



31 May 2019

## HOUSING COMMITTEE

A meeting of the Housing Committee will be held on **TUESDAY 11 JUNE 2019** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **7.00 pm.**

Kathy O'Leary  
Chief Executive

**Please Note:** This meeting will be filmed for live or subsequent broadcast via the Council's internet site ([www.stroud.gov.uk](http://www.stroud.gov.uk)). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

### AGENDA

- 1 **APOLOGIES**  
To receive apologies for absence.
- 2 **DECLARATIONS OF INTEREST**  
To receive declarations of interest.
- 3 **MINUTES**  
To approve the minutes of the meeting held on 9 April 2019.
- 4 **PUBLIC QUESTION TIME**  
The Chair of Committee will answer questions from members of the public submitted in accordance with the Council's procedures.  
**DEADLINE FOR RECEIPT OF QUESTIONS**  
**Noon on THURSDAY 6 JUNE 2019.**  
Questions must be submitted in writing to the Chief Executive, Democratic Services, Ebley Mill, Ebley Wharf, Stroud and sent by post or by Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)
- 5 **PERFORMANCE MANAGEMENT**  
Appointment of two Performance Monitoring Representatives.
- 6 **HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2018/19 – SUMMARY OF VARIANCES.**  
To inform members of the 2018/19 outturn position on the Housing Revenue Account.

- 7 **STROUD DISTRICT COUNCIL'S NEW HOMES AND REGENERATION PROGRAMME AND DISTRICT WIDE AFFORDABLE HOUSING DELIVERY**  
To provide an update on the original five year New Homes Programme, the details of the new schemes that are planned to be delivered over the next 3 years and affordable housing delivery across the district.
- 8 **HRA DELIVERY PLAN REVIEW**  
To approve the approach to review and update the HRA delivery plan
- 9 **DRAFT HOMELESS PREVENTION STRATEGY**  
Approve the draft Homeless Prevention Strategy for consultation and authorise officers to carry out consultation for a period of 12 weeks.
- 10 **MEMBER REPORTS**  
a) Housing Review Panel  
b) Performance Monitoring  
c) Tenant Representative to provide a verbal update to Committee
- 11 **COMMITTEE'S ANNUAL REPORT**  
Summarise the activities of the Housing Committee during 2018/19 and set out its plans for the next twelve months.
- 12 **WORK PROGRAMME**  
To consider the work programme.
- 13 **MEMBERS' QUESTIONS**  
See Agenda Item 4 for deadline for submission.

### **Members of Housing Committee 2019-20**

**Councillor Chas Townley (Chair)**  
**Councillor Jenny Miles (Vice-Chair)**  
Councillor Catherine Braun  
Councillor Jim Dewey  
Councillor Chas Fellows  
Councillor Colin Fryer

Councillor Lindsey Green  
Councillor Julie Job  
Councillor Norman Kay  
Councillor Phil McAsey  
Councillor Gary Powell  
Councillor Debbie Young

### **Tenant Representatives**

Leticia Gardiner

Juliette Smith

## STROUD DISTRICT COUNCIL

AGENDA  
ITEM NO

## HOUSING COMMITTEE

11 JUNE 2019

6

<b>Report Title</b>	<b>HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2018/19 – SUMMARY OF VARIANCES</b>
<b>Purpose of Report</b>	To inform members of the 2018/19 outturn position on the Housing Revenue Account
<b>Decision(s)</b>	<b>The Committee RESOLVES to:</b> <b>(1) Note the Housing Revenue Account revenue and capital outturn for 2018/19, as shown in Table 1 and Table 4</b> <b>(2) To support the transfers to and from earmarked reserves for the year, as set out in Table 2</b> <b>(3) To support the reprofiling of the HRA Capital Programme budget as set out in Table 6.</b>
<b>Consultation and Feedback</b>	Budget holders have been consulted about the outturn position for their service areas. The feedback has been incorporated in the report to explain differences between budgets and actual income and expenditure.
<b>Financial Implications and Risk Assessment</b>	The whole report is of a financial nature reporting the Housing Revenue Account capital and revenue position for 2018/19. Andrew Cummings, Interim Director of Resources Tel: 01453 754115 Email: <a href="mailto:andrew.cummings@stroud.gov.uk">andrew.cummings@stroud.gov.uk</a>
<b>Legal Implications</b>	The Council is under a duty to prevent a debit balance from accruing on the HRA and must therefore keep under review its proposals regarding income and expenditure on HRA assets. Mike Wallbank, Solicitor Email: <a href="mailto:Mike.Wallbank@stroud.gov.uk">Mike.Wallbank@stroud.gov.uk</a>
<b>Report Author</b>	Lucy Clothier, Principal Accountant Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a>
<b>Options</b>	To not support the reserve transfers and capital slippage. Any proposed changes would be recommended for action in 2019/20.
<b>Performance Management Follow Up</b>	The outturn position will be taken into account when the budget for 2020/21 is prepared later in the year. The change to balances and reserve levels will be incorporated into an updated Medium Term Financial Plan.

## **1. Background**

- 1.1 This report sets out the final outturn position for the Housing Revenue Account (HRA) for the 2018/19 financial year.
- 1.2 The purpose of this report is to inform members of the level of balances held by the HRA as a result of closing the accounts for the year.
- 1.3 **Due to the volume of information contained in the report, it would be helpful where members have questions on matters of detail if they could be referred to the report author or the appropriate service manager before the meeting.**

## **2. HRA Outturn Position Overview**

- 2.1 The HRA is a self financing account for the Council's landlord function, which must be budgeted to break even (net of transfers to/from HRA reserves).
- 2.2 The original gross expenditure budget for the HRA was £22,366k. This has been revised to £20,652k with net transfers to reserves of £2,037k, funded by income of £22,689k.
- 2.3 The revenue outturn position of the HRA shows a transfer to HRA General Reserves of £383k. This represents a net overspend of £136k (0.7% of gross expenditure budget). A summary of this variation can be found in Table 1 (following paragraph 3.3).
- 2.4 The capital outturn position shows total expenditure of £8,593k, a variance of -£1,560k against the revised budget of £10,153k. A summary of this variance can be found in Table 4 (following paragraph 6.2).

## **3. Housing Revenue Account Revenue Outturn Position**

- 3.1 The outturn position for the HRA shows a net overspend of £136k (0.7% of gross expenditure). A breakdown of this variance is included in Table 1 below. This is a change of +£190k (0.9%) from the month 10 forecast reported in April 2019.
- 3.2 It is proposed that this is funded from HRA General Reserves, reducing the amount transferring to general reserves from £519k to £383k. A summary of the position of HRA General Reserves can be found in Section 5.
- 3.3 The summary table format has been changed from the previous report. This is to show the true variance within the controllable budgets within the HRA, and split out other charges, such as Support Charges from the General Fund. A copy of the table in the former format has been included in Appendix A for information.

**Table 1 – HRA Revenue Summary**

Revenue Summary	Para Ref	2018/19 Original Budget £k	2018/19 Latest Budget £k	Outturn Position £k	Outturn Variance After Reserve Transfers £k
<b>Income</b>					
Dwelling Rents and Service Charges		(21,826)	(22,144)	(22,195)	(51)
Other Charges and Income		(564)	(625)	(692)	(67)
Provision for Bad Debts		200	80	99	19
<b>Total Income</b>	<b>3.5</b>	<b>(22,190)</b>	<b>(22,689)</b>	<b>(22,788)</b>	<b>(99)</b>
<b>Expenditure</b>					
Supervision and Management	3.6	4,215	3,892	3,863	(29)
Repairs and Maintenance	3.7 - 3.11	3,684	3,652	3,906	254
Sheltered Housing Service	3.12	1,197	1,015	902	(113)
Other Expenditure	3.13	485	459	529	70
Sheltered Housing Modernisation Programme	3.14	579	401	401	0
<b>Total Expenditure</b>		<b>10,160</b>	<b>9,419</b>	<b>9,601</b>	<b>182</b>
<b>Net Income and Expenditure</b>		<b>(12,030)</b>	<b>(13,270)</b>	<b>(13,187)</b>	<b>83</b>
<b>Other HRA Costs and Income</b>					
Support Service Charges from GF	3.15	1,565	1,565	1,687	122
Revenue Funding of Capital Programme (Depreciation and RCCO)		7,153	6,273	6,273	0
Interest Payable/Receivable	3.16	3,488	3,395	3,326	(69)
<b>Total Other Costs and Income</b>		<b>12,206</b>	<b>11,233</b>	<b>11,286</b>	<b>53</b>
<b>Total Housing Revenue Account</b>		<b>176</b>	<b>(2,037)</b>	<b>(1,901)</b>	<b>136</b>
Transfers to/from Earmarked Reserves	4	(50)	1,518	1,518	0
Transfers to/from General Reserves	5	(126)	519	383	(136)
<b>Total Transfers to Reserves</b>		<b>(176)</b>	<b>2,037</b>	<b>1,901</b>	<b>(136)</b>

3.4 Further details on the variances included in Table 1:

**3.5 Income – (£99k) additional income**

Net income is higher than budget by £99k, a variance of 0.4% of the income target. Part of this relates to rents and service charges (£51k), and part relates to other areas such as garage rent (£28k), which because of the approved policy to dispose/redevelop sites, has been

prudently budgeted, and renewable energy income which was over budget by £14k.

This rents and charges lines represent income that has been charged, not income that has been received. Where payment of rent or other charges is overdue and it is not expected that the payment will be received, provision is made under Provision for Bad Debt.

### **3.6 Supervision and Management – (£29k) underspend**

There is a small underspend which is made up of a number of small variances across all areas of supervision and management.

### **3.7 Repairs and maintenance - £254k overspend**

#### **3.8 Planned maintenance – £74k underspend, £60k carry forward request**

The cyclical decoration programme has completed slightly more works than forecasted (+£27k). There is an underspend of £36k against asbestos surveys. Surveys are only required where there are gaps in information and dependant on programme progress.

There is also an underspend of £60k for Fire Risk Assessments, which have slipped into 2019/20. Therefore, as reported at Month 10, a £60k carry forward is requested to allow the Fire Risk Assessments to be delivered in early 2019/20.

#### **3.9 Gas in-house provider – (£28k) underspend**

The provision of gas servicing and remedial works was completed within the operational budget, with a small underspend of £28k.

#### **3.10 Voids - £100k overspend**

There was a backlog of properties at the start of the year due to previous contractor issues. Costs have also been higher in the south of the district across voids and responsive maintenance as the shorter term contract means that the contractors upfront costs are being recovered over a shorter period.

Properties have also been returned in a poorer condition, and so additional works have been needed.

#### **3.11 Responsive maintenance - £196k overspend**

This overspend relates to general maintenance and electrical remedial works. As reported under Voids, the cost of the contract has been higher in the south in this year, and more work was carried out this year due to catch up.

Whilst, due to their nature, responsive works are difficult to predict, works are monitored for trends and where appropriate re-addressed through planned programmes of works.

### **3.12 Sheltered Housing Service – (£113k) underspend**

Expenditure in Sheltered Housing schemes is lower than budgeted, with lower spend across both salaries and running costs.

The budget required to deliver the service across the schemes will need to be reconsidered as part of the next budget setting round, as the

Sheltered Modernisation Programme and the Older Persons Strategy will both further impact on the service provision.

**3.13 Other expenditure - £70k overspend**

The cost of grounds maintenance is higher than anticipated, with fly tipping an increasing issue in some of our estates.

**3.14 Sheltered Housing Modernisation - £36k overspend (funded from reserves)**

Works at Sherborne House completed in 2018, and planning is underway for works at Concord and George Pearce House which are due to be undertaken in 2019/20. There is a £36k overspend on revenue which represents an offset between revenue and capital works - there were slightly more revenue works, and less capital works than in the budget, but this doesn't affect the programme as a whole.

This has been funded in revenue by an increased contribution from the Sheltered Modernisation earmarked reserve (see Section 4). The reduced capital spend will mean that fewer capital receipts are needed to fund the programme in this year.

**3.15 Support Charges from the General Fund - £122k additional cost**

The HRA pays a share of the running costs of the Council - for the services it receives from Council wide support services such as IT, HR and Finance, as well as the running costs of the Council as a whole, such as Committee meetings.

The cost to the HRA in 2018/19 is higher than the budgeted amount by £122k. This includes a share of any overspends and underspends in shared services, as well as contributions towards one off costs.

The spend in these areas are reported to other committees.

**3.16 Interest payable/receivable – (£69k) additional income**

The level of investment income has increased significantly, due in part to higher levels of reserves in the HRA, but largely attributable to higher interest rates than last year.

#### 4. HRA Earmarked Reserves

- 4.1 The transfers to/from Earmarked reserves, including the carry forward (paragraph 3.8), are as follows:

Table 2 - Earmarked reserve transfers

<b>Earmarked Reserve</b>	<b>Opening balance £k</b>	<b>Transfers in £k</b>	<b>Transfers out £k</b>	<b>Closing balance £k</b>	<b>Net transfers £k</b>
Sheltered Modernisation	1,976	1,390	(852)	<b>2,514</b>	538
Estate Redevelopment	350	820	0	<b>1,170</b>	820
Staffing	250	0	0	<b>250</b>	0
HRA General Contingency	0	100	0	<b>100</b>	100
Carry forwards – Fire Risk Assessments	0	60	0	<b>60</b>	60
	<b>2,576</b>	<b>2,370</b>	<b>(852)</b>	<b>4,094</b>	<b>1,518</b>

#### 5. HRA General Reserves

- 5.1 The opening balance of HRA General Reserves at 1 April 2018 was £3,003k. The base budget included a transfer from reserves of £126k, but this was revised to a budgeted transfer to reserves of £519k in January 2019.
- 5.2 The revenue overspend of £136k reduces this transfer to reserves to £383k, and gives a closing balance on HRA General Reserves of £3,386k.
- 5.3 Although a slightly lower than the revised budgeted balance, this is still higher than the base budget and continues to allow HRA reserves to remain above the recommended minimum balance of £1,500k.
- 5.4 The following table gives an update of the forecasted balance of HRA General Reserves over the Medium Term Financial Plan (MTFP) period.

Table 3 – Summary of HRA General Reserves Forecast

	<b>2018/19 £k</b>	<b>2019/20 £k</b>	<b>2020/21 £k</b>	<b>2021/22 £k</b>	<b>2022/23 £k</b>
Opening balance	3,003	3,386	3,436	2,617	3,178
Budgeted transfer to/(from) general reserves – Council Jan 2019	519	103	(687)	561	330
Revenue overspend 2018/19	(136)				
Approved changes (creation of in house maintenance service) – Council April 2019		(53)	(132)		
<b>Closing balance</b>	<b>3,386</b>	<b>3,436</b>	<b>2,617</b>	<b>3,178</b>	<b>3,508</b>

#### 6. HRA Capital Programme

- 6.1 The HRA has a budgeted capital programme of £10,153k for 2018/19, of which £8,593k has been spent.



6.2 The below table give a breakdown of the capital programme, with further details of variances following.

**Table 4 – HRA Capital Summary**

<b>Capital Summary</b>	<b>Para Ref</b>	<b>2018/19 Revised Budget £k</b>	<b>2018/19 Outturn £k</b>	<b>2018/19 Outturn Variance £k</b>	<b>Slippage Request £k</b>
Central Heating	6.4	624	596	(28)	28
Disabled Adaptations		143	133	(10)	
Kitchens and Bathrooms	6.5	1,506	1,021	(485)	430
Major Void Works	6.6	570	802	232	
Compliance	6.7	337	422	85	
Doors and Windows	6.8	791	512	(279)	100
Electrical Works		212	210	(2)	
Damp Works/Insulation	6.9	127	34	(93)	93
Non-Traditional Properties	6.10	595	450	(145)	
Door Entry	6.11	352	158	(194)	
External Works		2,793	2,775	(18)	
Suited Locks	6.12	74	0	(74)	74
<b>Total - Major Works</b>	<b>6.3</b>	<b>8,124</b>	<b>7,113</b>	<b>(1,011)</b>	<b>725</b>
Southbank, Woodchester	6.14	300	17	(283)	283
Former Ship Inn Site, Bridgend		15	15	0	
Tanners Piece, Nailsworth	6.15	1,345	1,089	(256)	256
Broadfield Road, Eastington	6.16	0	15	15	
Orchard Road, Ebley	6.16	0	4	4	
Ringfield Close, Nailsworth	6.16	0	16	16	
Summersfield Road, Minchinhampton	6.16	0	15	15	
Gloucester St and Bradley St, WuE	6.16	0	8	8	
Completed schemes (retention payments)	6.16	0	3	3	
New Homes Contingency	6.16	50	0	(50)	
<b>Total - New Build</b>		<b>1,710</b>	<b>1,182</b>	<b>(528)</b>	<b>539</b>
Sheltered Housing Modernisation	6.17	319	298	(21)	
<b>Total Capital Expenditure</b>		<b>10,153</b>	<b>8,593</b>	<b>(1,560)</b>	<b>1,264</b>

### 6.3 Major Works – (£1,011k) underspend/slippage

Total spend across major works on existing dwellings is £7,113k. Although lower than the current budget by £1,011k, it should be noted that this is above the original budgeted amount of £6,657k and is a considerable increase from £3,114k spend in 2017/18.

Slippage of £725k is being requested to allow some works to be delivered in 2019/20 on top of the existing programme.

#### 6.4 Central Heating – (£28k) underspend/slippage

Central heating upgrades are largely on target, but there were a higher number of critical failures which reduced the planned programme in year. A total of 204 heating systems have been replaced.

The small slippage request relates to the partial funding of a replacement district heating system that will now be installed in 2019/20. The balance will be funded from the 2019/20 budget.

#### 6.5 Kitchens and bathrooms – (£485k) underspend/slippage

A total of 85 kitchens and 165 bathrooms have been completed during the year. Some issues with contractor performance have been encountered and therefore a carry forward of £430k is forecasted to allow the slipped installations to be delivered next year.

#### 6.6 Major works - £232k overspend

Major works on void properties have been higher than budgeted. A total of 50 major voids have been completed, with some needing considerable works in order to bring them up to the lettable standard.

#### 6.7 Compliance - £85k overspend

The cost of asbestos removal has been higher than budgeted. Removal of asbestos is done in line with planned works and will vary each financial year.

#### 6.8 Doors and Windows – (£279k) underspend/slippage

As previously reported, difficulty in obtaining certain doors as a result of the Grenfell tragedy has led to delays, and a carry forward of £100k is being requested. The new contract is due to be in place early in 2019/20.

#### 6.9 Insulation – (£93k) slippage

Although insulation works have been undertaken as part of the external works contract, additional insulation is being procured under a framework in order to be delivered early in 2019/20. It is therefore requested that the remaining budget is slipped into next year.

#### 6.10 Non Traditional properties – (£145k) underspend

External works have been undertaken on 33 non traditional properties. The external wall insulation on eight properties will be completed in 2019/20, with the Non Traditional budget combined with External Works.

#### 6.11 Door entry – (£194k) underspend

Performance issues with the contractor, and long lead in times for door manufacture, have led to the programme unfortunately being delayed.

#### 6.12 Suited locks – (£74k) slippage

Suited locks are expected to commence in April 2019, and so the budget will need to be slipped into 2019/20 in order to fund the programme.

### 6.13 New Build and Regeneration – (£528k) slippage

The slippage detailed below, is due to re-profiling of these schemes to reflect various factors affecting start on site.

### 6.14 Southbank – (£283k) slippage

This scheme was forecast to start on site in January this year, but this has been further delayed due to ecology and ground issues. A contractor is in place and works are now due to start on site in 2019/20.

### 6.15 Tanners Piece – (£256k) slippage

Tanners Piece is now almost complete, with 11 new dwellings due for completion in June 2019. Due to a later start than anticipated, more spend has fallen in 19/20 than originally forecast, but this hasn't significantly affected the programme.

