

Safer and Stronger Communities Scrutiny and Policy Development Committee

Thursday 27 November 2014 at 2.00 pm

**To be held at the Town Hall, Pinstone
Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

Councillors Chris Weldon (Chair), Steve Ayris (Deputy Chair), David Barker, Simon Clement-Jones, Sheila Constance, Richard Crowther, George Lindars-Hammond, Roy Munn, Josie Paszek, Sioned-Mair Richards, Lynn Rooney, Richard Shaw and Sarah Jane Smalley

Substitute Members

In accordance with the Constitution, Substitute Members may be provided for the above Committee Members as and when required.

PUBLIC ACCESS TO THE MEETING

The Safer and Stronger Communities Scrutiny Committee exercises an overview and scrutiny function in respect of the planning, development and monitoring of performance and delivery of services which aim to make Sheffield a safer, stronger and more sustainable city for all of its residents.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. on Friday. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Members of the public have the right to ask questions or submit petitions to Scrutiny Committee meetings and recording is allowed under the direction of the Chair. Please see the website or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Scrutiny Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last. If you would like to attend the meeting please report to the First Point Reception desk where you will be directed to the meeting room.

If you require any further information about this Scrutiny Committee, please contact Matthew Borland, Policy and Improvement Officer, on 0114 2735065 or email matthew.borland@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**SAFER AND STRONGER COMMUNITIES SCRUTINY AND POLICY
DEVELOPMENT COMMITTEE AGENDA
27 NOVEMBER 2014**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public
- 4. Declarations of Interest**
Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting**
To approve the minutes of the meeting of the Committee held on 25 September 2014
- 6. Public Questions and Petitions**
To receive any questions or petitions from members of the public
- 7. Housing Revenue Account (HRA) Business Plan Update 2015/16**
Report of the Executive Director, Communities
- 8. Challenge for Change: Grass Cutting**
Jayne Foulds, Manager, Estates and Environmental Services Team and David Hargate, Head of Parks and Public Realm, to report
- 9. Police and Crime Panel Update**
Councillor Roy Munn to report
- 10. Work Programme 2014/15**
Report of the Policy and Improvement Officer
- 11. Local Area Partnerships and Community Engagement**
Briefing Note for Information
- 12. Review of the Partner Resource Allocation Meeting (PRAM)**
Briefing Note for Information
- 13. Right to Buy Update November 2014**
Briefing Note for Information
- 14. Welfare Reform - November 2014 Update**
Briefing Note for Information

15. Date of Next Meeting

The next meeting of the Committee will be held on Thursday 22 January 2015 at 2.00pm in the Town Hall

ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest (DPI)** relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Gillian Duckworth, Interim Director of Legal and Governance on 0114 2734018 or email gillian.duckworth@sheffield.gov.uk.

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Safer and Stronger Communities Scrutiny and Policy Development Committee

Meeting held 25 September 2014

PRESENT: Councillors Chris Weldon (Chair), Steve Ayris (Deputy Chair), David Barker, Simon Clement-Jones, Richard Crowther, Roy Munn, Josie Paszek, Sioned-Mair Richards, Lynn Rooney, Richard Shaw and Sarah Jane Smalley

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Sheila Constance and George Lindars-Hammond.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the public and press.

3. DECLARATIONS OF INTEREST

3.1 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 31st July 2014, were approved as a correct record.

5. PUBLIC QUESTIONS AND PETITIONS

5.1 Responses to questions from Mr Alan Kewley were provided as follows:-

Community Engagement

The Chair, Councillor Chris Weldon, stated that the Local Area Partnerships (LAPs) worked in different ways to engage the community in their areas. It was too soon for the effectiveness of these procedures to be assessed, but a request would be made to the appropriate officers, for a written report from the LAPs on community engagement, for the next meeting of the Committee.

