



02 December 2019

HOUSING COMMITTEE

A meeting of the Housing Committee will be held on **TUESDAY 10 DECEMBER 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). 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 10 September 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 5 DECEMBER 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
- 5 **HOUSING COMMITTEE ESTIMATES – REVISED 2019/20 AND ORIGINAL 2020/21 AND HOUSING REVENUE ACCOUNT (HRA) MEDIUM TERM FINANCIAL PLAN 2019/20 - 2023/24**
To present to the committee the revised estimates for 2019/20 and the original estimates for 2020/21.

- 6 BUDGET MONITORING REPORT 2019/20 QUARTER 2**
To present a forecast of the outturn position against the revenue budget and Capital programme for the General Fund and HRA for 2019/20.
- 7 HOMELESS PREVENTION AND ROUGH SLEEPING STRATEGY**
To approve the Homeless Prevention and Rough Sleeping Strategy following the consultation process.
- 8 SHELTERED MODERNISATION PROGRAMME UPDATE AND THE REDEVELOPMENT OF CAMBRIDGE HOUSE, DURSLEY**
To provide Committee with an update on the overall progress of the modernisation programme, to seek approval for the schemes to be modernised in 2020/21 and to the redevelopment of Cambridge House, Dursley.
- 9 TENANT SERVICES ENERGY STRATEGY – UPDATE**
To update the Committee on steps taken to date towards improving energy efficiency in the Council's domestic dwellings, to outline proposals for the existing housing stock contributing to CN2030 and to agree the direction of travel for the new council homes programme in terms of energy efficiency.
- 10 HRA DELIVERY PLAN 2020 - 2025**
To seek approval for the additional strategic priorities and updated HRA delivery plan.
- 12 MEMBER REPORTS**
a) Housing Review Panel
b) Tenant Representatives to provide a verbal update to Committee
c) Performance Monitoring Report
- 13 WORK PROGRAMME**
To consider the Work Programme.
- 14 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



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HOUSING COMMITTEE

10 September 2019

7.00 pm – 9.10 pm

Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

Councillor Chas Townley (Chair)	P	Councillor Lindsey Green	P
Councillor Jenny Miles (Vice-Chair)	P	Councillor Julie Job	A
Councillor Catherine Braun	P	Councillor Norman Kay	P
Councillor Jim Dewey	A	Councillor Phil McAsey	P
Councillor Chas Fellows	P	Councillor Gary Powell	P
Councillor Colin Fryer	P	Councillor Debbie Young	P

P = Present A = Absent

Tenant Representatives

Letitia Gardiner P

Officers in Attendance

Head of Housing Services	New Homes and Regeneration Manager
Interim Accountancy Manager	Projects Officer
Project Officer	Tenancy Operations Manager
Senior Housing Strategy Officer	Principal Sheltered Housing Officer
Head of Community Services	Director of Development Services
Housing Strategy and Community Infrastructure Manager	Democratic Services & Elections Officer

Councillor Townley, the Chair, advised Members that Allison Richards had taken voluntary redundancy and thanked her for her long service at Stroud District Council, he also advised that Tim Power would be leaving later this month and that he was very grateful for all the work Tim had been involved with over the years.

HC.015

APOLOGIES

Apologies for absence were received from Councillors Dewey and Job.

HC.016

DECLARATIONS OF INTEREST

There were none.

HC.017 **MINUTES – 11 JUNE 2019**

RESOLVED **That the minutes of the meeting held on 11 June 2019 are confirmed and signed as a correct record.**

HC.018 **PUBLIC QUESTION TIME**

There were none.

HC.019 **BUDGET MONITORING REPORT 2019/20 QUARTER 1**

The Interim Accountancy Manager introduced the first quarterly budget monitoring report of the year and advised that Budget Setting and the Quarter 2 report would be brought to the Housing Committee in December 2019. It was stated that the overall overspend for the service in quarter 1 was £55k, this overspend related to homelessness; the budget had been increased however the Interim Accountancy Manager advised that homelessness would need to be allocated a greater resource at the next budget setting. The Interim Accountancy Manager drew attention to several paragraphs covering the General Fund Capital Programme and the Housing Revenue Account Budget. With regards new builds and regeneration it was advised that the Tanners Piece development may come in under budget due to a lower build cost than budgeted and the approved contingency budget not being fully used.

Councillor Young asked why Table 2 showed items that had not been allocated budgets at the last budget setting. The Interim Accountancy Manager advised that these items were carried forward and at the last budget setting it would not have been known that these items would need budgets in the current financial year. Councillor Young asked if a note could be included in future reports to make this clear.

The Chair thanked Officers for a clear and concise report.

On being put to the vote, the Motion was carried unanimously.

RESOLVED **To note the outturn forecast for the General Fund and HRA Revenue budgets and Capital programmes for this Committee.**

HC.020 **PROPERTIES AT GLOUCESTER STREET AND BRADLEY STREET, WOTTON-UNDER-EDGE**

The New Homes and Regeneration Manager introduced the above report to the Committee and advised that permission had been granted for the development at the Development Control Committee on 3 September 2019. An update was given stating that demolition notices had been served on all 4 properties and a conditions survey has been completed on 2 properties. It was also advised that the layout plan included in the document pack had been amended due to comments received from the Highways Authority prior to the Development Control Committee.

Councillor Braun asked if Officers had any concern regarding the parking for Plots 4 and 5 as this had been raised by Wotton-Under-Edge Town Council. She stated that it was a busy road and that visibility would be poor for anyone reversing out of the parking space. The New Homes and Regeneration Manager advised that the Highways Authority were happy with this and that the site itself would make it difficult to amend the location of the

car parking spaces, it was hoped that residents would reverse into the spaces rather than reverse out.

Councillor Braun also asked how long current tenants would be given to find a new suitable property; the New Homes and Regeneration Manager advised that they would be given as long as was needed to find suitable alternative accommodation.

The Chair and Councillor Kay thanked the Officers for their work and professionalism.

Councillor Braun stated that the new development would have many benefits for the local area.

On being put to the vote, the Motion was carried unanimously.

RESOLVED **To approve the redevelopment of properties at Gloucester Street/Bradley Street, Wotton-under-Edge to provide 8 new affordable rented council homes.**

HC.021 **SHELTERED MODERNISATION PROGRAMME UPDATE**

The report listed above contained a brief update on the Sheltered Modernisation Programme Phase 1 and Phase 2, the Project Officer advised that the previous ARK report had categorised the Willow Road sheltered housing scheme as 'red' which identified it as suitable for disposal or alternative use. The categorisation given was due to a few factors including high tenancy turnover, anti social behaviour and limited access to amenities. The Project Officer drew attention to Paragraphs 3.2 and 3.3 which showed that from further monitoring, the issues identified in the ARK report had lessened and that the option of redeveloping the site didn't appear as viable. The Project Officer therefore advised that they were recommending a change of categorisation from 'red' to 'amber' to allow the scheme to be brought forward in the planned programme and to be scheduled into the Sheltered Modernisation Programme.

Councillor Powell thanked the Officers for their work and advised he had been to visit Willow Road sheltered housing, the residents had asked what timescale the programmes would be working to and what work would be carried out. The Project Officer advised that if the decision to re-categorise the housing was made by Committee then they would keep residents informed of any timescales and changes, more answers would be available by the end of the year.

On being put to the vote, the Motion was carried unanimously.

RESOLVED **To amend the categorisation of Willow Road sheltered housing scheme from 'red' to 'amber' and include it within the Sheltered Modernisation Programme for improvements to be made to communal areas.**

HC.022 **HOUSING STRATEGY 2019 – 2024**

The Housing Strategy and Community Infrastructure Manager introduced the above report, it was advised that the Committee had approved the draft strategy in December 2018 and

the consultation had been completed between 7 March and 2 May 2019. The consultation had been advertised widely and they had a total of 50 individuals and organisations respond during the consultation.

The Chair stated that this was an excellent piece of work and it was good that the action plan was available.

Councillor Braun questioned whether the action plan would be reviewed on an annual basis as most of the actions listed are for the next year or 2 years. The Housing Strategy and Community Infrastructure Manager advised that the action plan would be updated regularly and it was hoped this would be on a 6 month basis to ensure the plan remained up to date.

Councillor Kay asked whether the action on homelessness and the plan to acquire a property to help was moving ahead. The Housing Strategy and Community Infrastructure Manager advised that unfortunately they were struggling to get responses from the landowners and they may have to reluctantly pursue a different purchase and withdraw from negotiations with the landowners. Councillor Townley confirmed that other options were being looked at to gain temporary accommodation.

Councillor Young asked whether recognition of the issue of coercive control and rent arrears had been included in the Housing Strategy or whether the Homelessness Strategy had been cross-referenced in this document. The Housing Strategy and Community Infrastructure Manager advised that in the homelessness section there is a cross reference to the Homelessness Action Plan.

On being put to the vote, the Motion was carried unanimously.

RESOLVED To approve the Housing Strategy 2019-2024 for publication.

HC.023 TENANT SATISFACTION (STAR) SURVEY RESULTS

The Projects Officer advised that overall the response rate was disappointing and that this highlighted the changing communication preferences of tenants. It was stated that 83% of sheltered respondents were satisfied with our services overall, however the ratings for general needs were slightly reduced. There were however good levels of satisfaction seen within the following categories:

- Quality of their home
- The ease in which they can report repairs
- How the repair request was handled
- Quality of their last completed repair.

The Projects Officer also highlighted that improvements needed to be made to establish a repairs appointment system and develop aspects of communication and digital media.

Members asked questions and received replies on the following topics:-

- Customer service and handling of enquiries
- Use of mystery shoppers
- Dealing with complaints
- The use of ICT and a new system.

Councillor Kay asked whether Members could be given a timetable showing the timescales for the regeneration of neighbourhoods. The Projects Officer confirmed she would be happy to provide a briefing note for Members.

Councillor Braun stated she would like to see an action plan that links to the conclusions and recommendations in the report that would show what and when changes are going to be made. She also asked when satisfaction would be checked again. The Head of Housing Services advised that the legal requirement to check satisfaction is every 3 years but this could possibly be brought forward to 12 or 24 months.

On being put to the vote, the Motion was carried unanimously.

RESOLVED To note the Tenant Satisfaction (STAR) Survey Results Report.

HC.024 SHELTERED HOUSING CALL MONITORING SERVICES

The Principal Sheltered Housing Officer introduced the above report which recommended the replacement of the existing hard wired system with an opt in opt out service. The recommendation was to replace the system with Careline which would provide a more tailored service and was also inline with the Old Persons Strategy and corporate approach. It was stated that the results from the consultation were overwhelmingly positive.

Councillor Braun stated that this was a good idea and was a more modern approach which would be more responsive, she raised a question regarding the costs of the new system for tenants. The Principal Sheltered Housing Officer advised that if a resident opted in to Careline it would cost £1.68 plus VAT a week.

The Chair reiterated to the Committee that the current cost for the Tunstall system was covered in the service charge however the new Careline system is an optional system which was not covered in the service charge. The Principal Sheltered Housing Officer stated that those that couldn't afford it would most likely qualify for other allowances that would cover the cost.

Councillor Powell asked if this system could be used in the private sector. The Head of Community Services confirmed that the Careline System was available to private residents and that there are about 1800 customers that currently use this system in the Stroud District.

On being put to the vote, the Motion was carried unanimously.

RESOLVED 1. Authorise officers to arrange for the decommissioning of the existing hard wired monitoring services.

2. Authorise officers to arrange for the replacement of the current system with Careline.

HC.025**REVISIONS OF THE INTRODUCTORY AND SECURE TENANCY AGREEMENT'S TERMS AND CONDITIONS**

The Chair announced a change to the order of the Agenda, the Committee agreed to take Agenda Item 14b after Agenda Item 11.

The Tenancy Operations Manager introduced the above report and advised that consultation had taken place between June and July 2019, the consultation had been promoted through text, the website and invites had been sent to roadshows. 4 changes had been made to the terms and conditions, the changes had been made because of the feedback received during the consultation.

Members asked questions and received replies on the following topics:-

- Plain English
- Whether residents receive a one to one in order to run through the terms and conditions when taking on a tenancy
- Paragraph 2.6 and bullet point 7.5.1 regarding informing the Council if they do own their own property.

On being put to the vote, the Motion was carried unanimously.

RESOLVED

- 1. To agree to the revisions of the Introductory and Secure Tenancy Agreement's Terms and Condition to commence from 4 November 2019.**
- 2. To agree that the comments made throughout the consultation process be published with the official response onto the Council's website.**
- 3. To agree for revised copies of the Introductory and Secure Tenancy Agreement's Terms and Conditions be published on to the Council's website.**

HC.026**MEMBERS' REPORTS****Tenant Representatives verbal update**

The Tenant Representative advised that mentoring had now begun and that she would be attending digital and effective tenant training. She also advised that she would be exploring the tenant empowerment strategies and would utilise the knowledge of the neighbourhood ambassadors.

The Head of Housing Services advised that Juliette Smith had resigned from the Committee and would try to get another Tenant Representative on board as soon as possible, the decision would be made by full Council.

HC.027**HRA DELIVERY PLAN REVIEW**

The Head of Housing Services introduced the above report, the HRA Delivery Plan had been discussed at Housing Committee in June 2019 and it was agreed to begin consultation with the tenants and leaseholders, the main themes covered in the consultation were home, community and environment. There was a good turnout during

the consultation process with a total of 342 attendees at 34 events held at various locations throughout the district.

The Head of Housing Services drew the Committees attention to the findings from the consultations which were included in paragraphs 3.1 & 3.3 of the report and the suggestions for new priorities in paragraph 3.5. It was advised that a final report would be brought back to the December Committee, and that the Housing Review Panel on the 12 November would be used as a workshop to look at the feedback received from leaseholders and tenants.

On being put to the vote, the Motion was carried unanimously.

RESOLVED **That the consultation feedback is noted and that a new delivery plan is presented to Committee in December 2019 based on the findings and links to the CDP and MTFP.**

HC.028 **PERFORMANCE MANAGEMENT**

The Chair confirmed that a performance management report, which showed a brief summary of the progress on the Corporate Delivery Plan actions, had been circulated.

Councillor Green and Councillor McAsey were appointed as Performance Monitors.

HC.029 **MEMBERS' REPORTS**

Housing Review Panel

The Chair confirmed that Housing Review Panel meetings had been scheduled for 8 October and 12 November. The meeting on 8 October 2019 would include updates on the homelessness review, the cross authority homelessness work and homeseeker plus. The meeting on 12 November 2019 would centre around the Housing Delivery Plan.

HC.030 **WORK PROGRAMME**

Councillor Braun stated that there shouldn't be a performance monitoring report scheduled for the February Housing Committee and asked whether any feedback on the STAR survey actions could be provided in an update in the spring. The Chair advised this may be included in a future meeting of the Housing Review Panel and that the Head of Community Services or Community Services Manager could provide an update.

HC.031 **MEMBERS' QUESTIONS**

There were none.

The meeting closed at 9.10 pm.

Chair

HOUSING COMMITTEE

10 DECEMBER 2019

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Report Title	HOUSING COMMITTEE ESTIMATES – REVISED 2019/20 AND ORIGINAL 2020/21 AND HOUSING REVENUE ACCOUNT (HRA) MEDIUM TERM FINANCIAL PLAN 2019/20 – 2023/24
Purpose of Report	To present to the committee the revised estimates for 2019/20 and the original estimates for 2020/21
Decision(s)	<p>The Committee RECOMMENDS to Strategy & Resources that:</p> <p>(1) The revised General Fund Housing revenue budget for 2019/20 and original budget 2020/21 are approved</p> <p>(2) The Fees and Charges list in Appendix B is approved</p> <p>(3) The revised HRA revenue budget for 2019/20 and original budget 2020/21 are approved</p> <p>(4) The movement to and from HRA balances and capital reserves as detailed in Appendix D and section 10 are approved</p> <p>(5) That from 1 April 2020:</p> <p>i) Social rents and affordable rents are increased by 2.7%, in line with national rent guidance</p> <p>ii) Garage rents are increased by 2.7%</p> <p>iii) Landlord service charges are increased by 2.7%, except district heating charges which are decreased by an average of 21%</p> <p>As detailed in Appendix C:</p> <p>(6) The Sheltered Modernisation Programme be added to the HRA Medium Term Financial Plan</p> <p>(7) The General Fund Housing Capital Programme, as detailed in Section 4, be included in the Council’s Capital Programme</p> <p>(8) The HRA Capital Programme for 2019/20 to 2023/24, as detailed in Appendix E, be included in the Council’s Capital Programme.</p>
Consultation and Feedback	Budget holders and senior managers.

Financial Implications and Risk Assessment	<p>This report sets out the draft budget relating to the Committee for 2020/21. This will form part of the budget setting process to be considered by Strategy and Resources Committee in January 2020 and Council in February 2020.</p> <p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>
Legal Implications	<p>There are no legal implications arising from the recommendations made in this report.</p> <p>Patrick Arran, Interim Head of Legal Services & Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk</p>
Report Author	<p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>
Options	<p>a) Reduce or increase capital and revenue expenditure b) Reduce or increase dwelling rents c) Reduce or increase landlord service charges</p>
Performance Management Follow Up	<p>Budget Monitoring report to Housing Committee in April 2020. Outturn report to Strategy and Resources and Housing Committee in June 2020.</p>
Background Papers/ Appendices	<p>A – General Fund Summary B – Fees and charges C – Rents and Service Charges D – HRA MTFP E – Capital Programme and funding</p>

1. Background

- 1.1 The Budget Strategy report to Strategy and Resources Committee in October 2019 set out the way in which the Council would approach setting budgets for the forthcoming financial year.
- 1.2 It would be helpful where members have questions on matters of detail that they could be referred to the report author or the appropriate service manager before the meeting.**

2. Summary

- 2.1 This report updates Members on the draft General Fund Housing and Housing Revenue Account (HRA) budgets for 2020/21, and the revised budgets for 2019/20.
- 2.2 General Fund Housing
A proposed net increase of £100k on top of the base budget would bring the total General Fund housing revenue original budget to £638k in 2020/21. The current budget for 2019/20, including carry forwards, is £710k.
- 2.3 Updated fees and charges sheets are included in Appendix B, and are based on full cost recovery.
- 2.4 The capital budget is proposed to increase to £2,030k in 2020/21 from £1,498k in 2019/20.