### 6.16 Other Schemes – £11k overspend

Initial scoping works and planning applications are starting for some of the new sites approved by Council in January 2019. These works are currently being funded by the New Homes Contingency budget, but will all have an individual budget in place from 2019/20.

There are also some small costs on completed schemes which are funded from the contingency.

The small overspend represents the brought forward spend on the new schemes and can be comfortably funded from existing capital receipts.

### 6.17 Sheltered Modernisation – (£21k) underspend

Three ex scheme warden property conversions, and modernisation works at Sherborne House have been completed during the year.

As reported in paragraph 3.14 there has been a variance between revenue and capital works at Sherborne, but this does not affect the overall financial position of the programme.

Works are due to start at Concord and George Pearce House, the next two schemes in the modernisation programme, in the new financial year.

## 7. Capital Financing

### 7.1 The total capital spend of £8,593k has been financed as follows:

Table 5 – HRA Capital Financing

Source of Funding	£k	
Major Repairs Reserve	7,113	
Revenue Contribution to Capital Outlay (RCCO)	319	
Capital Receipts	1,161	Includes £407k Right to Buy receipts, receipts from shared ownership sales of £20k and £734k sheltered housing receipts
<b>Total Funding</b>	<b>8,593</b>	

## **8. Capital Budget 2019/20**

- 8.1 Slippage of £1,634k is being requested from 2018/19 budgets into 2019/20.
- 8.2 It is also proposed that the budgets within the New Homes Programme are reprofiled to reflect the forecasted delivery as set out in the report to Housing Committee, also at the June 2019 meeting. The overall budget has not been amended.
- 8.3 Taking into account these changes the proposed revised capital programme for 2019/20 to 2022/23 is:

Table 6 – Revised Capital Programme

HRA Capital Programme	2019/20 Base £k	Slippage £k	2019/20 Revised £k	2020/21 £k	2021/22 £k	2022/23 £k
<b>Major Works</b>						
Central Heating	1,021	28	1,049			
Disabled Adaptations	200		200			
Kitchens and Bathrooms	1,389	430	1,819			
Major Voids	464		464			
Asbestos/Radon	422		422			
Doors and Windows	1,022	100	1,122			
Electrical Works	218		218			
Environmental Works		93	93			
Door Entry	218		218			
Suited Locks	76	74	150			
External Works	3,519		3,519			
Major Works				4,726	6,843	6,429
<b>Total Major Works</b>	<b>8,549</b>	<b>725</b>	<b>9,274</b>	<b>4,726</b>	<b>6,843</b>	<b>6,429</b>
<b>New Homes and Sheltered Modernisation</b>						
Southbank, Woodchester	902	283	954	231		
Former Ship Inn Site, Bridgend	1,000			50	950	485
Sheltered Modernisation - Tanners Piece	449	256	705			
Broadfield Road, Eastington	31		31	994	90	
Orchard Road, Ebley	20		20	665	30	
Queens Drive, Cashes Green	27		10	810	220	
Ringfield Close, Nailsworth	55		55	2,257	901	
Summersfield Road, Minchinhampton	28		28	892		
Gloucester St and Bradley St, WuE	28		28	20	537	722
Glebelands,					1,898	1,897
Opportunity Land Acquisition Pot	3,000		3,000			
New Homes Contingency	50		50	50	50	50
Sheltered Modernisation - Amber/Green Schemes	614		614	309	536	213
<b>Total New Homes and Sheltered Modernisation</b>	<b>6,204</b>	<b>539</b>	<b>5,495</b>	<b>6,278</b>	<b>5,212</b>	<b>3,367</b>
<b>Total HRA Capital Programme</b>	<b>14,753</b>	<b>1,264</b>	<b>14,769</b>	<b>11,004</b>	<b>12,055</b>	<b>9,796</b>

## 9. HRA Stock Numbers

- 9.1 The total number of dwellings available to let (excluding those held vacant pending redevelopment) has reduced by 45 to 5015.
- 9.2 This includes a total of 26 Right to Buy sales, the addition of 6 converted ex scheme manager flats, and the decanting of 18 sheltered units in 'red' schemes. There were three empty properties recategorised as development (two houses at Gloucester Street and the ex warden accommodation at Broadfield Road), and four dwellings have been transferred to non dwellings as they are let on long term leases with HRA shops (this is an existing arrangement).

Table 7 – Changes to the housing stock 2018/19

	Rented	Shared Ownership	Total
<b>Opening Stock at 1 April 2018</b>	<b>5,020</b>	<b>40</b>	<b>5,060</b>
<i>Additions:</i>			
Ex warden conversions	6		6
<i>Less:</i>			
Right to Buy sales	(26)		(26)
Decanted for Sheltered Modernisation Programme	(18)		(18)
Transferred to development	(3)		(3)
Transferred to shops	(4)		(4)
<b>Closing stock at 31 March 2019</b>	<b>4,975</b>	<b>40</b>	<b>5,015</b>

- 9.3 At 31 March 2019 there were 14 units within red sheltered schemes still to be decanted, once suitable accommodation is found for the tenants. All tenants going through this process are supported in line with the decanting policy.

## 10. Right to Buy Receipts

- 10.1 As members will be aware, the Council is able to retain Right to Buy (RTB) receipts (after a set payment to the Treasury, a Council share, an allowance for the self financing debt relating to the RTBs, and an admin allowance), but only if they are spent on new affordable rented housing.
- 10.2 There are strict rules on the use of the receipts, with the RTB receipts only able to make up a total of 30% of the spend on the new housing.
- 10.3 The remaining 70% of spend must come from other resources, such as revenue resources (ie from rental income), borrowing, or capital receipts (although the use of capital receipts from the sale of non RTB dwellings is not directly allowable).
- 10.4 For example, £300k of RTB receipts must be used towards spend of £1,000k on new housing, with £700k coming from Council resources. They also cannot be used at the same time as other government funds, such as Homes England, previously the Homes and Communities Agency (HCA), grants.

10.5 A total of 26 properties were sold under Right to Buy in 2018/19, with a total capital receipt of £2,327k. This is after discounts totalling £1,785k were applied, and includes a repayment of a previous discount as the property was resold within five years of the Right to Buy sale.

10.6 The below table shows the breakdown of these receipts.

Table 8 – Right to Buy Receipts 2018/19

	£000s	
Treasury share	461	Amount paid to Government under the RTB legislation
Local authority share	191	Amount that can be kept locally without match funding restrictions
Admin costs	34	Allowance to cover administration costs
Attributable debt	504	Allowance for self financing debt relating to sold properties. Note: this does not need to be used to repay borrowing
Buyback allowance	74	Allowance of up to 50% for repurchasing ex council houses (relates to costs incurred in past years)
Additional 141 receipts	1,063	Remaining amount that must be match funded within three years. In order to keep these receipts an additional £4,151k must be spent by 31 March 2021.
	2,327	

10.7 During 2018/19, the total spend required (from RTB receipts up to March 2016 – to allow for the three year period in which we have to allocate RTB receipts) has been met, and no additional RTB receipts have been returned.

10.8 Right to Buy receipts have been allocated to Tanners Piece, the conversion of sheltered ex wardens accommodation and towards the preliminary costs of the new sites not yet on site.

10.9 Receipts are also continuing to be allocated towards the Fountain Crescent site in Wotton-under-Edge, on which Fortis Living, a Registered Provider, are building affordable homes.

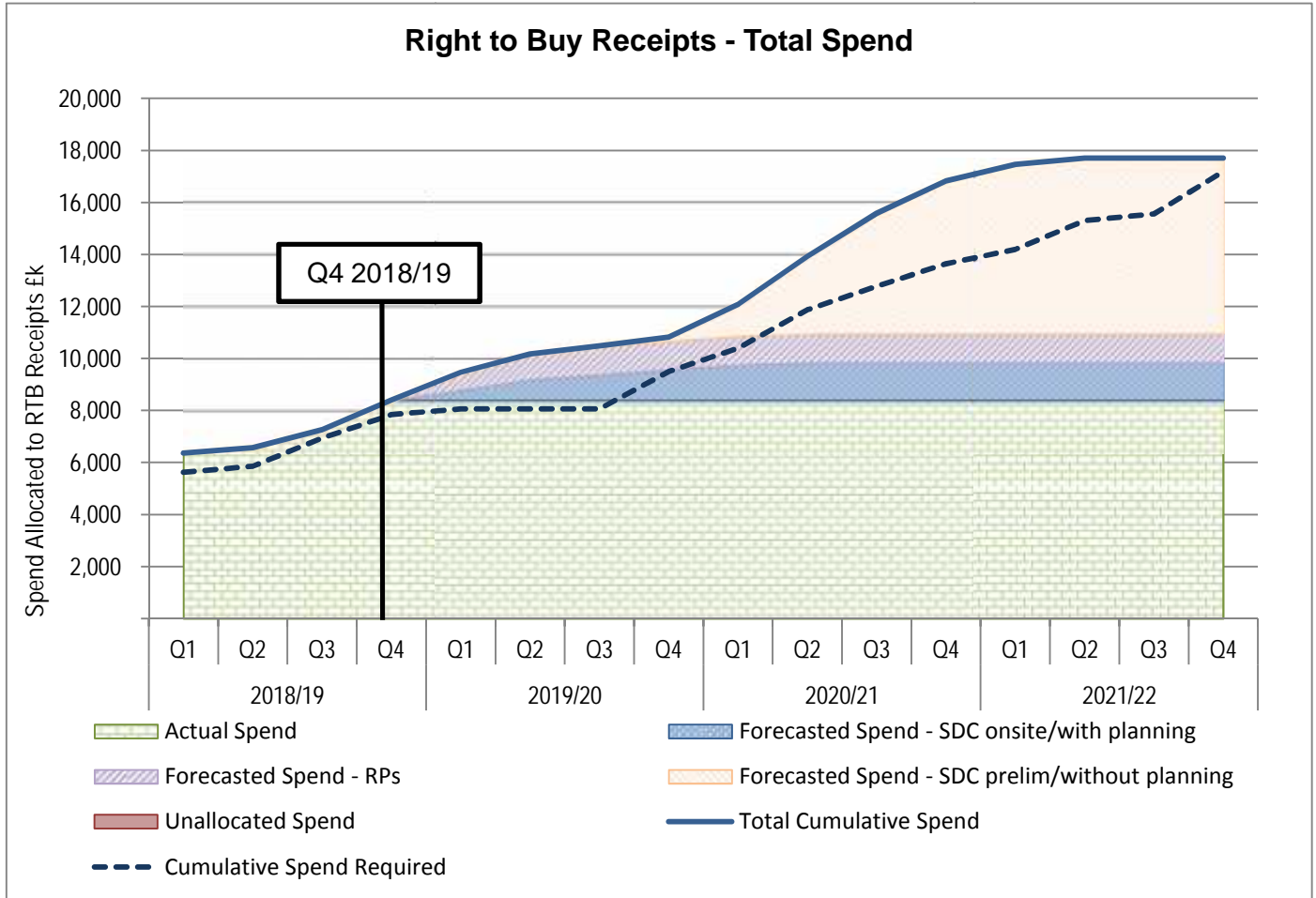
10.10 With a strict three year timescale in which to allocate the 'additional 141 receipts', the future programme is being closely monitored.

10.11 With the relaxing of the borrowing rules, a new tranche of development schemes were added to the approved capital programme in January 2019. This additional spend has meant that we are able to provisionally commit all of our current Right to Buy Receipts over the next three years.

10.12 The following graph shows our current and forecasted spend (total spend of which 30% can be funded from Right to Buy receipts), against

the amount we would need to spend in order to retain the receipts rather than repay them to Government (the dotted line).

Graph 1 – Forecast of Spend Using Right to Buy Receipts over Three Years



10.13 Although the receipts are currently committed and it is forecasted that we would not need to return any existing receipts, there is little room for movement by the end of the three year period.

10.14 Much of this forecasted spend is on sites which are currently in a preliminary stage, and so there are real risks that some of the sites may experience delays, or may not be able to progress.

10.15 Any Right to Buy receipts received in 2019/20 will increase the spend target for 2022/23, which does not currently have a programme of spend allocated to it.

## 11. Other HRA Capital Receipts

11.1 A total of £3,340k has been raised from non Right to Buy sales in 2018/19. This is largely from the sale of Queens Court and Dryleaze House, but also includes the sale of some garages, in line with the approval from Housing Committee in September 2015.



- 11.2 It should be noted that these receipts are the gross sale receipt and so do not reflect any costs of sale such as the cost of decanting dwellings, the cost of obtaining planning permission, or sale commissions.

Table 10 – Non Right to Buy Capital Receipts

	Sale Receipts £k
Queens Court, Thrupp	1,300
Dryleaze Court, Wotton-under-Edge	1,503
Agreed deferred payment from previous sale	54
Sale of garages (37 garages, some sold as blocks, some as single garages)	435
Other small pieces of land	48
<b>Total</b>	<b>3,340</b>

- 11.3 The capital receipt from Dryleaze Court is allocated to the Sheltered Modernisation project, with the remaining receipts all put aside to contribute towards the new homes programme.

## 12. Major Repairs Reserve

- 12.1 The HRA must transfer the annual depreciation charge to the Major Repairs Reserve (MRR), which should be used to fund capital works or repayment of debt.
- 12.2 In 2018/19 the depreciation transfer totalled £5,954k and is reported under 'Revenue Funding of Capital Programme (Depreciation and RCCO)'. The remaining £319k on this reporting line relates to Revenue Contribution to Capital Outlay (RCCO).
- 12.3 The capital spend of £7,113k on Major Works has been funded entirely from the Major Repairs Reserve in 2018/19, giving a net reduction in the reserve of £1,159k. A summary of the reserve is in the below table.

Table 11 - Major repairs Reserve Summary

	£k
Opening balance	6,110
Transfer to reserve – depreciation charge	5,954
Use of reserve – funding of major works	(7,113)
<b>Closing balance</b>	<b>4,951</b>

- 12.4 This balance is taken into account in the MTFP, and will be utilised, along with future depreciation charges, to fund future major works, and the annual contribution towards repaying borrowing.

## APPENDIX A

### HRA Outturn Position

	2018/19 Original Budget £k	2018/19 Latest Budget £k	Forecast Outturn £k	Outturn Variance £k
<b>Income</b>				
Dwelling Rents and Service Charges	(21,826)	(22,144)	(22,195)	(51)
Other Charges and Income	(564)	(625)	(692)	(67)
<b>Total Income</b>	<b>(22,390)</b>	<b>(22,769)</b>	<b>(22,887)</b>	<b>(118)</b>
<b>Expenditure</b>				
Supervision and Management	5,222	5,084	5,126	42
Repairs and Maintenance	3,767	3,735	4,055	320
Sheltered Housing Service	1,452	1,270	1,126	(144)
Other Expenditure	519	494	580	86
Sheltered Housing Modernisation	579	401	401	0
Revenue Funding of Capital Programme (Depreciation and RCCO)	7,153	6,273	6,273	0
Provision for Bad Debts	200	80	99	19
<b>Total Expenditure</b>	<b>18,892</b>	<b>17,337</b>	<b>17,660</b>	<b>323</b>
<b>Other Costs and Income</b>				
Interest Payable/Receivable	3,488	3,395	3,326	(69)
Transfers to/(from) Earmarked Reserves	136	1,518	1,458	(60)
Transfers to/(from) General Reserves	(126)	519	519	0
<b>Total Other Costs and Income</b>	<b>3,498</b>	<b>5,408</b>	<b>5,302</b>	<b>(106)</b>
<b>Total Housing Revenue Account</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>76</b>
Carry Forward Request				60
<b>Net Outturn Forecast</b>				<b>136</b>

Note: Support Service Charges and accounting adjustments (pension adjustments) are included within the Supervision and Management, Repairs and Maintenance, Sheltered Housing Service and Other Expenditure lines.

**STROUD DISTRICT COUNCIL**

**AGENDA  
ITEM NO**

**HOUSING COMMITTEE**

**11 JUNE 2019**

**7**

<b>Report Title</b>	<b>STROUD DISTRICT COUNCIL'S NEW HOMES AND REGENERATION PROGRAMME AND DISTRICT WIDE AFFORDABLE HOUSING DELIVERY.</b>
<b>Purpose of Report</b>	To provide the Committee with an update on the original five year New Homes Programme and the details of the new schemes that are planned to be delivered over the next 3 years. The report also provides an update of affordable housing delivery across the District.
<b>Decisions</b>	<p><b>The Committee RESOLVES to:</b></p> <p><b>1) Note the outcome of the delivery of the original New Homes Programme and the current position with regard to the schemes at Southbank, Woodchester and the former Ship Inn Site, Stonehouse.</b></p> <p><b>2) Approve the programme of new council homes, with budget already approved in the MTFP, for delivery during 2019/20 to 2022/23 as follows:</b></p> <ul style="list-style-type: none"> <li>• <b>Summersfield Road, Minchinhampton</b></li> <li>• <b>Broadfield Road, Eastington</b></li> <li>• <b>Orchard Road, Ebley</b></li> <li>• <b>Ringfield Close, Nailsworth</b></li> <li>• <b>Queens Drive, Cashes Green</b></li> <li>• <b>Gloucester Street/Bradley Street, Wotton-Under-Edge</b></li> <li>• <b>Glebelands, Cam</b></li> </ul>
<b>Consultation and Feedback</b>	Consultation with stakeholders is undertaken at the relevant stages of a project. Consultation has taken place with the majority of Ward Councillors and Town/Parish Councils on schemes which have reached the relevant stage. Those Ward Councillors who have been consulted are supportive of the programme and the response from Town/Parish Councils is mainly positive.
<b>Financial Implications and Risk Assessment</b>	<p>These schemes are already included within the Capital Programme, the Medium Term Financial Plan (MTFP) and 30 year position of the HRA.</p> <p>The approved budgets are based on estimated costs at the current design standard. As detailed in the report, they are in the preliminary stages, and so some schemes may yet need to be amended. Should schemes change, or the SDC design standard be amended, for example to take into account the Carbon Neutral 2030 motion, this would impact on the cost of the</p>

	<p>project, and so could mean that schemes become unviable or require greater subsidy from the HRA.</p> <p>Lucy Clothier, Principal Accountant Direct Line: 01453 754343 E-mail: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a></p> <p>A risk register is maintained for the programme, the most significant risk is that of increasing building costs, which could lead to schemes being unviable. Paragraph 6.0 sets out the other key risks to timescales and delivery.</p>
<b>Legal Implications</b>	<p>The report reviews the status of the 2013-2018 programme and sets out some general proposals for the development of sites in the future. To that extent there are no material legal implications arising from the report. As regards a possible disposal of the Ship Inn site (Stonehouse) the usual legal requirements on disposal in respect of price and other terms will apply and an assessment of the legal position will need to be undertaken when detailed proposals come forward.</p> <p>Alan Carr - Solicitor Direct Line: 01453 754357 Email <a href="mailto:alan.carr@stroud.gov.uk">alan.carr@stroud.gov.uk</a></p>
<b>Report Author (s)</b>	<p>Kimberley Read – Project Manager Direct Line: 01453 754175 E-mail: <a href="mailto:kimberley.read@stroud.gov.uk">kimberley.read@stroud.gov.uk</a></p> <p>Leonie Lockwood – New Homes &amp; Regeneration Manager Direct Line: 01453 754153 E-mail: <a href="mailto:leonie.lockwood@stroud.gov.uk">leonie.lockwood@stroud.gov.uk</a></p> <p>Pippa Stroud – Policy Implementation Manager (Section 9.0) Direct Line: 01453 754099 E-mail: <a href="mailto:pippa.stroud@stroud.gov.uk">pippa.stroud@stroud.gov.uk</a></p>
<b>Options</b>	To not borrow further funding in the HRA to deliver new homes and stop the programme.
<b>Performance Management Follow Up</b>	Regular updates to Housing Committee on the delivery of this programme of new council homes.
<b>Background Papers/ Appendices</b>	<p><b>Appendix A</b> – Site Location Plans  <b>Appendix B</b> – Key Programme Milestones &amp; Proposed Unit Mix  <b>Appendix C</b> – Stroud District Affordable Housing ‘On Site’  <b>Appendix D</b> – Stroud District Affordable Housing ‘Not Yet Started’</p>

## **1.0. Introduction**

- 1.1 Stroud District Council has an excellent track record of delivering good quality affordable housing within the district, having delivered 228 new affordable homes through its five year New Homes Programme up to March 2018.

