy 2008-2013**

healthy homes, healthy lives, healthy city

**Draft LGBT (Lesbian Gay Bisexual  
and Trans) People's Housing Strategy**

**TRANSLATION  
PANEL**

## About this Draft Strategy

The LGBT People's Housing Strategy is being developed to address important citywide issues that affect the LGBT population of Brighton & Hove – both now and in the future. This is the consultation draft of the strategy, not the final product. We would like your comments on this draft strategy to help us shape the final strategy to make sure that it really does meet the needs of the city's LGBT people.

Recent research shows that there are particular housing issues for LGBT people. Risks of homelessness are high; many LGBT people move to the city at an early age to be part of a supportive LGBT community, and find it difficult to find safe, suitable, affordable places to live. Trans people face the possibility of losing home and job during transition and after. And whether homeless, in rented housing or as owner-occupiers, LGBT people are at high risk of harassment and hate crime.

Not only does the LGBT People's Housing Strategy help us address the needs of the city's LGBT population over the next five years, it also gives us an opportunity to create a framework of mutual respect, involvement and understanding that sets high standards and lays the foundations for meeting the needs and aspirations of the future LGBT population.

We would very much like your comments and feedback on this draft strategy. Please post your comments by 30 November 2008 to:

FREEPOST RRRT-ETLH-KYSK  
Housing Strategy Team (LGBT)  
Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square  
Brighton BN1 1JE

Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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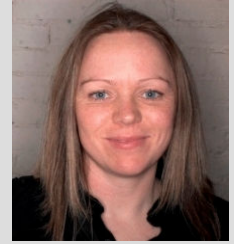
## Foreword

Brighton & Hove's LGBT communities are an integral part of our city's public face and make an incredible contribution to its identity. In business, in the arts, in academia and in the community, Brighton and Hove continues to benefit from the work of lesbian, gay, bisexual and trans people who help to make our city an exciting and diverse place to live, work and socialise. The city's Pride events, LGBT History Month, the 'village' of Kemptown and the thriving LGBT retail, leisure and community sectors attract visitors and new residents from all over the world.

There is however, a growing body of evidence to support the notion that the LGBT communities of Brighton & Hove have specific housing needs. While cities are often challenging in terms of their housing, with high costs and overcrowding very common among metropolitan areas, we are improving our understanding of the risks attached to LGBT people's housing needs. These include, we believe, higher than usual risks of mental health problems, domestic violence and abuse, homelessness, and sexual exploitation.

We have done much to minimise these risks over the past few years, and by working in partnership, the community sector and the Council can now begin to plan services across the city together, to make sure that the most vulnerable LGBT people have access to the services they need.

This strategy aims to recognise the importance of housing issues to LGBT people's quality of life, and work together to find ways to remove barriers and create opportunities for LGBT people. We want to make sure Council housing and support services are accessible to all LGBT people, in all their diversity. We want to signal our readiness to provide excellent services to LGBT communities by helping to develop a 'Rainbow Charter Mark'.



**Kat Marples**  
Chair of the  
LGBT Housing &  
Support Working  
Group



**Councillor Maria  
Caulfield**  
Cabinet Member  
for Housing

We want to increase our contribution to community safety for LGBT people, working more efficiently in partnership with colleagues in the police service and Partnership Community Safety Teams.

We want to monitor more closely the contracts of housing and support services commissioned by the Council, so that we can be sure they are all accessible and welcoming to the LGBT community.

Above all, we want to continue to work closely together with LGBT communities as we design and review our services, policies and strategies, so that we have a really responsive set of citywide services that reflects the needs of the whole community.

This is the first time the city has developed an LGBT Housing Strategy. This work has only become possible through a new partnership – the **LGBT Housing & Support Working Group**. The work of this group brings together statutory services and community representatives to address the issues facing LGBT people in housing need in the city.

We want our strategy to make a genuine difference to the lives of LGBT people in the city. Please take the time to read this draft and respond. We need to hear the views of local people, and we are very grateful for all the help you have given us so far.

*signature to be inserted*

*signature to be inserted*

**Kat Marples**  
Chair of the LGBT Housing &  
Support Working Group

**Councillor Maria Caulfield**  
Cabinet Member for Housing

# 1 Executive Summary

## 1.1 Our Strategic Housing Vision for Brighton & Hove

The LGBT People's Housing Strategy is part of a group of housing related strategies that supports the overarching ***Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city*** sharing the same united vision:

*Enabling healthy homes, healthy lives and a healthy city that reduces inequality and offers independence, choice and a high quality of life*

Other supporting strategies include the BME (Black & Minority Ethnic) People's Housing Strategy and the Older People's Housing Strategy.

### *Objectives of the LGBT People's Housing Strategy*

The objectives of this strategy are specific to the needs of LGBT people but also support the wider Housing Strategy:

- Objective 1** 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
- Objective 2** Plan and provide housing and support services that contribute to LGBT community safety and challenge harassment, discrimination and hate crime
- Objective 3** Plan and provide housing and support services in consultation with the LGBT community

Each objective has a number of strategic goals that outline the main actions and success criteria for this strategy.

## **Making a Difference**

Over the lifetime of this strategy we would like to achieve:

- Improved access to inclusive housing and support services for vulnerable LGBT people
- An increased contribution to community safety by housing and support services
- Contract monitoring across all services to embed LGBT awareness in services we commission
- Effective and regular community engagement in service and policy design and review

### *Our Strategic Principles*

The Housing Strategy outlines 6 principles that underpin all of the work we do and equally apply to this strategy:

- A healthy city
- Reducing inequality
- Improving neighbourhoods
- Accountability to local people
- Value for money
- Partnership working

### *Health Impact Assessment*

We recognise that housing plays an important part of all aspects of people's lives, particularly health and well-being. As part of the development of this strategy the Primary Care Trust has carried out a Health Impact Assessment on the city's housing stock and housing needs. The results of this assessment are helping us to ensure that our strategy and action plans contribute to improving the health and well-being of local people.



## 1.2 Engaging Local People

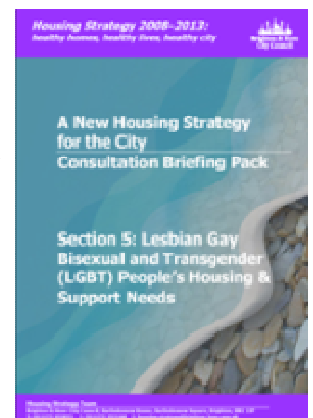
Effective engagement with LGBT people is at the heart of this strategy. We developed the strategy in stages with extensive consultation with stakeholders to ensure it meets the needs and aspirations of the city's LGBT people.

Feedback from LGBT people has highlighted that housing is a difficult issue for many. Research indicates that LGBT people in the city are at higher than usual risk of homelessness, harassment and hate crime. Providing safe and welcoming housing and support services that are responsive to these needs and support LGBT people's aspirations of independent life is a vital part of our work.

### *Strategy Consultation*

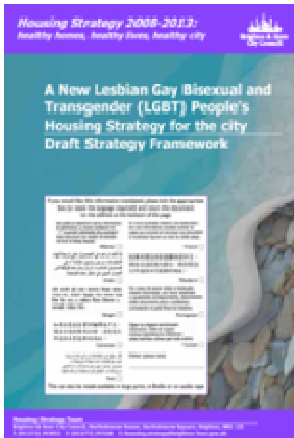
The first round of consultation was undertaken over a period of 3 months in summer 2007, giving local residents the opportunity to comment on a Consultation Briefing Pack covering different aspects of housing and support. The pack was available on the council website and throughout the city in libraries and other public places. It was also sent out to many voluntary organisations and residents.

Officers also went out into the community, attended social functions, service user groups meetings and other events such as Spectrum's Bi and Trans Working Group to seek the views of local people. We also held a dedicated event for LGBT service providers and service users.



### **Case Study: LGBT Housing & Support Working Group**

Whilst developing the strategy we set up an LGBT Housing & Support Working Group made up of representatives from a wide range of LGBT people's support and advocacy groups, the community and voluntary sector, the Partnership Community Safety Team and the local authority. This group, facilitated by the Council and chaired by Spectrum, has reviewed each stage of the strategy development process and made many valuable contributions to our strategic priorities and action plan.



The second round of consultation concentrated on the Strategy Framework – our proposed priorities and actions developed from the findings of first round of consultation. More consultation was carried out on this framework which has resulted in changes to our priorities and been used to help develop this draft strategy and action plan.

We do not want consultation to end with the publication of this strategy, but would like it to be a part of an ongoing process, involving local people and other stakeholders throughout the life of this strategy helping us to monitor its implementation and review our services.

### 1.3 The Goals of this Strategy

Each objective has a range of strategic goals that will be developed and implemented throughout the lifetime of this strategy. Each strategic goal will also have subsidiary actions.

*Strategic Objective 1: 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*

Our strategic goals under this first objective are to:

- Goal 1** Work towards comprehensive monitoring and reporting of levels of service use, outcomes, satisfaction and complaints by LGBT identity
- Goal 2** Promote LGBT awareness in services we commission, through training, support, monitoring and if necessary through enforcement
- Goal 3** Respond to the findings of the detailed housing analysis commissioned from the Count Me In Too data

- Goal 4 Improve housing choice, support and independence for LGBT people with mental health or substance misuse needs, young LGBT people, older LGBT people, trans people, and those suffering multiple disadvantage
- Goal 5 Improve links between housing and support services and community support networks for LGBT people

*Strategic Objective 2: Plan and provide housing and support services that contribute to LGBT community safety and challenge harassment, discrimination and hate crime*

Our strategic goals to help deliver this objective are to:

- Goal 6 Work with community partners to make sure that our services are welcoming and able to respond effectively and appropriately to LGBT harassment and hate crime
- Goal 7 Train more frontline housing staff in how to recognise and report LGBT harassment and hate crime
- Goal 8 Work more closely with the Police, the Partnership Community Safety Team and the new LGBT casework panel to make sure that cases of LGBT harassment and hate crime are safely reported, correctly recorded, and successfully resolved, including by prosecution where appropriate
- Goal 9 Take action as a housing provider where we can against perpetrators of harassment and hate crime and promote LGBT awareness in the wider community

**Goal 10** Work to prevent homelessness caused by domestic and sexual violence and abuse against LGBT people and in LGBT relationships and households

*Strategic Objective 3: Plan and provide housing and support services in consultation with the LGBT community*

Our strategic goals to help engage LGBT people are to:

**Goal 11** Continue to support and develop the LGBT Housing & Support Working Group

**Goal 12** Consult LGBT community groups and service users when we carry out Equality Impact Assessments on our strategies and services

**Goal 13** Work with community and voluntary sector LGBT services to help them develop a 'Rainbow Charter Mark' to reward quality services for LGBT people and signal their availability to LGBT service users

**Goal 14** Work with the LGBT Housing & Support Working Group to meet the need for LGBT support services either within or commissioned by the council

**Goal 15** Work with the LGBT Housing & Support Working Group to meet the need for a LGBT Housing Options Officer

#### **1.4 Local Area Agreement**

The Brighton & Hove Local Area Agreement set out the priorities for the city and has been agreed between the Government, the local authority, the Local Strategic Partnership and other key partners.