Crime and Disorder

The Chair indicated that Councillor Roy Munn was a member of the South Yorkshire Police and Crime Panel and that Councillors Sheila Constance and Sioned-Mair Richards had represented the Committee at a meeting of the Panel to discuss potential joint working protocols and ways of information sharing. As such, the Committee was monitoring the work of the Panel and would seek to develop best practice.

Committee Proceedings

The Chair agreed that meetings should be made more accessible to the public and pointed out to the questioner that he always invited those asking public questions to sit at the Committee table. He added that tenant representatives were present and were participating in the meeting, but emphasised the importance of Members trying to get out and about to meet tenants and their representatives. He considered that it was too early to visit the Crystal Peaks Housing Office to see how the Housing+ Service was operating. The points made about table layout and the possibility of webcasts were noted.

In conclusion, the Chair informed Mr Kewley that he would receive a full written response to his questions.

6. CHALLENGE FOR CHANGE - COMMUNITY ENGAGEMENT

- 6.1 The Committee received a report of the Challenge for Change Tenant Scrutiny Group on its Community Engagement Project which investigated how people got involved as volunteers with the Council Housing Service, looked at who got involved and considered whether there were any barriers or obstacles that prevented different groups of people from getting involved. The Committee was also provided with a document setting out the outcomes and recommendations from the Project.
- 6.2 The report was supported by a presentation given by Tony Merrygold, who was one of the four main scrutinisers. Also in attendance for this item were Linda Moxon, Ian Alexander, Michelle Cook, Max Richardson, Tony Watson, who were all involved in the Project, and Gary Westwood, Planning and Performance (Housing).
- 6.3 Members made various comments and asked a number of questions, to which responses were provided as follows:-
- It was hoped that the Housing+ model would help with community engagement, particularly in areas where there was no Tenants' and Residents' Association (TARA).
 - Courses were available through the TARAs to support and develop people in getting involved in community engagement.
 - Young people appeared to be less inclined to get involved than the older generation and it was fair to say that a small group of individuals attended about 90% of meetings. There was a need for increased use of social media, but it should be noted that younger people were more likely to be working and/or have childcare issues.
 - The appendices to the report had not been included in the circulated papers as these just included the supporting statistics.

- Catherine Hill, Assistant Manager, Council Housing Service, had been interviewed as part of the Project, as she had responsibility for community engagement.
- The links with Housing Associations provided an important means of sharing best practice.
- It was accepted that the Recognition Policy raised contentious issues.

6.4 RESOLVED: That the Committee:-

- (a) thanks the Challenge for Change Tenant Scrutiny Group and Gary Westwood for the report and their contribution to the meeting;
- (b) notes the contents of the report and responses to questions; and
- (c) requests that:-
 - (i) the full report, including appendices, be circulated to all Tenants' and Residents' Associations; and
 - (ii) a further report, focusing on progress made in relation to the twelve issues identified in the report, be presented to the Committee in six months' time, with the appropriate officers and tenants' representatives being invited to attend the meeting.

7. THE HOUSING+ MODEL AND ITS IMPLEMENTATION

7.1 The Committee received a report of the Interim Director, Housing and Neighbourhoods Service, which provided details of what Housing+ was, its aims and implementation. The report was presented by Janet Sharpe, Interim Director, Housing and Neighbourhoods Service, and was supported by a presentation given by Paul Voyse, Area Manager, which gave examples of case studies of officers' experiences in working with the model. Diana Fleming, Housing Co-ordinator, and Danielle Warren, Housing Officer, were also present at the meeting to provide an officer view.

7.2 Members made various comments and asked a number of questions, to which responses were provided as follows:-

- Each patch was expected to contain between 280 and 300 properties, with challenging neighbourhoods containing less. The interventions in each area had been modelled to work out appropriate patch sizes and the back office services required, and these were now being tested to check that patch sizes were correct. A review of these would be held after 12 months.
- Councillors would be informed as to who their patch officers would be. The aim was to try to build up a relationship between the Team Leaders and

Councillors, and consideration was being given as to how lines of communication could be set up. Events were also to be held to consider engagement with the Local Area Partnerships.