This report provides an update on the delivery of new homes through the original programme and seeks approval to the next group of schemes to be delivered during 2019/20 and 2022/23.

- 1.2 It is proposed that further schemes are added into the programme as opportunities arise and subject to approval to further borrowing.
- 1.3 This report also outlines the district wide need for affordable housing and provides an update on delivery of new homes across all affordable housing providers.
- 1.4 Previously the New Homes Programme and new homes delivered through the Sheltered Modernisation Programme have been reported separately. In this report and in the future, new homes delivery for these two programmes will be combined.

## **2.0 Previous Programme**

- 2.1 The target for the original five year programme was to provide 236 new homes. As stated above, the majority of these new homes have been completed; however, there are two schemes within this programme, Southbank and the former Ship Inn site which have been delayed. The delivery of these two schemes would exceed the original new homes target and deliver 242 new homes. In addition to this, by the end of June we will have completed 11 new homes at Tanners Piece which formed part of the Sheltered Modernisation Programme. The total delivery by end of June will be 239. A brief update on these three schemes is provided below.

### **2.2 Tanners Piece, Nailsworth (Independent Living Scheme)**

The development at Tanners Piece has replaced 8 non-traditional bungalows with 11 new apartments specifically designed for older people. The homes provide a mix of 1 and 2 bedroom flats and have been designed to be wheelchair accessible, with a dedicated mobility scooter store and lift. This forms part of SDC's Older People's Housing Strategy and is the first newly built Independent Living accommodation which has been developed as part the Council's commitment to providing accommodation which meets the needs of an ageing population. The new homes will be warm with improved levels of energy efficiency, as well as being spacious with plenty of natural light. The project is due to complete on 21<sup>st</sup> June. The contractor E.G. Carter have performed very well throughout the project.

### **2.3 Southbank, Woodchester**

Southbank is on site and will provide 5 new homes (3 for affordable rent and 2 for shared ownership), with a mix of 2, 3 and 4 bedroom homes. There have been a number of challenges to overcome on this site, which have resulted in a number of delays to the programme. SDC are in contract with Speller Metcalfe who are

performing well and are proactively resolving issues to ensure the current programme is delivered by July 2020. This scheme is in receipt of Government funding for the shared ownership units; Homes England is aware of the revised timescales for delivery and is supportive of the scheme.

#### 2.4 The Former Ship Inn, Stonehouse

2.5 The former Ship Inn site was included within the programme as a substitute for the original scheme at Wharfdale Way, as it was proving difficult to produce a layout and design that everyone was happy with due to the constraints of the site. Part of the Wharfdale site was disposed of and has been developed for private housing with an area along the canal edge retained by the Council for community use.

2.6 This site has been one of the most challenging to deliver as it lies within the Industrial heritage Conservation Area. A scheme has been designed which planning officers recommended for approval, however, at Development Control Committee (DCC) in November last year, the local community and Town Council objected to the proposals and local residents requested the application was deferred until April 2019 'to allow for a feasibility study for the purchase of the Ship Inn site through local Community and Business funding' as they wish to see it used for community uses. Development Control Committee accepted the principle of developing some affordable homes on the site during its debate but refused the application, which was then withdrawn. There is, therefore, no formal refusal notice on the site.

2.7 Meetings have been held with the Town Council, ward members and the subsequently formed community group to try to find a way forward. We have suggested options could be a land swap with the Town Council or for the Town Council to purchase the site from SDC, although this would mean that we would be unlikely to deliver any new council homes in Stonehouse over and above on land that we already own (i.e. garage sites).

2.8 We have not had a formal response from the Town Council as yet, but it is supporting the community group in developing proposals for the former Ship Inn site. Officers requested that the group confirms its proposals for the site and a timescale for developing a more detailed business case for these. The group has undertaken a survey of the 'Stonehouse community' and has produced a feasibility study which concludes that;

2.9 *'ShIPS concept is to create a centre combining the following:*

- *Small cafe*
- *Small craft slip/wooden dock*
- *Wildlife haven/park and picnic area/tourist information*

*Timescales proposed for this are:*

*Stage 1*

*Year 1*

*Within the next year Plan 'pop-up' events to engage the community and see how the space is best used. Many of these events can be tied into other local area events and/or promote local businesses.*

*Stage 2      Years 2-4*

*This stage relates to the end of Phase 1a/beginning of Phase 1b of the canal redevelopment. It consists of obtaining planning approval to create basic sustainable amenities on the site with buildings/dock constructed in an aesthetic sensitive to the heritage of the area that does not infringe on wildlife and ecology of the site. These constructions will create local employment opportunities and begin directing tourists into Stonehouse and further along into Stroud and the five valleys.'*

- 2.10 The feasibility study does not recognise the Council's position as landowner, the value of the site and contribution it has made in financial terms to the canal project, nor does it accept the need to deliver affordable homes as a priority. It also doesn't include the opportunities that are presented by this council's decision to gift land on the opposite side of the canal; at Wharfdale Way and the work that both Council's have been doing to bring this site and the HRA owned play area close by into greater public use, including grant funding and partnership working with Gloucestershire Wildlife Trust's 'Wild Towns Project'. These sites along with the cycle path, woodland and boat house owned by Wycliffe adjacent to the former Ship Inn site, all present a considerable and exciting opportunity to link Stonehouse to the canal and the canal to Stonehouse, with canal boat moorings along this stretch of the canal.
- 2.11 Officers will aim to progress discussions with Stonehouse Town Council over the coming months, noting that a 6 month period is the period given to community groups to pull together a bid for a registered asset of community vale (this site does not qualify to be registered as such) and whilst recognising the work that ShiPs has put in, that 7 months have already passed since a deferment was requested from DCC and there is no clear scheme or bid for the site.
- 2.12 Further updates will be brought to committee, but the budget will remain in the MTFP for this scheme until a final decision is made.

**3.0 Proposed New Homes & Regeneration Programme**

- 3.1 The New Homes and Regeneration team seek to deliver a programme of new affordable rent and shared ownership homes by 2023. The site location plans for each new development scheme are contained within **Appendix A** and below is a brief summary of each scheme and the housing mix proposed on the site.

3.2 Summersfield Road, Minchinhampton

Summersfield Road is a former garage site owned by SDC. The garages have been demolished and the site is fenced off and being managed ready for development. Ward Councillors have been consulted and are supportive of the proposals.

### 3.3 Broadfield Road, Eastington

Broadfield Road is an existing sheltered housing scheme owned by SDC. On part of the site there is an existing detached building which provides communal facilities for the site, including communal lounge/kitchen, laundry and former Scheme Manager's accommodation above. The communal facilities are under-utilised and the scheme manager's accommodation no longer required. An opportunity has been identified to demolish the communal building and replace it with new affordable Independent Living bungalows specifically for older people, essentially infilling the site. A number of consultation events have been undertaken with existing tenants who live at the scheme who welcome the proposals. Each tenant will be provided with a washing machine to account for the loss of the laundry facility and the service charges will be amended accordingly. A final consultation will be undertaken with tenants prior to planning submission.

### 3.4 Orchard Road, Ebley

Orchard Road is a former garage site owned by SDC. The garages have been demolished; however the site has not been fenced off due to rights of access to surrounding properties which need to be retained. Ward Councillors are aware of the site, and they will be consulted further as the plans develop. SDC plan to undertake consultation with surrounding neighbours before the scheme is progressed further.

### 3.5 Ringfield Close, Nailsworth

Ringfield Close is an empty former sheltered housing scheme owned by SDC. The site was closed as part of the Sheltered Modernisation Programme, and has been used as a site compound by the contractor developing the Tanners Piece site. Now that the new flats at Tanners Piece are complete, SDC plan to submit a planning application for a new affordable housing development.

### 3.6 Queens Drive, Cashes Green

Queens Drive is a former garage site owned by SDC. The site is fenced off ready for development. There are some access issues which need to be resolved before the scheme can be progressed further. Ward Councillors are aware of the proposals and will be consulted further as the plans progress.

### 3.7 Gloucester Street/Bradley Street, Wotton-Under-Edge

This site includes 2 empty properties on Gloucester Street and 2 tenanted properties on Bradley Street. The homes require significant investment to improve the standard of accommodation and during the exploration of options for the homes; an opportunity arose to provide additional new affordable housing on the site. The proposal is to redevelop the site and provide 8 new energy efficient, affordable homes (providing four additional homes). This project has been submitted to planning and subject to obtaining satisfactory planning approval, it will be presented for a final decision by Housing Committee later this year. SDC have



been working closely with the tenants affected by these proposals, and have consulted heavily with Ward Councillors who are supportive of the plans.

### 3.8 Glebelands, Cam

Glebelands is an existing sheltered housing scheme which is currently being decanted as part of the Sheltered Modernisation Programme. During the Ark review some initial feasibility assessments and a draft layout were produced. These were undertaken some time ago and the team plan to commission a new architect to look at the site again because it is felt that the initial 28 units which were proposed is not achievable due to an amended site boundary and site constraints. It is likely that the scheme will deliver some older person's flats (similar to Tanners Piece) as well as a mix of general needs accommodation for affordable rent and shared ownership. The figures detailed in section 5.0 and Appendix B have been taken from the initial feasibility undertaken during the Ark review and are subject to change.

3.9 A summary of the key milestones and the proposed unit mix for each site is presented in **Appendix B**.

### 4.0 Pipeline Programme

4.1 The New Homes & Regeneration team is keen to actively progress a number of pipeline projects to increase the delivery of more new council homes beyond the existing schemes outlined in sections 2 & 3. The Council has limited land opportunities remaining; however some of the opportunities being explored include a garage site behind the Park Road flats in Stonehouse, May Lane, Dursley and other opportunities identified through the Sheltered Modernisation Programme.

4.2 In addition to the above, the Council has committed £3 million towards the acquisition of new development land beyond the existing programme to assist with future delivery.

4.3 The team work closely with the Housing Strategy team to identify opportunities for the delivery of new homes across the district.

4.4 The production of a Development Strategy over the next year will set out the Council's clear ambitions for the number, type, tenure and design of council homes to be developed beyond this programme of schemes, as well as the location of any sites identified through the new land opportunities fund.

### 5.0 Financial Overview

5.1 The budgets for the New Homes Programme have already been approved by Council and are included within the MTFP. The table below provides a summary of these costs, although it is important to note that they do not reflect recent policy changes such as the Carbon Neutral 2030 motion.

	No Of Units			Costs	NPV £000s
	Rented	Shared Ownership	Total	Total Scheme Costs £000s	
Summersfield Road, Minchinhampton	7	0	7	920	77
Broadfield Road, Eastington (SMP)	9	0	9	1,115	-37
Ringfield Close, Nailsworth	15	5	20	3,213	365
Orchard Road, Ebley	5	0	5	715	24
Queens Drive, Cashes Green	7	0	7	1,040	39
Gloucester Street/Bradley Street, WuE	8	0	8	1,276	61
Glebelands, Cam (SMP)	23	5	28	3,277	251
<b>Totals</b>	<b>74</b>	<b>10</b>	<b>84</b>	<b>11,556</b>	<b>780</b>

Net Present Value (NPV) is the difference between the present value of income and expenditure over a period of time, in this case 30 years.

## **6.0 Key Risks to Delivery of the Programme**

6.1 New build sites generally have a large number of associated risks which differ from site to site. The key risks to delivering the programme within the timescales are:

- 6.1.1 Failure to obtain planning permission;
- 6.1.2 Unknown ground conditions which affect the drainage strategy/costs to deliver the site;
- 6.1.3 Re-housing any tenants in existing properties which need to be demolished as part of the proposals;
- 6.1.4 Increasing build costs and supply of materials;
- 6.1.5 Legal agreements and statutory authorities such as utility suppliers;
- 6.1.6 Ecology (including surveys which are time specific, and any associated licences which may be required from Natural England).

6.2 The team are aware of these risks and seek to actively manage them throughout the duration of the project, though sometimes they can be beyond the Council's control.

## **7.0 New Homes Specification – Employer's Requirements**

7.1 The New Homes 'Employer's Requirements' specification is due to be reviewed thoroughly over the next few months. This piece of work is being done as a result of the recent Council motion and commitment to being Carbon Neutral by 2030.

This also links closely with the potential ‘Future Homes 2025 Standard’ which is likely to be implemented within the next year, which sets a high standard for the energy efficiency of new homes. During this review, the alignment with the Council’s specification for its existing stock will also be checked to ensure they are inline.

7.2 The changes to the specification will have an impact on the indicative build costs detailed in section 5.0. When the brief has been updated a cost analysis can be undertaken to understand the likely impact on budgets.

## **8.0 Procurement**

8.1 The Council is part of the Westworks Framework which enables the Council to utilise the Dynamic Purchasing System (DPS). The DPS allows the Council to tender a package of new schemes which can be awarded to the same contractor subject to satisfactory performance. The performance is measured through specific KPI’s and project reviews at key points during the contract.

8.2 The benefits of being part of the DPS are:

8.2.1 Reduced procurement timeframes and quicker delivery of new homes;

8.2.2 Greater certainty of cost;

8.2.3 The ability to build up a relationship with a contractor and site team which would enable the Council to get early input into new sites to assist with the design and value engineering to reduce costs at an early stage and to identify key risks and programme delivery constraints.

## **9.0 Affordable Housing Need & Supply – Stroud District**

9.1 In addition to the Council’s New Homes & Regeneration Programme, a brief summary of affordable housing need and delivery by other providers across the district is detailed below.

9.2 The most recent research regarding housing need is the Gloucestershire Strategic Housing Market Assessment (SHMA) of 2015. This updates existing survey data to give a picture of the current and future need for affordable housing in the district, and an affordable housing needs figure is calculated according to Government guidelines. This tells us that we need 446 new affordable homes per annum in the Stroud district.

The SHMA document can be found on the Council website [www.stroud.gov.uk](http://www.stroud.gov.uk).

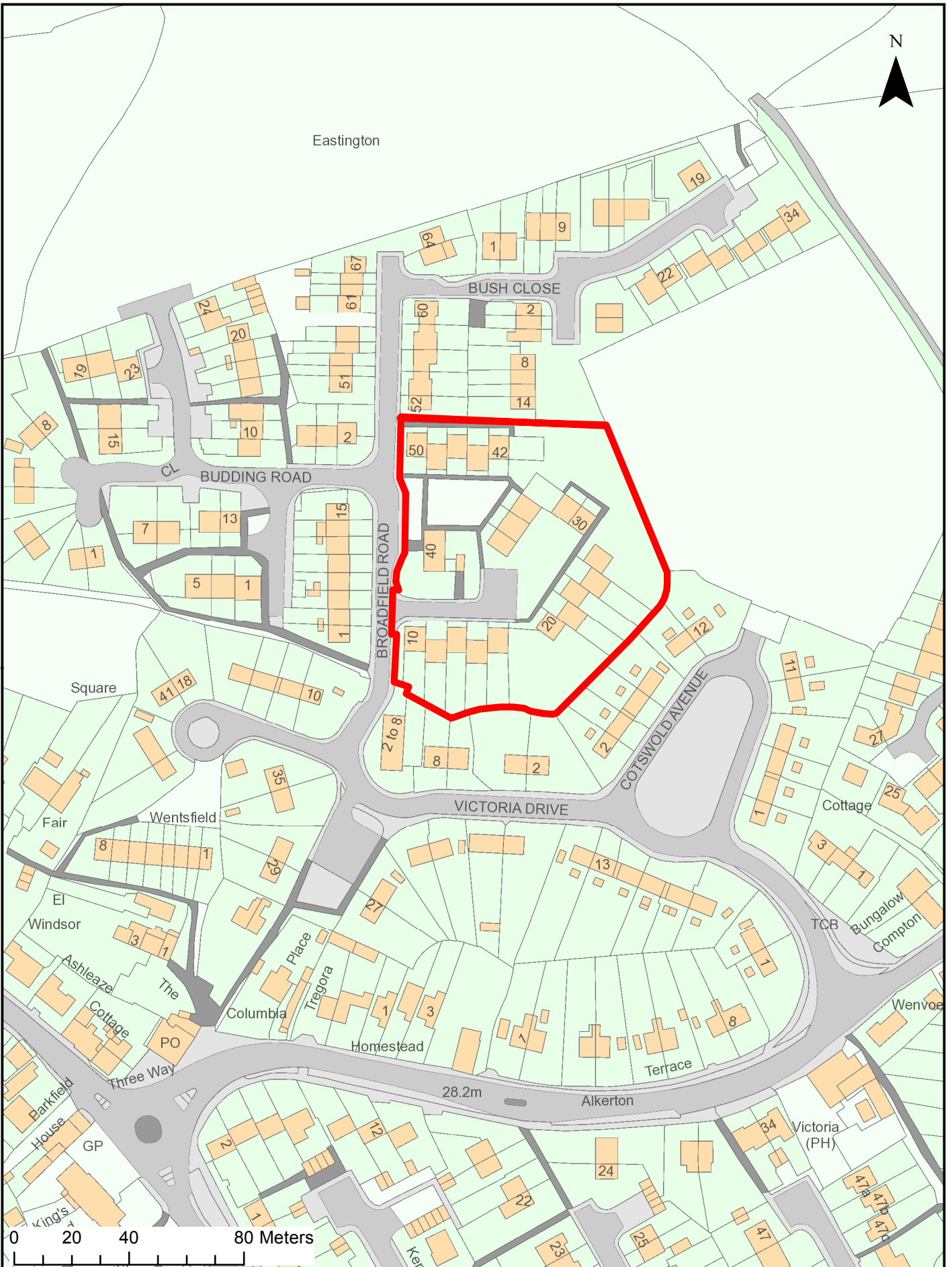
9.3 Affordable housing delivery over the last 5 years:

Year	Total
14/15	121
15/16	117
16/17	101
17/18	139
18/19	118

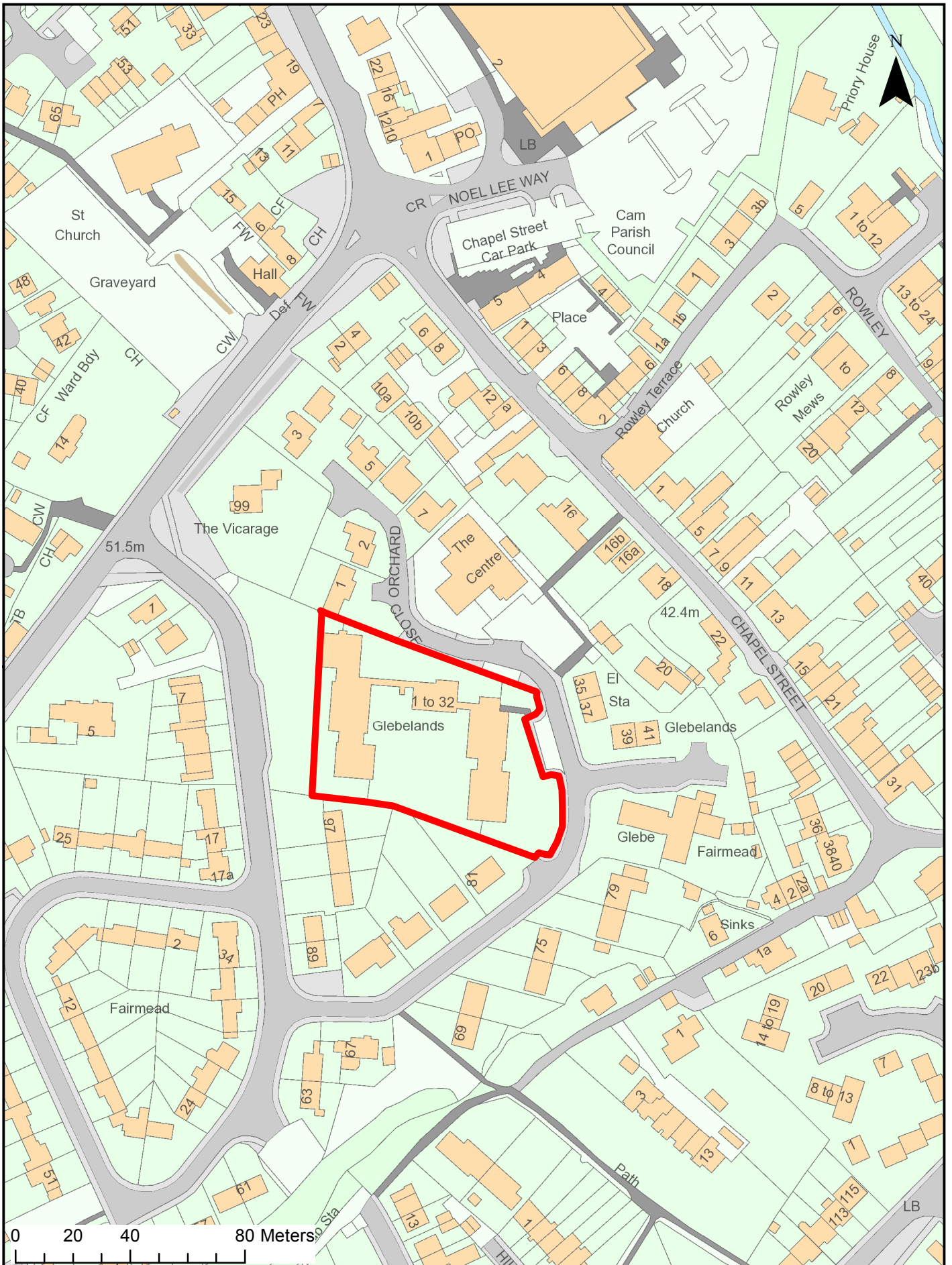
For further details on affordable housing currently on site across the district, please see **Appendix C**. For details of affordable housing commitments not yet started across the district, please see **Appendix D**.