The agreement contains 35 key performance indicators that the Government will use to assess how the city is performing and includes additional local indicators to reflect key issues.

A key local indicator specifically relating to LGBT communities has been included in the LAA:

- Number of police recorded LGBT hate crimes and incidents

As housing has such wide reaching effects on people's lives, our strategy also contributes to a wider range of performance indicators in the LAA:

**The priorities and goals of this strategy contribute to the following National Indicators for Local Authority Partnerships:**

- **NI 1: Percentage of people who believe people from different backgrounds who get on well together in their local area**
  - **NI 17: Perceptions of anti-social behaviour**
  - NI 21: Dealing with local concerns about anti-social behaviour and crime by the local council and police
  - NI 23: Perceptions that people in the area treat one another with respect and dignity
  - NI 25: Satisfaction of different groups with the way the police and local council dealt with anti-social behaviour
  - NI 27: Understanding of local concerns about anti-social behaviour and crime by the local council and police
  - **NI 32: Repeat incidents of domestic violence**
  - **NI 119: Self-reported measure of people's overall health and wellbeing**
  - NI 140: Fair treatment by local services
  - **NI 141: Number of vulnerable people achieving independent living**
  - NI 142: Number of vulnerable people who are supported to maintain independent living
  - NI 160: Local Authority tenants' satisfaction with landlord services
- (Indicators in bold are also included in Brighton & Hove's Local Area Agreement)

## 2 Introduction

### 2.1 LGBT people in Brighton & Hove

Brighton & Hove is known throughout the world as an LGBT centre. We believe there are more than 40,000 LGBT people living here, which is about 21% of the city's population. We do not have Census data about LGBT people because neither sexual nor gender identities are part of the questions asked by the Census. But from the proliferation of LGBT businesses and community groups, from local research into the LGBT community, and from relatively new data around levels of LGBT service use, we believe that the LGBT community is one of the largest identity communities in the city.

Pride, the IDAHOBIT celebrations, our LGBT press, clubs, businesses and communities all play a huge part in the success of our exciting city. Additionally, the community and voluntary sectors have a huge range of services for LGBT people, including some of the UK's largest and most active support groups for bisexual and trans people.

Recent local research around housing and support issues tells us that some LGBT people who live in the city experience serious problems in the community. Many LGBT people have come to the city to escape homophobia, biphobia or transphobia and some of these are vulnerable and in need of support.

Research has shown how help is needed for LGBT people to find housing that does not put them at risk of homelessness, exploitation, domestic violence, hate crime, harassment, or problems with sexual health, mental health or substance misuse.

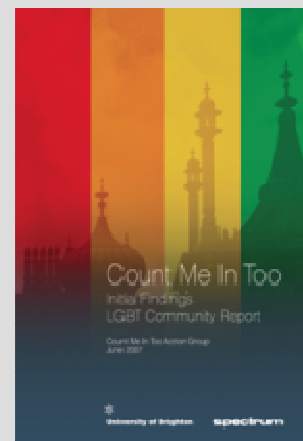
We have done a lot of work on these issues over the past year – taking part in research, consultation, setting up new working groups. We have been working closely with LGBT

community sector services, training our officers to make them more aware of LGBT issues, and changing our services to make them easier for LGBT people to use.

However, we want to do more, and we want to involve the city's LGBT community in helping us redesign services.

### Case Study: Count Me In Too

Count Me In Too is a large-scale research project led by Spectrum and the University of Brighton, looking at the needs and aspirations of LGBT people who live, work and socialise in Brighton & Hove. In order to find out about the housing and support needs of LGBT people across the city, we funded an in depth analysis of the housing data from the recent Count Me In Too survey. The Count Me In Too Housing Report has provided a wealth of evidence from which to make decisions about how best to meet the housing and support needs of LGBT people in the city.



## 2.2 The challenges we face

We have to recognise that we have limited resources, highlighting the importance of identifying and addressing key issues that will have the most positive and effective outcome for LGBT people. To this end the LGBT People Housing Strategy has been developed from its inception through consultation with LGBT people living in the city, service providers and users, voluntary sector organisations working with and on behalf of LGBT people and their carers and colleagues across the local authority and the primary care trust.

### *Multiple Disadvantage*

Brighton & Hove is a diverse city with many identity communities living here. Many LGBT people have multiple identities – maybe a faith identity and a disability, as well as an identity as an LGBT person. All these different identities can affect someone's housing and support needs.

‘Multiple disadvantage’ is the term we use to describe what happens when someone finds themselves excluded from services because their various identities combine to make it less likely that they can find the particular combination of services that they need, or when someone experiences discrimination in a number of ways.

According to the recent LGBT research project Count Me In Too, carried out by Spectrum and the University of Brighton, there are many issues of multiple disadvantage at work in the city’s LGBT communities, with health issues, homelessness, harassment and hate crime varying according to different identities.

To ensure housing and housing support services meet the diverse and complex needs of LGBT people living in the city we want to:

- Provide a range of housing and support services that are responsive to the diverse needs of the city’s residents
- Monitor age, ethnicity, gender, ability, sexual orientation, gender identity and faith in all cases, to allow us to better understand the diverse needs of the city’s residents
- Monitor case outcomes, satisfaction and complaints if possible, broken down by age, ability, gender, ethnicity, faith, sexual orientation, and gender identity
- Report the results to the relevant Housing & Support Working Groups

This will help us to analyse trends in our service user populations for multiple disadvantage, and plan our services to address it.



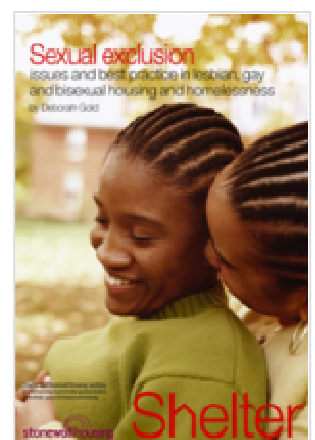
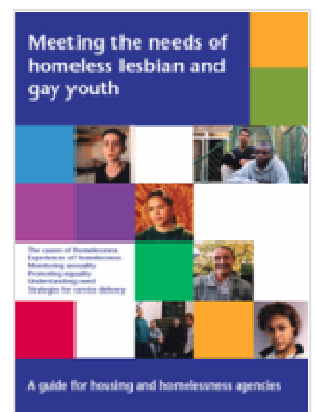
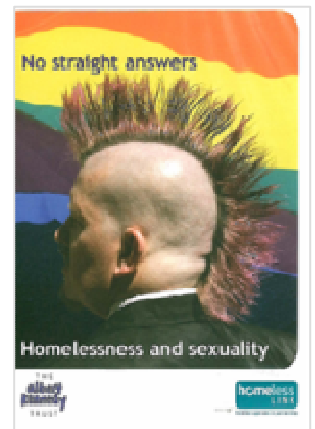
### Homelessness

According to Count Me In Too, over a 5<sup>th</sup> of LGBT respondents had been homeless or insecurely housed during their time in Brighton. A surprisingly high proportion of respondents were homeless at the time they completed the survey. This suggests an overrepresentation of LGBT people within the homeless population of the city.

Plenty of national research suggests that homelessness is an issue for LGBT people, but we do not yet have enough data from our own monitoring of sexual and gender identities to establish whether or not LGBT people are similarly overrepresented within our homeless services. Having begun this year to monitor both sexual and gender identities, we will continue to gather data until we have enough to analyse trends. However, from local research such as Count Me In Too and Out On My Own – a 2005 research project looking into LGBT youth homelessness in the city - we can begin to address issues that are suggested by the findings.

Both Count Me In Too and Out On My Own suggest high levels of LGBT migration into the city. This can be an issue for how we provide services to homeless people. In some cases, our services are not available to people who have no real connection to Brighton & Hove. When we cannot offer our services to people who are homeless, we will try to use our draft 'reconnection policy' to put them in touch with services that can help them in a place where they do have a connection. But we've heard often from service users and community sector services that this means that some homeless LGBT people run additional risks – particularly around sexual health, sex work, and abusive relationships.

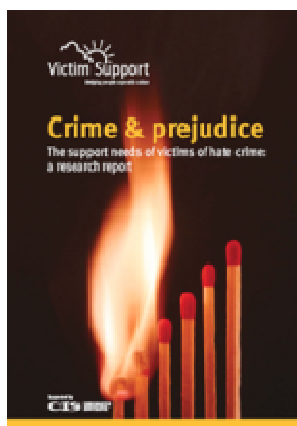
Homelessness is a distressing experience for anyone and we want to prevent it whenever we can. Effective homelessness prevention means understanding the homelessness risks for different communities. In order to achieve this, we want to:



- Work towards comprehensive monitoring and reporting of levels of service use, outcomes, satisfaction and complaints by LGBT identity
- Promote LGBT awareness in services we commission, through training, support, monitoring
- Work to prevent homelessness caused by domestic and sexual violence against LGBT people
- Train more frontline staff in how to recognise and report LGBT hate crime
- Develop a support service especially for young LGBT people
- Establish a specialist LGBT Housing Options Officer
- Carry out an Equality Impact Assessment of our Local Connection and Reconnection Policies in partnership with the LGBT Housing & Support Working Group

### *Community Safety*

Hate crime against LGBT people is very common, but many people do not report it. According to Count Me In Too, almost  $\frac{3}{4}$  of respondents had experienced a hate crime in the past 5 years, but only a quarter had reported any. Reports of LGBT hate crime go mainly to the Police, but we want housing services – particularly neighbourhood offices, which deal with reports of harassment and neighbour issues within social housing – to become reporting centres of excellence, where LGBT people can report hate crime against them in confidence and safety, and receive the advice and support they need to take action against the perpetrators wherever possible, and to recover from the effects of the crime against them.