2.5 Housing Revenue Account

A transfer to HRA general reserves of £139k is included in the draft budget for 2020/21. This is an increase from the £50k transfer to reserves in the revised budget for 2019/20.

2.6 It is proposed that weekly rents and most service charges increase by 2.7%.

2.7 The HRA capital programme has been updated, with the cost of new build expected to be higher than previously expected. There are also new budgets included for a new build scheme at the Cambridge House site, and also a proposed budget to replace any HRA housing used for temporary accommodation.

2.8 The cost of completing the sheltered modernisation works on the green and amber schemes has also now been included in the MTFP.

3. **General Fund Housing**

3.1 Members will be aware from both the 2019/20 budget and MTFP (approved in January 2019) and the Budget Strategy reports, the Council is facing a number of financial challenges in 2020/21 and future years. A budget deficit has been forecast in the latter part of the medium term due to anticipated reductions in the level of government funding, and inflationary and cost pressures across the Council's services. The service committee's revenue budgets have been prepared in accordance with the budget framework set out in the Budget Strategy report.

3.2 The Medium Term Financial Plan (MTFP) report to Strategy and Resources will set out a projection of General Fund Expenditure over the medium term 2020/21 to 2023/24.

3.3 The original budget for General Fund Housing was £538k, although this has been revised to £710k following a carry forward of £170k from 2019/20 and small virements between committees.

3.4 It is proposed that the 2020/21 original budget be set at £638k as detailed in Table 1.

Table 1: Summary of changes from the 2019/20 base budget

Housing Committee	para	2019/20 Revised Estimate £k	2020/21 Original Estimate £k
Base Budget		538	710
Virements/adjustments	3.3	171	(160)
Recurring changes:			
Pay increases	3.5		12
Proposed budget adjustments			76
Net Service Budget		710	638

3.5 Pay inflation of 2.5% has been assumed across the General Fund. It should be noted that the pay award has not yet been approved and this estimate could change.

3.6 Below is the detail of proposed budget changes

3.7 Homelessness - £76k pressure

The budget for Bed and Breakfast has been increased to recognise the continued higher need for temporary accommodation. A net increase of £21k has been included in the budget, and this assumes that an ongoing provision of family temporary accommodation can be provided in HRA properties. It also includes the additional capacity in the team included in the proposal – as detailed below.

There is also a proposed increase in staffing levels. This includes three additional posts (of which 1.5 of the posts are already in the structure on a fixed term basis). These posts are a Homeless Prevention Officer, a Housing Advice Officer and an Accommodation Officer. The additional cost of this is £55k per year (on top of the existing fixed term posts).

Workloads following the implementation of the Homeless Reduction Act have increased significantly and can't be managed within existing resources. The addition of an Accommodations Officer would also help greatly managing the increasing work relating to households in temporary accommodation.

It is expected, although not yet confirmed, that grants will continue into 2020/21 and this income will be used to fund the cost of providing homelessness prevention work and temporary accommodation. However the ongoing cost of this work has been included in the MTFP on an ongoing basis, causing a pressure on the General Fund.

4. General Fund Housing Capital

- 4.1 The original capital programme budget was £1,530k, but this was revised to £1,498k following capital slippage in June 2019.
- 4.2 The proposed revised budget for 2019/20 is now £1,498k, with the proposed original budget for 2019/20 at £2,030k. This includes the reprofiling of the £500k budget for Temporary Accommodation being moved into 2020/21.

Table 2: General Fund Housing Capital Programme

	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2020/21 Original Budget (£'000)
Affordable Housing Capital Programme		39	0
Disabled Facilities Grants	330	330	330
Warm Homes Fund	1,000	853	1,000
Park Homes		76	0
CCG Health through Warmth Grants	200	200	200
Temporary Accommodation		0	500
Total	1,530	1,498	2,030

- 4.3 Further detail of the capital budgets are below.
- 4.4 Affordable Housing Capital Programme – this is funding to provide occasional grant assistance to housing associations. Any remaining budget from 2019/20 will be carried forward into 2020/21.

- 4.5 Disabled Facilities Grants - this funding is provided through the Better Care Fund, administered by Gloucestershire County Council.
- 4.6 Warm Homes Fund – this is funding for central heating systems in homes across Gloucestershire, for which SDC is leading. It is externally funded by National Grid, through Affordable Homes Solutions.
- It is possible to access some of this funding in the HRA and, should this happen, the spend and grant income would be reflected in the HRA rather than the General Fund.
- It is currently expected that funding for this scheme will continue, however this has not yet been confirmed.
- 4.7 Health Through Warmth Grants – this is funded by the CCG and like warm homes covers the whole county. The funding for the Health through Warmth is predominantly used for insulation and heating systems to increase thermal efficiency in homes of people with cold or damp related health issues. Where possible this used in conjunction with the Warm Homes funding.
- 4.8 Should any of the externally funded grant payments change, the capital spend will need to change accordingly to prevent leaving the Council with unfunded capital spending.
- 4.9 Temporary Accommodation – approved budget to purchase property suitable for temporary accommodation. This budget has been reprofiled into 2020/21.

5. Housing Revenue Account (HRA)

- 5.1 The base budget in 2019/20 includes a transfer to general reserves of £103k, which has been revised to £50k following the approval of the in house repairs and maintenance service.
- 5.2 The proposed budget for 2020/21 includes expenditure of £22,373k, funded by £22,943k, with a net transfer to reserves of £570k, including a transfer to general reserves of £139k.
- 5.3 A summary of the changes from the 2019/20 budget can be found in Table 3 below.

Table 3: HRA Summary

Housing Committee	para	2019/20 Revised Estimate £k	2020/21 Original Estimate £k
Base Budget		(103)	(50)
Virements/adjustments		53	(53)
Pay and contract increases	7		210
Rent and service charges	6		(545)
Proposed budget adjustments	8,9		299
Net Service Budget		(50)	(139)

- 5.4 The budget proposal includes a number of changes from the 2019/20 base budget. A summary of the significant changes can be found in Table 4 below.

Table 4: Summary of proposed budget changes

Area	Para	Change £k
Pressures		
Tenancy management - staffing	8.1	112
HRA play areas	0	20
HRA rubbish clearance	0	34
Additional cost of support services from GF	8.3	354
Savings		
Contribution from GF for grounds maintenance and play areas	8.4	(30)
Sheltered housing savings	8.5	(261)
Central changes		
Bad debt provision (as per MTFP)	9.3	30
Increase contribution to Sheltered Modernisation programme (as per MTFP)	10.2	380
Contribution to capital programme	9.2	(330)
Provision to repay debt (as per MTFP)	9.3	18
Increased investment income	9.4	(50)
Other changes (net)		22
Total proposed changes		299

6. Proposed Rent and Service Charges 2020/21

6.1 Appendix C sets out the proposed increases in fees and charges.

6.2 Dwelling Rents

2020/21 is the first year following the four year rent reduction, with rents now regulated by the Regulator of Social Housing. The Regulator is permitting registered providers to increase rents by Consumer Price Index (CPI) +1%.

6.3 It is therefore proposed that all social and affordable rents are increased by 2.7% - CPI of 1.7% plus 1%. This increases the average rent from £81.20 per week to £83.40 per week, an increase of £2.20p per week.

6.4 Members could choose to increase rents by more or less than 2.7%. Each 0.5% change would increase/reduce the average weekly rent for tenants by £0.41 per week, or £21.32 per year, and decrease dwelling rent income to the HRA by approximately £104k per year. If Members chose to implement a lower rent increase, the corresponding amount would need to be funded from reductions in existing services.

6.5 On becoming vacant, dwellings at social rent are being relet at the Target Rent, a national rent calculation for social housing which is designed to give fair and consistent rents across all local authority and housing association stock. Currently 78% of tenants have rents below the Target Rent (a decrease from 83% last year). This figure will reduce as dwellings

become void and are relet, but as existing tenancies will be unaffected it will be a very gradual change. Members could choose to implement Social Rents at above Target Rent on relet (up to 5% on General Needs and 10% on Sheltered properties), but this is not being proposed at this time.

6.6 Shared ownership rents are to increase by the inflationary uplifts set out in each lease.

6.7 Garage rents and service charges

Garage rents and service charges are recommended to increase by 2.7% (CPI+1%, in line with rents), with the exception of district heating charges. This is for the five sheltered schemes with a communal boiler that serves all of the dwellings in the scheme. In line with last year it is proposed to change the service charges in line with the cost of gas supply. After an increase of 14% last year, a procurement exercise has led to a decrease in cost. It is proposed that this is passed on in full, with an average reduction of 20%.

6.8 Void assumptions

Void levels are assumed to remain at 1% for General Needs properties and 5% for Sheltered for a second year.

6.9 Provision for bad debt

Assumptions around non payment of rents and charges have been set at 0.5% of income. A higher level has been assumed for three years over the course of the MTFP to make an allowance for the anticipated impact of Universal Credit.

7. Pay and Price Inflation

7.1 In line with the Budget Strategy, future years pay inflation has been provided for in the MTFP at a rate of 2.5%.

7.2 Provision has been made for non pay inflation for major contracts at a rate of 3%.

7.3 Utility budgets have been increased or decreased in line with contractual increases.

8. Service Changes

8.1 Tenancy management (staffing) – £112k pressure

It is proposed that the Tenancy Management team is increased by three officers. This includes two Neighbourhood Management Officers (one of which is extending an existing fixed term post to carry out tenancy audits), and an additional Business Support Assistant. The diverse nature of the role requires officers with a specialist skill set who are effective communicators and deliverers of services and are able to manage conflicting priorities. The structure will be reviewed after 12 months to ensure its ongoing effectiveness.

8.2 HRA grounds maintenance - £545k pressure

An ongoing pressure has been identified on the cost of refuse clearance, and it is proposed to increase the budget by £34k in 2020/21. It is also proposed to increase the budget for play area maintenance by £20k.

8.3 Support charges - £354k pressure

The cost of support services provided by the general fund have increased by £354k in 2020/21. This is in part due to inflation (£39k), but also reflects services undercharging in

2019/20 (£120k). There are increased charges relating to the new Senior Leadership Team structure (£65k), an increased charge from Property Service (£65k) to reflect work undertaken for the HRA, particularly the new build and small sites programme, and an additional £65k due to the new in house repairs service (as was built into the business case).

8.4 Contribution from General Fund - £30k saving

It is proposed that the contribution from the General Fund towards the maintenance of HRA areas, including HRA play areas, is increased from £170k to £200k. This reflects that the areas being maintained are used by many residents, and not just council tenants.

8.5 Sheltered housing – £261k saving

Savings of £261k have been identified across the sheltered housing service, in part due the continued progress of the Sheltered Modernisation programme, and the closing of ‘red’ schemes, along with changes in line with the Older Persons Strategy. Savings include staffing savings and changes to the call monitoring service as approved by Housing Committee in September 2019. This has greatly reduced the level of subsidy required from the wider HRA, helping with the overall position.

8.6 Repairs and maintenance – £nil

Budgets have been realigned in line with the in house repairs service, however at this time the overall budget remains the same.

9. Central Changes

9.1 A number of changes are proposed to central budgets:

9.2 Contribution to capital programme – depreciation is expected to decrease by £330k. Although this is an in year saving, it will not affect the long term position of the HRA as it will mean addition contributions will need to be made in future years.

9.3 Provision to repay debt – in line with the MTFP the provision for repaying debt has been increased by 2%, £18k

9.4 Investment income – investment income is expected to increase against the base budget, based on an estimated level of balances held by the HRA.

10. Earmarked Reserves

10.1 The below table shows a summary of the earmarked reserves held in the HRA.

Table 6: HRA Earmarked Reserves

Earmarked Reserve	2019/20				2020/21			
	Opening balance £k	Transfers out £k	Transfers in £k	Closing balance £k	Opening balance £k	Transfers out £k	Transfers in £k	Closing balance £k
Sheltered Modernisation	2,514	(1,226)	1,000	2,288	2,288	(949)	1,380	2,719
Estate Redevelopment	1,170	0	0	1,170	1,170	0	0	1,170
Staffing	250	0	0	250	250	0	0	250
HRA General Contingency	100	0	0	100	100	0	0	100
Carry Forwards	60	(60)	0	0	0	0	0	0
	4,070	(1,286)	1,000	3,808	3,808	(949)	1,380	4,239

10.2 Transfers to the Sheltered Housing EMR is in line with previous assumptions.

10.3 The transfers from the Sheltered Modernisation are in line with current forecasts of spend.

11. HRA Medium Term Financial Plan (MTFP) and 30 Year Position

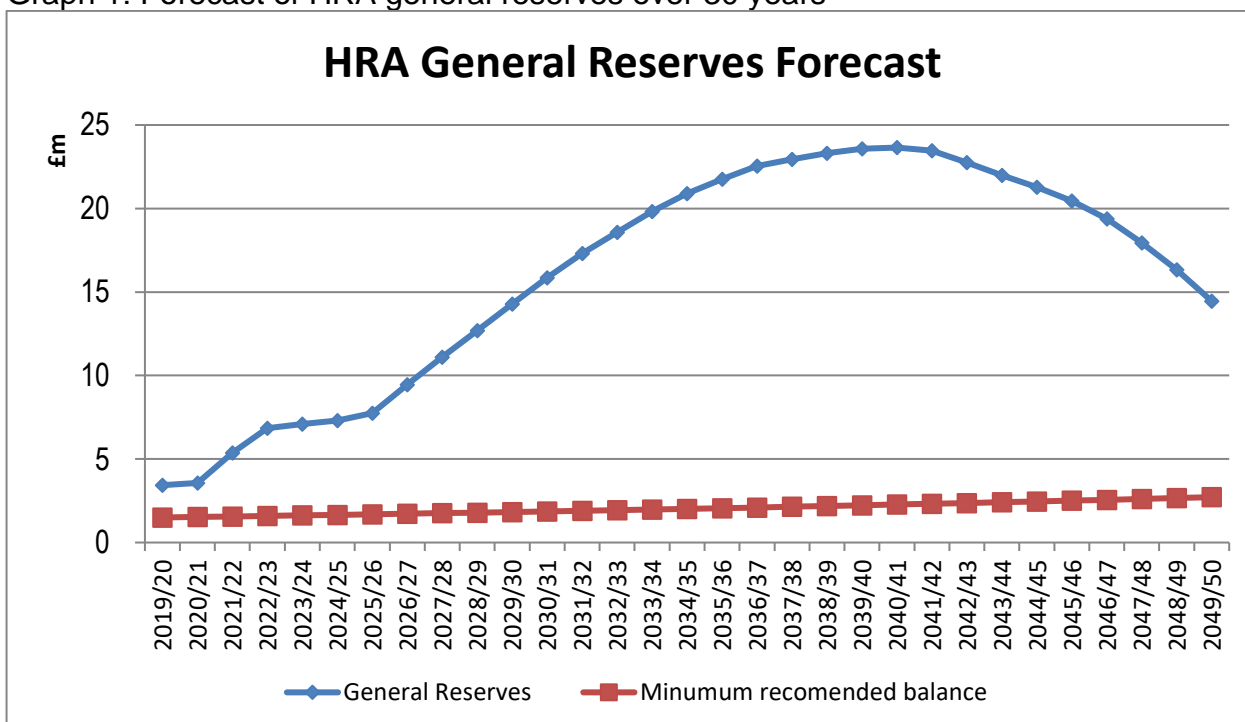
11.1 The MTFP based on the proposed budget position is shown in Table 7.

Table 7: HRA MTFP

	2019/20	2019/20	2020/21	2021/22	2022/23	2023/24
	Base	Revised	Base	Forecast	Forecast	Forecast
Income	(22,325)	(22,325)	(22,943)	(23,271)	(23,983)	(24,566)
Expenditure	9,948	10,061	9,946	10,155	10,513	10,808
Other income and expenditure	12,501	12,501	12,427	12,954	12,936	13,664
Total Housing Revenue Account	123	236	(570)	(162)	(533)	(94)
Transfers to/(from) earmarked reserves	(226)	(286)	431	(1,635)	(934)	(150)
Transfers (to)/from general reserves	(103)	(50)	(139)	(1,797)	(1,467)	(245)

11.2 With the changes proposed in this report the HRA is forecast to have a balanced position across the full 30 year period.

Graph 1: Forecast of HRA general reserves over 30 years



12. Material Assumptions Made in the HRA MTFP

12.1 The MTFP forecast is made under a number of assumption. The main ones of note are summarised below:

- Rents will rise by CPI+1% for five years, then CPI only.
- Void levels of 2% in general needs (after a two year period of 1% as detailed in paragraph 6.8), and 5% in sheltered housing properties are assumed (in schemes not affected by the Sheltered Housing Modernisation Programme).
- Inflation of 2% has been assumed across rents and contract inflation.
- 30 Right to Buy sales a year have been assumed in terms of rent loss.
- HRA balances will be maintained at a minimum of £1.5m (rising with inflation) over the MTFP period in order to provide resilience against the negative financial impact of future legislative changes.
- Major works are included on a standard replacement basis. Additional works identified in the Energy Strategy are not yet included.
- The new build programme is included at the estimate cost of building to a minimum SAP rating of 86. Any additional cost over this level would need to be funded by additional borrowing which would increase interest costs and the repayment of the borrowing.

13. Sheltered Modernisation

13.1 The full cost of sheltered modernisation has not, to date, been included in full within the MTFP or 30 year position. Following the approval of the Older Persons Strategy, it is recommended that this cost is now recognised.

13.2 The estimated cost of works on 17 Green and Amber schemes is £7.3m over 7 years. This is an increase of £4.8m over the existing provision.