**10.0 Recommendation**

- 10.1 It is recommended that Committee approves this programme of new council homes, with budget already approved in the MTFP, for delivery during 2019/20 to 2022/23.



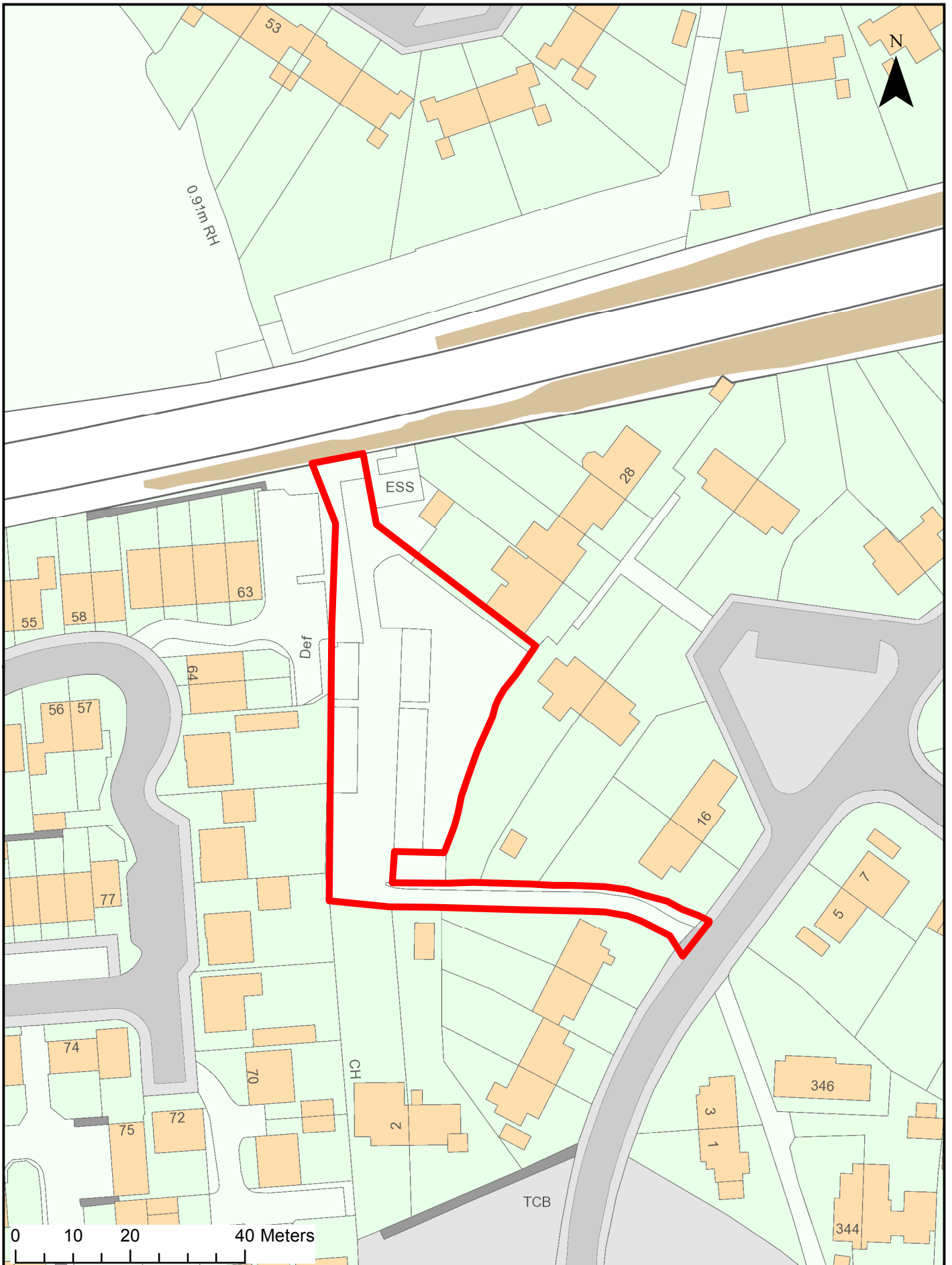
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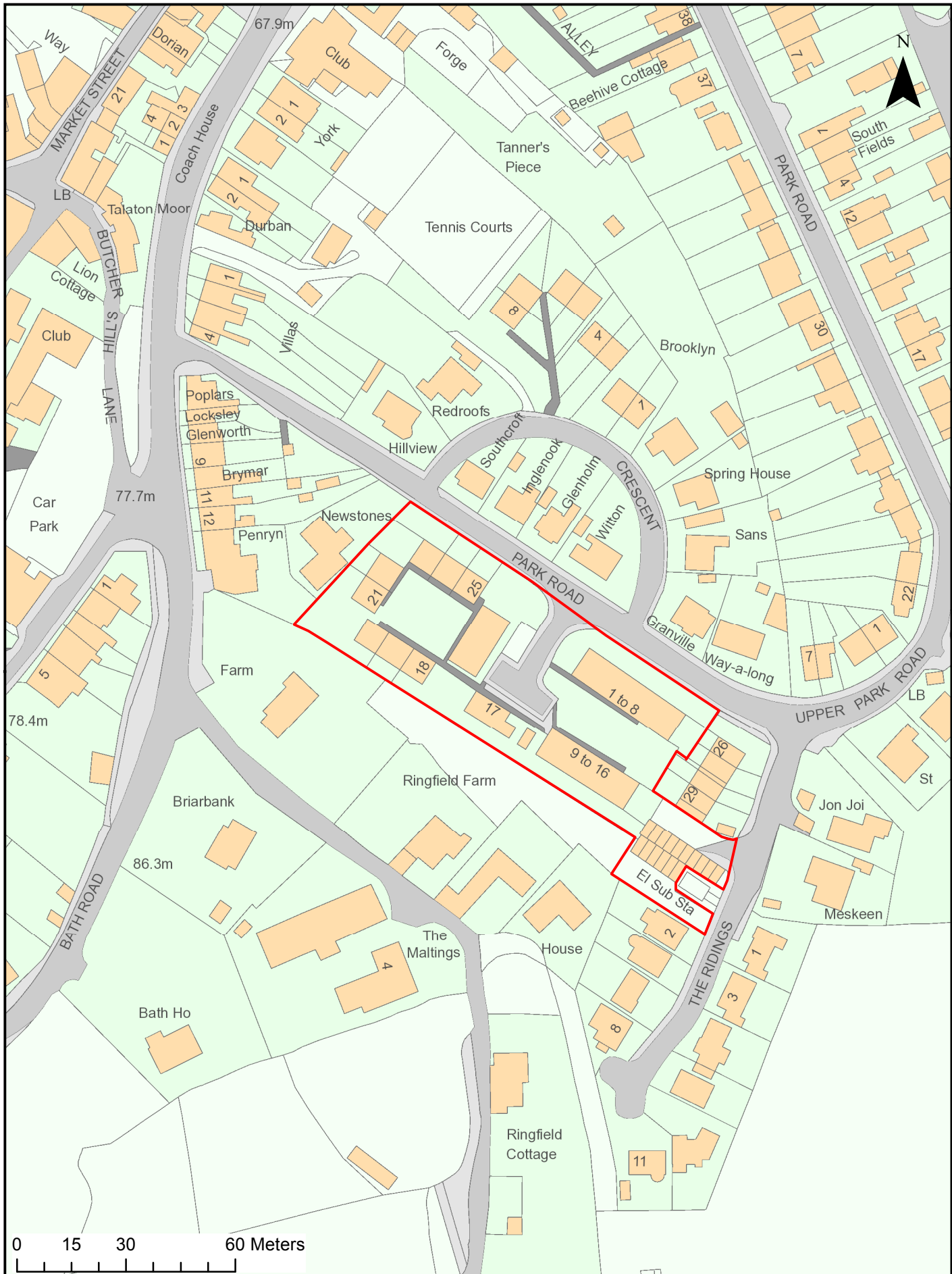


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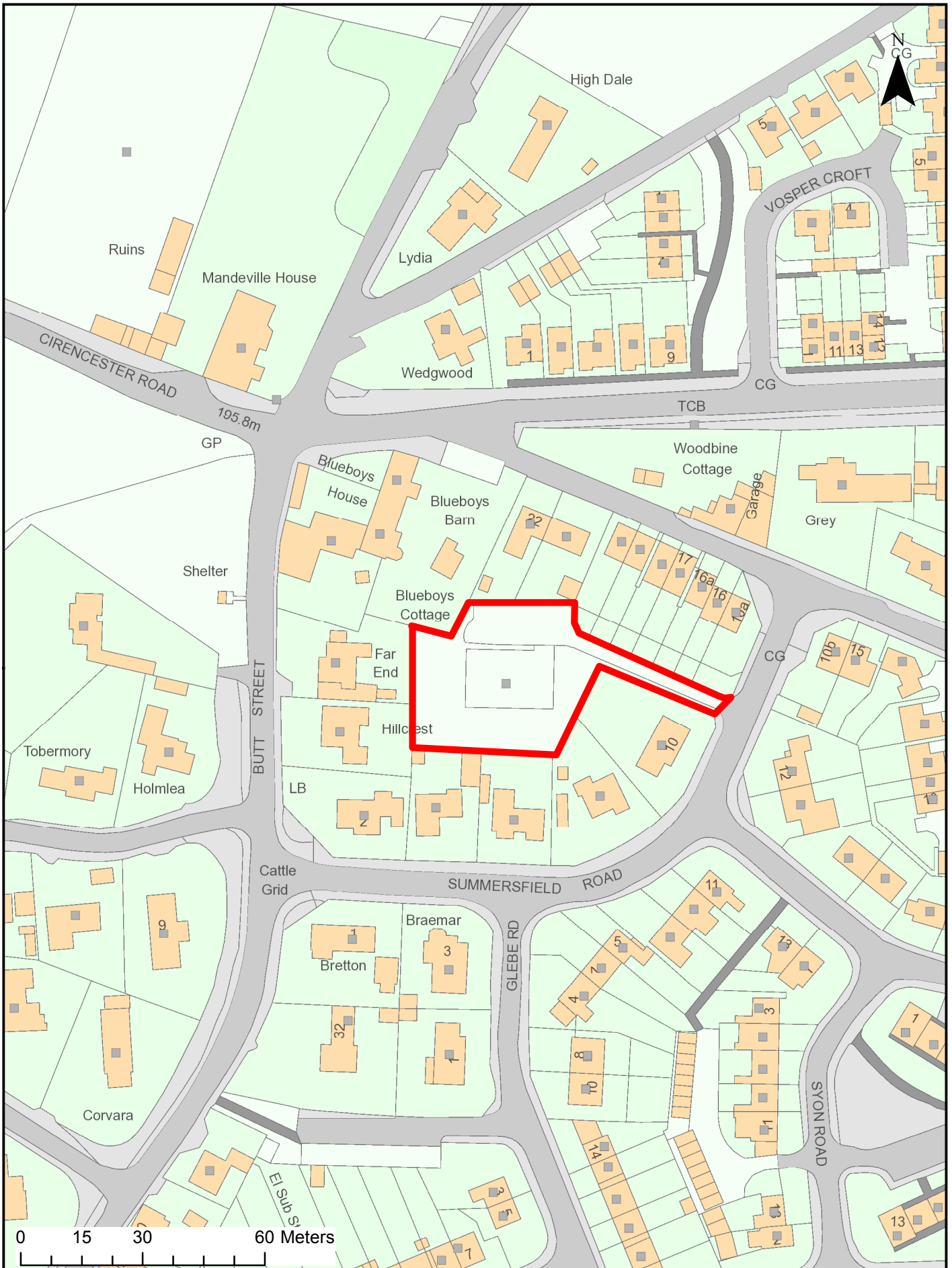




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## New Homes & Regeneration Programme

Key Project Milestones	Feasibility/Legal/Design/Pre-Planning Consultation/Surveys	Planning Submission & Determination	Detailed Design/Procurement/Mobilisation/Discharge Planning Conditions	Start on Site & Construction	Practical Completion
Summersfield Road	May - June 19	July - October 19	November 19 - March 20	April 20 - March 21	March 21
Broadfield Road	May - June 19	July - October 19	November 19 - May 20	June 20 - May 21	May 21
Orchard Road	May - July 19	August - November 19	December 19 - June 20	July 20 - April 21	April 21
Ringfield Close	May - June 19	July - October 19	November 19 - June 20	July 20 - August 21	August 21
Queens Drive	May - November 19	December 19 - February 20	March - August 20	September 20 - June 21	August 21
Gloucester Street/Bradley Street	Complete	May - August 19	May - October 21	November 21 - October 22	October 22
Glebelands	January 20 - May 20	June 20 - August 20	September 20 - February 21	March 21 - May 22	May-22

*The timescales for the delivery of Gloucester Street/Bradley Street and Glebelands are subject to the amount of time required to decant existing tenants.*

Proposed Mix of Units	Affordable Rent	Shared Ownership	Older Person's Shared Ownership	Total No of Units	Total No of Persons
Summersfield Road	4 x 1 bed 2 person flat 2 x 2 bed 4 person house 1 x 3 bed 5 person house (Total 7)	0	0	7	21
Broadfield Road	7 x 1 bed 2 person bungalow 2 x 2 bed 3 person bungalow (Total 9)	0	0	9	20
Orchard Road	2 x 1 bed 2 person flat 2 x 2 bed 4 person house 1 x 3 bed 5 person house (Total 5)	0	0	5	17
Ringfield Close	4 x 1 bed 2 person flat 7 x 2 bed 4 person house 4 x 3 bed 5 person house (Total 15)	1 x 2 bed 4 person house 2 x 3 bed 5 person house (Total 3)	2 x 2 bed 3 person bungalow (Total 2)	20	76
Queens Drive	2 x 1 bed 2 person flat 2 x 2 bed 4 person house 3 x 3 bed 5 person house (Total 7)	0	0	7	27
Gloucester Street/Bradley Street	5 x 2 bed 4 person house 3 x 3 bed 5 person house (Total 8)	0	0	8	35
Glebelands	6 x 1 bed 2 person flat 8 x 2 bed 3 person flat 6 x 2 bed 4 person house 3 x 3 bed 5 person house (Total 23)	3 x 2 bed 4 person house 2 x 3 bed 5 person house (Total 5)	0	28	97
<b>Totals</b>	<b>74</b>	<b>8</b>	<b>2</b>	<b>84</b>	<b>293</b>

**Stroud District Affordable Housing Schemes 'On Site' (as of 1<sup>st</sup> May 2019)**

Site Name	Parish	Affordable Housing	Delivery dates
Canonbury Park	Berkeley	56 units; 28 rent 28 SO	To Dec 2020
Betworthy Farm	Coaley	14 units; 10 rent, 4 LCHO	To Oct 2019
Littlecombe	Dursley	20 units; 3 rent , 11 SO	To Dec 2019
Great Oldbury	Eastington	404 units 50% rent , 50% SO	TBC
Hunts Grove	Hardwicke	40 units, tenure TBA	TBC
Chestnut Park	Kingswood	15 units; 8 rent, 7 SO	May 2019
Bath Road	Leonard Stanley	45 units; 24 rent, 21 SO	To 2021
Fountain Crescent	Wotton Under Edge	22 units; 16 rent, 6 SO	To Jan 2020
Tap Room Mews	Wotton Under Edge	10 units; all SO	To June 2019
Kites Nest	Rodborough	1 LCHO	TBC
Lansdown Kennels	Stroud	1 SO	TBC
	<b>Total</b>	<b>628</b>	

**Rent:** affordable rent

**SO:** Shared Ownership

**LCHO:** low-cost home ownership

**Stroud District Affordable Housing Commitments 'Not Yet Started'**

<b>Site name</b>	<b>Parish</b>	<b>Commitment</b>	<b>Notes</b>
Land NE Draycott	Cam	135	
Lake Lane	Frampton on Severn	6	
Dark Mills	Minchinhampton	10	May be commuted sum instead
Pike Lane	Nailsworth	5	
Daniels Industrial Estate	Rodborough	15	
Dudbridge Hill	Rodborough	5	
Stratford Road	Stroud	3	
Bowden Hall Farm	Upton St Leonards	4	
Parklands Farm	Whitminster	9	
Land West Hawkesbury Road	Hillesley	9	
	<b>Total</b>	<b>201</b>	

## STROUD DISTRICT COUNCIL

AGENDA

## HOUSING COMMITTEE

ITEM NO

11 JUNE 2019

8

<b>Report Title</b>	<b>HRA DELIVERY PLAN REVIEW</b>
<b>Purpose of Report</b>	To present to Committee proposed areas for change to the HRA Delivery Plan
<b>Decisions</b>	<b>Housing Committee RESOLVES that the approach to review and update the HRA delivery plan is approved.</b>
<b>Consultation and Feedback</b>	Housing Committee Tenant Representatives Management team
<b>Financial Implications and Risk Assessment</b>	<p>The HRA Delivery Plan should be affordable and sustainable, and reviewed regularly to ensure that it remains as such.</p> <p>The current position, as included in the report, allows the HRA to maintain its reserves above the minimum recommended level over the long term.</p> <p>All reviews of the Delivery Plan should continue to be fully costed, complete with sensitivity analysis.</p> <p>Lucy Clothier, Principal Accountant Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a></p> <p><b>Risk assessment by the report author</b> It is crucial we have a delivery plan that is not only financially viable but must meet the needs and aspirations of our tenants and ourselves as a local authority linking clearly to the CDP and associated strategies</p>
<b>Legal Implications</b>	<p>The report seeks approval for an approach to the preparation of a new HRA delivery plan; as such there are no legal implications arising at this stage. The legal implications, if any, of the forthcoming draft plan will be considered as part of its preparation.</p> <p>Mike Wallbank, Solicitor Email: <a href="mailto:Mike.Wallbank@stroud.gov.uk">Mike.Wallbank@stroud.gov.uk</a></p>
<b>Report Author (s)</b>	<p>Kevin Topping, Head of Housing Services Tel: 01453 754196 Email: <a href="mailto:Kevin.topping@stroud.gov.uk">Kevin.topping@stroud.gov.uk</a></p>
<b>Options</b>	Continue with the current delivery plan
<b>Performance Management Follow Up</b>	Bi-annual updates to Housing Committee on progress by the Head of Housing Services



## **1.0. Background**

1.1. The HRA delivery plan was commissioned in 2016 and supported by a Task and Finish group. The plan was agreed by Housing Committee on 24 January 2017 based on the following:

1. *To approve and implement the HRA delivery plan presented to this committee*
2. *To note that this plan will be reviewed every 6 months, to analyse and update it with new or obsolete: strengths, weaknesses, opportunities and threats, develop responses to these, model their financial impact and update the projected financial position as a result, making recommendations to this committee on any budget changes +/-*

## **2.0. Introduction**

2.1. The delivery plan in its original format is 51 pages long with a huge amount of detail and analysis and an action plan containing no less than 28 actions. Due to the timescales for this report coming back to Housing Committee, a number of factors – financially (1% rent reduction ending, borrowing cap being lifted), legislatively (change in regulator and Housing Green paper) and operationally (de-pooling project, service 2020 project) have had influence on this delivery plan, including new and emerging strategies for the organisation such as:

- Finance Strategy
- Housing Strategy
- Corporate Asset Management Strategy review
- Older Persons Vision Strategy
- Corporate Delivery Plan Review
- Sheltered Modernisation Programme
- IT Strategies

2.2. Further concerns regarding Brexit and the impact it brings create some uncertainty not only for our tenants and leaseholders but also for our contractors, suppliers and stakeholder partners.