### **2.3 Health Impact Assessment**

To help ensure that the new housing strategy contributes to reducing health inequalities, the Public Health Directorate of Brighton and Hove City Teaching Primary Care Trust (PCT) has been carrying out a Health Impact Assessment of the city's housing needs.

Research carried out by the PCT has identified a range of health and housing impacts to help develop the strategy:

- Mental health issues, including depression due to a range of housing factors, were amongst the most significant health issues reported highlighting the importance of access to appropriate housing and support services.
- The specific needs of people with substance misuse / addiction problems in temporary accommodation require a partnership approach between housing, social care, substance misuse services and primary care.
- Isolation and a lack of social support was also highlighted particularly amongst those with poor mobility illustrating the need for services to engage with wider communities alongside traditional groups.
- The need for adaptations or more adaptable housing in accessible locations was highlighted to help meet the needs of the population with a disability, mobility problem or specific care need. This will enable care services to be more easily delivered in the home rather than in hospital settings.
- There is a need for noise reductions through infrastructural insulation or environmental measures to improve much the stress and anxiety reported.

The findings from the PCT have helped shape the development of the new housing strategies and are ensuring that our strategic priorities will help to reduce inequality and enhance their health and well-being.

## 2.4 Equality and Inclusion

Our aim is that life in Brighton & Hove should be a positive experience for the whole community. But many people experience discrimination and exclusion based on their identities, whether sexual or gender identities, and this can have a profound impact on their quality of life.

We want to make sure that all the city's residents are offered support appropriate to their needs so that they are able to be full and active members of the community, and we also want to play an active role in challenging the discrimination and exclusion that many LGBT people face.

In its most basic form, our work in equality and inclusion is about making sure that as a service provider, employer and community leader we comply with the various strands of equalities legislation and our duties around race, disability and gender. But we also have a professional and moral obligation to go much further - to include the other key equalities strands of age, religion/belief and sexual orientation, and to understand how social exclusion works against other people not covered by legislation, such as carers.

Social exclusion is closely linked to deprivation and inequality. We need to remove the barriers to equality and tackle discrimination, but we must also address deprivation to help bring about equality of opportunity - and a city of opportunity for everyone.

## 3 The Strategy in Context

### 3.1 Organizing to Meet the Challenges

Delivering effective services for the city's LGBT communities requires co-ordinated services across all sectors.

Housing services are working in partnership with Social Care services, the Police and the community and voluntary sector to analyse and respond to the Count Me In Too survey. Working groups have been set up around Domestic Violence, LGBT hate crime, young people and sex work, to make sure we are working efficiently in partnership with all sectors.

Additionally, in recent years there has been a much bigger focus on working with the Primary Care Trust to ensure health considerations and included in our social care and housing work, with strategic public health officers from the PCT now physically working alongside social care and housing colleagues.

### 3.2 A Partnership Approach

This strategy will only be a success if it is delivered in partnership between the local council, service providers and our communities. In many cases the providers of specialist advice and services will understand the needs of parts of the community much more comprehensively than the Council.

We must work with all those that have a knowledge and stake in our local communities to achieve the aims of this strategy and make real improvements to the lives of the city's residents.

Some of the partnerships and key groups that operate across the city include:

- 2020 Community Partnership (Local Strategic Partnership or LSP)
- Public Service Board
- City Inclusion Partnership

#### *2020 Community Partnership (Local Strategic Partnership)*

The Local Strategic Partnership (LSP) is a multi-agency partnership that brings together at a local level the different parts of the public, private, community and voluntary sectors. Its role is to improve the economic social and environmental well being of local people in the City of Brighton and Hove. The LSP has developed the 2020 Community Strategy which sets out the vision and plans of the agencies, organisations and communities who work together to improve the quality of life in this city.

#### *Public Service Board*

The Public Service Board sits alongside the LSP and is the main forum for the Council and its partners to work together on joint and national priorities. It has members from the Primary Care Trust, Brighton & Sussex University Hospitals, the Police and business leaders and oversees progress against the targets in the Local Area Agreement.

#### *Local Area Agreement (LAA)*

These are new agreements that set out the priorities for a local area agreed between Government, the local authority, the Local Strategic Partnership and other key partners.

Action relating to the LAA includes increasing the number of police recorded LGBT hate crimes and incidents, reducing overall levels of economic disadvantage and improving the percentage of people who feel that they can get on with others from different backgrounds. The targets in the Local Area Agreement are monitored regularly and reported to government and local partners.

### *City Inclusion Partnership*

The Council is working with partners in the city to develop new arrangements that will oversee and lead the strategic direction of equalities and diversity work across the city. This will take the form of a new City Inclusion Partnership that will sit within the Local Strategic Partnership and provide the basis for partnership work between the city council and our statutory and community / voluntary sector partners. This Partnership will work actively with communities of interest and community / voluntary groups across the city and will provide a mechanism to hold the statutory sector to account in relation to equalities work.

### **3.3 Strategy Co-ordination**

Our LGBT Housing Strategy does not operate in isolation, but as its aims and objectives are interrelated to a wide range of other plans and strategies within the Council, its partner agencies, and stakeholders.

Key plans and strategies include:

- 2020 Community Strategy
- Draft Local Area Agreement
- Housing Strategy 2008-2013: healthy homes, healthy lives, healthy city
- Community Safety, Crime Reduction and Drugs Strategy, 2008-11
- Draft Local Development Framework (Local Plan)
- Supporting People Commissioning Strategy 2008-2011
- Homelessness Strategy 2008
- Single Homeless Strategy 2002
- Youth Homelessness Strategy 2007
- Temporary Accommodation Strategy 2008

Copies of these strategies and plans are available from the Council's website.

## 4 Strategic Objective 1: 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

### 4.1 Recognising and supporting our communities

We want our services to be accessible to the whole community. This means making sure that we reach out to communities that are not yet using our services, find out what the barriers are, and remove them. We also want our services to promote health and well-being. Housing and health are inextricably linked. We want to make sure that we work closely with partners in the health services to make sure that we understand the health needs of the LGBT community and how they impact upon housing need.

Our strategic goals under this first objective are to:

- Goal 1** Work towards comprehensive monitoring and reporting of levels of service use, outcomes, satisfaction and complaints by LGBT identity
- Goal 2** Promote LGBT awareness in services we commission, through training, support, monitoring and if necessary through enforcement
- Goal 3** Respond to the findings of the detailed housing analysis commissioned from the Count Me In Too data
- Goal 4** Improve housing choice, support and independence for LGBT people with mental health or substance misuse needs, young LGBT people, trans people, and those suffering multiple disadvantage
- Goal 5** Improve links between housing and support services and community support networks for LGBT people



**Actions to meet Objective 1 will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships**

- NI 1: Percentage of people who believe people from different backgrounds get on well together in their local area
- NI 23: Perceptions that people in the area treat one another with respect and dignity
- NI 119: Self-reported measure of people's overall health and wellbeing
- NI 140: Fair treatment by local services
- NI 141: Number of vulnerable people achieving independent living
- NI 142: Number of vulnerable people who are supported to maintain independent living
- NI 160: Local Authority tenants' satisfaction with landlord services

**4.2 Strategic Goal 1: Work towards comprehensive monitoring and reporting of levels of service use, outcomes, satisfaction and complaints by LGBT identity**

Unless we monitor sexual and gender identities in all our services, and in satisfaction and complaints, we will not be able to show that we are providing an equal and accessible service. We need to know how many LGBT people use our services, which services they do and don't use, what happens when they do use our services and whether or not they are happy with the services they use. This is a key part of how we plan and resource our services.

According to Count Me In Too, only just under half of the homeless people who used our services said they were treated well. So this year, we have begun a planned programme of training and monitoring of sexual and gender identities (including some specialist training around trans issues), and this will continue throughout the life of the LGBT Housing Strategy and beyond, with regular reports to our partners and the public about how we're doing.

Goal 1		Work towards comprehensive monitoring and reporting of levels of service use, outcomes, satisfaction and complaints by LGBT identity	
Strategic Action:		Success Criteria:	
<ul style="list-style-type: none"> <li>Develop and distribute guidelines on safe use of data</li> </ul>	<ul style="list-style-type: none"> <li>Guidelines agreed by partner organisations and available online and in-form</li> </ul>	<ul style="list-style-type: none"> <li>Actively promote reports of monitoring data to relevant groups</li> </ul>	<ul style="list-style-type: none"> <li>Reports go to Housing Strategy and Management senior management as well as LGBT Housing &amp; Support Working Group, and are actively promoted to the community sector by newsletter and to the LGBT community by publication in the LGBT press</li> </ul>
<ul style="list-style-type: none"> <li>Develop citywide monitoring guidelines for better citywide trend analysis</li> </ul>	<ul style="list-style-type: none"> <li>Involve LGBT community sector partners in existing and new monitoring groups and develop common reporting mechanisms</li> </ul>		

**4.3 Strategic Goal 2: Promote LGBT awareness in services we commission, through training, support, monitoring and if necessary through enforcement**

As well as the services we provide, we need to know that the services we commission are accessible, safe and welcoming for LGBT people. Our contract monitoring varies across the services we commission; Supporting People services are carefully monitored around equalities, including LGBT accessibility, but some more short-term service agreements cannot as yet be so readily monitored.

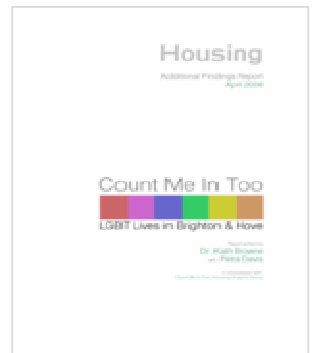
We are providing support and in some cases training for services we commission, both around monitoring of sexual and gender identities and around LGBT accessibility and awareness. We are increasing our own monitoring, supporting other services to do the same, and will work to develop citywide monitoring categories so that all services are working from comparable data. And we are willing to consider decommissioning for those services who cannot demonstrate that they are accessible to LGBT people.