Table 8: Proposed Spend on Green/Amber schemes in £k

2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
877	655	659	929	1,400	1,533	1,237	7,290

13.3 The MTFP position reported in Section 11 includes this additional cost.

14. Risks and Uncertainties

The HRA still faces a number of risks and uncertainties over the medium to long term. These include:

14.1 Right to Buy Receipts – the ability to borrow has greatly changed the forecasted position on the use of Right to Buy (RTB) receipts. However, although the new programme as indicatively shown in Appendix E is in part funded from RTB receipts, there is still a risk that the programme could slip, or some schemes may not be possible to deliver. Therefore, because of changes to timing, receipts would need to be repaid.

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.

- 14.2 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.
- 14.3 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.
- 14.4 Staffing – the ability to attract and retain staff, especially in specialist areas such as development, repairs and maintenance and tenancy management, is extremely important. Any significant gaps could result in a reduced service to tenants, and/or a financial pressure in recruiting agency staff.
- 14.5 Internal Council Changes – any major changes to the Council could impact on the HRA medium/long term position.

15. Capital Programme

- 15.1 A revised programme of £10,447k in 2019/20 is proposed, followed by an increased budget of £18,250k in 2020/21. The total indicative spend over the five year capital programme is £58,157k, however this is subject to change as schemes are worked up.
- 15.2 A full breakdown of the capital programme and funding can be found in Appendix E.

16. Major Works

- 16.1 It is proposed that the budget for 2019/20 is revised to £7,581k, with the base budget for 2020/21 at £6,068k.
- 16.2 The programming of works for 2020/21 is already well underway which allows greater certainty over the deliverability of the work streams. However, even with a fully planned programme there will always be some element of variation due to unknown void costs, tenant refusals, adverse weather and further stock condition data being known.
- 16.3 As the works are not yet programmed after 2020/21, the Capital Programme is condensed to show all capital major works on one line. This will be expanded on each year to show the full programme when it is in place, with future years also being reprofiled.

17. New Homes and Regeneration Programme

- 17.1 The development programme has been reprofiled with updated assumptions on timing.
- 17.2 Following an external review of the cost of building new houses, the budget has been increased to reflect build cost inflation and the cost of building to a minimum SAP rating of 86, as reported to Housing Review Panel and as detailed in the new homes section of the Energy Strategy update report to this Committee to address the Council's commitment to Carbon Neutral 2030.
- 17.3 The total additional cost is currently expected to be £4.1m, with the additional funding coming from capital receipts and borrowing. The additional cost of borrowing has been included in the MTFP.

- 17.4 These costs are still estimates at this point, and are subject to change when the schemes are tendered.
- 17.5 The first phase of three schemes will be tendered at the SAP 86 level, and will include options to replace the gas boilers with air source heat pumps, and a cost benefit analysis will be performed.
- 17.6 Following the freeing up of HRA borrowing, it is now possible to include the Cambridge House site into the capital programme, which, as a 'red' sheltered housing site, was due to be sold. It is proposed that it is funded from RTB receipts and borrowing and a recommendation to include this scheme within the new homes programme is included in the Sheltered Modernisation Programme update report to this Committee.

18. Purchase of replacement housing

- 18.1 With the intention of using some HRA properties to temporarily house homeless families, as this would allow the households to stay in district, as well as provide savings to the General Fund, it is proposed to have a pot to purchase replacement properties in the HRA. This will help prevent the number of long term houses available in the stock decreasing.
- 18.2 A budget of £1,320k has been included in the proposed budget. This is an indicative budget only, and any purchases would be subject to a survey and business case to ensure that they are suitable to manage and maintain, as well as financially viable.

19. Sheltered Housing Modernisation

- 19.1 The Sheltered Modernisation Programme continues on the green/amber schemes, with works to the common areas of Concord completed and George Pearce House due to be complete in Spring 2020. Tanners Piece, the Council's first Independent Living scheme, which replaced properties that formed part of the 'red' scheme at Ringfield Close, was completed in summer 2019.
- 19.2 The planned programme will continue in 2020/21 with works proposed at Willow Road, Stonehouse and Springfield Court, Cam. The nature of the works will be determined after consultation with tenants and officers. The recommendation for the inclusion of these two schemes into the programme is included within the Sheltered Modernisation Programme update report to this Committee.
- 19.3 As reported in section 13 it is proposed that the full programme of green and amber schemes is now included in the MTFP and 30 year position.

Housing Committee Budget 2019/20 and 2020/21

Housing Committee	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2020/21 Original Budget (£'000)
Homelessness	105	105	197
Homelessness Prevention	141	141	148
Housing Strategy	138	309	134
Private Housing	154	154	159
Housing General Fund Total	538	710	638

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Description of Charge	Charge April 2019 - March 2020		Charge April 2020 - March 2021		Change %
	£ Excl VAT	£ Incl VAT	£ Excl VAT	£ Incl VAT	

<u>HMO Licensing Fee (VAT exempt)</u>					
Application for Licence Fee for HMO	245.00	245.00	265.00	265.00	8%
Management & Enforcement Fee for HMO (only applicable once licence approved and due to be paid before licence issued)	585.00	585.00	635.00	635.00	8.5%

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Proposed increase in fee/charge from previous year

8.0% / 8.5%

Basis of charge (eg full cost recovery, statutory charge, subsidised service)

Full cost recovery as prescribed by Housing Act 2004

Details of any discretionary discounts or concessions

None

Has any benchmarking or consultation been undertaken?

N/A legislative cost recovery basis

Equality Impact Assessment

N/A legislative requirement

Budget Impact

None

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Description of Charge	Charge April 2019 - March 2020		Charge April 2020 - March 2021		Change %
	£ Excl VAT	£ Incl VAT	£ Excl VAT	£ Incl VAT	
Immigration Certificate	100.00	120.00	116.67	140.00	16.6%

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Proposed increase in fee/charge from previous year

This fee has not been reviewed since 2014. Cost recovery calculation at current rates gives a figure of £140 as being appropriate an increase of 16.6 %. Benchmarking with 10 other LA's offering this service indicated that this was only slightly above the average.

Basis of charge (eg full cost recovery, statutory charge, subsidised service)

Full cost recovery

Details of any discretionary discounts or concessions

None

Has any benchmarking or consultation been undertaken?

yes

Equality Impact Assessment

No adverse impacts identified

Budget Impact

None

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Description of Charge	Charge April 2019 - March 2020		Charge April 2020 - March 2021		Change %
	£	£	£	£	
	Excl VAT	Incl VAT	Excl VAT	Incl VAT	
Caravan Site Licensing Fee (VAT exempt) hourly rate charge	46.00	46.00	47.15	47.15	2.5%

Housing Committee

Private Housing

Schedule of Fees and Charges from 1 April 2020

Proposed increase in fee/charge from previous year

In line with increased salary costs

Basis of charge (eg full cost recovery, statutory charge, subsidised service)

Full cost recovery per site as prescribed by Mobile Homes Act 2013

Details of any discretionary discounts or concessions

None

Has any benchmarking or consultation been undertaken?

N/A legislative cost recovery basis

Equality Impact Assessment

N/A legislative requirement

Budget Impact

None

Proposed Level of HRA Rents and Service Charges 2020/21

DRAFT Proposed level of rents and service charges (on a weekly basis over 52 weeks)	Current 2019/20 £	Proposed 2020/21 £	Increase/ Decrease £	Increase/ Decrease %
Rents				
Dwelling rents (average)	81.20	83.40	2.20	2.7%
Garage rents (excl VAT which is chargeable to non tenants only)	12.75	13.09	0.34	2.7%
Landlord Service Charges (charged where applicable)				
TV relay (communal aerials – basic IRS)	0.36	0.37	0.01	2.7%
TV relay (communal aerials – comprehensive IRS)	0.91	0.93	0.02	2.7%
Cleaning charges (average)	2.51	2.58	0.07	2.7%
District heating (average)	8.82	6.98	-1.84	-21% (-22% less any increases not passed on last year)
Water charges (average)	2.65	2.72	0.07	2.7%
Sheltered Housing	25.29	25.97	0.68	2.7%
Sheltered Housing - Tanners Piece (average)	16.04	16.48	0.44	2.7%

HRA Medium Term Financial Plan 2019/20 to 2023/24

	2019/20 Base	2019/20 Revised	2020/21 Base	2021/22 Forecast	2022/23 Forecast	2023/24 Forecast
Income						
Dwelling rents and service charges	(21,875)	(21,875)	(22,444)	(22,924)	(23,638)	(24,223)
Other charges and income	(531)	(531)	(609)	(551)	(553)	(555)
Provision for bad debt	80	80	110	204	208	212
Total Income	(22,325)	(22,325)	(22,943)	(23,271)	(23,983)	(24,566)
Expenditure						
Supervision and management	4,039	4,092	3,579	3,659	3,840	3,738
Repairs and maintenance	3,806	3,866	4,543	4,654	4,768	4,885
Sheltered housing service	1,174	1,174	953	972	992	1,013
Other expenditure	460	460	542	553	564	575
Sheltered housing modernisation programme	470	470	329	318	350	597
Total Expenditure	9,948	10,061	9,946	10,155	10,513	10,808
Other income and expenditure						
Support service charges from GF Revenue Funding of Capital Programme (Depreciation and RCCO)	1,560	1,560	1,982	2,030	2,083	2,134
Provision for repayment of debt	900	900	918	1,138	1,361	1,538
Interest payable/receivable	3,354	3,354	3,309	3,782	4,063	4,242
Total other income and expenditure	12,501	12,501	12,427	12,954	12,936	13,664
Total Housing Revenue Account	123	236	(570)	(162)	(533)	(94)
Transfers to/(from) earmarked reserves	(226)	(286)	431	(1,635)	(934)	(150)
Transfers (to)/from general reserves	(103)	(50)	(139)	(1,797)	(1,467)	(245)

HRA Capital Programme 2019/20 to 2023/24

HRA Capital Programme	2019/20 Base £k	2019/20 Revised £k	2020/21 £k	2021/22 £k	2022/23 £k	2023/24 £k
Major Works						
Central Heating	1,021	849	745			
Disabled Adaptations	200	200	150			
Kitchens and Bathrooms	1,389	1,400	589			
Major Voids	464	464	450			
Asbestos/Radon	422	422	271			
Doors and Windows	1,022	702	884			
Electrical Works	218	218	200			
Environmental Works		150	150			
Door Entry	218	313	242			
Suited Locks	76	150	0			
External Works	3,519	2,713	2,387			
Septic Tanks			21			
IT Systems		175				
Major Works				5,004	4,332	4,068
Total Major Works	8,549	7,756	6089	5,004	4,332	4,068
New Homes						
Southbank, Woodchester	902	707	495			
Purchase of Properties/Miscellaneous	0	0	1,320			
New Homes Contingency	50	50	50	50	50	
Former Ship Inn Site, Stonehouse	1,000		50	950	485	
Tanners Piece, Nailsworth	449	705				
Glebelands, Cam	0		50	2,765	2,766	
Broadfield Road, Eastington	31	31	1,126	282		
Orchard Road, Ebley	20	20	686	142		
Queens Drive, Cashes Green	27	16	876	354		
Ringfield Close, Nailsworth	55	55	2,897	1,168		
Summersfield Road, Minchinhampton	28	28	1,086			
Gloucester St and Bradley St, WuE	28	28	20	805	985	
Cambridge House, Dursley			30	1,900	709	
Opportunity Land Acquisition Pot	3,000	0	3,000			
Total New Homes	5,590	1,640	11,686	8,416	4,995	
Sheltered Modernisation	614	614	475	438	584	843
Total HRA Capital Programme	14,753	10,010	18,250	14,008	10,164	5,288

HRA Capital Financing	2019/20 Base £k	2019/20 Revised £k	2020/21 £k	2021/22 £k	2022/23 £k	2023/24 £k
Revenue Funding (including depreciation and Sheltered Modernisation reserve)	9,179	9,075	6,564	6,323	5,169	5,288
Capital Receipts (including RTB receipts)	1,491	875	5,566	1,380	144	
Homes England Grant Funding	158	60	75	173	98	
Borrowing	3,925	0	6,045	6,132	4,753	
Total Funding	14,753	10,010	18,250	14,008	10,164	5,288

STROUD DISTRICT COUNCIL

AGENDA
ITEM NO

HOUSING COMMITTEE

10 DECEMBER 2019

6

Report Title	BUDGET MONITORING REPORT 2019/20 QUARTER 2
Purpose of Report	To present to the Committee a forecast of the outturn position against the revenue budget and Capital programme for the General Fund and HRA for 2019/20
Decision(s)	The Committee RESOLVES to note the outturn forecast for the General Fund and HRA Revenue budgets and Capital programmes for this Committee.
Consultation and Feedback	Budget holders have been consulted about the budget issues in their service areas. The feedback has been incorporated into the report to explain differences between budgets and actual income and expenditure.
Financial Implications and Risk Assessment	There are no financial implications arising from this report as it looks at current revenue and capital forecasts for this committee's budgets. Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk
Legal Implications	There are no legal implications arising from this report. Patrick Arran, Interim Head of Legal Services & Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
Report Author	Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk
Options	None
Performance Management Follow Up	Budgets will continue to be monitored on a regular basis by budget holders supported by Finance. A further finance report will update the committee in April 2020, with the outturn position to be reported to Strategy and Resources Committee and Housing Committee in June 2020.
Background Papers/ Appendices	None

1. Background

- 1.1 The purpose of this report is to notify members of any known significant variations to budgets for the current financial year, highlight any key issues, and to inform members of any action to be taken if required.
- 1.2 **Due to the volume of information contained in the report, it would be helpful where members have questions on matters of detail that they could be referred to the report author or the appropriate service manager before the meeting.**

2. General Fund Revenue Budget Position

- 2.1 Council approved the original General Fund revenue budget for 2019/20 in January 2019. The latest budget for Housing Committee, following approval of carry forwards in June 2019 and some small movements between committees, is £710k.
- 2.2 The budget monitoring position for the service at 30 September 2019 (Quarter 2) shows an overspend of £64k, as summarised in Table 1, with commentary on the significant variances following the table.
- 2.3 This is a net increase of £9k from the Quarter 1 position reported in September.

Table 1: General Fund Revenue Budgets

Housing Committee	Para Refs	2019/20 Original Budget £k	2019/20 Revised Budget £k	2019/20 Forecast Outturn £k	2019/20 Outturn Variance £k
Homelessness	2.4	105	105	200	95
Homelessness Prevention		141	141	134	(7)
Housing Strategy		138	309	292	(16)
Private Housing		154	154	147	(7)
Housing General Fund Total		538	710	774	64

Note: tables may contain rounding differences

2.4 Homelessness – £95k overspend

Spend on temporary accommodation continues to increase, and despite an increase in budget in 2019/20, the current forecast is for net expenditure to exceed budget by £95k. This is an increase of £36k from the Quarter 1 position.

Work has started to look at what can be done for homeless households, such as using properties in the HRA for temporary accommodation. A pilot is currently underway and it is hoped that this provision can be extended in future.

There is some funding in the Homelessness earmarked reserve, which depending on the overall position of the General Fund, may be called on to fund some, or all, of this pressure.

It is thought that the pressure on this service will continue and the Medium Term Financial Plan (MTFP) has been updated as reported in the Revised Estimates 2020/21 report.

3. General Fund Capital Programme

- 3.1 The Housing General Fund Capital Programme was approved by Council in January 2019. This has subsequently been revised to £1,498k after slippage from 2018/19, and the reprofiling of the Temporary Accommodation budget as reported in the Estimates 2020/21 report.
- 3.2 Capital spend is currently expected to be overspent by £211k. £27k relates to the SDC funded Housing Loans, which are funded from recycled repayment of previous loans. The remaining £184k relates to schemes funded from the County Council managed,

Better Care Fund. Therefore it is not expected that this will affect the overall position of the General Fund.

3.3 The following table gives a breakdown of the programme.

Table 2 – Housing Committee Capital Programme

Housing Capital Schemes	Para Refs	2019/20 Original Budget £k	2019/20 Revised Budget £k	2019/20 Forecast Outturn £k	2019/20 Outturn Variance £k
Affordable Housing-Support to Registered Providers	3.5	0	39	39	0
Disabled Facilities Grant Scheme	3.6	330	330	330	0
Health through Warmth Grants	3.7	200	200	200	0
Park Homes	3.8	0	76	86	10
Private Sector Housing Loans	3.9	0	0	27	27
Temporary Accommodation	3.10	0	0	0	0
Warm Homes	3.11	1,000	853	1,027	174
TOTAL General Fund Capital		1,530	1,498	1,709	211

3.4 Further detail of the capital schemes can be found below.

3.5 Affordable Housing – Support to Registered Providers – on target

Remaining funds are due to be allocated during the year.

3.6 Disabled Facilities Grants – on target

Spend on Disabled Facilities Grants (DFGs) is currently expected to be on target. However, as this is a demand led service the actual spend will vary depending on the level of referrals during the year.

Any remaining funding at the end of the year will return to the Better Care Fund, held by Gloucestershire County Council, to be reallocated at a later date.

3.7 Health Through Warmth Grants – on target

Health Through Warmth Grants are funded by Gloucestershire Clinical Commissioning Group (CCG) and like Warm Homes covers the whole county. The funding for Health Through Warmth grants is predominantly used for insulation and heating systems to increase thermal efficiency in homes of people with cold or damp related health issues.

3.8 Park Homes – on target

This funding has been carried forward from 2018/19 and will allow grants to be awarded to residents living in park homes for improved insulation.

It is currently expected that an additional £10k will be given in grants, which will be funded by the Better Care Fund, held by Gloucestershire County Council.

3.9 Private Sector Housing Loans – £27k spend

Healthy Home Loans are available for works on private housing to reduce defects that threaten the health and safety of the occupants. Loans must be repaid when the property is sold or transferred, with the money being recycled to provide further loans.

3.10 Temporary Accommodation

This budget has been included in the capital programme to purchase property suitable for temporary accommodation.