## **3.0. Areas for review**

3.1. The priorities set for the delivery plan are currently:



**a) Meeting the need for new affordably rented homes within the district**

The SHMA has calculated the need for additional new affordable homes to be 464 units per year, to meet housing need. We wish to make use of our status as a social landlord to contribute to the delivery of new homes beyond the end of our current funded new build programme, which ends in 2017.

**b) Sheltered Housing**

Delivery of a sheltered housing asset improvement plan to modernise our sheltered stock and the quality of the 'sheltered housing offer' we can make to current and prospective new sheltered tenants. We will also redevelop a small number of schemes, either directly or via sale to a developer, which have been identified as no longer viable, where new homes will be built, either for sale, shared ownership or rental.

**c) Estates/Stock investment**

We will invest in our existing housing stock, to ensure that works to maintain and modernise it continue, with replacement of components, such as kitchens, bathrooms, boilers, etc., being undertaken on a systematic basis, and ensuring that our stock remains fit for the long term future.

**d) Service to our customers**

We will make all reasonable efforts to have a detailed understanding of the needs of our current and future tenants and through this, ensure that our services are influenced by this insight and can be effectively tailored, where appropriate to meet these needs.

3.2. The action plan needs to be updated and brought in line with the current position financially and our stock position both short term (responsive repairs) and long term (planned and cyclical maintenance), also to support other means of new homes delivery, through use of HRA sites where possible. A new development strategy is needed to steer this. Furthermore, we aim to deliver our Older Person's Strategy (agreed at Housing Committee in April 2019) and our Independent Living Model, and complete the modernisation programme.

3.3. The delivery plan requires an element of future scoping which includes commercial opportunities, energy efficiency and a focus on things that matter to residents that we can influence such as enviro-crime (fly-tipping, graffiti), again linking to other emerging strategies outlined at 2.0.

3.4. The Corporate Delivery Plan (CDP) sets out the authorities objectives listing the five main priorities of the Council as:

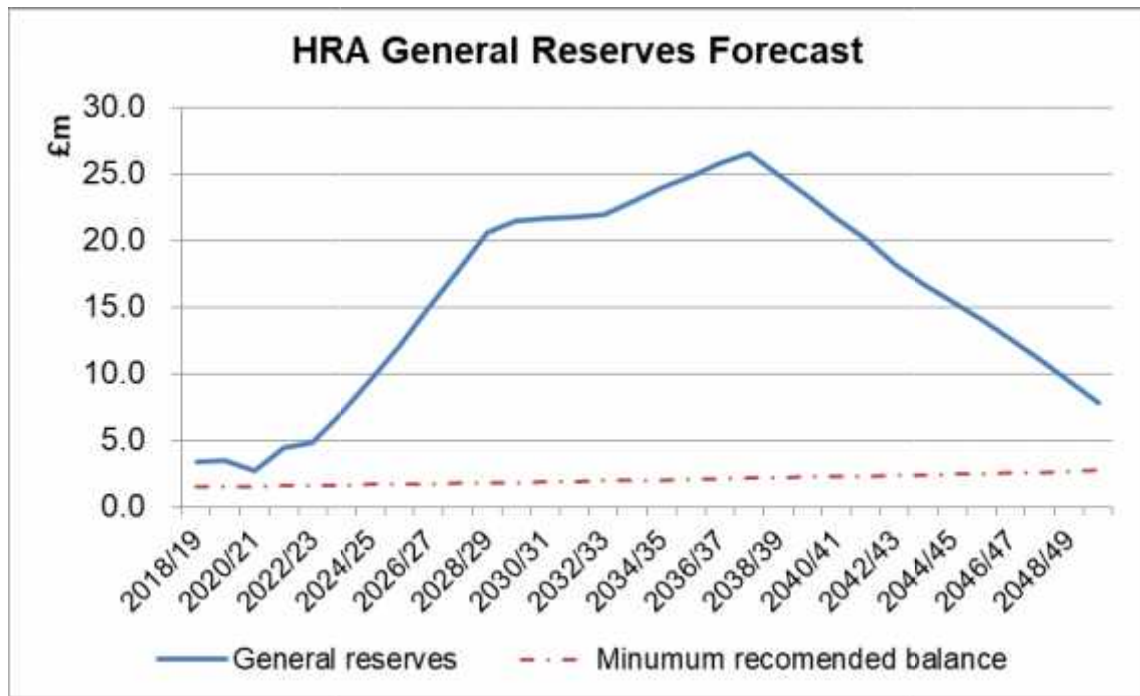
- Help create a sustainable and vibrant economy that works for all
- Provide affordable, energy efficient homes for our diverse and changing population
- Help the community minimise its carbon footprint, adapt to climate change and recycle more
- Promote the health and wellbeing of our communities and work with others to deliver the public health agenda
- Provide value for money to our taxpayers and high quality services to our customers

We must ensure that the housing delivery plan links to the other strategies mentioned above but crucially works alongside the forthcoming review of the CDP and aligned with recommendations of the peer review which will help shape services moving forward.

- 3.5. The emerging Stroud Tenants and Residents Survey (STAR) 2019 will inform some of our priorities in addition to other sources of information coming in with current consultation events this summer e.g. de-pooling of rent and service charges. Implementation of the Service 2020 project.

#### **4.0. Financial position**

- 4.1. The Medium Term Financial Plan (MTFP) shows that the Housing Revenue Account (HRA) is in a fairly strong position over the next 4 years.
- 4.2. The latest full budget, as reported to Housing Committee in December 2018, included a balanced position over 30 years. This includes making an annual allowance towards repaying the debt held by the HRA.
- 4.3. This position has now been amended to take into effect the changes relating to the Repairs and Maintenance service from April 2020, as approved by Housing Committee in December 2018 and Council in April 2019, and also the outturn variance for 2018/19. For prudence, the savings expected by the change in repairs delivery are not yet included in the MTFP, but will, of course, be monitored and reported to members.
- 4.4. As the below graph shows, the position remains balanced over the medium and long term, with reserves forecasted to stay above the minimum recommended balance of £1.5m. The forecasted balance at the end of the 30 year period is £7.8m. This isn't intended to be a realistic forecast for 30 years, but indicates that the delivery plan is financially sustainable over the longer term, and is affordable.



4.5. This will need to be updated further in line with any changes to priorities and/or service delivery. The medium and longer term positions will also be reported as part of the budget setting process.

4.6. The updated delivery plan should also include sensitivity analysis of the financial position.

**5.0. Risks and Opportunities**

5.1. A number of actions contained within the Housing and Planning Act 2016 and the Government’s green paper – A new deal for social housing 2018, have been dropped by central government and this has reduced our risk as follows:

- Introduction of a higher value levy
- Mandatory Fixed Term Tenancies (remains optional as part of the Localism Act 2011)
- LHA rates will not be used to set housing benefit in the social housing sector
- Pay to stay

5.2. Additionally, the lifting of the debt cap has created opportunity for further investment in the new build and sheltered modernisation programmes but this again is a risk as we must be mindful of our debt repayment.

5.3. There is also a potential risk that the receipts may not be sufficient to fund the capital programme. If this were to happen, alternative funding would need to be found.

- 5.4. Interest Rates – the HRA is largely sheltered from interest rate changes in the medium term as all of the current borrowing is at fixed interest rates. As loans become repayable, advice will be sought from our treasury advisors on the most advantageous approach to refinancing.
- 5.5. Stock Condition – the information held on the condition of the stock continues to grow, with data being collected regularly. As more data is collected, the longer term forecasts are revised and could mean that more, or less, spend is required compared to the current forecast.
- 5.6. Internal Council Changes – any major changes to the Council could impact on the HRA medium/long term position.
- 5.7. Political uncertainty – Brexit and local elections in 2020.

## **6.0. Conclusion**

- 6.1. The delivery plan has been reviewed by Tenant Services' management team and it is recommended that it needs to be reduced significantly to ensure it is a targeted, useable document and is used and referenced. Leading officers must take ownership and accountability for the delivery plan rather than it sitting with one individual and it will be redrafted by the management team before coming back to committee, with responsible officers identified in the action plan.
- 6.2. Due to the significant changes mentioned in this report and envisaged for the plan, and to ensure we are compliant with the regulator for social housing's consumer standards, it is proposed that the findings of the consultation are presented to Housing Committee in September 2019 and a revised delivery plan is brought to December's meeting for approval.
- 6.3. The intention of consultation with tenants and leaseholders over the coming months ensures we have as much engagement as possible and that our delivery plan is working for our tenants as well as the Council and will be fit for purpose, financially accurate, compliant with regulator standards and be a plan that meets the needs of our current and future tenants and the Council. It is proposed that delivery of the action plan will then be monitored by Committee on a bi-annual basis.

## STROUD DISTRICT COUNCIL

AGENDA  
ITEM NO

## HOUSING COMMITTEE

11 JUNE 2019

9

<b>Report Title</b>	<b>DRAFT HOMELESS PREVENTION STRATEGY</b>
<b>Purpose of Report</b>	To approve the draft Homeless Prevention Strategy for consultation and to authorise officers to commence consultation.
<b>Decision(s)</b>	<b>The Committee RESOLVES to approve the draft Homeless Prevention Strategy for consultation and authorises officers to carry out consultation for a period of 12 weeks.</b>
<b>Consultation and Feedback</b>	Consultation to take place for 12 weeks from endorsement. Members Information Evening to be arranged.
<b>Financial Implications and Risk Assessment</b>	There are no direct financial implications from this report.  Lucy Clothier, Principal Accountant Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a>
<b>Legal Implications</b>	By the <a href="#">Homelessness Act 2002 s.1</a> , all local housing authorities are required to carry out a homelessness review and formulate and publish a strategy based on that review.  Before adopting or modifying a homelessness strategy the authority must carry out a consultation of such public or local authorities, voluntary organisations or other persons it considers appropriate.  The authority must follow the Gunning Principles which are that for a consultation to be effective; proposals should still be at a formative stage; there should be sufficient information for the consultees to give intelligent consideration; there should adequate time for consideration and response; conscientious consideration must be given to the consultation responses before a decision is made.  A further report will be brought to the Housing Committee outlining any responses to the consultation and making any recommendations in relation to amendments if necessary prior to adoption of the Strategy.

	Patrick Arran, Interim Head of Legal Services and Monitoring Officer Tel: 01453 754369 Email: <a href="mailto:patrick.arran@stroud.gov.uk">patrick.arran@stroud.gov.uk</a>
<b>Report Author</b>	Phillip Bishop, Housing Advice Manager Tel: 01453 754063 Email: <a href="mailto:phillip.bishop@stroud.gov.uk">phillip.bishop@stroud.gov.uk</a>
<b>Performance Management Follow Up</b>	Strategy to go to September Housing Committee for approval following consultation period.
<b>Background Papers/ Appendices</b>	Draft strategy.

## 1. INTRODUCTION / BACKGROUND

Section 1 of the Homelessness Act 2002 placed a duty on housing authorities to formulate a homelessness strategy. Every five years housing authorities have to carry out a further homelessness review and publish a new strategy.

The previous strategy was initially developed with members of the Stroud Homelessness Forum. Since then the Forum has been relaunched as the Stroud Homelessness Working Group this includes external partners and organisations. The previous strategy was reviewed with consultation and feedback from the Working Group in November 2017. This draft strategy has also had input from the Working Group which last met on 5<sup>th</sup> September 2018 with the primary aim of identifying trends and particular problems relating to homelessness in the District which included rough sleeping, financial hardship, older people and support for physical and mental health problems. By initially consulting with Working Group members the draft strategy reflects the input of the Homelessness Working Group partners and is based on an understanding of front line services as well as strategic drivers for change, and meeting the challenges brought about by changes in legislation, particularly welfare reform and the Homelessness Reduction Act.

In considering feedback from the Working Group and changes in legislation, the Housing Advice Team will undertake work on establishing targets, responsibilities and time frames for the actions. The draft strategy is very much a partnership document and, as it reflects the views and aspirations of Working Group members, the intention is that all partners will be involved in its delivery. The Working Group will also be encouraged to feed back during the 12 week consultation period. Implementation of the strategy will be monitored through the Working Group and its success will be reviewed annually.

## 2. ISSUES FOR CONSIDERATION

- 2.1 The draft Homeless Prevention Strategy is attached for members consideration. If approved, there is a requirement to enter into a period of consultation. At the end of that period a further report will be provided which will provide the Committee with a summary of the consultation responses.

**3. CONCLUSION / RECOMMENDATION**

- 3.1** Officer recommend that members approve this draft strategy and to authorise officers to commence formal consultation.

**Stroud District Council**

**Homelessness Prevention Strategy (Including Rough Sleeping). (DRAFT)**  
**2019 – 2024**



## Introduction

Section 1 of the Homelessness Act 2002 placed a duty on housing authorities to formulate a homelessness strategy. Every five years housing authorities have to carry out a further homelessness review and publish a new strategy (See Appendix 1).

The previous strategy was initially developed with members of the Stroud Homelessness Forum. Since then the Forum has been relaunched as the Stroud Homelessness Working Group and includes external partners and organisations. The previous strategy was reviewed with consultation and feedback from the Working Group in November 2017. This new strategy has also had input from the Working Group which met on 5<sup>th</sup> September 2018 with the primary aim of identifying trends and particular problems relating to homelessness in the District. This included rough sleeping, financial hardship, older people and support for physical and mental health problems. By consulting with Working Group members the strategy reflects the input of the Homelessness Working Group partners and is based on an understanding of front line services as well as strategic drivers for change, and meeting the challenges brought about by changes in legislation, particularly welfare reform and the Homelessness Reduction Act.

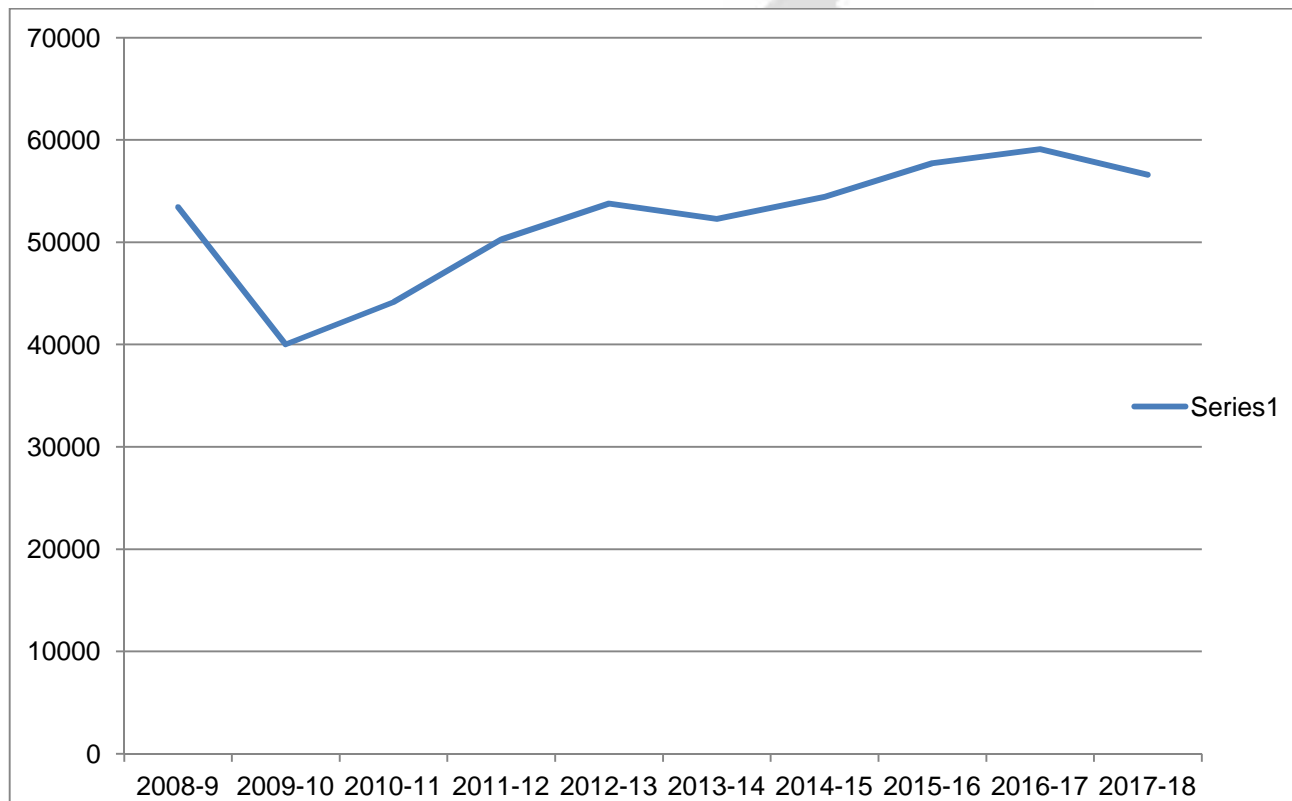
In considering feedback from the Working Group and changes in legislation, the Housing Advice Team will undertake work on establishing targets, responsibilities and time frames for the actions. The strategy is very much a partnership document and, as it reflects the views and aspirations of Working Group members, the intention is that all partners will be involved in its delivery. Implementation of the strategy will be monitored through the Working Group and its success will be reviewed annually.