**Goal 2** Promote LGBT awareness in services we commission, through training, support, monitoring and if necessary through enforcement

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Develop service – wide contract monitoring around LGBT awareness</li> </ul>	<ul style="list-style-type: none"> <li>All contract relationships to contain agreed standard LGBT awareness requirements, regularly monitored and reported</li> </ul>
<ul style="list-style-type: none"> <li>Develop and source LGBT awareness training and written guidance on common issues for temporary and emergency accommodation providers</li> </ul>	<ul style="list-style-type: none"> <li>All providers to have received guidance and booked appropriate training</li> </ul>
<ul style="list-style-type: none"> <li>Develop and promote transparent protocols on enforcement for contract monitoring officers</li> </ul>	<ul style="list-style-type: none"> <li>Protocols written and circulated to relevant teams</li> </ul>

**4.4 Strategic Goal 3: Respond to the findings of the detailed housing analysis commissioned from the Count Me In Too data**

Over the last year, Housing Strategy has provided funding and support for the Count Me In Too project, and several of our officers have been involved in the specialist analyses so far, which include Domestic Violence, Community Safety, Mental Health, Health and Wellbeing, and now Housing.



The housing analysis contains rich data around the housing and support needs of the LGBT community, and the particular risks run by some vulnerable sections of the community.

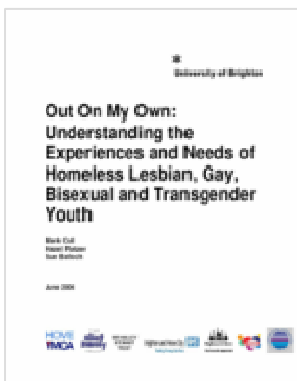
We have already given considerable resources to analysing the results, but it's also important that we use this data to build policy that will be more responsive to the housing needs of the LGBT community – so this is our third strategic goal.

**Goal 3**

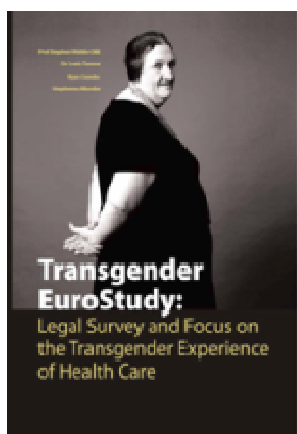
**Respond to the findings of the detailed housing analysis commissioned from the Count Me In Too data**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Feed findings into development and review of LGBT Housing Strategy, in partnership with the LGBT Housing &amp; Support Working Group</li> </ul>	<ul style="list-style-type: none"> <li>• Recommendations reviewed by LGBT Housing &amp; Support Working Group for inclusion in strategic action planning and review</li> </ul>
<ul style="list-style-type: none"> <li>• Report findings to Housing Strategy, Housing Management and Adult Social Care senior management teams</li> </ul>	<ul style="list-style-type: none"> <li>• Findings reported to senior managers and disseminated across services</li> </ul>
<ul style="list-style-type: none"> <li>• Carry out an Equality Impact Assessment of the Single Homeless Strategy, including the Local Connection Policy</li> </ul>	<ul style="list-style-type: none"> <li>• Equality impact assessment carried out and the results published</li> </ul>

**4.5 Strategic Goal 4: Improve housing choice, support and independence for LGBT people with mental health or substance misuse needs, young LGBT people, older LGBT people, trans people, and those suffering multiple disadvantage**



Early indications from Count Me In Too, Out On My Own, Tipping The Iceberg, the Whole of Me, Gay and Grey, and other recent local and national research show that there are groups within the LGBT community that are running particular risks.



We want to respond to these findings and develop better ways of helping these groups live independently, safely and sustainably in the community, supported by our services if they need them.

We're particularly concerned about the relationship between transition and homelessness; we want to work very closely with the Primary Care Trust to make sure that the risks of homelessness run by trans people before, during and after transition are minimised.

**Goal 4**

**Improve housing choice, support and independence for LGBT people with mental health or substance misuse needs, young LGBT people, older LGBT people, trans people, people living with HIV, and those suffering multiple disadvantage**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Work with the PCT and trans community sector services to develop early intervention to prevent homelessness and associated risks for trans people during transition</li> </ul>	<ul style="list-style-type: none"> <li>Early intervention mechanisms developed and publicised within trans community sector organisations and the LGBT press</li> </ul>
<ul style="list-style-type: none"> <li>Work with the PCT to develop referral pathways for specialist LGBT mental health and substance misuse services</li> </ul>	<ul style="list-style-type: none"> <li>Pathway developed and promoted to LGBT community sector</li> </ul>
<ul style="list-style-type: none"> <li>Work with young people's LGBT services to develop peer support approaches, tenancy sustainment and 'lead tenant' scheme, and to explore developing a bond scheme</li> </ul>	<ul style="list-style-type: none"> <li>Multi-agency pathway established</li> </ul>
<ul style="list-style-type: none"> <li>Work with LGBT Switchboard to develop partner approach to Accommodation Finding service</li> </ul>	<ul style="list-style-type: none"> <li>Accommodation Finding service becomes part of options pathway for LGBT private-sector homeseekers</li> </ul>
<ul style="list-style-type: none"> <li>Develop guidance for Housing Options and Homeless officers regarding the particular vulnerabilities of LGBT migrants, particularly young migrants</li> </ul>	<ul style="list-style-type: none"> <li>Guidance developed and circulated as part of LGBT Housing and Support Working Group sub-group on Tipping The Iceberg</li> </ul>
<ul style="list-style-type: none"> <li>Work with sheltered housing services' LGBT service user group to make sure sheltered services are welcoming and appropriate for older LGBT people</li> </ul>	<ul style="list-style-type: none"> <li>Workplan developed in conjunction with LGBT service user group</li> </ul>

**4.6 Strategic Goal 5: Improve links between housing and support services and community support networks for LGBT people**

If we are to deliver a housing strategy that really meets the needs of LGBT people, we need to make use of all the available resources and work in partnership with the community sector. Often, people who feel alienated from Council services will approach a community sector provider, so it's vital that we plan services for LGBT people in the

round, and listen to community sector services who tell us our services need to change.

Community support networks have been shown to be important in preventing risks to LGBT community safety, too, so we want to promote engagement with the community sector as a positive part of LGBT life in Brighton and Hove.

<b>Goal 5</b>		<b>Improve links between housing and support services and community support networks for LGBT people</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>	
<ul style="list-style-type: none"> <li>Develop a guide to LGBT housing-related statutory and community services within the city and a common services database</li> </ul>		<ul style="list-style-type: none"> <li>Guide developed and distributed widely and cross-sectorally, promoted in the LGBT press. Database of services hosted online with cross-sectoral access</li> </ul>	
<ul style="list-style-type: none"> <li>Develop an 'outreach plan' to cover liaison with community services and manage casework deriving from outreach to those services</li> </ul>		<ul style="list-style-type: none"> <li>Outreach plan developed in conjunction with LGBT Housing and Support Working Group and published widely in the LGBT community sector</li> </ul>	
<ul style="list-style-type: none"> <li>Promote referral routes for casework deriving from community services (eg Clare Project drop-in)</li> </ul>		<ul style="list-style-type: none"> <li>Agree referral routes with specific services</li> </ul>	

## 5 Strategic Objective 2: Plan and provide housing and support services that actively contribute to LGBT community safety, and challenge harassment, discrimination and hate crime

### 5.1 A safer city

According to Count Me In Too, nearly ¾ of LGBT people have experienced some form of harassment or hate crime. Homes and neighbourhoods should be safe places for everyone, and we want to make our services contribute to improving community safety.

Our strategic goals to help deliver this objective are to:

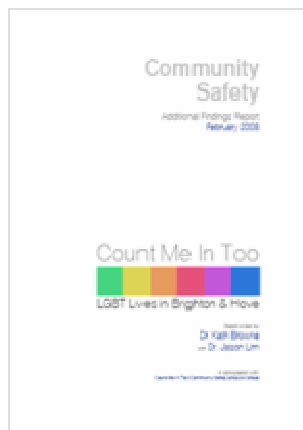
- Goal 6** Work with community partners to make sure that our services are welcoming and able to respond effectively and appropriately to LGBT harassment and hate crime
- Goal 7** Train more frontline housing staff in how to recognise and report LGBT harassment and hate crime
- Goal 8** Work more closely with the Police, the Partnership Community Safety Team and the new LGBT casework panel to make sure that cases of LGBT harassment and hate crime are safely reported, correctly recorded, and successfully resolved, including by prosecution where appropriate
- Goal 9** Take action as a housing provider where we can against perpetrators of harassment and hate crime and promote LGBT awareness in the wider community
- Goal 10** Work to prevent homelessness caused by domestic and sexual violence and abuse against LGBT people and in LGBT relationships and households



**Actions to meet Objective 2 will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships**

- NI 17: Perceptions of anti-social behaviour
- NI 21: Dealing with local concerns about anti-social behaviour and crime by the local council and police
- NI 23: Perceptions that people in the area treat one another with respect and dignity
- NI 25: Satisfaction of different groups with the way the police and local council dealt with anti-social behaviour
- NI 27: Understanding of local concerns about anti-social behaviour and crime by the local council and police
- NI 32: Repeat incidents of domestic violence
- NI 140: Fair treatment by local services

**5.2 Strategic Goal 6: Work with community partners to make sure that our services are welcoming and able to respond effectively and appropriately to LGBT harassment and hate crime**



One of the principal challenges around LGBT hate crime is that it can happen anywhere – in the home, at work, in the street or in a social setting. This means that reporting harassment and hate crime happens in many different agencies. Housing services work in partnership with many other agencies to help make sure that harassment and hate crime are dealt with effectively.

Thanks to the work of the Partnership Community Safety Team, there are now effective means of sharing expertise and data across services. Housing services plans to replicate this work by developing shared data with the services we commission, so that we can contribute effectively to the partnership work necessary for an effective citywide response to LGBT harassment and hate crime.



**Goal 6**

**Work with community partners to make sure that our services are welcoming and able to respond effectively and appropriately to LGBT harassment and hate crime**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Develop shared cross-sectoral baseline data on anti-social behaviour, harassment and hate crime</li> </ul>	<ul style="list-style-type: none"> <li>Cross-sectoral working group regularly analyses trends in citywide data</li> </ul>
<ul style="list-style-type: none"> <li>Work with Housing Associations to develop joint training programmes for housing officers on LGBT hate crime</li> </ul>	<ul style="list-style-type: none"> <li>Training spec developed and joint training resourced and carried out</li> </ul>
<ul style="list-style-type: none"> <li>Develop outreach and publicity plan around hate crime awareness in housing services</li> </ul>	<ul style="list-style-type: none"> <li>Plan developed and publicised widely in LGBT press, community sector newsletters, etc</li> </ul>

**5.3 Strategic Goal 7: Train more frontline housing staff in how to recognise and report LGBT harassment and hate crime**



Of those who experience hate crime, according to Count Me In Too, almost ¾ do not report it. Still fewer are able to report successfully that the hate crimes they experienced were linked to their sexual or gender identity. Reasons for not reporting are very varied, from a lack of awareness of how to report to a feeling that the incident would not be taken seriously.