- Communications were assisted by having Neighbourhoods and Community Safety within the same part of the organisation.
- In relation to staff support and risk management, training programmes were provided for officers and the reshaping of services would encourage good local relationships. The Service also worked closely with the South Yorkshire Police and the Adult Social Care Service. Where any particular problems arose, attempts would be made to resolve these by the use of support services. There was a team approach to operations in each Ward with staff readily supporting each other. It was recognised that information management was a challenge throughout the Council and it was emphasised that Safeguarding Training had always been provided to staff, with the new model making a positive contribution to joining up information.
- Intensive training had taken place, with Ward teams covering a number of roles and experience, so officers had confidence in the new service. Team Leaders were also available if staff needed help. It was accepted that some staff would need more support than others.
- Attendance had varied at the drop-in sessions, but each household in the patch had received a letter which identified their patch officer. Early indications were that customers were taking advantage of the new ways of working.
- In terms of lessons learnt, there was a long issues list and a training package to address these was being set up. This appeared to be the biggest challenge so far.
- It was early days in the process, with the 'test phase' in the South East of the City only operating for 2 to 3 months, so it would probably be better for the Committee to go out and meet tenants to assess implementation when the model had been in operation for a longer period.
- Parts of the Housing+ model were being implemented in other local authorities, but in the end it all came down to savings and efficiency. Representatives of other authorities had visited Sheffield to see how the service had been modelled and how issues were being tackled. In turn, officers from Sheffield had visited Redditch Council to learn from their experiences.
- There had been extensive tenant involvement in setting up Housing+ with service design groups being involved and a consultation programme implemented.
- It was considered that tenant liaison and customer engagement was

everyone's job. The aim was for officers to liaise with the TARAs and this would be embedded in the process. Lead responsibility for this was with the Ward Team Leaders.

- A review of the number of Housing Officers was being undertaken, with consideration being given to co-location.
- Data and analysis would be captured through the model's plan, with this being particularly relevant in relation to dealing with other services. It was hoped to strengthen local fora to identify what was working and what wasn't. A systems analyst was being employed to assess data and a task and finish group had been set up to look at TARAs and engagement.
- In relation to the timetable, change proposals would be tabled with staff at the end of October or the beginning of November, with a three month consultation period then taking place. Recruitment would take place during April/May, with staged implementation from 1st June 2015. The aim was to achieve this without compromising performance and service delivery.

7.3 RESOLVED: That the Committee:-

- (a) thanks Janet Sharpe, Paul Voyse, Donna Fleming and Danielle Warren for their contribution to the meeting;
- (b) notes the contents of the report and presentation and the responses to questions; and
- (c) requests that arrangements be made for the Committee to visit the South East of the City, that being the area operating the 'test phase' of the model, no later than March 2015, to meet tenants and assess the implementation of the Housing+ model.

8. SOUTH YORKSHIRE POLICE AND CRIME PANEL - JOINT WORKING PROTOCOL PROPOSAL

8.1 The Committee received a report of the Policy and Improvement Officer, which presented a proposed Joint Working Protocol between the four South Yorkshire Local Authority Crime and Disorder Scrutiny Committees and the South Yorkshire Police and Crime Panel. A copy of the proposed Protocol was appended to the report.

8.2 In response to a Member question, the Policy and Improvement Officer stated that the Protocol dealt with the way in which the Committee and the Police and Crime Panel exchanged information. He added that the Panel provided updates to the Committee and that endorsement of the Protocol would enable the Panel to produce work plans and provide the Committee with an annual briefing. The Chair, Councillor Chris Weldon, indicated that if there was something of concern, information on it would be circulated as seen fit and that adopting the Protocol would open up lines of communication.

8.3 Councillor Roy Munn, who was a member of the South Yorkshire Police and Crime Panel, provided the Committee with an update on the recent meetings of the Panel, following the publication of the Jay Report on Child Sexual Exploitation in Rotherham, particularly in relation to the resignation of the Police and Crime Commissioner, Shaun Wright.