## **HOMELESSNESS REVIEW: National and Local Contexts**

### National Context

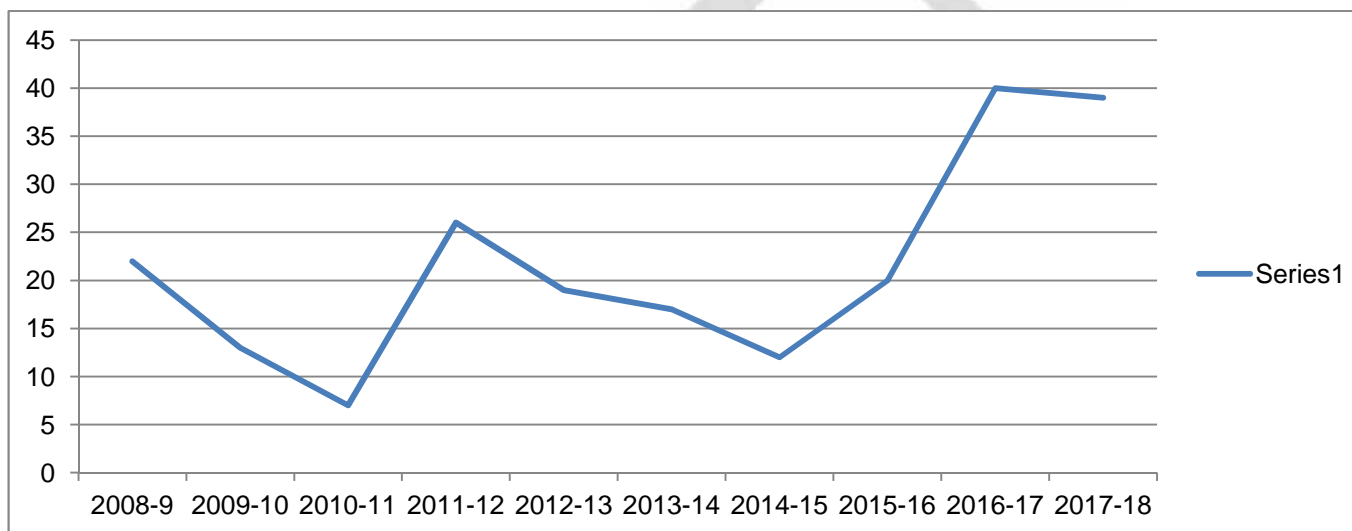
The Homeless Reduction Act 2017 is the most significant change to homeless legislation for decades and has strengthened the emphasis on prevention and early intervention. This was a private members bill that passed into legislation having received cross party support and was a response to levels of homelessness which have been consistently increasing since 2010. The graph below shows the number of homeless acceptances each financial year since 2008-9 across England. This clearly demonstrates a 50% increase in homeless acceptances since 2010 from around 40 000 to 60 000.

England: Homeless Acceptances from 2008-9.



As can be seen from the graph below, Stroud had managed to buck the national increase in homelessness through proactive prevention measures, but homeless acceptances have risen over the last few years.

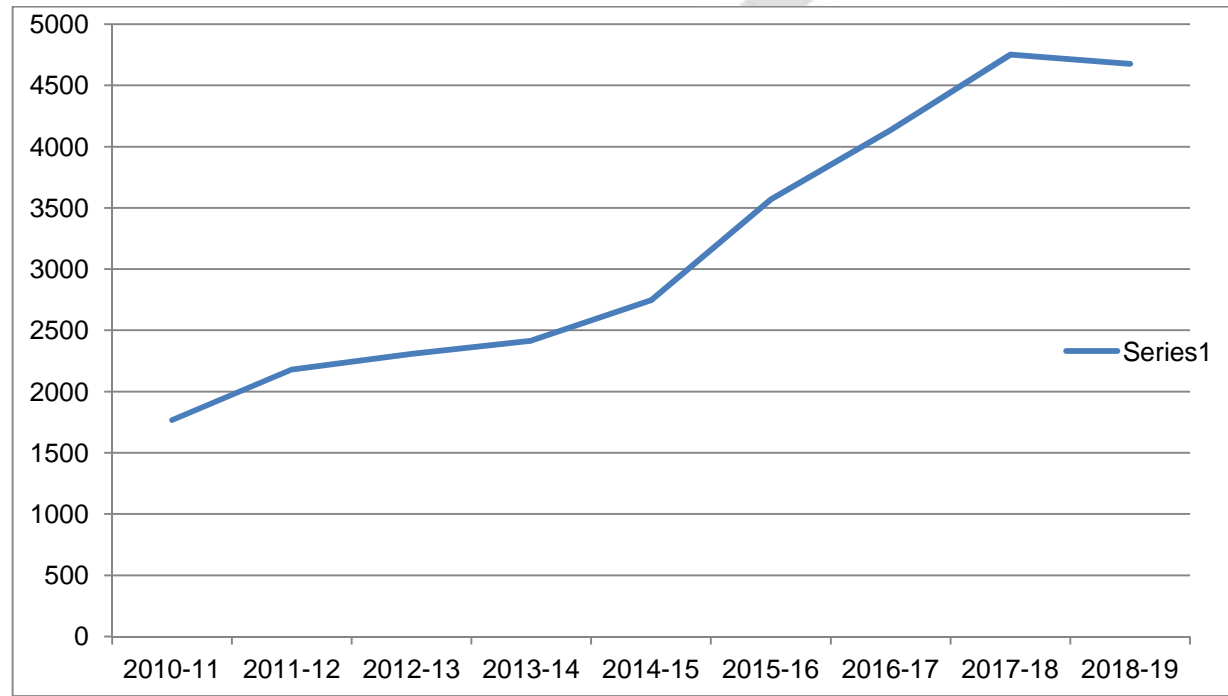
**Stroud: Homeless Acceptances from 2008-9.**



National Context: Rough Sleeping.

Rough sleeping figures have increased significantly since 2010 with numbers more than doubling, as can be seen from the graph below. The government, in its Rough Sleeping Strategy, has committed to halving rough sleeping by 2022 and ending it by 2027, and have provided funding to Local Authorities for several initiatives including the Rapid Rehousing Pathway and Housing First projects. Official figures for rough sleepers are based on an annual count on a particular night and are either an actual street count or an estimate based on intelligence from various agencies that deal with street homeless people.

**England: Rough Sleeping Figures from 2010 to 2018**



In comparison, the figures for Stroud have remained fairly stable dropping from 5 to just 1 in 2014 and then being a consistent 2 for three years but then increasing to 4 in 2018.

Local Context: Introduction.

The Homeless Reduction Act has formalised and made statutory the prevention approach to homelessness that Stroud has been taking for some years. The time limit before a homeless duty is triggered has been extended from 28 days to 56 days before actual homelessness. If homelessness is not prevented during this period, there is a further duty to relieve the homelessness for another 56 days. These duties apply regardless of intentionality or priority need. The council only has to be satisfied that the applicant is homeless and eligible for assistance. The provisions of the Act have added significantly to both the bureaucracy involved, as well as an increase in caseload. To meet the extra duties, the Housing Advice Team has recruited one full time officer post and one part time business support post, funded by grants from central government. This is approximately a 10% increase in staff resources. However the posts are temporary on fixed term contracts. So far monthly caseloads have increased by an average of more than 200% compared to the same months in the previous year. This has presented a challenging environment for the Housing Advice Team in terms of carrying out the council's new statutory duties under the Homeless Reduction Act.

<b>Month.</b>	<b>2017-18 Homeless Applications.</b>	<b>2018-19 Homeless Applications (Prevention and Relief).</b>
April	6	21 (+250%)
May	6	19 (+217%)
June	14	20 (+43%)
July	19	32 (+68%)
August	7	30 (+328%)
September	9	18 (+100%)
October	8	21 (+163%)
November	5	31 (+520%)
December	4	19 (+375%)

January	3	24 (+700%)
February	10	18 (+80%)
March	2	31 (+1450%)
<b>Total</b>	<b>93</b>	<b>284 (+205%)</b>

#### Local Context: Homeless Applications and Causes of Homelessness.

Nationally, homeless applications have been increasing since 2008. Stroud had managed to buck the national trend for a few years, but homeless applications have now been increasing consistently since 2014 and have increased significantly this financial year although it is difficult to say how much the increase is due to the extra recording introduced by the Homeless Reduction Act 2017, and how much homelessness has genuinely increased.

The causes of homelessness within the District have remained fairly constant. Relationship breakdown, which includes couples, parental exclusions and domestic abuse are together the single largest cause, although there are indications that loss of an Assured Shorthold Tenancy is becoming an increasing cause.

Changes to local connection criteria for care leavers means that every young person owed leaving care duties by Gloucestershire County Council will have a local connection to all districts in Gloucestershire. The impact of this has yet to be seen, but as much of the county youth provision is based in Stroud it may result in an increase in priority cases that approach the authority.

<b>YEAR</b>	<b>APPLICATIONS</b>	<b>ACCEPTANCES</b>	<b><u>ACCEPTANCES</u> <u>APPLICATIONS</u></b>	<b><u>INTENTIONAL</u></b>
2009/10	48	13	27%	7
2010/11	55	7	13%	6
2011/12	76	26	34%	1
2012/13	57	19	33%	6
2013/14	74	17	23%	9
2014/15	58	12	21%	5
2015/16	67	20	30%	10
2016/17	105	40	38%	14
2017/18	93	39	42%	10
2018/19	284	9	3%	5

Local Context: Availability of Housing.

Following a downward trend since 2014 in the number of social housing properties becoming available, there was an increase in 2017/18 as the council completed building the first new council houses for decades. However, the numbers have decreased this year compared to the previous year.

<b>Year.</b>	<b>New Social Housing Tenancies.</b>
2014/15	648
2015/16	471
2016/17	441
2017/18	478
2018/19	439

Since the introduction of the Localism Act 2011, local authorities have been able to discharge homeless duties into the private sector. However, due to the nature of the private sector housing market in Stroud District, and the continuing effects of welfare reform, it has not been possible to discharge a homeless duty into the private sector. The Homelessness (Suitability of Accommodation) Order 2012 has, among other criteria, strict standards for affordability which excludes the private sector rent levels. The freezing of some benefits, particularly Housing Benefit, has placed extra pressure on low income households, and the introduction of Universal Credit has made many landlords, including Registered Providers, more risk averse when it comes to granting tenancies.

In the rental market, average entry level private rents (per month) are well above Local Housing Allowance (LHA) rates (the maximum amount of housing benefit or housing element of Universal Credit that is payable) meaning that even on full housing benefit, top up monies have to be paid to secure a tenancy.



Property size	Local Housing Allowance	Stroud District
1 bed	£398-88	£525
2 bed	£530-23	£650
3 bed	£637-56	£825
4 bed +	£810-94	£1200

(Median rents for 2017/18 from Valuation Office Agency).

#### Local Context: Temporary Accommodation.

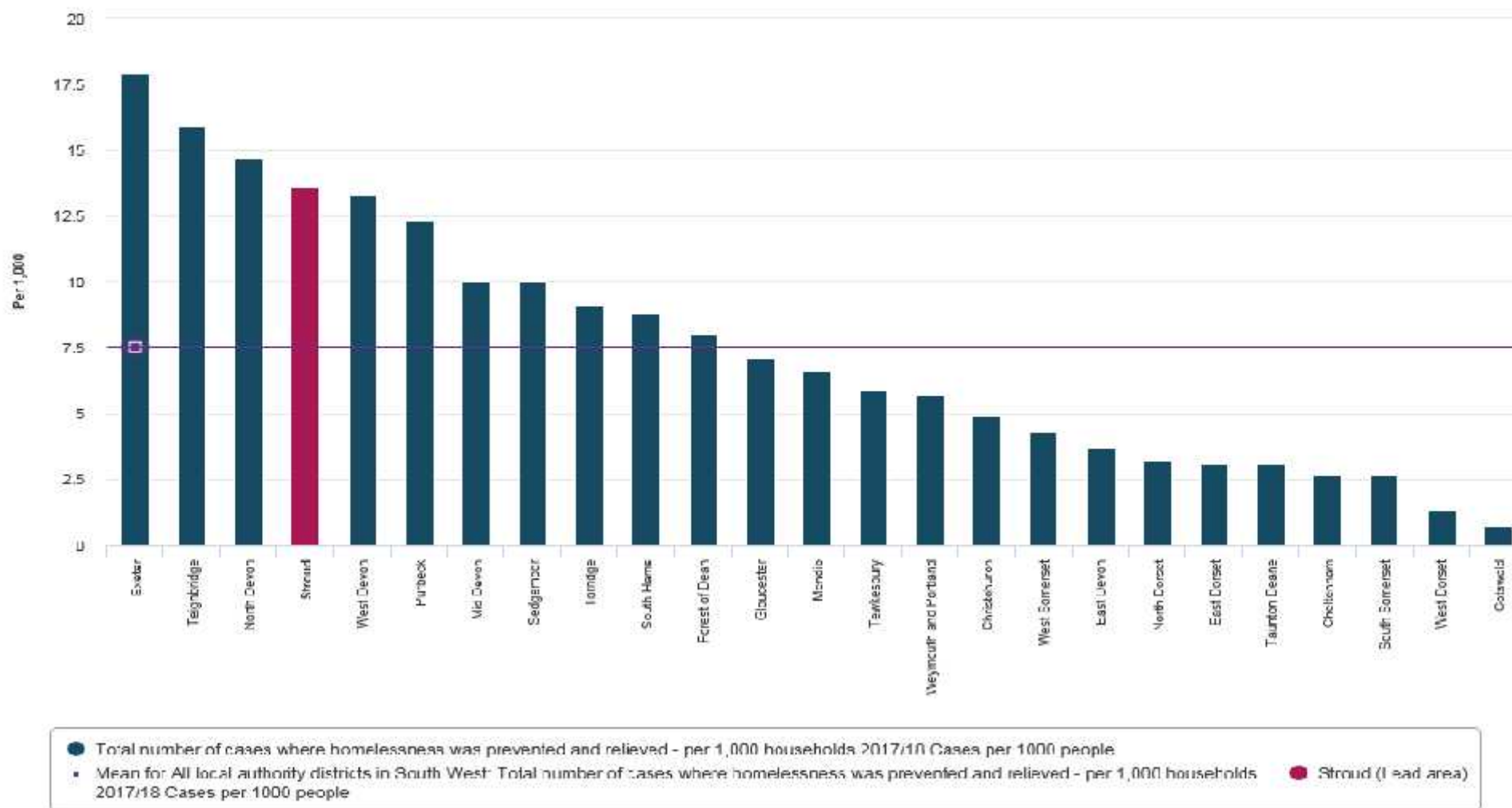
It is a requirement of Homelessness Strategies under Section 3(1) (b) of the 2002 Act to ensure there is a sufficient supply of temporary accommodation available. In terms of bed and breakfast (B&B) use, the number of households has risen significantly following several years with little change, as has the use of temporary accommodation. Homelessness across the county is on the increase and the bed and breakfasts that provide accommodation are also used by the other Local Authorities. This has led to this accommodation often being full so we have had to use hotel accommodation such as Travelodge and Premier Inn more frequently. As the number of homeless households increases, and it gets more difficult to move them on into long term housing, the average length of time in temporary accommodation has increased. This along with the temporary accommodation that is available being more expensive, has led to a significant increase in costs with the budget this year expected to be overspent by fourfold. The difficulty in sourcing temporary accommodation has also led to families having to be accommodated as far away as Bristol. The lack of suitable family accommodation, other than in Bristol, has also led to an increase in families staying in shared facility accommodation for longer than six weeks, which is against statutory regulations.

Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
<b>Households</b>	38	42	41	40	41	54	61	73	72

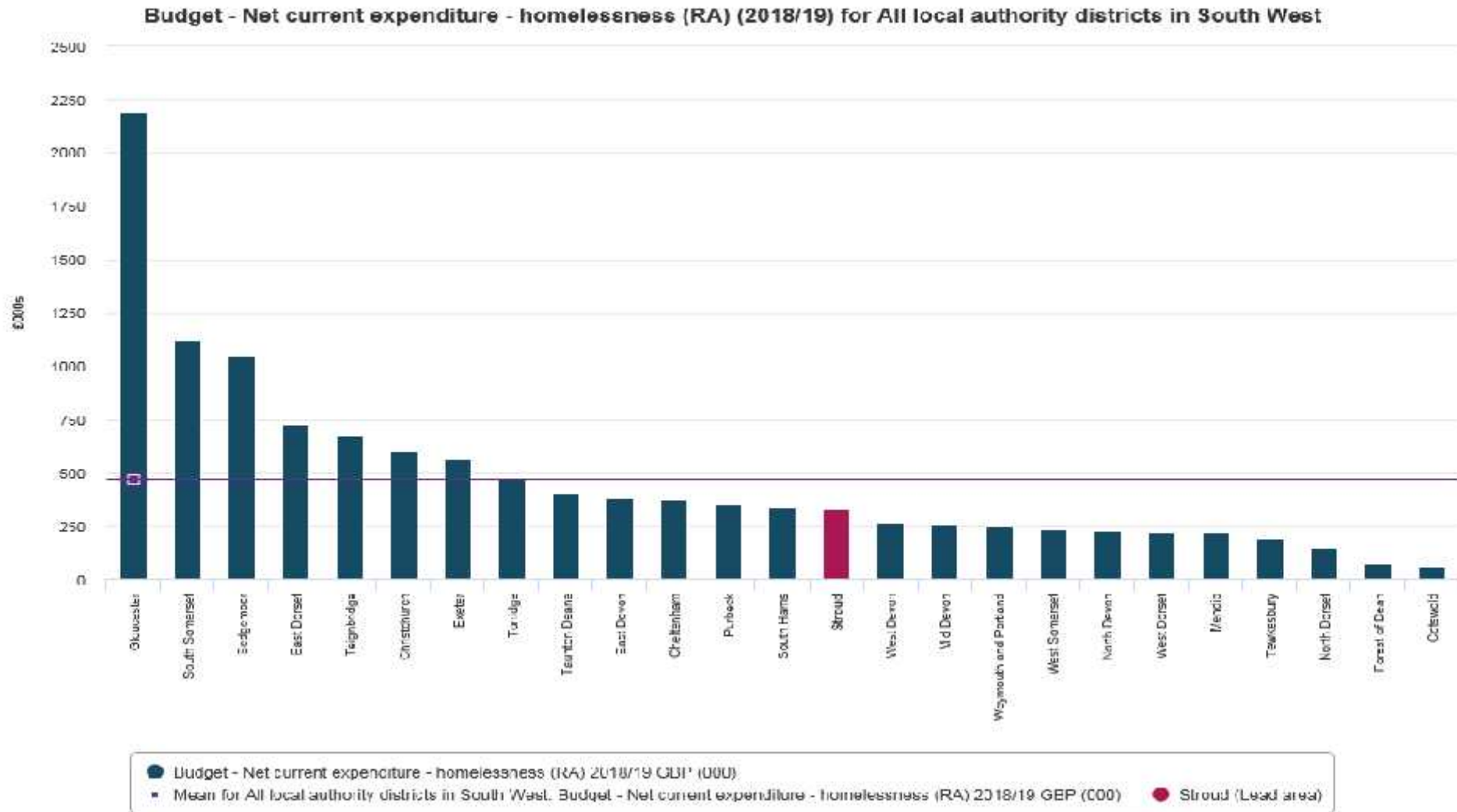
### Local Context: Homelessness Prevention

The number of cases successfully completed through the work of the homelessness prevention team has been steadily increasing since 2009 (see figure 1 below). Staff resources have increased to cope with this, up from 1 specialist part time post in 2009 to 2 part time and 1 full time post in 2013 – however, permanent funding was only in place for the original part time post only, the remainder being time limited until March 2015. These posts are now permanent demonstrating corporate support for the effectiveness of homeless prevention. In addition to the specialist advisors, the housing advice officers also undertake prevention work with applicants approaching as homeless or threatened with homelessness. The priority is always to try and secure a person's current home or assist them in moving to an alternative without the need for temporary accommodation or B&B often with ongoing support provided from the local contracted provider of community based support, currently the organisation known as P3<sup>1</sup>. Preventing homelessness by giving financial help to access private sector tenancies had been dropping due to the widening gap between the Local Housing Allowance and rents. Rents have continued to rise while LHA rates have been frozen. A demand led market which means landlords and lettings agents can be very particular in who they will accept as tenants, and growing unease among private landlords at the implications of Universal Credit have added to the difficulty that households on low incomes face. (This problem has also prevented the council from using the powers given in the Localism Act 2011 to discharge the full homeless duty into private sector accommodation). We have taken action to stabilise the numbers by reassessing affordability limits on the household size, and making further payments to landlords to make the rent levels affordable. Tenants are then encouraged to take steps to increase income through employment, and manage debt through financial advice, so that tenancies are sustainable into the longer term and can be signposted to organisations such as the GEM Project and Citizen's Advice for help with this. The Housing Advice Team's focus on preventing homelessness, and willingness to consider all innovative and effective means of preventing homelessness led to Stroud being one of the highest performing councils in the southwest, and the highest performing council in Gloucestershire in preventing and relieving homelessness in 2017/18.