Housing services have an important role to play in the reporting of hate crime. Neighbourhood offices are often the first port of call for tenants in social housing who experience hate crime in their homes. Successful reporting is a sensitive and sometimes complex matter which frontline housing officers may need training to accomplish. We want more hate crimes to be reported and we want to contribute actively to challenging hate crime and harassment in our communities; so providing more training for frontline housing officers is our seventh strategic goal.

**Goal 7**

**Train more frontline housing staff in how to recognise and report LGBT harassment and hate crime**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Design and implement hate crime awareness training programme to cover all frontline housing officers</li> </ul>	<ul style="list-style-type: none"> <li>Training designed and programme timetabled</li> </ul>
<ul style="list-style-type: none"> <li>Design and implement hate crime reporting training (including recording, safe use and collation) to be delivered immediately following the development of the new citywide reporting tool</li> </ul>	<ul style="list-style-type: none"> <li>Training designed and programme timetabled</li> </ul>
<ul style="list-style-type: none"> <li>Work in partnership to develop citywide online resource for hate crime reporting starting with 'beginner's guide to reporting hate crime', but also eventually to include service database, best practice examples, reporting tool and toolkit</li> </ul>	<ul style="list-style-type: none"> <li>Housing officers participating in working group</li> </ul>

**5.4 Strategic Goal 8: Work more closely with the Police, the Partnership Community Safety Team and the new LGBT casework panel to make sure that cases of LGBT harassment and hate crime are safely reported, correctly recorded, and successfully resolved, including by prosecution where appropriate**

Resolving cases of harassment and hate crime is not simple and it is seldom the job of only one agency. In some cases, Council services, community support services, advocacy services, the Police and the Crown Prosecution Services can be involved. It is essential that we work together in partnership with all relevant services to make sure that harassment and hate crime are successfully reported in a safe and supportive atmosphere, recorded correctly as homophobic, biphobic or transphobic, and resolved to the satisfaction of the victim wherever possible – including making sure victims have enough support to help them recover as swiftly as possible .

### Case Study: LGBT Casework Panel

To make sure housing services are working efficiently with all partner services towards resolving cases of hate crime, housing officers sit on the LGBT casework panel. The casework panel is an interagency group, with representatives from all the relevant services, that meets to discuss cases and analyse trends in casework. This has helped us to resolve some difficult cases and remove barriers to reporting and case resolution.

We have been working closely with the Partnership Community Safety Team to look at trends in casework so that we can understand how to respond better to hate crime when it occurs. What we want to do now is help to prevent LGBT hate crime by tackling anti-social behaviour in our communities.

#### Goal 8

Work more closely with the Police, the Partnership Community Safety Team and the new LGBT casework panel to make sure that cases of LGBT harassment and hate crime are safely reported, correctly recorded, and successfully resolved, including by prosecution where appropriate

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Agree housing-related use of citywide reporting tool and data access/safe use guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Tool and guidelines agreed and circulated</li> </ul>
<ul style="list-style-type: none"> <li>Design and distribute publicity campaign on 'how to report'</li> </ul>	<ul style="list-style-type: none"> <li>Campaign widely distributed in neighbourhood offices and city direct centres, community centres and publications, and schools</li> </ul>
<ul style="list-style-type: none"> <li>Work with partners in the police, PCST and CPS to develop and circulate guidelines on collecting and recording evidence for prosecution</li> </ul>	<ul style="list-style-type: none"> <li>Guidelines circulated and in use as standard</li> </ul>

**5.5 Strategic Goal 9: Take action as a housing provider where we can against perpetrators of harassment and hate crime and promote LGBT awareness in the wider community**

As a housing provider, we take responsibility for making sure the homes we provide are safe and suitable for our tenants. This includes taking action against tenants who commit acts of harassment and hate crime. We have a range of options, including assisting with prosecution, ASBO, tenancy demotion, and in extreme cases, eviction.

**Case Study: Pride in Whitehawk**

The Pride in Whitehawk group came together to organise a Whitehawk float on the Pride Parade in August 2005, when more than 30 local community groups were involved in decorating the Pride float. It has been as much a celebration of Whitehawk as of LGBT identity, and has made a tangible difference to a number of isolated LGBT people in Whitehawk.

As well as preventing crime, we also have a responsibility to promote LGBT awareness, better understanding and community relations. There are a number of successful community initiatives, for example **Pride in Whitehawk**, that we would like to work with and learn from.

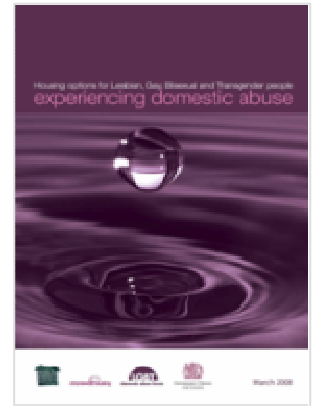
**Goal 9**

**Take action as a housing provider where we can against perpetrators of harassment and hate crime and promote LGBT awareness in the wider community**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>Design and circulate transparent guidelines for neighbourhood housing officers on a staged process of taking action</li> </ul>	<ul style="list-style-type: none"> <li>Guidelines designed and circulated to all neighbourhood housing officers</li> </ul>
<ul style="list-style-type: none"> <li>Agree timescales for action at beginning of case</li> </ul>	<ul style="list-style-type: none"> <li>Written agreement between victim and housing services in every case</li> </ul>
<ul style="list-style-type: none"> <li>Work with community partners to develop programme of information, publicity and outreach to address negative perceptions of LGBT safety in some areas of the city</li> </ul>	<ul style="list-style-type: none"> <li>Programme developed and widely promoted</li> </ul>

#### 4.6 Strategic Goal 10: Work to prevent homelessness caused by domestic and sexual violence and abuse against LGBT people and in LGBT relationships and households

Domestic violence and abuse is another pressing community safety issue for LGBT people. According to Count Me In Too, 1/4 of gay men, 1/3 of lesbians, almost half of bi people, and 2/3 of trans people had experienced domestic violence or abuse. However, only 1 in 5 incidents were ever reported.



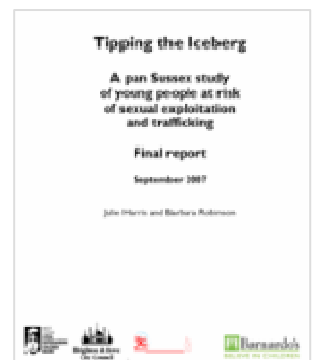
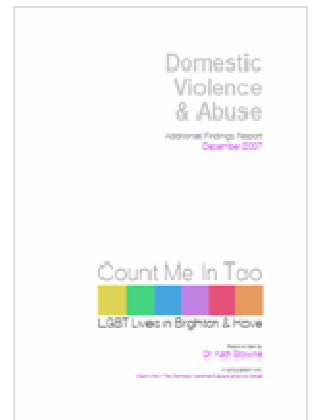
#### Case Study: LGBT Domestic Violence and Abuse Working Group

In order to respond to this issue, we have set up an LGBT Domestic Violence and Abuse Working Group to work in parallel to the Domestic Violence Forum. This Forum brings together cross-sector professionals throughout housing, health and support services to remove barriers to effective joint working and to analyse trends within the data we have.



Domestic violence and abuse is also a common cause of homelessness, as survivors leave their homes to find a safe place to recover.

Some young LGBT people experience domestic violence and abuse in their family homes, from homophobic, biphobic or transphobic family members. The 'Tipping the iceberg' report from Barnardos singled out Brighton & Hove as a city where many young LGBT people come to escape these kinds of situations. It's important that we understand the risks some young LGBT people run and provide services that help to link them in to local community support networks.



**Goal 10**

**Work to prevent homelessness caused by domestic and sexual violence and abuse against LGBT people and in LGBT relationships and households**

Strategic Action:	Success Criteria:
<ul style="list-style-type: none"> <li>• Explore residential options for male and trans survivors of domestic and sexual violence and abuse</li> </ul>	<ul style="list-style-type: none"> <li>• Options paper for consideration by key partners</li> </ul>
<ul style="list-style-type: none"> <li>• Housing Options service to work closely with new gay, bi and trans (GBT) worker at Refuge to develop pathway for GBT survivors of domestic violence and abuse</li> </ul>	<ul style="list-style-type: none"> <li>• Pathway developed and guidelines circulated to frontline housing officers</li> </ul>
<ul style="list-style-type: none"> <li>• Work in partnership to develop preventative measures against homelessness and support needs deriving from sex work and sexual exploitation</li> </ul>	<ul style="list-style-type: none"> <li>• LGBT Housing &amp; Support Working Group sup-group to liaise with Primary Care Trust and Children and Young People's Trust</li> </ul>

## 5 Strategic Objective 3: Plan and provide housing and support services in consultation with the LGBT community

### 5.1 Involving local communities

If we want our LGBT Housing Strategy to really make a difference for LGBT people, we have to make sure that the LGBT community is involved in the planning, review and monitoring of services.

We have set up the LGBT Housing and Support Working Group (HSWG) to help us do this. The LGBT HSWG is a group of community sector representatives and Council officers who look at gaps in our services and plan better, more accessible service provision for LGBT people.

Our strategic goals to help engage LGBT people are to:

- Goal 11** Continue to support and develop the LGBT Housing & Support Working Group
- Goal 12** Consult LGBT community groups and service users when we carry out Equality Impact Assessments on our strategies and services
- Goal 13** Work with community and voluntary sector LGBT services to help them develop a 'Rainbow Charter Mark' to reward quality services for LGBT people and signal their availability to LGBT service users
- Goal 14** Work with the LGBT Housing & Support Working Group to meet the need for LGBT support services either within or commissioned by the council
- Goal 15** Work with the LGBT Housing & Support Working Group to meet the need for a LGBT Housing Options Officer

**Actions to meet Objective 3 will contribute to the following National Indicators for Local Authorities and Local Authority Partnerships:**

- NI 2: Percentage of people who feel that they belong to their neighbourhood
- NI 3: Civic participation in the local area
- NI 4: Percentage of people who feel they can influence decisions in their locality
- NI 140: Fair treatment by local services

**5.2 Goal 11: Continue to support and develop the LGBT Housing & Support Working Group**

The LGBT Housing and Support Working Group has been an enormous help in planning and delivering real change for LGBT people within housing and support services. The group is tasked with a wide range of actions, including training audits, service gap analysis, strategic planning and review, and facilitating service user engagement.