8.4 RESOLVED: That the Committee:-

- (a) approved the South Yorkshire Police and Crime Panel Joint Working Protocol proposal as set out in the appendix to the submitted report and asked the Policy and Improvement Officer to report this to the South Yorkshire Police and Crime Panel; and
- (b) supports the resolution agreed at the meeting of the South Yorkshire Police and Crime Panel at its meeting on 11th September 2014, namely that:-

“Having carefully considered the response provided by the Police and Crime Commissioner today, and acknowledging the significant strength of public feeling, the Police and Crime Panel resolves:

- (1) that it has no confidence in the Police and Crime Commissioner and calls for his immediate resignation;
- (2) to write to the Home Secretary to support the recommendation of the Home Affairs Select Committee for an urgent review of legislation to ensure that Police and Crime Panels have the authority to be able to remove a Police and Crime Commissioner in exceptional circumstances such as these, and also to fundamentally review the current role and powers of Police and Crime Panels;
- (3) to write to Keith Vaz, MP, to support his call for emergency legislation to be enacted to enable the urgent removal of Police and Crime Commissioners in these circumstances; and
- (4) to write to the Chief Constable to ask for full and clear information with regard to those matters upon which the Police and Crime Commissioner failed to provide a response.”

9. WORK PROGRAMME 2014/15

9.1 The Committee received a report the Policy and Improvement Officer, which provided details of the Committee’s Work Programme for the 2014/15 Municipal Year.

9.2 RESOLVED: That the Committee:-

- (a) approves the Work Programme 2014/15 as detailed in the report, subject to

the Challenge for Change item on Community Engagement being included on the agenda for the Committee meeting to be held on 26th March 2015; and

- (b) requests that a Special Meeting of the Committee be arranged in December 2014 to consider the four Community Safety items listed in the Work Programme.

10. WELFARE REFORM - SEPTEMBER 2014 UPDATE

- 10.1 RESOLVED: That the Committee notes the contents of the Welfare Reform September 2014 Update report now submitted and requests that this be circulated to all Council Members.

11. RIGHT TO BUY UPDATE - SEPTEMBER 2014

- 11.1 RESOLVED: That the Committee notes the contents of the Right to Buy September 2014 Update report now submitted.

12. DATE OF NEXT MEETING

- 12.1 The next meeting of the Committee will be held on Thursday, 27th November 2014, at 2.00 pm in the Town Hall.

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Report to Safer and Stronger Communities Scrutiny & Policy Development Committee

Report of: Executive Director, Communities

Subject: The Housing Revenue Account (HRA) Business Plan Update 2015/16

Author of Report: Liam Duggan, HRA Business Plan Team Manager, 30240

Summary:

This report provides an overview of some of the recent developments affecting the HRA Business Plan and some of the considerations for the business plan update 2015/16.

The HRA Business Plan sets out how all aspects of council housing will be funded from income (predominately rents) the Local Authority is able to generate in its capacity as landlord. It sets budgets for the coming year and provides a 5 year plan in the context of a 30 year affordability profile.

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	x
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	x
Other	

The Scrutiny Committee is being asked to:

The Safer and Stronger Communities Scrutiny & Policy Development Committee is asked to discuss and provide feedback on the business plan update and considerations for 2015/16.