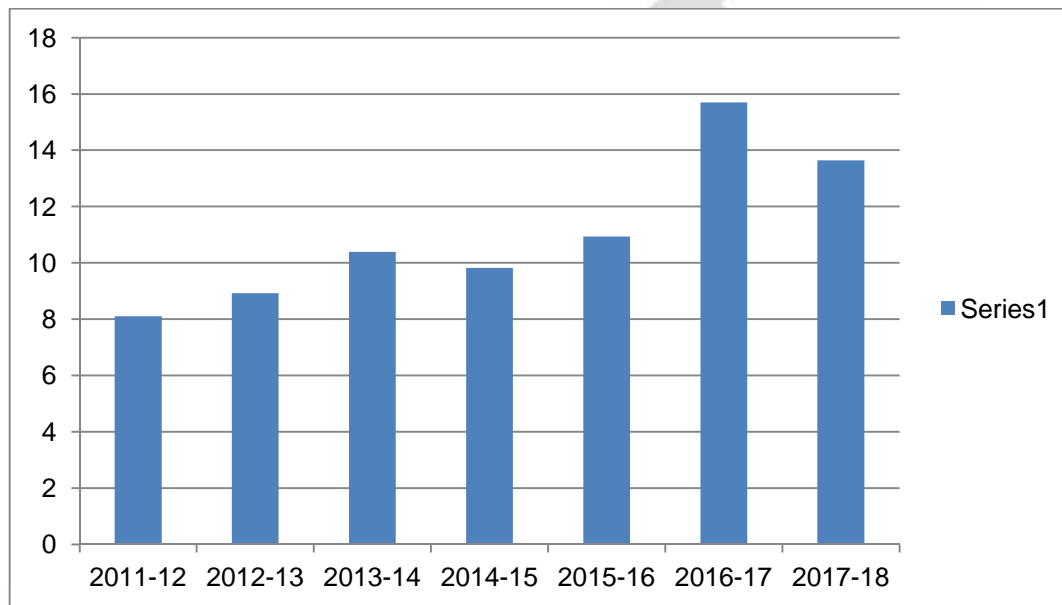
**Total number of cases where homelessness was prevented and relieved - per 1,000 households (2017/18) for All local authority districts in South West**



The Housing Advice Team’s success in preventing and relieving homelessness has not come at a high financial cost. The following graph shows compares the council’s spend on homelessness compared to all other councils in the South West and demonstrates the cost effectiveness of the council’s homelessness service.



**Number of completed homelessness prevention cases 2011/12 to 2017/18 per 1000 households.**



Homeless preventions and reliefs have a new statutory reporting mechanism introduced along with the Homeless Reduction Act 2017. Full details have to be recorded onto the countywide IT system (Locata) which then uploads directly onto the governments statutory reporting website, Delta. This means that preventions counted by our partner agencies, both internal and external, need to have their full details entered onto Locata. Previously, we only needed to check that they met the criteria to be counted as prevention, and then provided a figure for the number of preventions. As we do not get enough details of individuals to enter onto Locata, most of the preventions carried out by partner agencies have not been reported. It is therefore expected that the number of preventions as reported to central government will decrease significantly in 2018/19 compared to previous years.

**HOMELESS PREVENTION STRATEGY: How we will Achieve Outcomes.**

The overall strategic aim is to prevent or relieve homelessness wherever possible. This has then been divided into specific areas identified by Working Group members as local priorities. These include areas such as young people, rough sleeping and domestic abuse. The local priorities are summarised in the table below:

<b>Priority.</b>	<b>Main activities to achieve priority</b>
Young people	<ul style="list-style-type: none"> <li>• Continue working with partner agencies using tried and tested methods to achieve positive outcomes for young people faced with homelessness.</li> <li>• To seek to develop an education project for schools with the aim of preventing homelessness</li> </ul>
Older people	<ul style="list-style-type: none"> <li>• Supporting Tenant Services in development of the Older Person's Housing Strategy</li> <li>• Continue to develop closer relationships with health and wellbeing services to enable older people to remain in their own homes</li> </ul>
Health & Wellbeing	<ul style="list-style-type: none"> <li>• Continue to develop links with health and wellbeing services to provide suitable housing for those with medical needs</li> </ul>
Temporary Accommodation	<ul style="list-style-type: none"> <li>• To increase the provision of high quality cost effective temporary accommodation to meet increasing demand.</li> </ul>
Rough Sleeping	<ul style="list-style-type: none"> <li>• To support countywide initiatives to meet the government's targets to reduce and then end rough sleeping.</li> </ul>
Domestic Abuse	<ul style="list-style-type: none"> <li>• To work with voluntary and statutory agencies to enable victims to stay safely in their own homes or move to alternative safe accommodation.</li> </ul>

The previous strategy was reviewed annually and changes based on what worked. This Strategy is a combination of what we already do that works well along with new initiatives developed to help prevent homelessness. It will form the basis of the action plan to be formalised following the outcome of consultation on the strategy. This Strategy will also be reviewed annually, but the Action Plan will be a live document, being updated as results are achieved and to reflect any changes in legislation.

Prevention and Relief: Methods.

The range of work carried out by the homelessness prevention team has also broadened over the last few years and we now offer:

- Grants for deposits and agency fees to access private rented homes
- Counselling for young people and their families
- Counselling for couples
- Sanctuary scheme for victims of domestic abuse to enable them to remain in their homes safely
- Double deposit payments for landlords in lieu of guarantors
- Support for people leaving hospital after crisis to secure suitable accommodation if they cannot go back to their previous home
- Support to access Discretionary Housing Payments and the financing of a specialist debt advice worker in Stroud Citizens Advice
- Provision of rent guarantee insurance
- Payment of rent arrears to secure a tenancy at risk (where extenuating circumstances have resulted in arrears)
- Referrals to specialist community based housing support through Supporting People contracted provider P3
- Renegotiation fee to bring rents in line with Local Housing Allowance rates
- Paying for other solutions to tenancy breakdown e.g. clearing garden/property; sound insulation etc.
- Setting up direct payment of Housing Benefit/Universal Credit
- Training to support organisations to ensure accurate advice is given at the earliest opportunity and that the organisations are aware of the help available from the Housing Advice Team
- Outreach advice sessions at partner agency locations
- Collaborating on a countywide basis to bid for central government funding to provide prevention and relief services

This list is not exhaustive - our approach to homelessness prevention is to do whatever is needed to secure and maintain a tenancy and there is the flexibility to respond creatively.

### Prevention and Relief: Reporting.

If we fail to report our actual level of prevention and relief it may affect future funding and the reputation of the council. Due to the difficulties detailed we aim to achieve the following targets:

- Work with partner agencies to devise a system of obtaining sufficient information from them to be able to input each case on Locata so that it can be uploaded onto the governments Delta website as a prevention or relief.
- To ensure data sharing arrangements are robust and GDPR compliant.
- To regularly monitor the data sharing arrangement to ensure it is working smoothly and minimising any extra workloads.

### Prevention and Relief: Affordability.

In a climate of reducing levels of affordable private rented sector accommodation we will:

- Increase the use of landlord payments to reduce rents to affordable amounts for 12 months.
- Formalise the process for referrals to money advice and agencies which help to increase employment prospects in order to make tenancies sustainable long term.
- Seek ways to continue this financial support following the enactment of the Tenant Fees Bill in June this year.
- Continue to provide support for deposits and fees wherever possible.
- Support the countywide bid for funding from the government's Private Rented Sector Access Fund to be able to advertise suitable private rented properties through HomeseekerPlus and increase the number of households we can help to access the private sector.
- Continue to pay arrears in exceptional circumstances where it is likely to lead to a sustainable tenancy.
- Grant funding to P3 who can use the grant to pay rent in advance.

### Young People.

- There is a single point of access for supported housing for young people via the START 16+ process, and to Kingfishers, which is supported housing for young people with learning disabilities. The START 16+ meeting is attended by the youth accommodation providers in the District and is designed to ensure young people are offered a placement in the most appropriate accommodation for their needs.



- County reconnection policy ensures people can return to their community and retain their links with social, education and employment networks
- Counselling service for young people and their families to enable them to resolve their conflict and remain in secure accommodation with a managed move to independent living
- Funding provided towards provision of countywide volunteer hosting service (Nightstop) that provides emergency temporary accommodation and support for a 16-25 year old until homelessness is resolved
- Funding provided towards provision of two units of “crashpad” style accommodation through the START 16+ process. Provision of these services is to help ensure the authority does not place people under 18 into bed and breakfast type accommodation. Government guidance is that this type of accommodation is not suitable.
- Development of varied opportunities through social enterprise
- Stroud Beresford Group (who also provide the women’s refuge) provide support to young people including domestic abuse support and awareness raising workshops. The Housing Advice Team provides a grant to the Beresford Group to help them maintain their services.
- Grant provided to youth service to provide starter pack boxes for young people which include bedding and basic toiletries.
- To explore the possibility of a weekly housing allowance for families to avoid parental evictions due to hardship.
- To work with and support partner agencies in tenancy training for young people.

### Older People.

The council is currently reviewing and updating its stock of sheltered housing for people over 60. The Housing Advice Team will support this by:

- Housing Advice Manager to provide input by attending meetings of the Vision and Strategy group, part of the Sheltered Housing Modernisation Project.
- Provide statistical evidence to guide levels of demand and suitability of accommodation for older people

#### Further measures:

- To work with Occupational Therapists, other health specialists and housing providers to ensure Disabled Facility Grants are used effectively to enable people to remain in their own homes
- Creating a web page giving general advice and housing options for older people.

#### Increasing Housing Supply.

Stroud District Council is approaching the end of a £19 million pound project to build more than 235 new council homes, the first for decades. The government has now relaxed regulation to allow councils to borrow more to build new council homes so a further building project is being developed. The Housing Advice Manager was involved in the initial project and will:

- Attend future meetings of the project to influence the level and types of properties being built to ensure they match demand.
- Provide data from the housing register to inform the above.
- Will also attend development meetings with Registered Providers to influence types and locations for new build to ensure they meet highest demand.
- Provide a contribution to the Housing Strategy.

#### Health and Wellbeing.

Housing and homelessness are strongly linked to health and wellbeing and much of what we already do and plan to do in the future will be covered under other headings such as rough sleeping and domestic abuse.

- Member of Housing Advice Team attends Health and Wellbeing partnership meetings.
- Agreed move-on priority for tenants of Rethink Mental Illness accommodation. They have 13 units of independent supported housing at Eagle Mill Close in Stroud. By agreeing move-on priority it ensures the properties are used for those with the greatest need.
- Advertising Housing Advice services in Community Care Guide magazine – distributed to GP surgeries and health centres throughout the District.

- Developing and strengthening links with health and wellbeing agencies such as community partners (social prescribers), practice nurses, health visitors and mental health teams. We have also invited them to training sessions which help build good relationships as well as helping to ensure accurate advice is given at the earliest opportunity.
- Implementation of the Homeless time to Heal project between Elim Housing and both Gloucester Royal Hospital and Wotton Lawn Hospital to identify single people who are homeless and about to be discharged and ensure they have appropriate accommodation and support.
- Promoting the Duty to Refer brought in with the Homeless Reduction Act 2017 to health and wellbeing agencies so those at risk of homelessness are identified and contacted at the earliest opportunity.
- Grant funding to the Furniture Bank to ensure homeless households have access to basic furniture when rehoused.
- Developing and strengthening links with Change, Grow, Live, the countywide organisation providing support to people with drug and alcohol problems.
- Grant funding to Ebenezer, an organisation that provides accommodation and support in gaining employment for people with addiction problems.
- Grant funding to the MARAH Trust, a local charity that provides support and practical help (food, transport to other agencies etc.).

#### Temporary Accommodation.

Due to increasing demand, and lengthier stays in temporary accommodation, we will improve the quantity and quality of available temporary accommodation, as well as sourcing more accommodation within the District. We will also aim to eliminate the use of bed and breakfast type accommodation for families for longer than six weeks, and reduce or stabilise overall costs.

- Continue to source high quality temporary accommodation through private sector companies in or close to Stroud District
- To continue to work with landlords of currently used accommodation to improve the quality of that accommodation by conducting regular visits.
- Monitor the use of a council property that has recently been converted for use as temporary accommodation, with the aim of utilising further properties for use, if successful.
- Procure through build or purchase a building within the District to convert into high quality bespoke temporary accommodation using funding agreed by Strategy and Resources Committee.
- To procure management of this property from a Registered Provider so that stays for families are not limited to six weeks.

## Rough Sleeping.

Although rough sleeping has historically been at relatively low levels within the District, the latest official annual estimate found there to be 4 persons sleeping rough, compared to 2 in the previous three years. There has also been an increase in the visibility of rough sleeping with street begging on the increase, although there is evidence that not all of the people begging are homeless. This has combined with more media attention on rough sleeping to increase the pressures to address the problem. Rough sleepers tend to be drawn to major settlements where there are more services, and within the county it is Gloucester that has by far the highest number. Many of the initiatives and services to help rough sleepers to move off of the streets are commissioned on a countywide basis. This not only helps with economies of scale, but this type of partnership working is also encouraged by central government for funding bids.

- Joint commissioning of countywide outreach service provided by P3. Anyone rough sleeping can be reported to P3 by members of the public via Streetlink. P3 will then meet the person and assist them into accommodation where their needs can be assessed.
- Successful countywide bid for £1.27 million for SIB (Social Impact Bond) project. The purpose is to help the most chaotic and entrenched rough sleepers off of the streets using the Housing First model. (There are 127 people that have been identified across the county that fit this category). This is where support services for such things as mental health problems, addiction problems is provided after the person is moved into accommodation, and has had successful results where it has been trialled.
- Provision of accommodation for the SIB project through two of the council's properties.
- Supporting countywide bid for funding for Rapid Rehousing Pathway (part of the government's Rough Sleeping Strategy). This is to set up direct access accommodation for people who are already rough sleeping or at risk of rough sleeping. They are then quickly assessed in line with the Homeless Reduction Act 2017, offered appropriate support and rapidly helped into a settled home.
- Participating in countywide SWEP (Severe Weather Emergency Protocol). The Housing Advice Manager monitors weather forecasts through the meteorological office website. Where forecasts are predicted to meet SWEP criteria, all relevant organisations are contacted and accommodation is made available for all rough sleepers. This is a humanitarian response to severe weather and is regardless of priority need or intentionality, and includes those who are not eligible for housing assistance due to their immigration status.
- Grant funding for MARAH Trust who provide practical help and support for homeless persons.

Domestic Abuse.

This is another area which has a high media profile and is receiving government support, both in changes in legislation, and grant funding for successful bids from relevant organisations. Stroud District is the only local authority area within the county that still has its own women's refuge run by the Beresford Group, a registered charity. GDASS (Gloucestershire Domestic Abuse Support Service) is the countywide organisation providing support and advice to anyone suffering from domestic abuse. They were successful in a bid, supported by Stroud District Council, for central government funding to provide Places of Safety, properties provided by Registered Providers across the county as temporary accommodation for all victims of domestic abuse.

- To continue funding target hardening and sanctuary scheme work to enable victims to remain in their own home safely.
- To continue partnership working with GDASS to ensure households in Places of Safety secure appropriate accommodation.
- To provide grant funding to the Beresford Group to help their work with victims of domestic abuse.
- All Housing Advice team receive training in domestic abuse.
- To provide grant funding to the Furniture Bank in order to subsidise furniture for families moving on from Stroud Womens Refuge.
- Move on priority and local connection is given on HomeseekerPlus to women from the refuge once it is confirmed they are ready for independent living. This avoids the need for a homeless application and the intrusion

**Appendix 2 – Members of the Homelessness Working Group. (To be updated).**

2Gether NHS Foundation Trust	The MARAH Trust
Birnbeck Housing Association	Nelson Trust
Bromford Housing	Nightstop
Citizens Advice Stroud	Oxbode Housing Association
Change Grow Live	P3 Tenancy Support & Outreach
CC Projects	Places for People
County Council Childrens Services	Prospects
County Council Post 16's Team	Rethink Mental Health Service
County Council Social Care	Salvation Army Housing Association
County Council Youth Support Service	Sanctuary Housing Association
County Council Supporting People	SDC Housing Strategy
Countywide Homeless Implementation Group	SDC Housing Advice Team
Ebenezer	SDC Community Safety Team
G.R.C.C	SDC Environmental Health
Hanover Housing Association	SDC Tenant Services
Home Group Housing	SDC Benefits Team
Job Centre Plus	SDC Health & Wellbeing

Stonham Offender Support  
Stroud Beresford Group

South West Homes

Appendix A

DRAFT

## STROUD DISTRICT COUNCIL

AGENDA  
ITEM NO

## HOUSING COMMITTEE

11 JUNE 2019

**11**

<b>Report Title</b>	<b>ANNUAL REPORT TO COUNCIL</b>
<b>Purpose of Report</b>	The Annual Report summarises the activities of the Housing Committee during 2018/19 and sets out its plans for the next twelve months.
<b>Decisions</b>	<p><b>That the Housing Committee:</b></p> <p><b>a) RESOLVE to agree the Housing Committee Annual Report 2018/19; and</b></p> <p><b>b) RECOMMEND to Council the Annual report is approved.</b></p>
<b>Consultation and Feedback</b>	Members of Housing Committee Housing Services Managers
<b>Financial Implications and Risk Assessment</b>	There are no financial implications arising from this report.  Lucy Clothier, Principal Accountant Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a>
<b>Legal Implications</b>	There are no specific legal implications arising from this report.  Patrick Arran, Interim Head of Legal Services and Monitoring Officer Tel: 01453 754369 Email: <a href="mailto:patrick.arran@stroud.gov.uk">patrick.arran@stroud.gov.uk</a>
<b>Report Author</b>	Councillor Chas Townley Tel: 07969 275231 Email: <a href="mailto:cllr.chas.townley@stroud.gov.uk">cllr.chas.townley@stroud.gov.uk</a>
<b>Options</b>	Consideration has been given to not producing an Annual Report however this has been discounted because the Constitution expects the Chair of Committee to present the Committee's Annual Report to Council.
<b>Performance Management Follow Up</b>	Committee Agenda Planning and Performance Monitoring Meetings during the year.
<b>Background Papers / Appendices</b>	Reports, Agenda and Minutes of Housing Committee during the 2018/2019 Civic Year Corporate Delivery Report to Council 16 May 2019



## **1. Chairs Introduction**

- 1.1 Welcome to the first new style annual report of the Housing Committee to be submitted to the full District Council.
- 1.2 The Council's housing authority role is about facilitating access to housing for all, promoting healthy, safe and energy efficient homes in all tenures, supporting the delivery of affordable housing by registered providers as well as having responsibility for promoting community led housing opportunities.
- 1.3 The Committee also oversees the Council's work to tackle homelessness. For some years, a key focus of this work has been on homeless prevention and from 1 April 2018, this approach was placed on a statutory basis with new duties to prevent and relieve homelessness.
- 1.4 The Council are now the only council in Gloucestershire to own and manage its own housing stock. As well as delivering a large programme of repairs and maintenance to resident's homes, the Council has continued the building of new homes and with the Government 'lifting the cap'; we will be exploring options to deliver additional homes.
- 1.5 It has been an enormous privilege to lead the Housing Committee over the last year and in presenting this report to the Council, I wish to pay tribute to the work of staff at all levels who deliver on a day-to-day basis.