Though the group does have very senior membership from within the Council’s housing services, it is led by the community group members and chaired by Spectrum. Agendas are determined by consensus, and the group is not quorate unless both statutory and community sector members are present. This approach has enabled us to see how services for LGBT people function in the round, and to plan effective partnership work across sectors.

**Goal 11**

**Continue to support and develop the LGBT Housing & Support Working Group**

Strategic Action:	Success Criteria:
• Provide administrative support and expenses for the LGBT HSWG	• Each meeting has full administrative support and expenses
• Develop a service user sub-group for the LGBT HSWG	• Sub-group terms of reference developed and group meeting regularly
• Make sure service commissioners attend LGBT HSWG on a regular basis	• At least 2 service commissioners at each meeting



**5.3 Goal 12: Consult LGBT community groups and service users when we carry out Equality Impact Assessments on our strategies and services**

Equality Impact Assessments are a tool we use to help us make decisions. Each major decision we make has to be examined to see how it will affect the city's communities of interest. All major decisions have varying impact on different stakeholder groups, but the Equality Impact Assessment process is designed to tell us when there is a risk of affecting one particular community negatively. For example – if we choose to move a service from one place to another within the city, we have to check that it will still be accessible to the communities it is designed to serve.

When carrying out an Equality Impact Assessment, we routinely look at local data and research, but we also ask local community groups to help us evaluate the proposal, so that we understand the concerns of our local communities. It's really important that we consult the LGBT community to see how our decisions will affect them, so this is our twelfth strategic goal.

<b>Goal 12 Consult LGBT community groups and service users when we carry out Equality Impact Assessments on our strategies and services</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>LGBT HSWG is reference group for equality impact assessments</li> </ul>	<ul style="list-style-type: none"> <li>Selected equality impact assessments come to LGBT HSWG for consultation and review</li> </ul>
<ul style="list-style-type: none"> <li>LGBT HSWG service user sub group is reference group for equality impact assessments</li> </ul>	<ul style="list-style-type: none"> <li>Selected equality impact assessments come to LGBT HSWG user sub-group for consultation and review</li> </ul>
<ul style="list-style-type: none"> <li>Equality impact assessment timetable goes to LGBT HSWG to determine which equality impact assessments are priority for involvement</li> </ul>	<ul style="list-style-type: none"> <li>LGBT HSWG selects equality impact assessments for involvement</li> </ul>

**5.4 Goal 13: Work with community and voluntary sector LGBT services to help them develop a ‘Rainbow Charter Mark’ to reward quality services for LGBT people and signal their availability to LGBT service users**

According to Count Me In Too, just under half of LGBT people who used Housing Services were satisfied with the service they received.

We want to make sure that we are providing excellent, accessible services for the LGBT community, so we want to develop some service standards in cooperation with the LGBT community sector and with LGBT service users. Once they are developed, we want all our frontline housing services to aim to meet them within 2 years; we can then advertise them widely with a Rainbow Charter Mark, so that LGBT people using our services will know they can expect to receive an excellent service from us. These service standards will be subject to regular review by the Housing and Support Working Group, to make sure they are still working.

<b>Goal 13</b>	
<b>Work with community and voluntary sector LGBT services to help them develop a ‘Rainbow Charter Mark’ to reward quality services for LGBT people and signal their availability to LGBT service users</b>	
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Set up ‘Safe Space’ group to develop service standards for Rainbow Charter Mark</li> </ul>	<ul style="list-style-type: none"> <li>• Safe space group resourced and recruited, terms of reference agreed, group meeting regularly to design service standards</li> </ul>
<ul style="list-style-type: none"> <li>• Frontline housing services to meet service standards for charter mark within 2 years of their development</li> </ul>	<ul style="list-style-type: none"> <li>• Service standards designed and met within 2 years</li> </ul>
<ul style="list-style-type: none"> <li>• All City Direct Centres and neighbourhood offices that are successful in meeting service standards display Rainbow Charter Mark prominently</li> </ul>	<ul style="list-style-type: none"> <li>• Charter mark displayed in successful public reception areas</li> </ul>

**5.5 Goal 14: Work with the LGBT Housing & Support Working Group to meet the need for LGBT support services either within or commissioned by the council**

Around a fifth of people interviewed by Count Me In Too felt uncomfortable using mainstream (non-LGBT specific) services. In our Housing Needs Focus Group for LGBT people, too, LGBT community sector staff expressed clearly and unanimously that they felt there was an evident need for LGBT-specific support services.

While LGBT-specific supported housing along the lines of Stonewall Housing's model may be some way off, we are now in a position to begin designing LGBT-specific floating support services.

<b>Goal 14</b>	<b>Work with the LGBT Housing &amp; Support Working Group to meet the need for LGBT support services either within or commissioned by the council</b>	
<b>Strategic Action:</b>		<b>Success Criteria:</b>
<ul style="list-style-type: none"> <li>• Work with Supporting People Services to develop dedicated floating support service for LGBT young people</li> </ul>		<ul style="list-style-type: none"> <li>• Support service up and running</li> </ul>
<ul style="list-style-type: none"> <li>• Liaise with Stonewall Housing to measure the benefits and value of LGBT-specific supported housing</li> </ul>		<ul style="list-style-type: none"> <li>• Report for consideration by senior managers in housing</li> </ul>

**5.6 Goal 15: Work with the LGBT Housing & Support Working Group to meet the need for a LGBT Housing Options Officer**

The call for a dedicated officer working within our Housing Options service has been a constant since we began looking at the housing needs of LGBT people. Each round of consultation has heard a consistent statement of the benefits of LGBT-specific casework along the lines of that provided within the community sector – for example within Hove YMCA's drop-in services.

Though we have stringent savings targets to meet within housing services, we have to consider how to meet this need, or how best to organise casework for LGBT service users in housing options. So this is our final strategic goal.

<b>Goal 15</b>	<b>Work with the LGBT Housing &amp; Support Working Group to meet the need for a LGBT Housing Options Officer</b>
<b>Strategic Action:</b>	<b>Success Criteria:</b>
<ul style="list-style-type: none"><li>• Explore options for recruiting new LGBT Housing Options office, or seconding existing officer to new post</li></ul>	<ul style="list-style-type: none"><li>• Options report to LGBT HSWG for recommendation</li></ul>

## Appendix 1: Equality Impact Assessment Summary

The strategy has been developed through a staged process that has enabled us to engage with service users, services providers and the wider community and take into account their views, concerns and aspirations. To ensure that the LGBT Housing Strategy is truly inclusive we carried out an Equalities Impact Assessment to identify the positive and negative impacts our strategic objectives and goals will have on service users, staff and the community. These findings have helped shape our objectives and goals to help mitigate potential negative impacts.

The strategy in itself is aimed at a section of the community that as a whole may suffer discrimination due to sexual or gender identity, but it is also a group that can easily suffer other forms of discrimination such as in relation to disability, mental health or poverty. There is a black and minority ethnic LGBT population that can experience discrimination, isolation and exclusion and older lesbian, gay, bisexual and trans communities that have also suffered discrimination or had life experiences where they may have had to hide their identities.

There were no fundamental negative impacts identified that directly result from the strategy, a reflection of how the strategy has been developed in response to the disadvantage faced by many LGBT people. Other impacts, such as reaching those who are less likely to engage with services, funding constraints and the changing the nature of support provision will be addressed as respective services are developed and reviewed.

We are committed to ensuring that all services are equality impact assessed during 2008-2011. As part of this commitment, we have agreed that the LGBT Housing and Support Working Group will be invited to become a critical friend of the Equality Impact Assessment process, helping to make sure that LGBT issues are at the heart of our understanding of equal and inclusive services.

## Appendix 2: LGBT Housing & Support Working Group

This group was set up as part of the housing strategy development process to ensure that representatives or service users, service providers and key communities of interest had an opportunity to help shape the development of the housing strategy.

The role of the group will continue following publication of the strategy as it takes on a monitoring and scrutiny role, helping to ensure that partnership works together in addressing the changing needs of older people.



# LGBT Housing & Support Working Group

### Community Sector Representatives

- Kat Marples (Chair)                      Spectrum
- Arthur Law                                      Spectrum
- Tracey Chandler                                Spectrum
- Mark Cull                                        Terrence Higgins Trust
- Dr Kath Browne                                Count Me In Too
- Peter Otto                                        GEMS (Gay Elderly Mens Society)
- Michelle Bridgeman                            The Gender Trust
- Steph Scott                                      The Clare Project
- Jess Wood                                        Allsorts
- Prof. Hazel Platzer                              University of Sussex
- Pippa Green                                      Hove YMCA
- Karen Hooper                                    Brighton YMCA
- Mel Potter                                        Brighton Oasis
- Joanna Rowland-Stuart                        Regard
- Richard Mackendrick                         Albert Kennedy Trust

### Partnership Community Safety Team

- John Irvine                      LGBT Community Safety officer
- Nick Antjoule                      Sussex Police LGBT liaison officer

### Brighton & Hove City Council

- Petra Davis                      Housing Policy Officer
- Peter Huntbach                      Sheltered Housing Manager
- Aaron Burns                      Temporary Accommodation Manager
- Daniel Parsonage                      Supporting People Officer
- Kathie Kearney                      Housing Options Domestic Violence Officer
- Deborah Grafham                      Housing Options Crisis Intervention Manager
- Jo Barringer                      Housing Support Services Manager

Our thanks go also to Nick Hibberd, who as the Head of Housing Needs was a founder member of the LGBT HSWG. He continues to give encouragement and practical support to our work from his new post as Assistant Director of Housing Management.

Arthur Law was the chair of the LGBT HSWG from its inception until June 2008. He was among the original drivers for setting up the group and his contribution has been enormous. He is ably replaced by Kat Marples, another Spectrum trustee with a housing and mental health background.