As reported in the Estimates 2020/21 report, also presented to this committee, this funding has been reprofiled into 2020/21.

3.11 Warm Homes – on target

Warm Homes Fund is funding for central heating systems in homes across Gloucestershire, for which SDC is leading. It is externally funded by National Grid, through Affordable Homes Solutions.

It is forecasted that an additional £174k will be spent during the year. This will be funded through Affordable Homes Solutions and so won't affect the overall position.

4. Housing Revenue Account Budget Position

- 4.1 The original net Housing Revenue Account (HRA) budget for 2019/20 was a transfer to reserves of £103k, as approved by Council in January 2019. This has now been revised to a transfer to general reserves of £50k following Council approval in April 2019 of funding for the insourcing of the Housing Reactive Repairs and Maintenance Service.
- 4.2 The monitoring position for the service at 30 September 2019 (Quarter 2) shows a projected net underspend of £666k (-3.0% of gross spend) against the current budget, as summarised in Table 3 on the following page.
- 4.3 This is a net change of £30k from Quarter 1, although there are significant movements within Supervision and Management (-£199k), Repairs and Maintenance (+£56k) and Sheltered Housing (+£95k) which are contained within the narrative after Table 3.
- 4.4 Depending on the overall position at the end of the financial year, Housing Committee could choose to recommend to Strategy and Resources Committee that any underspends are allocated for a specific purpose, such as for the repayment of debt, or funding towards Energy Strategy works.
- 4.5 As stated in paragraph 4.1 the 2019/20 budget now includes part of the implementation costs of insourcing the Housing Reactive Repairs and Maintenance Service. This will be reported throughout the project, as more is known about the expenditure. Currently some costs are expected to be in 2019/20 and some in 2020/21. Should some of these costs be brought forward (or pushed back) this would not necessarily affect the overall project, but may result in variances in the current financial year.

Table 3 – HRA Revenue Summary

Revenue Summary	Para Ref	2019/20 Original Budget £k	2019/20 Revised Budget £k	2019/20 Forecast Outturn £k	2019/20 Outturn Variance £k
Dwelling Rents and Service Charges		(21,855)	(21,855)	(22,364)	(509)
Other Charges and Income		(551)	(551)	(623)	(73)
Provision for Bad Debts		80	80	80	0
Total Income	4.6	(22,325)	(22,325)	(22,907)	(582)
Supervision and Management	4.7	4,203	4,256	4,022	(233)
Repairs and Maintenance	4.8	3,733	3,793	3,974	181
Sheltered Housing Service	4.9	1,083	1,083	1,071	(12)
Other Expenditure	4.10	460	460	497	38
Sheltered Housing Modernisation Programme	4.11	470	470	487	17
Total Expenditure		9,948	10,061	10,052	(9)
Support Service Charges from GF		1,560	1,560	1,560	0
Revenue Funding of Capital Programme (Depreciation and RCCO)		6,687	6,687	6,687	0
Provision for Repaying Debt		900	900	900	0
Interest Payable/Receivable	4.12	3,354	3,354	3,279	(75)
Total Other Costs and Income		12,501	12,501	12,426	(75)
Total Housing Revenue Account		123	236	(430)	(666)
Transfers to/(from) Earmarked Reserves	4.13	(226)	(286)	(286)	0
Transfers to/(from) General Reserves		103	50	50	0
Total Transfers to Reserves		(123)	(236)	(236)	0

Note: table may contain rounding differences

4.6 Income – (£582k) additional income

Additional rental income is expected in this year, in part because of prudent budgeting of dwelling numbers included in the new build programme and sheltered modernisation programme.

There is also an increased level of lease income representing the work by Tenant Services of providing some housing for temporary accommodation in the district.

Garage rents are expected to be higher than budgeted, but will continue to reduce in line with the approval to review the use of all garage sites.

Leaseholder charges are also higher, with a number of major works being completed in blocks containing leaseholders. Leaseholders are charged a share of the cost of works, based on the provision in their lease. For example if a leaseholder is in a block of four flats, they would usually be expected to pay one quarter of the total cost for the block. Leaseholders are consulted under Section 20 of the Landlord and Tenant Act. This income will offset the cost of the works which was largely completed in 2018/19.

There is no significant movement from Quarter 1.

4.7 Supervision and Management – (£233k) underspend

Significant salary savings are currently expected, predominantly in Contract Services. This is largely due to posts being held vacant pending the implantation of the in house repairs and maintenance service from April 2020.

4.8 Repairs and maintenance - £181k overspend

Maintenance spend is currently expected to be £181k overspent over the year, an increase of £56k on Quarter 1.

An overspend in General maintenance of £142k relates to responsive repairs. This area will be transferred to the in house repairs and maintenance service from April 2020.

Void works are currently expected to be £89k overspent, £33k of which relates to paying council tax on void properties.

Planned maintenance is forecast to include savings of £47k, largely due to a lower than anticipated cost for assessments. Planned works on properties are expected to be completed within budget.

4.9 Sheltered Housing Service – (£12k) underspend

As reported in Quarter 1, there is a reduced staffing cost compared to the budget (-£59k), and significant savings made on services (-£47k). This has however been offset by additional costs relating to works and equipment needed to implement the changes to call monitoring as approved by Housing Committee in September 2019.

4.10 Other expenditure - £38k overspend

As reported in Quarter 1 the cost of grounds maintenance, including fly tipping, is higher than anticipated. This will continue to be monitored, and the budget has been increased in 2020/21.

4.11 Sheltered Housing Modernisation - £17k overspend

There is a small overspend expected in the revenue cost of Sheltered Modernisation largely due to the cost of Council Tax on decanted properties.

4.12 Interest payable/receivable – (£75k) underspend

It is expected that the investment income will be higher than budgeted by £75k in this year. This is dependent on levels of reserves throughout the year and the prevailing interest rate and so is subject to change.

4.13 Transfers to/from Earmarked reserves – on budget

Earmarked reserve transfers are expected to be in line with the budgeted position, as per Table 4 below.

Table 4: Earmarked reserve transfers

Earmarked Reserves	Opening balance £k	Transfers in £k	Transfers out £k	Closing balance £k
Sheltered Modernisation	2,514	1,000	(1,226)	2,288
Estate Redevelopment	1,170	0	0	1,170
Staffing	250	0	0	250
HRA General Contingency	100	0	0	100
Carry forward – Fire Risk Assessments	60	0	(60)	0
	4,094	1,000	(1,286)	3,808

5. HRA Capital Programme

- 5.1 The HRA capital programme has been revised to £10,010k for 2019/20, as part of budget setting. The current forecast is spend of £9,924k, an overall underspend of £86k.
- 5.2 The following table gives a breakdown of the capital programme.

Table 5 – HRA Capital Summary

Capital Summary	Para Ref	2019/20 Original Budget £k	2019/20 Revised Budget £k	2019/20 Forecast Outturn £k	2019/20 Outturn Variance £k
Central Heating		1,021	849	849	0
Disabled Adaptations		200	200	200	0
Kitchens and Bathrooms		1,389	1,400	1,399	(1)
Major Works		464	464	464	0
Compliance		422	422	256	(166)
Doors and Windows		1,022	702	702	0
Electrical Works		218	218	218	0
Environmental Works		0	150	150	0
Door Entry		218	313	313	0
Suited Locks		76	150	150	0
External Works		3,519	2,713	2,713	0
Total - Major Works	5.3	8,549	7,581	7,414	(168)
IT Systems		0	175	175	0
Depot – Fit out costs		0	0	150	150
Total – Other Capital Works	5.4	0	175	325	150
Southbank, Woodchester		902	707	707	0
Purchase of Properties/Miscellaneous	5.7	0	0	143	143
New Homes Contingency		50	50	50	0
Former Ship Inn Site, Stonehouse		1,000	0	3	3
Tanners Piece, Nailsworth	5.6	449	705	489	(216)
Broadfield Road, Eastington		31	31	31	0
Orchard Road, Ebley		20	20	20	0
Queens Drive, Cashes Green		27	16	16	0
Ringfield Close, Nailsworth		55	55	55	(0)
Summersfield Road, Minchinhampton		28	28	28	0
Gloucester St and Bradley St, WuE		28	28	28	(0)
Opportunity Land Aquisition Pot	5.8	3,000	0	0	0
Completed Schemes		0	0	0	0
Total - New Build	5.5	5,590	1,640	1,570	(70)
Sheltered Housing Modernisation	5.9	614	614	615	1
Total Capital Expenditure		14,753	10,010	9,924	(86)

Note: table may contain rounding differences

5.3 Major Works – (£168k) underspend

Following a revised capital budget for Major Works, the only significant variance is in asbestos works (Compliance). This is because it is a responsive budget, and so this does

not represent works being delayed, rather less works than budgeted being needed in the year.

However it is possible that as the year progresses there may be reasons why the Major Works programmes need to change. These will be reported to Housing Committee at Quarter 3 and Outturn.

5.4 Other Capital Works - £150k overspend

The IT costs and fit out costs for the new depot relate to the decision to insource responsive repairs and maintenance from April 2020.

The budget approved by Council for IT costs is £175k, which was intended to be used over a two year period. The requirements of the new service is being reviewed and the Councils IT Strategy will be considered before new systems are purchased and implemented.

Additional costs for the fit out of the new depot at Littlecombe Business Park are now also included as a capital cost. This includes the addition of a mezzanine floor, heating system, mechanical and electrical systems, IT, and office furniture etc.

The business case had assumed leasing a depot (with some fit out costs), but the opportunity to utilise the unit at Littlecombe Business Park means that the cost will be capitalised.

This position has not changed from Quarter 1.

5.5 New Build and Regeneration – (£70k) underspend

5.6 Tanners Piece – (£216k) underspend

11 new Independent Living units have now been completed at Tanners Piece. This has been delivered with an expected underspend of £216k against the initial budget estimate (after final payments and retentions). This reflects a slightly lower build cost than budget and the approved contingency budget being largely unused.

5.7 Purchase of Property - £143k overspend

As reported last quarter, an opportunity arose to buyback a property in the Chalford Ward, where there is currently limited Council owned housing. Following a review of the suitability of the housing by Tenant Services, Property Services and Housing Advice, the property has been purchased and the two bedroom maisonette has been returned to our rented stock.

This can be funded from Right to Buy receipts (up to 30%), along with capital receipts from the sale of garage sites.

5.8 Opportunity Land Acquisition Pot – no budget in 2019/20

Opportunities for the purchase of land for the building of new homes are being explored. This budget was reprofiled into 2020/21 as part of budget setting.

5.9 Sheltered Modernisation – £1k overspend

The Sheltered Modernisation Programme is on target for 2019/20, with works at Concord completed and works at George Pearce House to be underway soon.

HOUSING COMMITTEE

10 DECEMBER 2019

7

Report Title	HOMELESS PREVENTION AND ROUGH SLEEPING STRATEGY
Purpose of Report	To approve the Homeless Prevention and Rough Sleeping Strategy following the consultation process.
Decision(s)	The Committee RESOLVES to approve the Homeless Prevention and Rough Sleeping Strategy.
Financial Implications	There are no specific financial implications to this report. An increased budget has been proposed for 2020/21 to support the Council's homelessness prevention function, however this is not directly linked. Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk
Legal Implications	Any legal implications are set out in the report. Patrick Arran, Interim Head of Legal Services & Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
Report Author	Phillip Bishop, Housing Advice Manager Tel: 01453 754063 Email: phillip.bishop@stroud.gov.uk
Options	The Council has to have a homeless strategy so there is no option other than to adopt a strategy
Risk Assessment	It is a statutory duty for housing authorities to have a Homelessness Strategy. Not having one would make the council vulnerable to legal challenge.
Appendices	Appendix A – Consultation Responses. Appendix B – Homelessness Prevention Strategy (Including Rough Sleeping) 2019 – 2024.

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. In addition, the government's Rough Sleeping Strategy, published in August 2018 required all local authorities to update their homelessness strategies, and rebadged them as homelessness and rough sleeping strategies.

- 1.1 The previous strategy was initially developed with members of the Stroud Homelessness Forum. Since then the Forum has been re-launched 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 strategy has also had input from the Working Group which last met on 24 April 2019 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.

- 1.2 By initially 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 2017.
- 1.3 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.
- 1.4 An extensive consultation period has taken place. Responses to the consultation have been considered and, where appropriate, incorporated into the Strategy (Appendix A).

2. CONCLUSION / RECOMMENDATION

The Housing Advice Manager recommends that members approve this strategy for implementation.

Feedback on homelessness prevention strategy. Responses in grey.

Parish and town councils – the consultation period has been extended and a link to the strategy has been sent to all parish and town council clerks.

It is clear that a lot of work and consideration had gone into this document which will set the guiding principles for the next 5 years so it needs to be as clear and accessible as possible. As an external reader, who has some knowledge of this area, I would like to make the following points.

It is really good that Stroud performs well against other areas in prevention. However, it has dropped from the ‘top spot’ in 17/18. Is there a reason for this and can we learn from other high achieving authorities.

The graph referred to with Stroud in the “top spot” was for the same year. However, it only had the number of cases of relief. The graph in the strategy covers both prevention and relief and is per 1000 households so was felt to be a more accurate comparator.

The use of percentages is misleading in some cases as the high rates are linked to small numbers. In some cases actual numbers are used also. It would be helpful if figures could be consistent and used in a way that makes them more proportionate e.g ratios rather than percentages with small numbers.

The actual figures are shown with the percentages in brackets so there should not be any confusion.

It would be really useful to have some more local detail so that it is clear that the services that are provided are the right ones, in the right place at the right time. The shifting numbers and demographic changes obviously mean that the strategy will need to be different this time from the last one. The list of prevention and relief is helpful but how do we know that these are the right responses without data to show effectiveness.

Our list of prevention activities are those that are available. Some are more effective than others and records are regularly monitored. Costs are linked to the number of uses e.g. counseling is not used frequently but we only pay for actual sessions.

We get feedback from all of our partner agencies that we help fund. Some activities are easier to measure success than others e.g. preventions through financial advice from Citizen’s Advice are easily measurable, but those from Stroud Foodbank are not.

It would seem vital to include data about

Demographics of those at risk of homelessness

- **Age - do we really have such a problem with potential homelessness among older people that it needs to be a priority? Are we unusual in this - why is this?**

The strategy is developed along with partner agencies involved in homelessness e.g. health, tenancy support, police, addiction agencies. Priorities are those determined by the Working Group as a whole, not just the council. As the population ages, it becomes more important to ensure that the appropriate accommodation to meet their needs is taken into account to prevent actual homelessness or living in unsuitable accommodation.

- **Status - single/family - employed/unemployed/student**

- **Reason for homelessness**

Table to be added to the strategy showing the main reasons for homelessness over the last few years.

- **Location - nationally rural homelessness is an issue, is that for us too or are people more at risk in the major towns - is there a pattern?**

Homelessness can occur in any location, but towns, due to population density will have higher figures. Larger towns and cities tend to attract homeless people as there are more services available to them.

- **Some narrative about trends e.g why has the number of intentionally homeless halved last year. Do we have comparative data from other areas about how many intentionally homeless there are in comparator authorities?**

Sentence to be added to strategy to explain these trends. Homelessness data is available on the MHCLG website under "live homelessness tables" to show comparative data. The introduction of the Homeless Reduction Act has changed things so much that it is difficult to compare stats with years previous to its enactment. This will improve as time goes on so that we are comparing like with like.

Prevention and relief

This is an extensive and probably expensive list but this isn't costed or previous outcomes shown. Do we have data to show that these initiatives made an impact and they are the right priorities for the new strategy? Do they need to be adjusted in terms of demand e.g support for families in bed and breakfast for too long. These are the interventions that should be helping to reduce the number of homeless. As an external reader, I find it difficult to see the 'adding up' about how these services are commissioned and evaluated as effective.

Please see response to paragraph 4. The number of families spending any time in B&B is reducing as we source more self-contained units for them. Families are referred for support from P3 or Green Square where appropriate.

Using other relevant data.

I really don't understand the comments about Care Leavers. These young people are the responsibility of Children's Services, as the Corporate Parent, not the youth service. Additionally, full council debate about given them exception from Council Tax stated that there were few living in the Stroud District. This really needs clarifying for accuracy.

While in care, children are the responsibility of Children's Services. However, as soon as they leave care and become care leavers at the age of 18, their housing becomes the responsibility of the council and they have an automatic priority need under homeless legislation. The Homeless Reduction Act means that a care leaver has a connection to all housing authorities within the county. As much of the countywide youth provision is in Stroud, the care leavers may decide to stay in Stroud rather than return to the part of the county that they were originally from.

Priority outcomes

The setting of these is difficult to understand as the data isn't provided to support why these should be priorities and the key areas for the council.

I am more than surprised that avoiding homeless families is not a key priority. Our performance with regard to this group has not been good, with too many staying too long in

bed and breakfast. The recent article in the Stroud News and Journal to corroborate this. The Children's Commissioners's report on homeless (published on 22 August 2019) is a stark reminder of this on a national scale.

The priorities are decided along with our partner agencies at the Working Group so they are not decided exclusively by the council.

The single case mentioned in the article was an exceptional case and, without going into detail due to data protection, was at the families request and in a situation where the council exercised its discretion rather than a duty, to provide the accommodation. Stroud has an excellent record compared to other housing authorities in avoiding B&B type accommodation for families for more than six weeks.

It is recognized that, for various reasons, more families are requiring temporary accommodation and some families have to stay in temporary accommodation for lengthier periods. We are taking steps to secure more and higher quality temporary accommodation for families.

I am a little confused about why health and well-being are priorities. Surely these are part of the tools used to address homelessness in areas - the domestic abuse area clearly fits with reducing homeless in couples and families. Substance Misuse both with couples and families and rough sleepers. I would guess this would also be included in this, but it would not be a stand alone priority.

Health and wellbeing are closely linked to homelessness, particularly mental health, and the government supports close working between health services and housing authorities.

We have considered the strategy and would like to recommend a proposal that further safe house properties should be included.

Addition made to strategy to confirm working towards increase in places of safety to meet demand.