Background Papers:

Report to Cabinet, *Housing Revenue Account (HRA) Business Plan Update, HRA Budget and Rent Increase 2014/15*, 15th January 2014

<http://sheffielddemocracy.moderngov.co.uk/ielIssueDetails.aspx?IId=12818&PlanId=0&Opt=3#A17171>

Report to Cabinet, *Housing Revenue Account (HRA) Business Plan Update, HRA Budget and Rent Increase 2013/14*, 16th January 2013

<http://sheffielddemocracy.moderngov.co.uk/ieDecisionDetails.aspx?ID=791>

Report to Cabinet, *Housing Revenue Account Business Plan 2012-17*, 25th January 2012

<http://sheffielddemocracy.moderngov.co.uk/CeListDocuments.aspx?MID=3748&RD=Agenda&DF=25%2f01%2f2012&A=1&R=0>

Category of Report: ~~OPEN/CLOSED~~

Report of the Director of Communities

The Housing Revenue Account (HRA) Business Plan 2015/16

1. Summary

- 1.1 This report provides an overview of the recent developments for each section of the HRA Business Plan and some of the considerations for the business plan update 2015/16.
- 1.2 The HRA Business Plan sets out how all aspects of council housing will be funded from income (predominately rent) the Local Authority is able to generate in its capacity as landlord. It sets budgets for the coming year and provides a 5 year plan in the context of a 30 year affordability profile.
- 1.3 The HRA Business Plan is divided into 6 key chapters:-
- a) Income
 - b) Homes
 - c) Tenant Services
 - d) Debt and Treasury Management
 - e) Value for Money
- 1.4 Sections 2-6 of this report provide an update on key developments in 2014/15 for each business plan chapter.

2. Income

Guidance for Rents in Social Housing

- 2.1 In May 2014, Government issued Guidance for Rents in Social Housing which sets out the Government's policy on rents for social housing from April 2015 onwards. This new guidance includes the following key elements:
- Social rents to continue to be set using existing formula which takes into account property value, bedroom number and regional earnings
 - Rents in the social sector to increase by the Consumer Price Index (CPI) + up to 1 percentage point annually for ten years, confirming the end of rent restructuring which was signalled last year. Prior to this change, rents in the social sector increased using the Retail Price Index (RPI) + 0.5 percentage point and up to £2.
 - Guidance on Affordable Rents which were introduced by the Government at the 2010 spending review. It is the Government expectation that the majority of existing rented properties in the social sector will continue to be let at social rent (rents set using a 'formula' rent based on a combination of the relative value of the property, relative local earning levels and size of the property); and the majority of new properties will continue to be let at Affordable Rent (rent can of up to 80% of the market/ private rent for equivalent property in that area).
 - Confirmation that Government does *not* expect local authorities to adhere to its social rent policy expectations in relation to social

tenants with high incomes (an annual income of £60,000) and instead encourages landlords to charge such tenants the full market rent.

Housing Related Support

- 2.2 Housing Related Support has been a source of non-HRA funding for services that help to provide support and care to vulnerable tenants. In 2014, the Council made a decision that Housing Related Support funding for long term support could no longer be afforded. This impacts on the Council's Sheltered Housing, Temporary Accommodation and High Support services.
- 2.3 A new charging structure for Sheltered Accommodation has been developed which is intended to be cash neutral to the HRA and so allow current service levels to continue without resulting in an increase in the overall service charge. However tenants eligible for Housing Benefit will have more to pay than before because the warden and city wide care alarm services, which are integral to Sheltered Housing, are not eligible for Housing Benefit.
- 2.4 Housing Related Support reductions are planned to be accommodated by the High Support service in the short term by efficiency savings and HRA subsidy. A review is being undertaken in 2014/15 to agree a funding model from 2016/17 onwards.

Right to Buy Receipt Income

- 2.5 Forecasts of Right to Buy sales have been updated with a peak of sales forecast in 2015/16 because of changes to the Right to Buy scheme (bigger discounts/ lower qualifying criteria) and an improving housing market.