## Appendix 3: Glossary of Terms

- **Biphobia**  
Fear, hatred or discriminatory language or behaviour, directed against bisexuality and bisexual people.
- **Black and Minority Ethnic (BME)**  
Black and Minority Ethnic (BME) has been used to refer to all those who do not classify themselves as White British. BME includes people who classify themselves as being Irish, Other White (for example European), Caribbean, African, Asian, Chinese and other groups.
- **City Inclusion Partnership**  
The City Inclusion Partnership oversees and leads the strategic direction of equalities and diversity work across the city, to support statutory agencies to meet their duties under the different equality schemes. The Partnership sits under the **Local Strategic Partnership** (see below) as one of the 'family of partnerships' and links to the existing groups focusing on each of the equality strands.
- **Community services**  
Services provided by independent local or national organisations within the community and voluntary sector.
- **Floating Support**  
This is support that is provided to people by visiting them in their own homes irrespective of the type of housing they are in.
- **Gender identity**  
Everyone has a gender identity. Gender identity is the sense a person has of their gender. This sense may match the body they have, or it may not. A person's gender identity is not the same as their **sexual identity** (see below).



- **Homophobia**  
Fear, hatred or discriminatory language or behaviour, directed against homosexuality and homosexual people.
- **IDAHO(BIT)**  
IDAHO is the International Day Against **Homophobia** (see above). In Brighton & Hove this day is celebrated as IDAHOBIT, the International Day Against Homophobia, **Biphobia** and **Transphobia** (see below). Held on the 17<sup>th</sup> May, it raises awareness of the many countries around the world that still criminalise LGBT identity.
- **LGBT**  
We use this term to refer to everyone who identifies themselves as lesbian, gay, bisexual or trans. The term is also an 'umbrella term' – that is, it covers a whole range of other sexual and gender identities (such as unsure, queer, or intersex). It is also worth noting that even people who do not identify as LGBT can experience hate crime, harassment or discrimination from people who do perceive them to be LGBT.
- **LGBT harassment and hate crime**  
Sustained or serious discriminatory language or behaviour directed at LGBT people which is related to their **sexual or gender identity** (see below). Harassment and hate crime can take many forms. It should be reported wherever possible to the police or another statutory agency which can help to deal with the problem.
- **Local Area Agreement (LAA)**  
This is an agreement that sets out the priorities and targets for a local area agreed between government, the local authority and other partners through the **Local Strategic Partnership** (see below).
- **Local Strategic Partnership (LSP)**  
This is a single body that brings together at a local level the public, private, business, community and voluntary sectors so that services work together to deliver on local priorities.

- **Monitoring**  
**Statutory services** (see below) collect a large amount of information about the people who use their services. The process of collecting this information is usually referred to as 'monitoring'. Common monitoring arrangements include questions about race, gender, age, disability, sexual and gender identities, and religion or belief. This information is collected in order to understand the communities we serve and make sure we are providing services which respond to their needs. Monitoring data is subject to strict controls and does not affect the level or quality of service received.
- **Older people**  
We use this term in this strategy most often to refer to those over 60 years of age, though some older people's services across the city use different lower age limits, some as low as 50 or as high as 70.
- **Sexual identity**  
Everyone has a sexual identity. Sexual identity is most simply understood as the sense a person has about their sexual and emotional feelings and the way they want to express them. A person's sexual identity is not the same as their **gender identity** (see above).
- **Statutory services**  
Services provided on behalf of the Government by local Councils, the Police, the NHS, the Prison service or the Probation services.
- **Transphobia**  
Fear, hatred or discriminatory language or behaviour, directed against trans identity and trans people.

## Appendix 4: Bibliography

This strategy refers to and is based upon a considerable body of local and national research into the needs and experiences of LGBT people. Where such research is not directly referred to in the text, it has nevertheless been a part of the lengthy process of developing an informed and responsive LGBT Housing Strategy. We would like to thank the authors and contributors of these reports.

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*Count Me In* – Spectrum, 2001

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*Count Me In Too: academic report* - Dr Kath Browne and Spectrum, 2007

*Count Me In Too: community safety* - Dr Kath Browne and Spectrum, 2008

*Count Me In Too: domestic violence* - Dr Kath Browne and Spectrum, 2008

*Count Me In Too: health and wellbeing* - Dr Kath Browne and Spectrum, 2008

*Count Me In Too: housing* - Dr Kath Browne with Petra Davis, 2008

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*Diagnosis: homophobic, the experiences of lesbians, gay men and bisexuals in mental health services* – PACE Linda MacFarlane, 1998

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*Housing options for lesbian, gay, bisexual and transgender people experiencing domestic abuse* – Stonewall Housing 2008

*Housing options for older LGBT people in Scotland* – ODS Ltd., 2005

*Living together: British attitudes to lesbian and gay people* – Stonewall 2007

*Lesbian and gay normativities in a 'gay city' – re-traditionalisations and civil partnerships* – Dr Kath Browne 2007

*Lesbian, gay and bisexual lives over 50* – Brian Heapley, Andrew Yip, and Debbie Thompson, 2003

*Meeting the needs of homeless lesbian and gay youth: a guide for housing and homelessness agencies* – Stonewall Housing and the National Centre for Social Research, 2001

*Mental disorders, suicide, and deliberate self-harm in lesbian, gay and bisexual people, a systematic review of the literature* – Michael King, Jo Semlyen, Sharon See Tai, Helen Killaspy, David Osborn, Dimitri Popelyuk, and Irwin Nazareth, 2008

*Mental health and social wellbeing of gay men, lesbians and bisexuals in England and Wales: a summary of findings* – Prof. Michael King and Dr Eamonn McKeown, with James Warner, Angus Ramsay, Katherine Johnson, Clive Cort, Oliver Davidson and Lucienne Wright, 2003

*No straight answers: homelessness and sexuality* – the Albert Kennedy Trust and Homeless Link, 2002

*Opening doors to the needs of older lesbians, gay men and bisexuals* – Age Concern, 2002

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*Out on my own: understanding the experiences and needs of homeless lesbian, gay, bisexual and transgender youth* – Hazel Platzer, Sue Balloch, and Mark Cull, 2006

*Precis #67: housing and support needs of older lesbian, gay, bisexual and transgender people in Scotland* – ODS Ltd., 2005

*Prescription for change: lesbian and bisexual women's health check* – Stonewall 2008

*Putting people first, equality matters 1: providing appropriate services for lesbian, gay, bisexual and trans people* – Social Care Policy and Practice, 2008

*Report into the medical and related needs of transgender people in Brighton and Hove: the case for a local integrated service* - Persia West, 2004

*Safe and secure: LGBT experiences of social housing in Scotland* – Stonewall Scotland, Scottish Federation of Housing Associations, and LGBT Centre for Health and Wellbeing, Edinburgh, 2007

*Sexual exclusion: issues and best practice in lesbian, gay and bisexual housing and homelessness* – Deborah Gold, 2005

*Shaping futures: LGBT people growing older* – CRFR, University of Edinburgh, 2004

*The housing needs of lesbian, gay and bisexual (LGB) people in Wales* – Triangle Wales and Stonewall Cymru, 2006

*The whole of me – a resource pack* – Age Concern, 2006

*Tipping the iceberg: a pan-Sussex study of young people at risk of sexual exploitation and trafficking* – Julie Harris and Barbara Robinson, 2007

*Transgender Eurostudy: legal survey and focus on the transgender experience of health care* - Prof Stephen Whittle OBE, Dr Lewis Turner, Ryan Combs and Stephenne Rhodes, 2008

*Understanding suicidal distress and promoting survival in lesbian, gay, bisexual and transgender (LGBT) communities* - Katherine Johnson, Paul Faulkner, Helen Jones, Emma Welsh, 2007

We would very much like your comments and feedback on this draft strategy.  
Please post your comments by 30 November 2008 to:

**FREEPOST RRRT-ETLH-KYSK**  
**Housing Strategy Team (LGBT)**  
**Brighton & Hove City Council**  
**4<sup>th</sup> Floor Bartholomew House**  
**Bartholomew Square**  
**Brighton BN1 1JE**

Or email them to [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)



# HOUSING CABINET MEMBER MEETING

## Agenda Item 49

Brighton & Hove City Council

<b>Subject</b>	<b>Learning Disability Short Breaks Policy</b>		
<b>Date of Meeting:</b>	<b>10<sup>th</sup> September 2008</b>		
<b>Report of:</b>	<b>Director Adult Social Care and Housing</b>		
<b>Contact Officer:</b>	<b>Name: Naomi Cox</b>	<b>Tel: 295550</b>	
	<b>E-mail: naomi.cox@brighton-hove.gov.uk</b>		
<b>Key Decision:</b>	<b>Yes</b>	<b>Forward Plan No. HSG 2635</b>	
<b>Wards Affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 In January 2008 a report on Learning Disability Short Breaks was taken to the Adult Social Care Committee and the following recommendations were approved:
- a. That the Committee agrees to a period of formal consultation with existing and where possible future users of short break services for adults with learning disabilities regarding the use of the proposed short breaks assessment.
  - b. Subject to formal consultation that the outcome of this consultation is brought back to the Adult Social Care Committee for a decision to be made regarding the Short Breaks Policy and the use of a short breaks assessment.
- 1.2 In line with local and national priorities the Brighton and Hove Learning Disability Services recognise the importance of family carers in supporting people with learning disabilities to remain in the family home in their local communities. Short breaks for the family and the person they care for are an important part of the care package of support for carers. Currently 58 families receive short breaks at the Councils directly provided short breaks service (Pioneer House) and 28 families receive short breaks in the independent and voluntary sector some via Adult Placements.

- 1.3 The need for breaks from caring is well documented nationally and locally. Short Breaks are valued by family carers and people with learning disabilities. Mencaps national campaign in 2003 highlighted the need for short breaks for families so they could continue caring for their relatives with learning disabilities. The need for 'Time Off' is one of the key principles of the 'Brighton and Hove Carers Strategy 2006-09' which states that :
- All carers have a right to a life outside caring.
  - Provide breaks services that work in partnership with carers and cared for, are flexible, give confidence, can be trusted and are a positive experience for the user and meet their individual needs
  - Provide a range of breaks to carers and cared for that offer choice and flexibility”

## **2. RECOMMENDATIONS:**

- 2.1 That the Housing Cabinet Member approve the short breaks policy and assessment tool.
- 2.2 That the That the Housing Cabinet Member authorise that the short breaks policy be implemented from the beginning of October 2008.