We have reviewed this document and are in full support of the strategy.

Stroud District Council

Homelessness Prevention Strategy (Including Rough Sleeping). 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 5th 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.

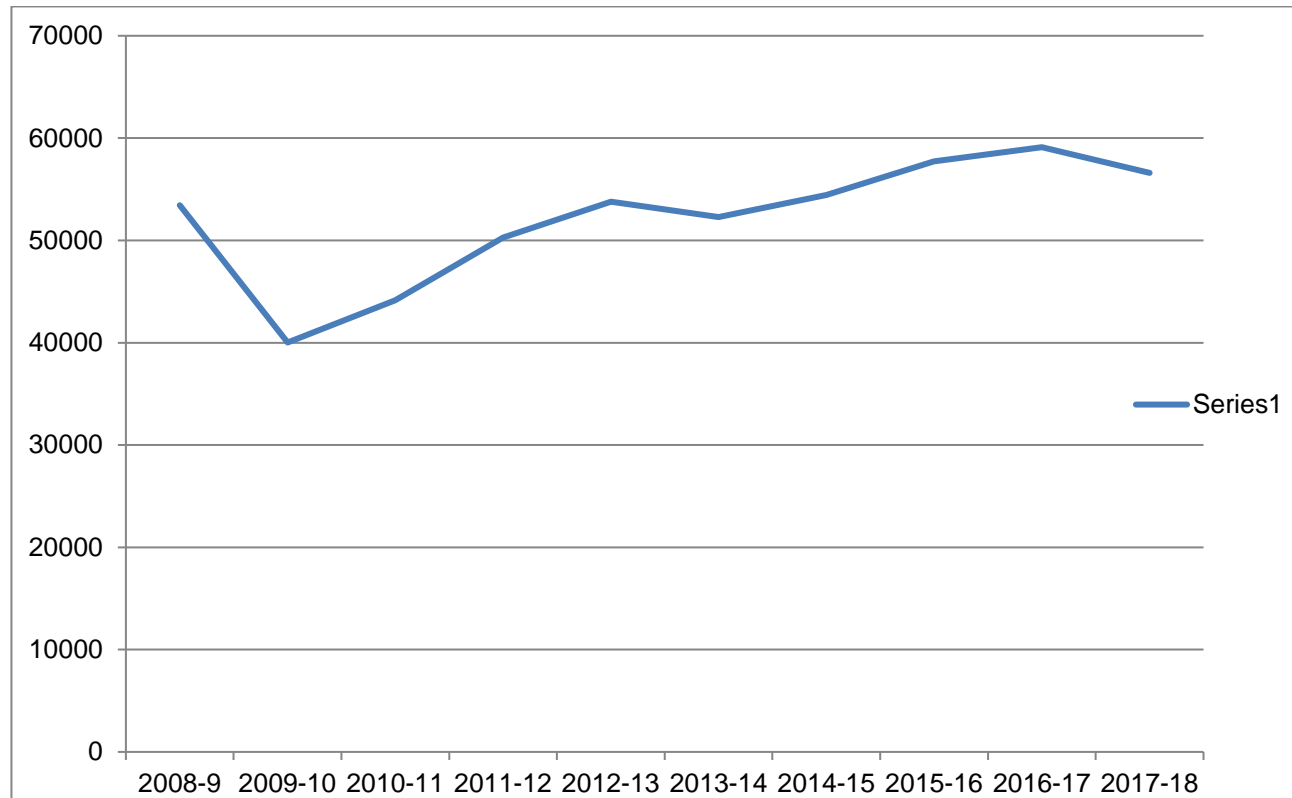
In considering feedback from the Working Group and changes in legislation, the Housing Advice Team will undertake work on establishing targets, responsibilities and time frames for the actions. The strategy is very much a partnership document and, as it reflects the views and aspirations of Working Group 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

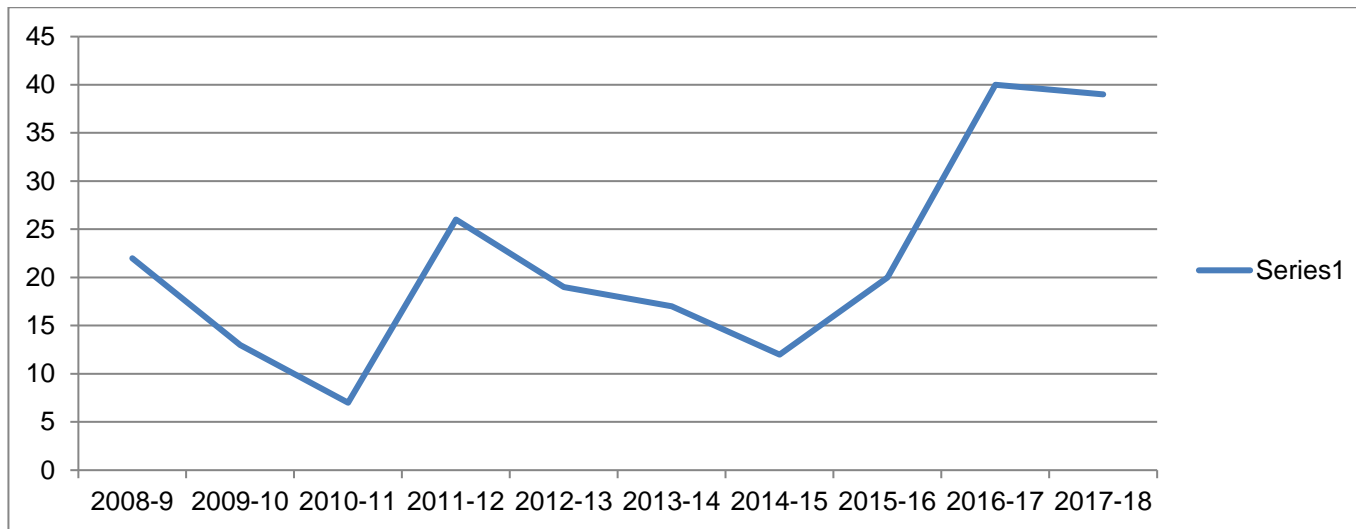
The Homeless Reduction Act 2017 is the most significant change to homeless legislation for decades and has strengthened the emphasis on prevention and early intervention. This was a private members bill that passed into legislation having received cross party support and was a response to levels of homelessness 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.

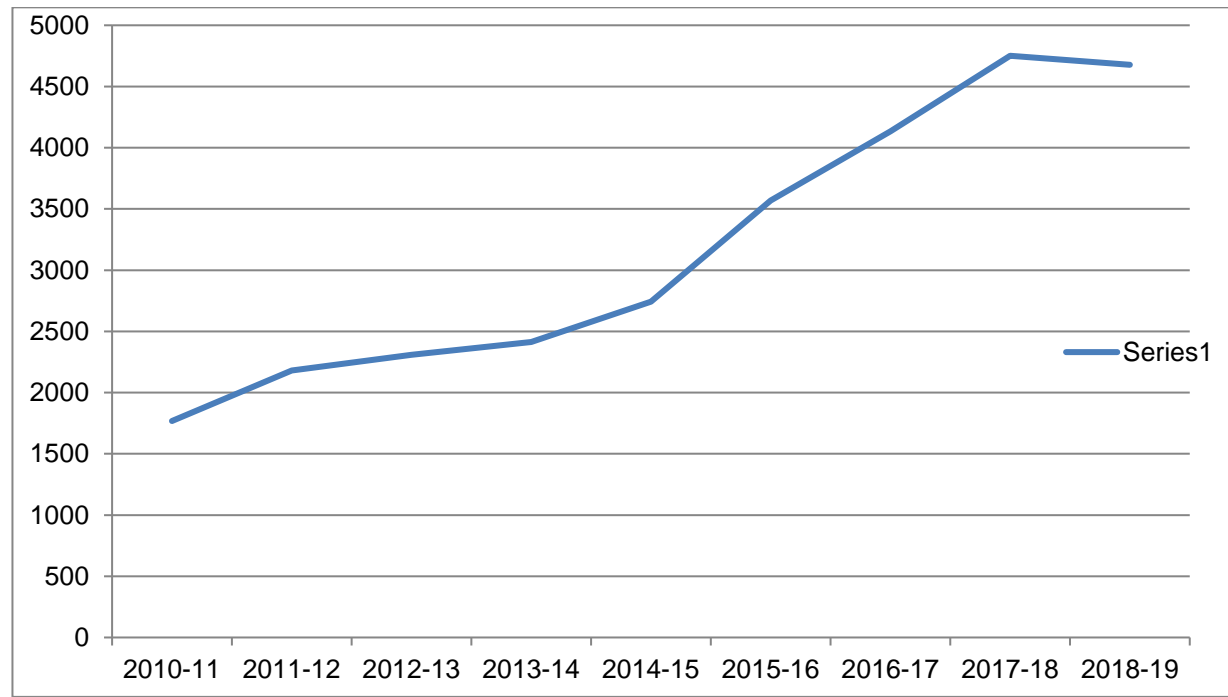
Stroud: Homeless Acceptances from 2008-9.



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.

Month.	2017-18 Homeless Applications.	2018-19 Homeless Applications (Prevention and Relief).
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%)
Total	93	284 (+205%)

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 loss of an Assured Shorthold Tenancy is becoming an increasing cause.

REASONS FOR LOSS OF ACCOMMODATION.

	Loss of AST	Parents Unwilling to Accommodate	Friends/Relatives Unwilling to Accommodate	Relationship Breakdown	Relationship Breakdown Involving Violence	Other Forms of Violence	Mortgage Arrears	Other	Total
2013/14	19	11	7	6	10	4	0	17	74
2014/15	7	9	2	5	9	7	1	18	58
2015/16	9	12	12	5	12	3	0	14	67
2016/17	14	9	12	18	20	4	1	27	105
2017/18	16	16	10	9	10	6	0	26	93
2018/19	77	56	9	32	21	3	0	94	292

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.

YEAR	APPLICATIONS	ACCEPTANCES	<u>ACCEPTANCES</u> <u>APPLICATIONS</u>	<u>INTENTIONAL</u>
2009/10	48	13	27%	7
2010/11	55	7	13%	6
2011/12 11/12	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

The percentage of applicants found to be intentionally homeless has reduced since the introduction of the Homeless Reduction Act. This is because decisions are put off until both prevention and relief efforts are exhausted. Similarly the percentage of acceptances has also reduced significantly.

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.

Year.	New Social Housing Tenancies.
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.

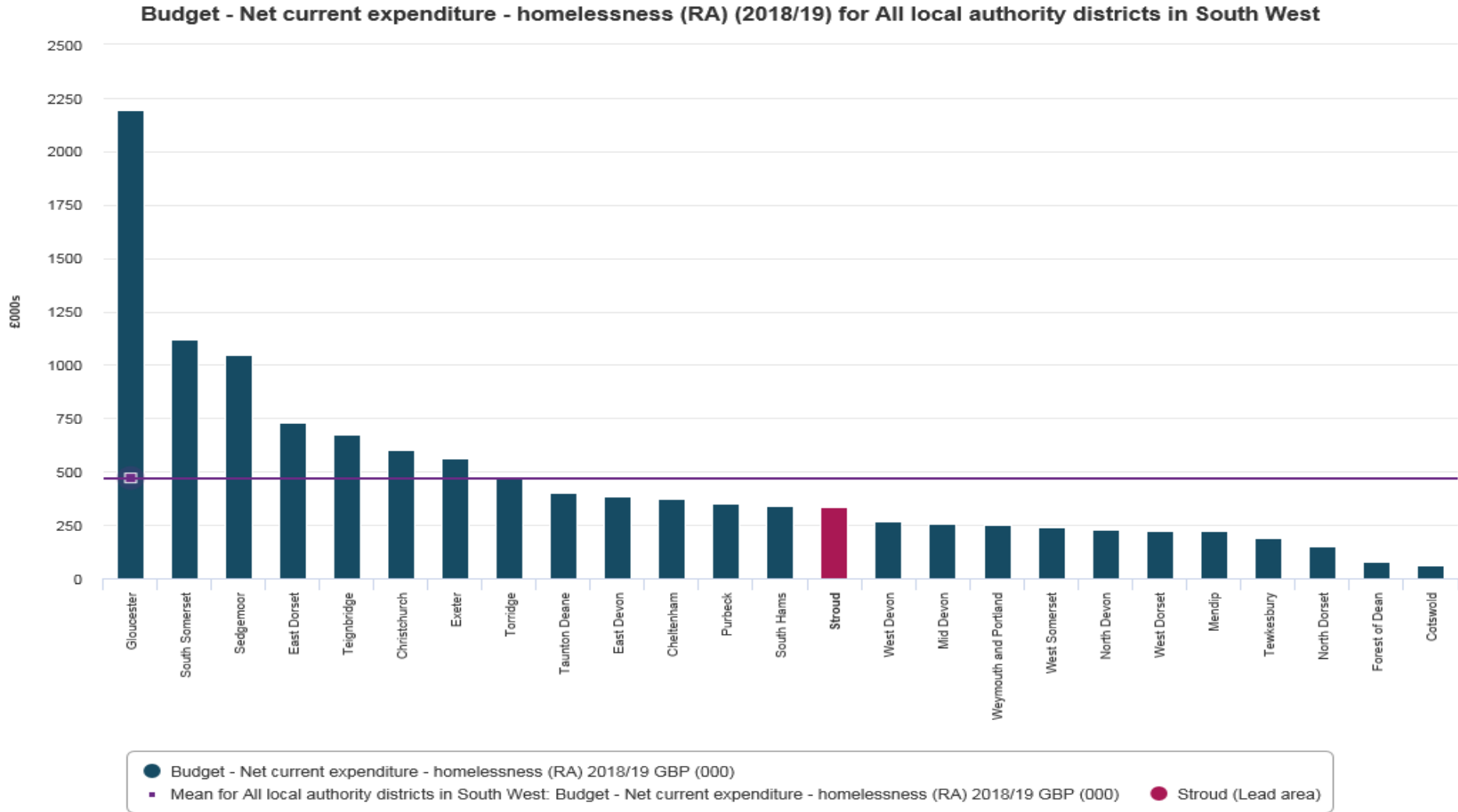
It is a requirement of Homelessness Strategies under Section 3(1) (b) of the 2002 Act to ensure there is a sufficient supply of temporary accommodation available. In terms of bed and breakfast (B&B) use, the number of households has risen significantly following several years with little change, as has 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
Households	38	42	41	40	41	54	61	73	72

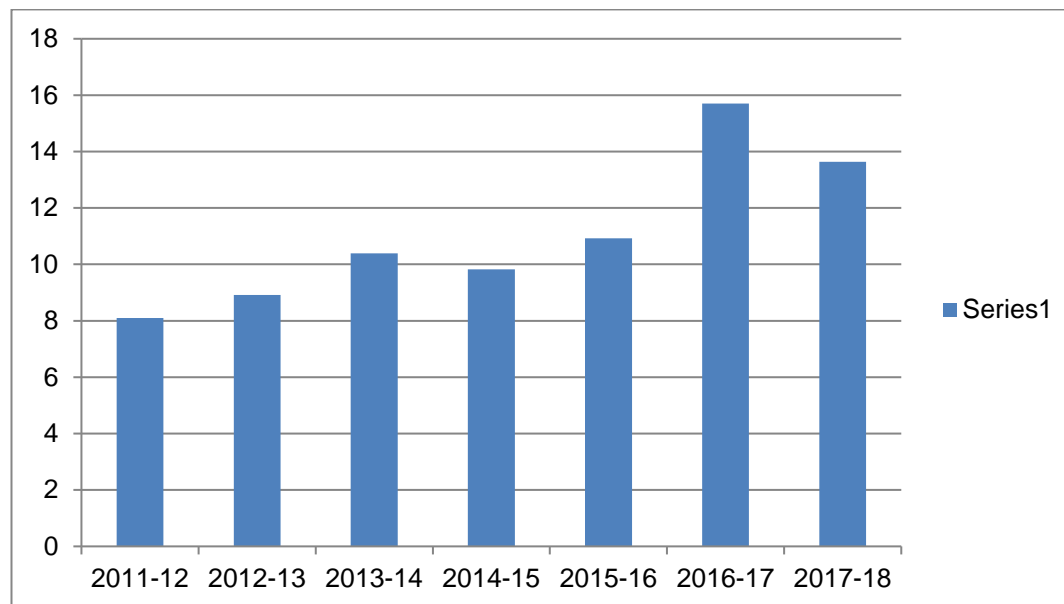
Local Context: Homelessness Prevention

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 P3¹. 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.

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 agreed by the Working Group are summarised in the table below:

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

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 work with GDASS and the Senior Housing Strategy Officer to increase the number of Places of Safety to meet demand.
- 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
- Applicants with rent arrears are suspended on HomeseekerPlus until the arrears are cleared or a payment plan has been kept to for an agreed period. The Housing Advice Manager can make exceptions to this policy, taking into account personal circumstances as well as the level of the debt and arrears history. An exception will always be agreed where arrears are confirmed to result from coercive, controlling or financial abuse.