## **2. Housing Committee Responsibilities and Operational Arrangements**

- 2.1 The terms of reference of the Housing Committee set out in the Constitution are:-

"Since the 1st December 2016, the broad portfolio of the committee covers the following functions with the exception of those matters delegated to officers:

- Public and private housing issues affecting the Council's housing authority roles; and
- Housing Policy."

- 2.2 More generally the Constitution provides that:

"The terms of reference of committees need to be balanced with the delegations to officers. The expectation is that officers will be able to take decisions to further the objectives, policies and strategies set by committees.

With the exception of those matters delegated to officers and the Development Control Committee, which has a quasi-judicial role, all committees will have responsibility for the following as relevant to their functions:

All strategies and policies associated with their functions that are not reserved for Council;

- Over-viewing and scrutinising the outcomes of projects with reference to the effective delivery of the Council's Corporate Delivery Plan, including its Jobs and Growth Strategy (and / or other key corporate policies / strategies as may be adopted from time to time);
- Setting of fees and charges, monitoring budget and performance management;
- Engagement with the business, statutory, voluntary and community sectors; Establish ad hoc task and finish groups to consider matters and report to committee; Appointments to outside bodies pertinent to their other terms of reference”

2.3 In line with the current agreed programme of meetings there are five meetings of the committee in the civic year. Additionally, a Housing Review Panel was established in 2017 and presents reports of its meetings to the Housing Committee.

2.4 The Committee appoints two members to review performance on a quarterly basis; they also provide written reports to the Committee.

2.5 The Chair and Vice-Chair meet with senior managers on a regular basis during the year to assist in the management of the Committee's agenda and to keep abreast of developments within the service.

### **3. Corporate Delivery Plan**

3.1 To help the Council deliver its vision, “Leading a community that is making Stroud District a better place to live, work and visit for everyone”, the Council produces a 4-year rolling Corporate Delivery Plan (CDP), which is reviewed annually. The Corporate Delivery Plan Achievements of the Housing Service reported to Council on 16 May include:-

- We delivered 228 new homes in our first 5-year Council house building programme and are on track to deliver a further 16 homes at Southbank Woodchester and Tanners Piece in Nailsworth.
- In our ongoing endeavour to tackle fuel poverty we have invested £6.8m in new heating systems and boiler upgrades in 181 Council homes, with a further 35 receiving new external wall insulation.
- Our continued efforts to lobby government have resulted in the lifting of the debt cap on our Housing Revenue Account, allowing us to invest further in our housing stock.
- Through our ongoing Warm & Well partnership with other Gloucestershire Council's and South Gloucestershire Council delivered by Severn Wye Energy Agency to support households in fuel poverty, 111 properties in the District were improved by the installation of energy efficient measures; 21 properties have had first time central heating installed through the Warm Homes Fund and a further 29 have been approved. Energy efficiency advice was given to 510 households and 54 home visits made – 73% were to people with health conditions making them vulnerable to cold.

### 3.2 Key actions for 2019/20 agreed by Council are:-

- Contribute to our identified local housing need, by building new Council homes through:
  - a) submitting planning applications for 56 units on 6 sites
  - b) agreeing an approach to purchase more land
- Adopt the Housing Revenue Account 5-year delivery plan
- Commence improvements to the sheltered housing schemes in Nailsworth (Concord) and Minchinhampton (George Pearce House).
- Provide high quality, safe temporary accommodation for homeless single people and families within the District.
- Work to bring the reactive maintenance service in-house by 1 April 2020, providing better customer service and efficiencies.
- Adopt the housing strategy incorporating the delivery of community-led housing.
- Implement the first year's action plan of the Council's Older People's Housing Strategy.

## 4. Council Housing

4.1 The Council remains the largest landlord in the District and details of average rents and numbers of the 4975 tenanted homes at 31 March 2019 is shown in table 1.

Property Size	Bedsit/ 1 Bed		2 Beds		3 beds		4 or more beds	
	Weekly rent	Number	Weekly rent	Number	Weekly rent	Number	Weekly rent	Number
Social Rents	£70.92	1633	£82.06	1582	£89.97	1587	£101.69	75
Affordable Rents	£88.67	36	£119.86	44	£139.78	16	£169.05	2
<b>Total</b>	<b>£71.30</b>	<b>1669</b>	<b>83.08</b>	<b>1626</b>	<b>£90.47</b>	<b>1603</b>	<b>£103.44</b>	<b>77</b>

Table 1: Housing Revenue Account Rents and Tenanted Dwelling Numbers

4.2 During the year the Committee received budget monitoring reports at their June, September, December and April meetings and recommended the Budget, fees, and charges at their December meeting. This budget report whilst maintaining high levels of investment in the Council's stock also made provision for the future repayment of the HRA debt. Summary information on revenue and capital expenditure is provided in tables 2 and 3 below:-

<b>HRA Capital Summary</b>	2018/19 Revised Budget £k	2018/19 Outturn £k	19/20 Base Budget £k
Major Works	8,124	7,114	8,549
New Homes and Regeneration	1,710	1,182	5,590
Sheltered Housing Modernisation	319	298	614
<b>Total Capital Expenditure</b>	<b>10,153</b>	<b>8,594</b>	<b>14,753</b>

Table 2: HRA Capital Summary

<b>HRA Revenue Summary</b>	2018/19 Revised Budget £k	2018/19 Outturn £k	19/20 Base Budget £k
<b>Total Income</b>	<b>(22,689)</b>	<b>(22,788)</b>	<b>(22,326)</b>
Supervision and Management	3,892	3,863	4,203
Repairs and Maintenance	3,652	3,906	3,733
Sheltered Housing Service	1,015	902	1,083
Other Expenditure	459	529	459
Sheltered Housing Modernisation	401	401	470
<b>Total Operational Expenditure</b>	<b>9,419</b>	<b>9,601</b>	<b>9,948</b>
<b>Total Other Costs and Income</b> (Interest costs, Capital Funding, Repaying Debt etc.)	<b>11,233</b>	<b>11,286</b>	<b>12,501</b>
<b>Total Housing Revenue Account</b> (Net transfers to reserves)	<b>(2,037)</b>	<b>(1,901)</b>	<b>123</b>

Table 3: HRA Revenue Summary

- 4.5 For the last two years the Housing Committee has benefited from having two tenant representatives sitting on the Housing Committee. A recruitment process was undertaken to appoint two new tenants with Leticia Gardiner and Juliette Smith being appointed by Council at its meeting on 28 March 2019. The Committee wishes to place on record its thanks and appreciation to Ian Allen and Sadie Tazwell for their work over the last two years.
- 4.6 During the year, the Committee undertook a review of resident involvement and at the December meeting adopted a new tenant involvement and empowerment strategy. A key feature of this has been the development of a refreshed approach with the Council seeking to recruit tenants to act as Neighbourhood Ambassadors, Voids and Repairs Inspectors and to provide challenge and scrutiny to the services we provide. We know that tenant involvement is most successful when it is planned around the lives and interests of tenants and we will keep this area of work under review.

- 4.7 Over the last few years, the Council has undertaken a major review of the accommodation offered for older tenants. During the year, improvement work at Sherborne House was completed resulting in a significant improvement in this scheme. Work is now planned to take place at Concord in Nailsworth and George Pearce House in Minchinhampton. An Older Persons Strategy task and finish group was appointed at the September meeting and its final report was agreed at the April meeting with the overarching vision “To provide good quality older people’s housing which meets a variety of current and future needs – where people want to live”. This builds on the modernisation programme and adopts a new model, which enables the development of three levels of independent living.
- 4.8 The Decant Policy has also been reviewed during the year to make it more flexible and person centred in the housing options available when the Council needs to sensitively move a resident to other accommodation to support redevelopment proposals. The Committee also received an update report on the Service Charge Review and further work with a report to a future Committee has been agreed.
- 4.9 Given the need to increase the supply of affordable homes in the District the Council bid for £6.3 million additional HRA borrowing to finance 8 housing developments. Subsequently the Prime Minister announced the removal of the HRA “Cap” at the Conservative Party Conference and future investment decisions will be for individual Councils to make. This has been a major campaign by local government and the housing sector. In practical terms, the ability for Stroud District to build a new generation of Council housing at scale is limited by the availability of development sites and the viability of schemes within the agreed debt repayment period of 30 years for new developments. Budget provision has been made for acquisition of sites and decisions will be made later in the year how sites will be identified.
- 4.10 Table 4 below provides statistical information on the rent collection, arrears and work on tenancy fraud, Anti-Social Behaviour and the number of evictions which have been carried out during the year.

Performance Area	Target (Annual)	Outcome
Current Income Collection	98.80%, target achieved	£22.267 Million
Universal Credit	No target given, roll out is still continuing	540 tenants in receipt of this benefit
Current Rent Arrears Collection	No target given but a reduction of £17,176	£299,353
Tenancy Fraud	No target given, 20 cases investigated	No legal prosecution but there has been a termination of two Right to Buy Applications
ASB	No target given, 128 cases	14 ongoing cases and 9 new cases to date.
Evictions	No target given, 19 cases	18 due to non payment of rent and 1 due to ASB

Table 4: Statistical Information relating to Council Housing

- 4.11 The Right to Buy (RTB) scheme allows eligible council tenants to buy their home with a discount. In 18/19 the Council received 89 enquiries, 47 applications were made and 26 sales completed. 9 of these sales were flats (compared to only 3 flats in 17/18) and the remainder were 2 and 3 bedroom houses. The maximum discount increases each year in April in line with the consumer price index and is currently £82,500.
- 4.12 A number of fraudulent cases have been uncovered this year, mainly by tenants who were living elsewhere and subletting their property. After detailed investigations which involved interviews under caution the applications were withdrawn and the properties returned to the Council resulting in 2 Council dwellings being retained on our register for social tenants. All RTB applications are thoroughly checked to ensure tenants are eligible, using the resources of the Counter Fraud Unit where necessary.

## **5. Homeseeker Plus**

- 5.1 In partnership with the other five Gloucestershire Districts, West Oxfordshire District Council and many social landlords in the area, the Councils provide a housing register for affordable housing applicants in the area. This is a choice based lettings service so that interested households can express an interest in properties when they are advertised with preference being given to the person in the highest banded need for the longest period. Depending on the level of demand for a particular property there can be as many as over a hundred applicants or in the case of specialist housing as few as one applicant.
- 5.2 Consultation on the Homeseeker Plus Policy is due to take place during the summer with a report to the September Housing Committee to agree the policy to be applied across the seven housing authority areas.

## **6. Homelessness Prevention and Support for Homeless Households**

- 6.1 The Council's Housing Advice Team provides advice and practical support to households whether or not the Council has a full homelessness duty to them to help prevent homelessness and in 2017/18 was one of the best performing Councils in the South West.
- 6.2 Whilst the Council in comparison with other authorities makes limited use of temporary accommodation for homeless households, most of this is outside of the District. As a consequence, the Committee considered the need for the provision of temporary accommodation in the District and this was approved at the Council meeting in April.
- 6.3 The Housing Review Panel reviewed the work of P3 who provide an assertive outreach project for rough sleepers in the County in addition to a county wide commissioned service. ActionGlos. This service is aimed at those who have 'fallen between the gaps' previously or may have a history of using homelessness services without having their needs fully met. An identified problem within Stroud has been the availability of private rented accommodation within the Stroud District. Housing Committee subsequently agreed to support the use of two one bedroom properties within the Council's

housing stock.

## **7. Support for Affordable Housing**

- 7.1 The Council's Housing Strategy is the overarching document, which draws together the wide spectrum of housing interventions that the Council takes part in. This ranges from the Council's role as a landlord of housing. To housing advice and homelessness services, through Housing Benefit assessment and payment, improving conditions in private sector properties, supporting health and wellbeing, to the Council's role in enabling new affordable homes through the development and implementation of policies to deliver new affordable homes through the planning system.
- 7.2 A new Housing Strategy for 2019 to 2024 is currently in the post-consultation phase, with adoption anticipated later this year.
- 7.3 The Council has a strong record of accomplishment of working in partnership with our Housing Association and community partners and together we have brought forward an average of 120 new affordable homes each year over the last five years. There are 168 affordable homes currently under construction and an estimated 260 affordable homes with planning permission that should come forward over the next 3 years.
- 7.4 The current Local Plan review gives us an opportunity to retain affordable housing policies that are working well, and examine options to deliver more affordable homes through the planning system. For example, we will assess whether a 'single plot exceptions policy' to allow single, affordable self-build plots on the edge of rural settlements would be feasible. We will also look at the opportunities to maximise affordable housing delivery through the Government's new 'entry-level exception site' policy which is aimed at first time buyers.
- 7.5 The Gloucestershire Rural Housing Partnership is a consortium of the rural District Councils of Gloucestershire, Gloucestershire Rural Community Council and Registered Providers (housing associations). Together we fund a Rural Housing Enabler to work with Parish Councils on examining local housing need and bringing forward rural exception sites to meet that need.
- 7.6 In 2017 we were awarded funds from DCLG's 'Community Housing Fund', which we have used to support the employment of a Community Housing Enabler by Gloucestershire Rural Community Council. The Community Housing Enabler provides dedicated support to community groups looking to explore options to deliver community-led housing in their local area.
- 7.7 A presentation was made to the Housing Review Panel by Eastington CLT and by the Housing Enabler. Nailsworth CLT also completed their scheme on a former garage site at Lawnside and are now looking for new opportunities in Nailsworth.

## **8. Private Sector Housing**

- 8.1 During the year, the Committee agreed an updated Private Sector Housing Strategy to cover the period up to 2023. This covers the Council's approach to not only the regulation of the private rented sector but also the support that the Council provides to other households living in the private sector.
- 8.2 The Council will continue to assist vulnerable occupiers where the condition of their property is affecting their health with a range of grants and loans:
- Disabled Facilities Grants to enable adaptations to be made to a disabled persons home to enable them to continue living there independently such as; installing stair lifts and replacing baths with wet floor showers.
  - Healthy Homes Loans are interest free and offered to owner-occupiers on low incomes to enable them to carry out essential repairs to remove Category 1 hazards, which pose a risk to their health, such as penetrating damp, defective electrical wiring and risk of falls.
  - Empty Homes Loans are interest free and offered to owners of empty properties to bring them back into use for private renting at affordable rent levels.

## **9. Extension of Mandatory HMO Licensing**

- 9.1 Houses in Multiple Occupation represent the biggest risk to the occupants and are often occupied by the most vulnerable. Until 1 October 2018, mandatory licensing only applied to properties that consisted of three storeys or more. Under the old scheme, only 19 properties met the licensing criteria, it is estimated based on local knowledge that up to 200 may need to be licensed under the new criteria. However, the biggest challenge will be in actually identifying where these properties are. With the resources available to the Council and the significant increase in the number requiring licensing the license period has been increased to the maximum of 5 years and the fee charged reviewed so as to adequately reflect the Councils costs at £830.
- 9.2 The policy was revised to reflect changes introduced by Central Government in the 5 years since the previous policy was adopted such as;

### Retaliatory Eviction

The landlord cannot use the "no fault" possession procedure for 6 months after a genuine complaint about the condition of the dwelling has been made.

### Civil Penalties

An alternative to prosecution where a landlord has failed to meet their legal obligations with regard to housing conditions whereby the LA can apply a fixed penalty fine of up to £30,000.

### Agents Redress Scheme



A requirement for letting agents to join a government sanctioned redress scheme to ensure tenants and prospective tenants are dealt with fairly and to give them a clear means of seeking assistance if they are unhappy.

Smoke and Carbon Monoxide

A requirement for adequate detection to be in place.

Minimum Energy Efficiency

From 1 October 2018, landlords must ensure that their property has an Energy Performance Certificate Rating of F or G before it is let to a new tenant. From the 1 October 2020, it will apply to all rented property.

<b>Indicator</b>	<b>2017/18</b>	<b>2018/19</b>
Enquiries received and investigated	104	111
Category 1 HHSRS Hazards removed in the private rented sector	7	11
Healthy Homes Loans approved	1	3
Empty Homes brought back into use	0	22
Licensed HMO's	19	20

Table 5: Private Sector Housing Activity Statistics

9.3 Summary table of activity including number of HMOs and inspection and other enforcement activity is shown in Table 5 above.

**10. Performance Monitoring**

10.1 During the year Cllr Catherine Braun and Cllr Miranda Clifton met with officers on four occasions to review performance and provide a report to Committee. The quality of the reports to Committee have been of an extremely high standard and have provided a comprehensive and focused assessment of progress.

10.2 They also reviewed information on complaints made to the department. Generally, these are resolved at an early stage, however, during the year six complaints were referred to the Housing Ombudsman, at the end of the year 3 had not been upheld, 2 were still under consideration and in 1 case the Council's decision had not been upheld.

10.3 A Council wide review of complaints processes is expected to be undertaken during 2019/20.

## 11. Committee Members

11.1 The Committee has twelve Councillors and two non voting tenant representatives. Members of the Committee are appointed by Council in line with the preferences of the political groups represented on the Council with the Chair and Vice Chair being appointed by Council for the Civic Year.

<b><u>Councillor</u></b>	<b><u>Councillors Party</u></b>
Chas Townley Chair	Labour & Cooperative
Jenny Miles Vice Chair	Labour
Colin Fryer	Labour
Gary Powell Served for part of the year and has now re-joined at AGM	Labour & Cooperative
Catherine Braun	Green
Norman Kay	Green
Jim Dewey	Green
Chas Fellows	Conservative
Deborah Jane Young	Conservative
Julie Job	Conservative
Lindsey Green	Conservative
Phil McAsey	Conservative
Miranda Clifton served on the Committee during 2018/19 but left the Committee at the Annual Meeting	Labour
<b>Non Voting Members from 28 March 2019</b>	
Leticia Gardiner	Tenant Representative
Juliette Smith	Tenant Representative

**STROUD DISTRICT COUNCIL**

**HOUSING COMMITTEE**

**11 JUNE 2019**

**WORK PROGRAMME**

**AGENDA  
ITEM NO**

**12**

<b>Date of meeting</b>	<b>Matters to be considered at the meeting</b>	<b>Notes</b>
<b>10.09.19</b>	Work Programme	Leads: Chair and Director of Tenant and Corporate Services
	Member Reports a) Housing Review Panel b) Performance Monitoring	Leads: Chair: Cllrs
	Budget Monitoring Report 2019/20	Principal Accountant
	Housing Strategy	Policy Implementation Manager
	Tenant Involvement Strategy	Principal Neighbourhood Management Officer
<b>10.12.19</b>	Work Programme	Leads: Chair and Director of Tenant and Corporate Services
	Member Reports a) Housing Review Panel b) Performance Monitoring	Leads: Chair: Cllrs
	Housing Committee Estimates – Revised 2019/20 and Original 2020/21 and Housing Revenue Account (HRA) Medium Term Financial Plan 2018/19-2022/23	Principal Accountant
<b>11.02.20</b>	Work Programme	Leads: Chair and Director of Tenant and Corporate Services
	Member Reports a) Housing Review Panel b) Performance Monitoring	Leads: Chair: Cllrs
<b>31.03.20</b>	Work Programme	Leads: Chair and Director of Tenant and Corporate Services
	Member Reports a) Housing Review Panel b) Performance Monitoring	Leads: Chair: Cllrs
	Budget Monitoring Report	Principal Accountant
	Annual Report on the work of the Committee	Lead: The Chair

**Items to be considered at a future meeting**

**Homeseeker Plus Policy Review**

**Information sheets sent to Committee Members**

<b>Date sent &amp; ref no</b>	<b>Topic</b>