## **3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 Brighton and Hove City Council directly provide short breaks to adults with a learning disability and their families via Pioneer House. Historically the service has a waiting list where families may wait up to three years for a short break because of limited capacity.
- 3.2 Some families have large amounts of respite and some very little as the assessment tool for allocating short breaks has not been effective. Many families choose to use their allocation of nights at weekends leaving Pioneer full at weekends and running under capacity mid-week.
- 3.3 The new short breaks policy will ensure that all families will have a short break and that the number of nights they receive is allocated fairly and according to need. Families will only be able to book a limited number of weekend stays and will have to use the remainder of their allocation mid-week which will ensure that everyone has the opportunity to have a short break at weekends and that Pioneer will be more effectively used throughout the week.
- 3.4 The proposed short breaks policy and the assessment tool is attached as appendix 1.



## 4 CONSULTATION

- 4.1 The formal consultation period began on the 25.2.08. Everyone who uses Pioneer House was sent a copy of the draft short breaks policy and the assessment tool which would be used to allocate the number of nights families received. 24 responses were received in writing and 11 of these were from families who were not happy with the proposed changes. The manager of Pioneer House met with these families to discuss their individual situations and explain what the new policy would mean for them. For 8 families they had not understood the policy and their short breaks package would not change as much as they had thought.
- 4.2 A meeting for carers who use Pioneer House was held on the 27<sup>th</sup> March which 21 families attended. Feedback was given and the draft policy was amended to allow for more flexibility in booking short breaks and the process and the way short breaks could be booked was made clearer.
- 4.3 After this meeting every family was assessed using the proposed assessment tool and informed of the number of nights they would receive under the draft policy. There were 11 families who would receive less respite than they currently do and the manager at Pioneer met with them to discuss their personal circumstances and negotiated their new allocation. For three families their existing number of nights was honoured, the other families although they had more nights allocated under the old policy they had not used their full allocation each year and so a compromise was negotiated.
- 4.4 All relevant stakeholders were also sent a copy of the draft short breaks policy and feedback requested. The people consulted with were the community learning disability team, the children's disability team, the transitions care manager, the Carers Centre, Amaze, in-house day services and the carers care manager. The feedback received (from 2 stakeholders) was mostly around the way in which the policy would be implemented, no direct responses about the content of the policy were received.
- 4.5 Service users were also consulted with. Speak Out the main advocacy support group were visited and the draft policy discussed and people who use Pioneer House were asked their views about the proposals. This included accessible letters, speaking directly with their key workers and the service user forums that run at Pioneer. The feedback received mainly focused around people wanting to remain in their friendship groups when staying at the weekends and that they could still use Pioneer at the weekends. Most people understood that Pioneer cannot accommodate everyone at weekends and that some stays would need to be mid-week.
- 4.6 A final meeting was held on the 8.7.08 so that families had a chance to comment on the final version.

## **5 FINANCIAL & OTHER IMPLICATIONS:**

### **5.1 Financial Implications:**

There are no direct financial implications arising from the recommendations made in this report. However, the proposed policy will help to ensure that Pioneer House is better occupied during the week and reduce the need for purchasing of weekend short breaks with independent providers. This should lead to a corresponding reduction in the unit costs of the service.

*Finance Officer consulted: Mike Bentley*

*Date 23/6/08*

### **5.2 Legal Implications:**

Individuals should be identified as needing respite care via an assessment carried out under the National Health Service and Community Care Act 1990, which also includes an assessment of carers' needs under the Carers Recognition and Services Act 1995.

As the Council is seeking to introduce a new policy regarding respite care, and this could change the entitlement to respite care that a number of families have under the existing scheme, a consultation exercise should be carried out with those potentially affected, prior to any decision being taken by Members on adoption of the policy.

*Lawyer consulted .Serena Kynaston*

*Date 24/6/08*

### **5.3 Equalities Implications:**

People with learning disabilities are a disadvantaged group. An Equalities Impact Assessment for all of Learning Disability Services is due to be undertaken later this year

### **5.4 Sustainability Implications:**

There are no direct implications arising from this report.

### **5.5 Risk and Opportunity Management Implications:**

Development of policy in this area will be undertaken with due regard to appropriate risk assessment requirements.

### **5.6 Corporate / Citywide Implications:**

There are no direct implications arising from this report.

## **6 EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 The alternative option was to leave the short breaks service as it was which would result in an inequitable allocation for families, a long waiting list for weekend breaks and the under use of Pioneer House in the week.

## **7 REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 Adopting a fair and transparent system for assessing need and allocating short breaks for family carers.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

Appendix 1 short breaks policy and assessment tool.

### **Documents In Members' Rooms:**

None

### **Background Documents**

- a) Mencap – Breaking Point – A Report on Caring without a break for children and adults with severe and profound learning disabilities (2003)
- b) Family Matters – Valuing People 2001
- c) Valuing People Now – Consultation Dec 07
- d) Brighton and Hove Multi-Agency Carers' Strategy 2006-2009
- e) Report of Adult Social Care Committee 28<sup>th</sup> January 2008 – Learning Disability Short Breaks Policy.





### **Brighton and Hove Short Breaks Service for People with a Learning Disability**

#### **1. Introduction**

Brighton and Hove City Councils short breaks service is based at Pioneer House in Hollingdean. The service has 10 beds plus an emergency bed and provides overnight respite to adults with a learning disability who live at home with families or carers.

Short breaks can also be arranged in other ways e.g. with adult placement carers or through other care services who provide respite care if there is an assessed need for this or if Pioneer House is not able to meet the needs of the person who needs support.

#### **2. Accessing the short breaks service**

2.1 A referral for overnight respite needs to be made to the Community Learning Disability Team based at Denmark Villas. A care manager will be allocated to carry out a community care assessment and a carer's assessment will also be provided.

2.2 The care manager will also need to carry out an assessment of need for respite care and this request will then be put forward to the eligibility panel to make a decision to fund a short breaks package at Pioneer House.

2.3 Once a package has been agreed the referral is passed onto Pioneer House who will assess the number of nights the family is entitled to and begin the process of assessment and introduction as capacity becomes available. Unless there are exceptional circumstances the respite package will begin within 6 months of eligibility being agreed.

### **3. Short breaks care packages**

3.1 The basic care package is one weekend in eight which amounts to 20 nights a year. Families need for additional respite is assessed by a care manager using the care package allocation assessment.

3.2 Families can be allocated an additional 10-55 nights based on priority and need which they can use to book additional respite. Families who have a total of 45+ nights can use their allowance to book up to four weekend stays each year in addition to their one weekend in eight. Basic package weekend stays will be allocated on a rolling pattern for a year ahead.

3.3 The remainder of people's nights will need to be used during the working week (Monday–Thursday). Families may use their additional nights when they wish according to Pioneers capacity. Mid week stays may be booked to run in or out of a weekend stay but not both and this can only be done once in every eight week cycle. Any requests which fall outside of these guidelines will be looked at individually and according to need and the availability of beds.

3.4 If a family do not use their allocation of nights within the year their package of care will be reviewed to assess if changes need to be made to their allocation.

### **4. Booking Guidelines**

4.1 A request for a booking must be made directly to Pioneer House. Bookings may be made up to six months in advance unless there are exceptional circumstances. Each request will be assessed to see if it can be met and confirmation will be sent in writing. Where requests are made at short notice the Manager will confirm by phone then follow up in writing. Where a request cannot be met the reasons will be explained by phone as soon as possible and alternative dates offered.

4.2 Families/carers who cannot or choose not to use a confirmed booking need to inform Pioneer House as soon as possible and at least 24hrs before the stay is due to start. If the person booked to use the service does not turn up and no cancellation has been received the nights booked will be lost. If the person due to stay at Pioneer is unwell on the day their stay is due to start, Pioneer House must be informed by phone that morning.

4.3 Families using other short break options will need to refer to that providers booking guidelines.

**LEARNING DISABILITY SHORT BREAKS CARE PACKAGE  
ALLOCATION ASSESSMENT**

<b>User needs:</b>
<b>Dependency:</b>
Needs minimal supervision = <b>1 point</b>
Needs regular supervision = <b>2 points</b>
Needs constant supervision = <b>3 points</b>
<b>Manual Handling</b>
Minimal support needed = <b>1 point</b>
Some equipment/support needed = <b>2 points</b>
Uses a wheelchair/hoist for transfers = <b>3 points</b>
<b>Continance</b>
Minimal support needed = <b>1 point</b>
Needs prompts and some supervision = <b>2 points</b>
Uses pads/catheter = <b>3 points</b>
<b>Night time</b>
Needs minimal supervision = <b>1 point</b>
Needs intermittent or frequent checks or support to sleep = <b>2 points</b>
Needs regular and frequent checks or support to sleep = <b>3 points</b>
<b>Personal care</b>
Needs minimal support = <b>1 point</b>
Needs prompts and some physical support = <b>2 points</b>
Needs all care completed for them = <b>3 points</b>
<b>Health</b>
Only needs intervention when unwell = <b>1 point</b>
Needs regular intervention (e.g., well controlled epilepsy/diabetes) = <b>2 points</b>
Needs constant intervention (e.g., poorly controlled epilepsy/diabetes) = <b>3 points</b>
<b>Behaviour/risks</b>
Needs minimal support or where issues are minor and easily managed = <b>1 point</b>
Episodes are of short duration or consequences are not serious = <b>2 points</b>
Episodes are sustained or consequences are serious = <b>3 points</b>

<b>Carer Needs:</b>
<b>Health</b>
Minor health issues = <b>1 point</b>
Ongoing health issues = <b>2 points</b>
Serious health issues = <b>3 points</b>
<b>Identified Risks</b>
low risks = <b>1 point</b>
Medium risks = <b>2 points</b>
High risks = <b>3 points</b>
<b>Support Network</b>
Good external support = <b>1 point</b>
Some external support = <b>2 points</b>
No external support = <b>3 points</b>
<b>Other Caring Roles</b>
No other dependents = <b>1 point</b>
Dependent child/close relative = <b>2 points</b>
Multiple caring roles = <b>3 points</b>
<b>Ability to Cope</b>
Coping = <b>1 point</b>
Struggling to cope = <b>2 points</b>
Not coping = <b>3 points</b>

Service user needs score	
Carer needs score	
<b>Total</b>	

### **Additional Nights Allocation**

12-15 points	10 additional nights	
16-21 points	25 additional nights	
22-28 points	40 additional nights	
29-36 points	55 additional nights	

Prepared after consultation – July 2008