STROUD DISTRICT COUNCIL
HOUSING COMMITTEE

**AGENDA
ITEM NO**

10 DECEMBER 2019

8

Report Title	SHELTERED MODERNISATION PROGRAMME UPDATE AND THE REDEVELOPMENT OF CAMBRIDGE HOUSE, DURSLEY.
Purpose of Report	To provide Committee with an update on the overall progress of the modernisation programme, to seek approval for the schemes to be modernised in 2020/21 and to the redevelopment of Cambridge House, Dursley.
Decisions	<p>The Committee RESOLVES to approve:</p> <ol style="list-style-type: none"> 1. The inclusion of Willow Road in Stonehouse and Springfields Court in Cam into the sheltered modernisation programme for 2020/21 with funding already approved in the MTFP. 2. The inclusion of the land at Cambridge House, Dursley into the New Homes and Regeneration programme for the provision of new council homes, subject to funding being approved as part of the budget setting process as set out in the HRA budget paper at this meeting.
Consultation and Feedback	<p>Consultation has taken place with the relevant ward councillors, with the Chair and Vice Chair of Housing and with colleagues in Tenant Services, who are supportive of the recommendation</p> <p>Consultation has been held with the tenants at specific schemes as set out in the report and continues as modernisation work progresses.</p>
Financial Implications and Risk Assessment	<p>The cost of phase 3 of the modernisation programme is already included in the Medium Term Financial Plan (MTFP), and so the cost of the works included in this report are within existing resources.</p> <p>It is proposed within the budget setting report that indicative funding is allocated to complete the works to the green and amber schemes, allowing the modernisation programme to extend beyond the existing phases.</p> <p>The proposed budget setting position also includes the allocation of resources to add the Cambridge House site to the new build programme, resulting in an increase in dwelling numbers in the HRA.</p> <p>Therefore, subject to the budget setting position being approved, the proposals within this report are fully funded.</p> <p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>

Legal Implications	There are no legal implications arising from the recommendations in this report Patrick Arran, Interim Head of Legal Services & Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
Report Author (s)	Chris Horwood, Project Manager. Tel: 01453 754540 Email: chris.horwood@stroud.gov.uk Leonie Lockwood Tel: 01453 754153 Email: leonie.lockwood@stroud.gov.uk
Options	To not proceed with further modernisation works to the sheltered schemes or to select different schemes for modernisation. To dispose of Cambridge House on the open market.
Performance Management Follow Up	Progress with the Sheltered Modernisation Programme will be contained within the regular updates to Housing Committee. The redevelopment of the Cambridge House site will be contained with updates on the New Homes and Regeneration programme.
Background Papers / Appendices	<ul style="list-style-type: none"> • Ark Report – Page 9 on Agenda Document Pack • Older People's Housing Strategy • Housing Committee June 2016 – Page 37 on Agenda Document Pack • Appendix 1 – Cambridge House – Site location plan

1.0 Programme Update

1.1 **Phase 1** of the programme is now complete and covered the following areas:

- The conversion of four Ex-Scheme Managers properties into eight new dwellings.
- The moving of tenants from the main building at **Cambridge House**, identified as a red scheme in the Ark report, and the closure of the scheme.
- The creation of an alternative laundry for the remaining residents at **Dryleaze Court**.
- The modernisation works on the communal areas of **Sherborne House** to create the Council's first 'Hub' scheme.
- The development of the Council's first independent living scheme at **Tanners Piece** in Nailsworth, completed on schedule in June 2019.

1.2 **Phase 2** of the programme is proceeding on programme.

1.2.1 Work was completed on schedule for the modernisation works in the communal areas of **Concord** in Nailsworth to create a further 'Hub' scheme. These works include a redesigned communal lounge and kitchen, an improved entrance with automatic door and seating area, installation of a lift and the creation of a Health & Wellbeing Room. A store has been created for the storage and charging of scooters, the central communal patio (which was unusable) has been refurbished, a fob access for external entrances has been provided, the communal areas have been redecorated throughout and the furniture has been replaced with modern comfortable chairs and new tables. Work was completed in mid-October, in time for the resident's 50th anniversary party.

- 1.2.2 Following consultation with residents, ward councillors and other stakeholders, the scope of work for the modernisation works at **George Pearce House** in Minchinhampton has been decided. This again will be another 'Hub' scheme. The consultation included a resident visit to see the recently completed work at Concord and two meetings with the residents and our interior designer to discuss colour options etc. Work is due to start in early January, to be completed by the end of March.
- 1.2.3 The moving of tenants from the main building at **Glebelands** has been progressing well with sixteen residents re-housed since this process started in January 2019. There are only a few residents remaining and options are being considered for the site, once it is empty.
- 1.3 **Phase 3** - work has been carried out to determine which schemes will be modernised in the next phase of the programme. This phase will cover the schemes to be included in the next three financial years and any decisions made will be closely aligned with the Older People's Housing Strategy. The schemes proposed to have works undertaken in 2020/21 are presented in section two of this report for approval.
- 1.4 The proposed development at **Ringfield Close**, Nailsworth is currently being considered for planning permission and will deliver 20 new Council homes, with a mix of tenures and property types. This will include some shared ownership bungalows for older people in accordance with the action in the Older People's Strategy; to explore this tenure as an option on appropriate sites.
- 1.5 Planning permission was submitted in September for the planned redevelopment of the communal areas at the **Broadfield Road**, Eastington sheltered scheme. These plans involve the demolition of the communal lounge and ex scheme manager's accommodation and the creation of 9 new bungalows for rent, 7 no. one bedroom and 2 no. two bedroom, as reported to the June Housing Committee in the 'New Homes and Regeneration Programme' report. Broadfield Road will then be classed as 'Independent Living', as defined in the Older People's Housing Strategy. The existing tenants on the scheme have been consulted throughout and are very positive about the changes.
- 1.6 The next edition of the Sheltered Modernisation Newsletter is due to be produced in early 2020 and will include general updates, an article on work carried out at Concord & George Pearce House and information on next year's programme.

2.0 Phase 3 modernisation programme

- 2.1 The first two phases of the modernisation programme have included the creation of three 'Hubs': Sherborne House, Concord and George Pearce House. These schemes were all categorised 'amber' (requiring major investment, development or re-utilisation within 10 years) in the Ark report and therefore given priority over those schemes categorised as 'green' (sustainable in the longer term but some improvement and upgrading work required). Tenant Services have also recently appointed a 'Community Hub Facilitator' whose role is to develop this provision in each of these communities.

- 2.2 All of the Hubs created so far have been within a 5-mile radius of Stroud town centre. This has been taken into account when considering the location for the next Hub and, therefore, the south of the district has been prioritised, which will improve provision of services across the district. There is 1 amber scheme and 1 green scheme considered suitable as possible Hubs in the south of the district.
- 2.3 In line with current works and the recommendations in the Ark Report, we propose to continue to prioritise amber schemes. **Springfields Court** in Cam is the amber scheme in the south of the district identified as being most suitable for becoming a Hub. Springfields Court comprises of 34 units and the Council also has two other sheltered schemes and over 130 general needs bungalows in Cam. This will result in four completed Hubs which, as well as increasing options for residents across the district, will also provide a platform for the Community Hub Facilitator to develop this resource in this area.
- 2.4 As defined in the Older People's Housing Strategy, the Hub schemes will be complemented by 'Independent +' schemes. These are generally smaller schemes and will retain communal facilities. There are 6 amber schemes and 5 green schemes considered suitable for Independent + living. As well as continuing to increase the provision of Hubs, it is also proposed that in 2020/21 an Independent + scheme is brought into the modernisation programme.
- 2.5 **Willow Road** was re-designated from 'red' to 'amber' at the September Housing Committee and had been identified as suitable as an Independent + scheme. During the period that Willow Road was designated as red, only essential maintenance work was carried out at this site, which has left it in greater need of attention than comparable schemes. It is proposed that modernisation works at Willow Road should, with consultation with colleagues in tenant services, also incorporate 'catch up' works to the communal areas. The modernisation of an Independent + scheme in Stonehouse will also complement the Hub already created in the area.
- 2.6 With regard to the Council's commitment to Carbon Neutral 2030, for this next programme of schemes, liaison with officers from across the Council and exploration of ideas from other providers will be carried out to assess whether specification changes can be made to increase the energy efficiency of the communal areas. The energy efficiency of the individual homes will be delivered through the planned maintenance programmes, recognising that some works will need to be co-ordinated across the two programmes.

3.0 Cambridge House, Dursley

- 3.1 Cambridge House was designated as a red scheme within the Ark report, i.e. that the scheme should be closed and the site disposed of or redeveloped. As detailed in section 1 above, all of the tenants have now moved and the scheme has closed.
- 3.2 At the Housing Committee on 28 June 2016, members resolved to retain the 4 sheltered bungalows currently associated with Cambridge House and to dispose of the Council's freehold interest in Cambridge House on the open market. The proceeds were to be used to help fund the redevelopment of the Glebelands site.

- 3.3 Since then the cap has been lifted on HRA borrowing and the Council is seeking further land to continue to develop more Council homes across the district. An initial feasibility study has been carried out and it is proposed that the Council now retains the site (see appendix 1 for site plan) and redevelops the land to provide approximately 11 affordable homes. It is proposed that the four bungalows are still retained.
- 3.4 A budget has been included within the HRA budget report, to be presented to members at this meeting, for the redevelopment of Cambridge House, including the cost of delivering the new homes to a minimum SAP rating of 86. This budget is based on an initial feasibility and maybe subject to change as the scheme is developed further.
- 3.5 A further report will be presented to Housing Committee on the details of the proposed scheme once this has been developed further.
- 3.6 The Glebelands site can now be developed with additional borrowing and the funding has already been included within the Capital Programme and approved by full Council in January this year and approved by Housing Committee on the 11 June for inclusion in the New Homes and Regeneration programme.

4.0 Recommendation

- 4.1 It is recommended that Committee approves:

The inclusion of Willow Road in Stonehouse and Springfields Court in Cam into the sheltered modernisation programme for 2020/21 with funding already approved in the MTFP.

The inclusion of the land at Cambridge House, Dursley into the New Homes and Regeneration programme for the provision of new council homes, subject to funding being approved as part of the budget setting process as set out in the HRA budget paper presented at this meeting.

Stroud District Council

ArcGIS Web Map
Web AppBuilder for ArcGIS
Date: 27/11/2019
Scale 1:1,250



STROUD DISTRICT COUNCIL

AGENDA
ITEM NO

HOUSING COMMITTEE

10 DECEMBER 2019

9

Report Title	TENANT SERVICES ENERGY STRATEGY - UPDATE
Purpose of Report	To update the Committee on steps taken to date towards improving energy efficiency in the Council's domestic dwellings, to outline proposals for the existing housing stock contributing to CN2030 and to agree the direction of travel for the new council homes programme in terms of energy efficiency.
Decision(s)	<p>Housing Committee RESOLVES:</p> <ol style="list-style-type: none"> 1) To approve the approach to the improved energy efficiency of new council homes being delivered subject to the increased budget required set out in the HRA budget report to this committee, being approved; and 2) To note that Tenant Services will work in conjunction with the CN2030 member-officer group to commission/undertake a wider piece of work to fully consider all the viable options available, including costs and timescales required to maximise the SAP ratings of our existing dwellings; and 3) To note that in the interim, Tenant Services will continue with the current investment model of planned improvements to energy efficiency in our existing dwellings.
Consultation and Feedback	An initial discussion has taken place with the Chair of the Housing Committee.
Financial Implications and Risk Assessment	<p>There are no direct financial implications.</p> <p>This report recommends to continue with the existing planned works investment model, which can be completed within existing resources. Any future changes will need to be costed and included within the Medium term Financial Plan (MTFP), complete with additional allocation of funding.</p> <p>The proposed changes to new homes are within the proposed MTFP reported to this Committee. This will be subject to Council approval in February.</p> <p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>

Legal Implications	CN2030 is not a legal requirement in itself and Part L & Part F of the Building Regulations apply to new housing. However the Council has declared a climate emergency and making the existing housing stock more energy efficient will contribute significantly towards reaching the CN2030 goal. There are no legal implications arising from this report. Patrick Arran, Interim Head of Legal Services and Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
Report Author	Angela Carr, Services Manager (Tenant Services) Tel: 01453 754168 Email: angela.carr@stroud.gov.uk Leonie Lockwood, New Homes and Regeneration Manager Tel: 01453 754153 Email: leonie.lockwood@stroud.gov.uk (For New Homes section).
Options	The Committee can either accept the recommendations or not.
Performance Management Follow Up	None
Background Papers	None
Appendices	Appendix 1: Energy Action Plan – Updated May 2019 Appendix 2: Improvement Modelling Appendix 3: HyDeploy Infographic Table 1: Energy Efficient Installations Table 2: Co2 Savings

1.0 Introduction

- 1.1 Tenant Services' (TS) Energy Strategy was formulated in March 2017 with the intention of improving the energy performance of the Council's Housing Revenue Account (HRA) properties. The key aims of the strategy are to:
- Relieve fuel poverty
 - Maximise carbon reduction in line with the Council's existing and future agreed targets.
- 1.2 The Energy Strategy is accompanied by a rolling 5 year Energy Action Plan which has the following stated aims:
- Provide healthy homes
 - Ensure effective and efficient use of council resources
 - Provide our tenants with affordable warmth
 - Reduce CO2 emissions in line with Government targets
 - Become a Leading Housing Provider for energy management
- 1.3 The Energy Action Plan was reviewed in May 2019 and an update was provided on progress against the aims stated (Appendix 1).

- 1.4 To date several measures have been taken to improve the energy efficiency of SDC housing stock such as improvements to external and cavity wall insulation, fitting of energy efficient (A rated) gas central heating systems, installation of energy efficient and controllable electrical heating and installation/renewal of double glazed windows.
- 1.5 SDC also currently have approximately 540 properties fitted with renewable energy heating systems such as air source and ground source heat pumps.
- 1.6 The measures carried out to date have proved easiest to target and these works have contributed to SDC's housing stock having a current average SAP rating of 64.75 (against a UK social housing average of 62.40). SDC's highest rating home is 93 (A rating) and the lowest are between 8 and 20 (non-traditional construction properties). There is an ongoing programme of surveys to validate those with the lowest SAP rating.
- 1.7 The improvements that are still required in the stock are to the more challenging "Hard to Treat" homes. These will now need significant and targeted investment in order for them to meet the aims as set out within the Energy Strategy.

2.0 Energy Strategy

- 2.1 The Energy Action Plan was to be implemented and monitored by the Energy Strategy Steering Group (ESSG), to ensure that any changes made to the plan are appropriate in the context of the aims and priorities of this strategy.
- 2.2 In June 2019 the Environment Committee decided to set up a CN2030 member-officer group with remit to ensure actions undertaken to achieve CN2030 are embedded across the Council. This group is expected to take a strategic overview of energy efficiency and retrofitting across all housing sectors in the District.
- 2.3 The group will also review TS Energy Strategy, taking account of the potential for innovation and trial schemes.
- 2.4 Since the TS Energy Strategy was written, SDC has revised its Environmental Policy, declared a climate emergency and committed to becoming carbon neutral by 2030. SDC's existing housing stock will have a vital role to play in this endeavour.
- 2.5 Total spend to date on the installation of energy efficient components is £11,773,771 (see Table 1: Energy Efficient Installations attached).
- 2.6 The strategy behind this spend has been based on the continued renewal and installation of gas central heating where properties are in a close enough radius to the supply, resulting in 431 installations since 2017.
- 2.7 Natural gas currently continues to be a cost efficient installation for social housing, though it is reliant on energy generated from fossil fuels. The network, technology, fixtures and fittings are readily available as is the expertise to fit and maintain these installations.
- 2.8 SDC has approximately 540 properties fitted with systems reliant on renewable energy, the majority of which are air source heat pumps. The bulk of these systems were fitted

in 2013/14 and 2014/15 when there were several incentive funds available via grant; up to 10% of the funding was granted for fitting a small number of these items. The majority of installations are in receipt of Renewable Heat Incentive (RHI) for up to 7 years post fitting, in order to offset the investment cost. It is still possible to receive RHI for new renewable heat generation installations but this will cease for new installations in 2021. The “replacement” for this fund will be the Smart Export Guarantee; an OFGEM consultation document will be released shortly.

- 2.9 SDC has approximately 600 properties fitted with Solar PV for which SDC receives Feed-in Tariff (FiT) via OFGEM. We have also submitted a joint bid with Gloucestershire Community Energy Coop (GCEC) for a Next Generation Community Energy Grant for the installation of further Solar PV and battery energy storage to some of our sheltered housing schemes. The project is innovative but also grounded in nationally recognised models such as community energy and large scale PV installation schemes run by local authorities elsewhere in the country.
- 2.10 Since July 2017, RHI and FiT have generated an income of £499,932. This is credited to the HRA in general.
- 2.11 Our current installations generate an average of 1,214,886 KW of electricity per year and save an average of 637 tonnes of Co2. This is the equivalent of saving 1,912,624 miles of Co2 emitted by car travel, planting 20,805 trees or boiling 12,472,824 kettles (see Table 2: Co2 Savings attached).

3.0 Current Measurements

- 3.1 Energy efficiency in properties is measured either via the Standard Assessment Procedure (SAP) rating, also known as full SAP or via Reduced Data SAP (RdSAP). RdSAP is used exclusively for measuring energy in existing buildings.
- 3.2 The SAP rating is based on the energy costs associated with space heating, water heating, ventilation and lighting, less cost savings from energy generation technologies. It is adjusted for floor area so that it is essentially independent of dwelling size for a given built form. The SAP rating is expressed on a scale of 1 to 100, the higher the number the lower the running costs. The rating can exceed 100 if renewable generation technologies are used.
- 3.3 For our existing housing stock, the objectives of the Energy Strategy are to relieve fuel poverty and maximize carbon reduction in line with the Council’s existing and future agreed targets. This will require significant investment, prioritization of homes for improvement and behavioral education and change for our tenants.
- 3.4 The Energy Strategy includes an objective to increase SAP by an unspecified number of points over an unspecified number of years, as it was written prior to SDC declaring a climate emergency. Programmed improvements going forward now need to be based on maximizing the increase in SAP rating across our existing stock, making a significant contribution towards achieving CN2030.

4.0 Existing Investment Modelling

- 4.1 Significant investment will be required to reach CN2030. Modelling carried out in 2016/17 indicates the cost per average increase in SAP points of various measures that could be undertaken to SDCs homes as well as the cost per tonne of Co2 saved (Appendix 2: Improvement Modelling).
- 4.2 Since the modelling was completed, the majority of the energy efficient installations shown in Table 1 have been completed. It should also be noted that the models assumed that the installation of A rated gas boilers would be continued into the future. Recent proposed and actual changes in legislation have brought this into question.
- 4.3 The stock modelling shows the results for a selection of improvement scenarios and highlights 3 example combinations that result in the highest increases. The 3 examples assume that the existing programmes of planned work have been completed and the average SAP rating has increased to 70.66 (an increase of 6.19).
- 4.4 The “Basic” combination features electrical heating upgrades, installation of air source heat pumps (where gas is not available) and external solid wall insulation. The approximate investment required for this combination is £4.38M and gives an increase in average SAP of 1.2; 71.86. These costs are included within the MTFP and 30 year financial forecast.
- 4.5 The “Enhanced” combination allows for combined heat and power to two communal heating systems, new gas central heating, installation of air source heat pumps, external wall insulation to non-traditional build homes and new double glazing and improved insulation to flat roofs. The approximate investment calculated for this combination is £11.9M, giving an increase in average SAP of 3.19; 73.85. This level of investment is potentially achievable, allowing for decisions to be made for continuing programmes not included within the energy efficiency agenda.
- 4.6 The “Ultimate” combination allows for all improvements included in the Enhanced combination with the addition of Solar PV to all suitable dwellings. The approximate capital investment required for this combination is £20M and gives an increase in average SAP of 5.67; 76.33.
- 4.7 This level of investment together with the aspirations for new build properties would be difficult to achieve.
- 4.8 Since the SAP baseline for existing stock was established there have been three iterations of SAP. The effect has been that even though improvements in the stock have been made there has been little change in the overall SAP rating. For example, the change in conventions between SAP 2012 and SAP 2018 resulted in SAP levels going from an average of 64 down to 58. Every change in convention means officers have to manually intervene to update energy information.

5.0 Next Steps & Considerations

New Council Homes

5.1 The Future Homes Standard (Ministry of Housing, Communities and Local Government – Consultation Paper October 2019) sets out proposed changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings. This standard will be set in order to future-proof new homes with low carbon heating and world leading levels of energy efficiency (Spring Statement 2019). It will be introduced in 2025 and implemented via the Building Regulations.

5.2 The Future Homes Standard has a high emphasis on fabric standards. It is based on new homes typically having triple glazing and standards to walls, roofs and floors that will significantly limit heat loss and reduce the energy use requirements of the home. The Government recognises that although this will play an important role in reducing demand for heat, these measures alone will not meet its ambitions or the net zero emissions target by 2050.

As a result, in addition to a high level of fabric efficiency, MHCLG also proposes that a low carbon heating system is integral to the specification required to meet the Future Homes Standard.

5.3 New homes will represent a small percentage of homes owned and managed by SDC.

5.4 Ahead of this standard being introduced and to address the Council's CN 2030 commitments, an approach is proposed for the specification of the new council homes in terms of energy efficiency. The next three schemes in the programme, that need to be tendered now in order to comply with the programme and the profiling of the budget as contained in the HRA budget report, a fabric first approach is taken and the number of PV panels on the roof maximised, taking into account orientation, and tenders are sought for both a gas boiler and for air source heat pumps. Prices can then be reviewed when tenders are received and a decision can be made on the best way forward. Battery storage will also be investigated, liaising with our maintenance colleagues, to establish whether this is practical at the moment, and, if so, to also include this into the tender. All of these options should deliver us at least a SAP rating of 86, which has been estimated would deliver a reduction on emissions on Part L in the building regulations of 27%.

5.5 A SAP rating of 86, which equates to an EPC rating of B, complies with the proposed planning policy level of achieving a minimum SAP rating of 86 for all new homes in the district, as detailed in the Environment Committee decision in June 2019. However, the proposed planning policy has now moved on and the recent Local Plan consultation is looking at a higher reduction in carbon emissions in new homes and the setting up of a carbon offset pot to deliver carbon neutral homes.

The new homes team will work with colleagues across the Council and take advice from external agencies to establish how we are going to move closer to the draft local plan policy levels, how the carbon offset may work to deliver carbon neutral homes and how we balance increasing energy efficiency on new build homes against that on our existing stock.

- 5.6 Each time a scheme is tendered a review will be undertaken as the specification will move on as technology, the market, government subsidies, etc. enables us to move to greater energy efficiency and will put the Council in a position to address the requirements set out in future changes to the building regulations on this matter and the policies that are finally adopted in the Local Plan.
- 5.7 The increased cost that has been estimated for delivering a SAP rating of 86 on all of the 84 properties in the new programme, together with the budget for the new scheme at Cambridge House, is detailed in the HRA budget report presented at this meeting for approval and equates to an additional £4.1 million. This additional budget also needs the approval of Strategy and Resources Committee in January and Council in February. A contract will not be awarded on these next three schemes to be tendered until the increased budgets have been approved.

Existing stock

- 5.8 In order to achieve the CN2030 target, SDC will need to consider adopting the measures proposed in the Future Homes Standard; increasing the energy efficiency of the existing housing stock.
- 5.9 Measures to consider include:
- Heat pumps
 - Heat networks
 - Direct electric heating
 - Hydrogen blending to the gas network
- 5.10 SDC currently has approximately 4000 units heated with gas central heating, 540 units heated with renewable systems and 600 – 650 units heated with electricity as a primary heat source.
- 5.11 The Committee for Climate Change (CCC) has recommended that new homes should not be connected to the gas grid from 2025 (UK Housing: Fit for the future? CCC 2019). As a result, they anticipate that the installation of air-to-air or air-to-water heat pumps will play a major role in delivering low carbon heat for homes (Future Homes Standard – October 2019).
- 5.12 Our current renewable heating consists mainly of air-to-water systems that are now in the 6th or 7th year of their estimated lifecycle of 15 years. This lifecycle is based on that currently used for conventional gas central heating boilers in the Decent Homes Standard.
- 5.13 Experience to date indicates that these units may not remain in use over the estimated lifecycle. The original systems installed, Dimplex LA6mi & LA9mi, in some cases were not fitted particularly well. The systems themselves were a mix of several manufacturers' components, with the whole system given a Dimplex label. These components have failed at earlier rates than expected and the systems are now obsolete. This has led to a number of replacement systems being installed, far earlier than allowed for. The average cost of these replacements is £9,500.00. The total costs

to renew SDC's current electric systems for this renewal option would be approximately £5.7M; this does not include renewal of existing units.

5.14 Subsequent systems fitted were either Mitsubishi or Daikin models. These manufacturers have continued to manufacture and develop these systems and parts are available when repairs are required. The average cost of a repair to an air source system is currently £600.00.

5.15 The expiry of the Green Deal in 2015 resulted in the subsequent lack of investment in training and skills to fit and maintain these systems. Generally, gas and refrigeration engineers have been engaged to install and maintain them. MHCLG has recognised that there is unlikely to be the necessary supply of trained installers and products in the current supply chain, especially so in the case of heat pumps. The CCC reports:

“it is not feasible to ramp up installation rates of heat pumps straight away to the current levels of gas boiler sales (over a million per year) from the current level of 20,000 per year, not only due to market development but also because there are not enough qualified heat pump installers” (Net Zero – The UK's contribution to stopping global warming, CCC 2019).

MHCLG plan to work with industry to ensure it has the necessary skills and plans to invest £34M to scale up training models for construction skills across the country.

For our district the Gloucestershire Energy Strategy (GfirstLEP) states a commitment to accelerating low carbon housing retrofit, lead by Severn Wye Energy Agency and states:

“The market for low carbon housing retrofit needs orchestrating – bringing together householders keen to take action with a well-trained local supply chain which understands low carbon retrofit techniques and appropriate material choices for local buildings” (Gloucestershire Sustainable Energy Strategy January 2019).

5.16 It is likely to prove better value for money for SDC to train in house engineers to maintain, if not install the systems going forward. Training can cost from £800.00 per engineer and does not, at present, need to be renewed (City & Guilds 2079 Category 1 F-gas qualification).

5.17 Heat networks used to be referred to as district heating. A heat network is a distribution system, taking heat from a central source, such as a plant room, and delivering it to a number of dwellings or buildings. SDC currently has 5 such networks, all on sheltered schemes, which have been or are about to be refurbished but remain on the gas network.

Heat networks have an advantage in that it can be easier to add new technologies to them with little disruption to tenants providing an opportunity to introduce renewal and recovered heat sources that cannot be accessed at an individual dwelling level.

Heat networks are expected to play a strong role in delivering low carbon heat for future homes (BEIS 2019).

5.18 Direct electric heating is expected to play a minor role in providing low carbon heating for the future. Although it is near 100% efficient and produces no emissions at the point of use, it is very expensive to run and, at large scale may not be able to be supported by the national grid.

5.19 Hydrogen blending may have a role to play in future heating systems but will be particularly significant for the existing network if sufficiently successful. Two large live trials are to take place in the north of England with HyDeploy and Keele University, which has its own gas network. It is expected to make little or no difference to the use of existing gas appliances and could save around 6M tonnes of carbon dioxide emissions per year (see Appendix 3: HyDelpoy Infographic). The costs involved are not yet known.

6.0 Conclusion

6.1 Tenant Services will continue with the current investment model of planned improvements to energy efficiency in our existing dwellings; and working in conjunction with the CN2030 member-officer group, commission/undertake a wider piece of work to fully consider all the viable options available, including costs and timescales required to maximise the SAP ratings of our existing dwellings.

Whilst the recommended approach for new homes is to deliver a minimum SAP rating of 86, increases to this should be considered as future schemes are brought forward and tender prices and potential grants become known.

Stroud District Council
Tenant Services

Energy Action Plan Review May 2019



Introduction

Tenant Services Energy Action Plan was formulated in March 2017 and comprised the following aims:

- Provide healthy homes
- Ensure effective and efficient use of council resources
- Provide our tenants with affordable warmth
- Reduce CO2 Emissions in line with Government targets
- Become a Leading Housing Provider for energy management

A series of objectives and actions have been agreed in order to achieve these aims. This review will report on progress achieved to date in meeting those objectives and actions.

Objective 1 – Reduce condensation mould growth issues

Action	Progress
<p>To develop an SDC Healthy Homes Standard to ensure correct tenant education and advice across Tenant Services</p> <p>Carry out a review of existing communications on damp & mould</p>	<p>In conjunction with Warm & Well and Severn Wye Energy Agency “A guide to combating condensation” is available on SDC website alongside advice on condensation reduction and mould treatment</p>
<p>Carry out a review of training on damp & mould, and look to get damp & mould on E-Training for all staff to provide awareness on the issues we may come across</p>	<p>Training to take place in May 2019 for TS operatives.</p> <p>Review of available online training undertaken with the Health & Wellbeing team</p>

Objective 2 – Increase the average SAP rating of SDC stock

Action	Progress
<p>Bring all properties where reasonably practicable to do so, up to sector average values as a minimum</p>	<p>Average SAP across the whole UK housing sector is currently 54.5 and across the Social Housing Sector 62.4. SDC housing stocks current average is 64.47 (D rating), as measured via the energy module in Keystone.</p>

<p>Increase the SAP by x amount, once worked out over an agreed period of x amount of years</p> <p>Fully utilize the energy module in Keystone, Quarterly reports on SAP improvements, develop planned programmes using SAP data</p>	<p>SDC highest rating home is 93 (A rating) and the lowest are between 8 and 20 (non-traditional construction properties).</p> <p>Planned thermal improvement works to non-trad properties and renewal of boilers and heating systems to more efficient units will improve SDC housing stock SAP ratings, which are already slightly above average for the sector.</p>
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Objective 3 – Training & Education for colleagues & customers

Action	Progress
<p>Ascertain staff training gaps</p> <p>Develop and implement training programme</p>	<p>Gap analysis and training programme to be undertaken in the conjunction with H&S and Health & Wellbeing teams.</p>
<p>Provide Energy Angels training to key SDC staff and tenants</p>	<p>Energy Angels MOOC (Massive Open Online Course) accessible via the Energy Water website. AC registered for information.</p> <p>Energy Efficiency training to take place May 2019 for TS operatives.</p>
<p>Encourage behaviour change by offering tenants ongoing, high quality and easy to understand advice</p>	<p>In conjunction with Warm & Well and Severn Wye Energy Agency “A guide to combating condensation” is available on SDC website alongside advice on condensation reduction and mould treatment.</p> <p>Reasons and potential remedies are discussed with tenants on home visits alongside the Warm and Well and Severn Wye Energy Action Teams</p>

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Objective 4 – Maximise funding opportunities for HRA

Action	Progress
Carry out regular reviews of the annual Delivery Plan allowances, supply chain costs, and available grant	Regular consultation with Health & Wellbeing Team re: Warm & Well funding availability in line with TS delivery plans. Allowance made for 20 fuel switch properties in 19/20 heating programme.
Maximise resources through collaborative working with internal and external partners	Continue to work with SDC Health & Wellbeing team and Severn Wye Energy Action Team. Opportunity to collaborate nationally via Association for Public Service Excellence (APSE) Energy to support our local energy agenda.

Objective 5 – Implement an energy benchmarking accreditation system (e.g. SHIFT)

Action	Progress
Identify members to form a working/steering group	This group has not been formed to date due to resource/turnover of team members. This group will be formed following implementation of TS 2020 R&M Project. The Group will also review TS Energy Strategy, taking account of potential for innovation and trial schemes.
Agree what areas of the service need to be benchmarked within the strategy	To be agreed by the working/steering group.
Research which benchmarking systems are out there and recommend which one(s) to adopt	To be carried out by the working/steering group.

Objective 6 – Identify new technologies/opportunities that can be implemented cost effectively

Action	Progress
Market Research against new technologies against other housing providers	APSE Energy conference attend and consideration being given to joining. Several local authorities nationwide participate allowing for access to market research on new technologies being trialled by like organisations. Publication: “Energy across the authority; How local authorities are using assets to develop the energy agenda” APSE Energy give 10 examples including funding models used.
Trials of new innovations/technologies on our stock & produce progress report to identify cost efficiencies	<p>2 x Dimplex Quantum systems with Dimplex HW storage and Nuaire ventilation trialled in off-gas properties. This trial is ongoing with energy use and bills to be collated over the course of 2019/20.</p> <p>Further innovations such as local heat networks, battery storage and hydrogen blending are being researched via updates on various trials being conducted i.e. Keele University & HyDeploy to commence mid-September 2019.</p>
Actively look for funding opportunities within energy improvement works	<p>Collaborative working on identifying funding opportunities are written into agreements for external and internal wall insulation.</p> <p>50% funding available for fuel switch central heating systems via Warm & Well for qualifying residents</p> <p>RHI tariff for new air source heat pumps installations is currently being received but will cease for new installations in 2021.</p> <p>Feed-in Tariff (FiT) for solar PV installations is currently being received. The scheme ended on 31st March 2019 for new installations.</p>

Objective 7 – Develop an Affordable Warmth Strategy

Action	Progress												
<p>Investigate SDC affordable warmth policy and how it links to SDC housing</p>	<p>SDC is affiliated with the Action for Affordable Warmth Strategy for Gloucestershire & South Gloucestershire which is currently due for review.</p> <p>SDC TS Energy Strategy discusses addressing hard to treat/low EPC performing properties with the following energy efficient installations/upgrades completed in the past 2 years:</p> <table data-bbox="805 1093 1125 1467"> <tr> <td>EWI</td> <td>25</td> </tr> <tr> <td>CWI</td> <td>76</td> </tr> <tr> <td>Windows</td> <td>417</td> </tr> <tr> <td>CH Boilers</td> <td>431</td> </tr> <tr> <td>ASHP</td> <td>3</td> </tr> <tr> <td>Dimplex Quantum</td> <td>5</td> </tr> </table>	EWI	25	CWI	76	Windows	417	CH Boilers	431	ASHP	3	Dimplex Quantum	5
EWI	25												
CWI	76												
Windows	417												
CH Boilers	431												
ASHP	3												
Dimplex Quantum	5												
<p>Integrate requirements of affordable warmth (AW) strategy into housing policies</p>	<p>The key aims of the AW strategy align with that of the TS Energy Strategy. TS works with external organisations that are able to provide energy advice to our tenants and are committed to improving the energy efficiency of our housing stock.</p> <p>The working/steering group will review the strategy in line with the AW review to ensure alignment.</p>												

Objective 8 – Promote health & wellbeing

Action	Progress
To work with SDC corporate Health & Wellbeing Team to promote a consistent approach across the whole of the district/healthy housing strategy	<p>Refresher sessions held with Health & Wellbeing team and Severn Wye in May 2019 re: advising tenants on energy efficiency and mitigation and treatment of damp & mould.</p> <p>Also working together to maximise the take up of warm & well funding where applicable.</p>
Identify our Health & Wellbeing priorities through the Steering Group	The working/steering group will review priorities in line with the AW review to ensure alignment.
Investigate what Health & Wellbeing opportunities are available through voluntary partners/stakeholders	<p>Health & Wellbeing team promote activities via The HUB focussed on health, mindfulness and mental health awareness.</p> <p>Corporate social responsibility considered routinely as part of the procurement process for contracts. This takes into consideration the broader impact of SDC's contracts on all stakeholders and ensures bidders consider how best to achieve good social and environmental performance in the supply chain.</p>
To be mindful of the affordable warmth strategy, some actions may involve cross working	This will involve cross team and cross organisation working especially in reference to SDC Health & Wellbeing Team, Gloucestershire Energy Plan and potential conflict between the fulfilling the affordable warmth strategy and

	achieving the county's aim to be carbon neutral by 2030
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Objective 9 – Co-ordinate across SDC to ensure joint working

Action	Progress
Put in place Energy Strategy Steering Group (EESG)	This group has not been formed to date due to resource/turnover of team members. This group will be formed following implementation of TS 2020 R&M Project.
Utilise internal staff as energy champions	This has yet to be implemented
Set up training & briefing sessions to all client facing staff	Training sessions held in May and briefings attended in 18/19 by M&E team re: hydrogen blending, EVs, battery storage and energy efficiency.
Procurement to all other SDC Departments & potential joint procurement ventures	Work with procurement team and consortium partners to ensure CSR clauses are added to contract requirements

Objective 10 – Adopt the Passivhaus standard into New Build and investigate integration into retrofit

Action	Progress
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<p>Where financially and technically practicable to do so adopt Passivhaus standards/principals for new housing and retrofit projects</p>	<p>Property Services/New build have not fully investigated this to date but anecdotally are aware that Passivhaus units cost twice as much to develop as standard housing to current building regs (which now are equivalent to code level 4).</p> <p>The Passivhaus standard is often not feasible as retrofit due to architecture and conservation restraints. The standard for retrofit is called the EnerPHit Standard and has been created with lowered air tightness and heating demand criteria specifically for these reasons. This is to be researched.</p>
<p>Use grants where available to help fund work streams</p>	<p>Maximisation of grant funding is written into contracts for EWI, CWI & Loft insulation, heating installations and fuel swap.</p>
<p>Keep a watching brief on related low/zero carbon Government Policy and consultations</p>	<p>Briefings attended in 18/19 by M&E team re: hydrogen blending, EVs, battery storage and energy efficiency.</p> <p>Department of Business, Energy and Industrial Strategy (BEIS), APSE Energy & Energy Knowledge Exchange websites are monitored for updates on Government policy as well as progress by GFirst LEP (Gloucestershire Local Energy Partnership) on their road map of activities to ensure short, medium and long term changes from 2019 to 2025.</p>

Existing programmes

Cavity Wall Insulation (B)

All homes with unfilled cavity walls (built 1930 – 1990)
injected with cavity wall insulation

1154 homes improved	Before	After	Improvement
Average SAP	60.2	65.4	5.2
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	3,893	3,311	584 (15.0%)
Average total fuel bill	£1,135	£1,134	£101 (8.9%)
Space & water heating costs			18.2%
Capital cost		£500	
Payback		4.9 yrs	

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Existing programmes

Cavity Wall Insulation (B)

All homes with unfilled cavity walls (built 1930 – 1990)
injected with cavity wall insulation

Whole stock	Baseline	After	Improvement
Average SAP	64.32	65.5	1.17
Average total fuel bill	£1,105	£1,082	£23 (2.1%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	15,620	15,036	584 (3.7%)
Capital cost (£,000)		577	
£,000 / SAP unit		491	
£ / Tonne CO ₂ saved		£989	

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Existing programmes

Boiler replacement (D)

All gas boilers installed before 2010

replaced with “A rated” boiler (SEDBUK 2009 88+%)

2466 homes improved	Before	After	Improvement
Average SAP	65.8	74.0	8.2
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	8,233	6,079	2,154 (26.2%)
Average total fuel bill	£1,151	£1,008	£142 (12.4%)
Space & water heating costs			28.1%
Capital cost Payback		£3,526 24.8 yrs	

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Existing programmes

Boiler replacement

All gas boilers installed before 2010

replaced with “A rated” boiler (SEDBUK 2009 88+%)

Whole stock	Baseline	After	Improvement
Average SAP	64.32	68.31	3.99
Average total fuel bill	£1,105	£1,036	£69 (6.2%)
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	15,620	13,466	2,154 (13.8%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		8,695 2,182 £4,037	

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Existing programmes – combined (J)

Cavity Wall Insulation
Loft insulation
Boiler replacement

3494 homes improved	Before	After	Improvement
Average SAP	64.4	73.6	9.2
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	11,365	8,079	3,266 (28.9%)
Average total fuel bill	£1,124	£962	£163 (14.5%)
Space & water heating costs			31.9%
Capital cost Payback		£2,971 18.3 yrs	

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Existing programmes – combined (J)

Cavity Wall Insulation
Loft insulation
Boiler replacement

Whole stock	Baseline	After	Improvement
Average SAP	64.32	70.66	6.33
Average total fuel bill	£1,105	£993	£112 (10.1%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	15,620	12,330	3,290 (21.1%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		10,379 1,639 £3,155	

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Existing programmes – combined (J)

Used as NEW BASELINE
to model further improvements

Whole stock	Baseline	After	Improvement
Average SAP	64.32	70.66	6.33
Average total fuel bill	£1,105	£993	£112 (10.1%)
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	15,620	12,330	3,290 (21.1%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		10,379 1,639 £3,155	

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Further improvements modelled individually

- CHP in 2 communal heating systems
- New gas heating (where near gas main)
- Air Source Heat Pump (where no gas nearby)
- Air Source Heat Pump to all homes currently without gas
- Better insulated HW cylinders for economy7 systems
- Replace storage heaters with "Quantum" storage heaters
- ASHP where not existing gas nor Econ 7 nor oil
- Solid walls insulated
- External wall insulation to System-build homes
- Replace pre-2002 glazing with new glazing units
- Solar PV on suitable dwellings
- Solar thermal water heating on economy 7 systems
- Solar thermal water heating on other non-gas systems
- Solar thermal water heating on 50% of all non-combi systems
- Better insulated HW cylinders for non-electric systems
- Improve insulation to flat roofs

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Further improvements

Quantum heaters & HW cylinders

654 homes improved	Before	After	Improvement
Average SAP	65.2	73.3	8.1
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	1,886	1,532	355 (18.8%)
Average total fuel bill	£886	£789	£97 (11.0%)
Space & water heating costs			23.3%
Capital cost Payback		£4,900 50.5 yrs	

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Further improvements

Quantum heaters & HW cylinders

Whole stock	New Baseline (J)	After	Improvement
Average SAP	70.66	71.69	1.03
Average total fuel bill	£993	£981	£12 (1.2%)
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	12,330	11,983	347 (2.8%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		3,204 3,059 £9,239	

24

Further improvements

New gas central heating (where near gas main)

611 homes improved	Before	After	Improvement
Average SAP	63.6	79.6	16.0
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	1,861	961	900 (48.4%)
Average total fuel bill	£931	£777	£155 (16.6%)
Space & water heating costs			33.9%
Capital cost Payback		£4,276 27.6 yrs	

25

Further improvements

New gas central heating (where near gas main)

Whole stock	New Baseline (J)	After	Improvement
Average SAP	70.66	72.58	1.92
Average total fuel bill	£993	£975	£19 (1.9%)
CO ₂ emissions (Tonnes) (space heating, water heating & lighting)	12,330	11,433	896 (7.3%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		2,613 1,362 £2,916	

26

Further improvements combined

The following slides show results of three example combinations of improvements

(all assume that existing programmes will have been completed)

- AA "**Basic**" combination
- AB "**Enhanced**" combination
- AC "**Ultimate**" combination

27

Further improvements combined

Basic combination (AA)

- Better insulated HW cylinders for economy7 systems
- Replace storage heaters with "Quantum" storage heaters
- ASHP where not existing gas nor Econ 7 nor oil
- Solid walls are insulated
- Better insulated HW cylinders for non-electric systems

28

Further improvements combined

Basic combination (AA)

Whole stock	New Baseline (J)	After	Improvement
Average SAP	70.66	71.86	1.20
Average total fuel bill	£993	£975	£18 (1.8%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	12,330	11,789	541 (4.4%)
Capital cost (£,000)		4,380	
£,000 / SAP unit		3,629	
£ / Tonne CO ₂ saved		£8,099	

29

Further improvements combined

Enhanced combination (AB)

- CHP in 2 communal heating systems
- New gas heating (where near gas main)
- Air Source Heat Pump (where no gas nearby)
- External insulation to System-build homes
- Replace pre-2002 glazing with new glazing units
- Better insulated HW cylinders for non-electric systems
- Improved insulation to flat roofs

30

Further improvements combined

Enhanced combination (AB)

Whole stock	New Baseline (J)	After	Improvement
Average SAP	70.66	73.85	3.19
Average total fuel bill	£993	£950	£43 (4.4%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	12,330	10,708	1,622 (13.2%)
Capital cost (£,000)		11,977	
£,000 / SAP unit		3,751	
£ / Tonne CO ₂ saved		£7,385	

31

Further improvements combined

Ultimate combination (AC)

- CHP in 2 communal heating systems
- New gas heating (where near gas main)
- Air Source Heat Pump (where no gas nearby)
- Solid walls insulated
- External insulation to System-build homes
- Replace pre-2002 glazing with new glazing units
- Better insulated HW cylinders for non-electric systems
- Improve insulation to flat roofs
- Solar PV on suitable dwellings

32

Further improvements combined

Ultimate combination (AC)

Whole stock	New Baseline (J)	After	Improvement
Average SAP	70.66	76.33	5.67
Average total fuel bill	£993	£913	£80 (8.1%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	12,330	9,729	2,601 (21.1%)
Capital cost (£,000) £,000 / SAP unit £ / Tonne CO ₂ saved		20,058 3,536 £7,712	

33

Further improvements combined

Ultimate combination (AC)

Whole stock	Original Baseline (A)	After	Improvement
Average SAP	64.32	76.33	12.01
Average total fuel bill	£1,105	£913	£192 (17.4%)
CO ₂ emissions (Tonnes) <small>(space heating, water heating & lighting)</small>	15,620	9,729	5,891 (37.7%)
Capital cost (£,000)		30,335	
£,000 / SAP unit		2,527	
£ / Tonne CO ₂ saved		£5,149	

34



2 live trials

Planning for two live trials in the North of England.

750 homes

Around 750 homes and buildings in each trial area.



A hydrogen first

HyDeploy aims to be the first injection of hydrogen into modern UK gas grids.



20% hydrogen

Hydrogen is expected to make up a maximum of 20% of the volume of gas in the network.

Safety approved

The first delivery of blended hydrogen and natural gas has been approved as part of HyDeploy @ Keele.



Easy for customers

Customers receiving the blended gas should not notice any differences in the way they use gas or how their appliances work.



CO₂ savings

Blending hydrogen across the UK could save around 6 million tonnes of carbon dioxide emissions every year, the equivalent of taking 2.5 million cars off the road.

Table 1 : Energy Efficient Installations					
	Prev Yrs	2017/18	2018/19	2019/20	Totals
Component					
Windows		£ 185,657.00	£ 396,448.00	£ 312,087.00	£ 894,192.00
Doors		£ 244,541.00	£ 115,274.00	£ 390,016.00	£ 749,831.00
A rated Gas Central Heating		£ 759,000.00	£ 563,924.00	£ 779,000.00	£ 2,101,924.00
Electrical Heating Systems*				£ 27,350.00	£ 27,350.00
ASHP	£ 5,130,000.00			£ 25,959.00	£ 5,155,959.00
Loft Insulation		£ 1,031.00			£ 1,031.00
Cavity Wall Insulation			£ 194,479.00	£ 256,665.00	£ 451,144.00
External Wall Insulation			£ 461,674.00	£ 180,551.00	£ 642,225.00
Solar PV	£ 1,750,115.00				£ 1,750,115.00
Totals	£ 6,880,115.00	£ 1,190,229.00	£ 1,731,799.00	£ 1,971,628.00	
Grand Total					£ 11,773,771.00

* 3 no free systems provided

Table 2 : Co2 Savings

Stroud	Production Kw	Co2/KG	Co2/Tonnes	For a CAR to release equivalent CO2 would have to travel this many miles	For a BUS to release equivalent CO2 would have to travel this many miles	For a TRAIN to release equivalent CO2 would have to travel this many miles	Equivalent Trees Planted	Equivalent Kettles Boiled
Whole Solar Estate 1st Jan 2018 to 31st Dec 2018	1232197	646410.55	646.41	1939878	3743363	6671603	21101.37	12650555.87
Whole Solar Estate 1st Oct 2018 to 30th Sept 2019	1197574	628247.32	628.25	1885370	3638180	6484141	20508.45	12295093.07
Average	1214885.5	637328.94	637.33	1912624	3690771.5	6577872	20804.91	12472824.47

HOUSING COMMITTEE

10 DECEMBER 2019

10

Report Title	HRA DELIVERY PLAN 2020 - 2025
Purpose of Report	To seek approval for the additional strategic priorities and updated HRA delivery plan.
Decision(s)	The Committee RESOLVES to approve the HRA Delivery Plan and action plan.
Consultation and Feedback	Tenant and leaseholder consultation events STAR survey results Housing Review Panel
Financial Implications and Risk Assessment	This update of the Delivery Plan seeks to review the priorities of the service. Any expenditure will need to be within existing resources, or offsetting savings made elsewhere within the HRA. Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk Report author to comment on the Risk Assessment The largest risk is around financial support within and beyond the MTFP, where in order to plan strategically there needs to be serious consideration and decisions made with regard to competing priorities in future years
Legal Implications	There are no legal implications arising from this report Patrick Arran, Interim Head of Legal Services and Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
Report Author	Kevin Topping, Head of Housing Services Tel: 01453 754196 Email: Kevin.topping@stroud.gov.uk
Options	Continue with the existing plan
Performance Management Follow Up	Report annually to Housing Committee, the first of which will be in June 2020 following a number of changes contained within this report.
Background Papers/ Appendices	Appendix A – HRA Delivery Plan 2020-2025 Appendix B – Action Plan

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.
- 1.2. A report presented to Housing Committee in June 2019 outlined the process to consult with tenants and leaseholders.
- 1.3. Areas for review were agreed as:
 - Meeting the need for new affordably rented homes within the District
 - Sheltered Housing
 - Estates/Stock Investment

- Service to our customers
- 1.4. This also included a further paper to be brought back to September's committee outlining the feedback and, based on that, to make amendments for the HRA Delivery Plan. This was carried out with a consultation process that ran for a total of eight weeks between June 2019 and August 2019. There were 34 events that were set up at a number of locations including sheltered communal rooms and local community halls Leaseholders were consulted by direct mail. Included within this feedback were the results of the STAR survey carried out earlier in the year.
- 1.5. September Committee suggested additional new priorities as a result of the consultation:
- Satisfaction levels to be addressed
 - Expansion of in-sourced responsive repairs and maintenance service
 - Tackle damp and mould utilising the energy strategy

2.0. Current position

- 2.1. Feedback from these events along with the current Corporate Delivery Plan (CDP) headlines were considered at a meeting of the Housing Review Panel with Housing Committee members being invited.
- 2.2. Based on the information supplied the following priorities were discussed at length with a lively debate and a clear focus on communities and ensuring what we deliver supports the agreed target of Carbon Neutral 2030.
- a) Improve tenant satisfaction and culture exploring different avenues and opportunities to build, enhance and grow communities**

The STAR survey and tenant and leaseholder feedback clearly shows dissatisfaction around specific areas of delivery by the council and its contractors including grounds maintenance, communal cleaning, and communication with officers and services of the council.

b) Sheltered Housing

Delivery of the older person's strategy and action plan over the next 5 years including the current programme to modernise our sheltered stock and the quality of the 'housing offer' we can make to current and prospective new independent living (sheltered) tenants is strongly supported.

c) New development

We will investigate and explore new and innovative opportunities to build new homes adding to our existing housing stock, working with corporate colleagues, partners and other providers The homes will be adaptable, flexible and energy efficient to deliver sustainably modern homes aspiring to deliver ever growing needs of the district and ensuring that we address the move towards being a carbon neutral district by 2030. A development strategy for new council homes is being drafted to inform what we build

and where the needs that we wish to address and the quantity and quality to be achieved.

d) Investment in sustainable and attractive estates and stock

Analysis of the green areas of HRA land in the district and consider conversion of unused green spaces to pasture land, re-wilding projects and community gardens and allotments, this approach works hand in hand in regeneration projects and this should form part of the consultation and decision making process to ensure we deliver aesthetically pleasing, functional and useful land to the community at low cost to the HRA. In the short to medium term the HRA remains financially strong and will allow the council to continue to invest around £30 million over the next 5 years to repair, maintain and invest in its current stock, the updated energy strategy will inform some of the direction subject to detailed analysis of cost and overall benefit. This will also be supported by the insourcing of the repairs and maintenance project and the planned works programme.

e) Implementation of the updated energy strategy

The updated energy strategy shows a number of options and opportunities for approach, change in direction and any adoption of new sustainable technology, which will be subject to financial support through revision of budgets

3.0. Risks and Opportunities

- 3.1. The lifting of the debt cap has created opportunity for further investment in the new build and sheltered modernisation programmes which remain unfunded in the longer term and should this not be addressed then the delivery of these two areas would have to cease. There is further risk that additional borrowing would impact the 30-year finance plan and debt repayment will potentially need to be extended over the longer term especially with the increase of interest payments to the PWLB.
- 3.2. 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.
- 3.3. 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.
- 3.4. Internal Council Changes - with the appointment of the new Directors of place, resource, transformation and communities may affect the direction of the council and the refresh of the corporate delivery plan could impact on the HRA medium/long term position.
- 3.5. Political uncertainty - Brexit, The General Election in December 2019, and local elections in May 2020.

4.0. Conclusion

- 4.1. The priorities reflect the acknowledgement by elected members of the importance of listening to our tenants and leaseholders, believing in the strength of creating and

sustaining communities and environments, and understanding the financial implications of over-commitment outside of the medium term financial plan. The Committee is asked to approve the revised HRA Delivery Plan as set out in Appendix A.

STROUD DISTRICT COUNCIL

AGENDA

HOUSING COMMITTEE

ITEM NO

10 DECEMBER 2019

13

WORK PROGRAMME

Date of meeting	Matters to be considered at the meeting	Notes
10.12.19	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	Interim Accountancy Manager
	Homeless Prevention Strategy	Housing Advice Manager
	Sheltered Modernisation Programme – approval for 2020/21	Project Manager
	HRA Delivery Plan	Head of Housing Services
	HRA Energy Strategy / Carbon Neutral Housing	Head of Contract Services
	11.02.20	Work Programme
Member Reports a) Housing Review Panel b) Performance Monitoring		Leads: Chair: Cllrs
31.03.20	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
	Development Strategy	New Homes and Regeneration Manager
	Older People’s Housing Strategy Update	Principal Sheltered Housing Officer

Items to be considered at a future meeting

- HRA Delivery Plan Review – 6 monthly update
- Housing System Report
- Future Information Sheet - Tenant Engagement Strategy Annual Update -
Principal Neighbourhood Management Officer

Information sheets sent to Committee Members

Date sent & ref no	Topic
10 July 2019 HC.001	Small Sites, Garages and Disposals Update