3. Homes

Investment Programme

- 3.1 The 5 year investment programme is on track to deliver its key commitments including:-
- Addressing 90% existing and emerging heating backlog by March 2017
 - All higher priority roofs to be addressed by March 2019
 - Replacement kitchen, bathrooms, windows and doors for 7,000 of 12,800 homes still needing some work by March 2019
 - Refurbishment of communal areas to all 12,000 low rise flats by March 2019

Stock Increase

- 3.2 The Council has made a commitment to optimise the use of the HRA to deliver the maximum number of new/ additional council homes possible. In 2014/15 progress has been made towards the delivery of at least 600 homes over 6 years as follows:

- Transfer ongoing of 30 purchased properties from Sheffield Housing Company
- Sites identified for 83 new Council-built homes which are due to be completed in 2015/16 and 2016/17.
- The development of a strategy which will set out how the Council will acquire high numbers of homes in the coming years on the open market.

4. Tenant Services

Income Management

4.1 Income Management has been a key area of investment in recent years with a particular focus in the following areas:-

- Additional staff to help with preventative and arrears work, to visit affected tenants and support Discretionary Housing Payments (DHPs)
- Train staff on welfare reforms
- Alternative payment options such as direct debit and jam jar accounts (bank accounts which include a money management function that allows tenants to divide their money into 'jars' for different purposes e.g. paying bills, and in doing so helps with budgeting)
- Hardship Fund to support tenants affected by under-occupancy rules/ bedroom tax

Best Use of Homes

4.2 Rehousing - improvements to the re-housing process include the review of the Lettings Policy and a Choice Based Lettings (CBL) system. Work to complete the implementation of the new Lettings Policy began in April 2014 and the CBL system has been operation since October 2013 with benefits being realised in terms of increased self-service, reduced calls to request bids and a reduction in refusals.

4.3 Tenancy Sustainment - The 'Successful Tenancies' project ended in June 2014 having delivered three joined up services pilots which focused on improving the sustainability of tenancies over the long term by linking up support services to more effectively prevent tenancies failing. The three pilots included young people in Gleadless Valley and Families in Foxhill and Brushes/ Wincobank). The outcomes and learning from the Successful Tenancies project have helped to inform the development of Housing Plus.

4.4 Housing Plus - The Housing Plus project was approved by Cabinet in March 2014. Implementation costs of up to £2.5m are expected in 2015/16 and 2016/17 for project implementation, ICT, training and equipment. Net savings of £500k/ annum are anticipated within 4 years of implementation from vacant repairs, responsive repairs, non-staff costs, staffing costs, rent arrears and accommodation. This will positively impact on the long term financial outlook of the plan.

Invest to Save on Estate Services

- 4.5 Green and Open Space – On the 15th October Cabinet agreed proposals for the delivery of housing grounds maintenance to be undertaken by a single service. This involves the integration of some Council Housing Estate Officers into the Parks service. This will offer the opportunity to deliver around £37k HRA plus £5k General Fund savings for Council Housing from better efficiency from vehicles, green waste and tipping, plus increased management capacity for the housing service. Additional savings are also anticipated between 2016/17 – 2018/19 as additional efficiencies emerge as a result of the new integrated service.
- 4.6 Co-ordinated Approach to Fly-tipping – Waste education and enforcement officers are currently being recruited to. These will be funded from Bulky Waste savings which are being realised as planned.

5. Debt and Treasury Management

Loan Portfolio

- 5.1 The HRA currently supports a Capital Financing Requirement of £350m. The proportion of this debt subject to interest rate fluctuation has reduced from 60% in 2011/12 to 38% in 2014. This has reduced the HRA's exposure to interest rate risk.

Borrowing Capacity

- 5.2 The Government debt cap limits the amount of borrowing the HRA can undertake. As the delivery of new/ replacement council homes will need to be funded from borrowing, the debt cap becomes a more important factor for consideration as the number of planned units increases.
- 5.3 The refinancing of newly maturing loans for stock increase will be a feature of the HRA's debt strategy in the coming years although choosing the appropriate timing of borrowing (through the use of reserves) to meet its plans whilst mitigating the risk of refinancing at a time of rising interest rates, will also be key.
- 5.4 The 'Allowable Debt' element of the Right to Buy receipt should be retained to repay debt associated with lost units (or offset additional borrowing for new units).

6. Value for Money

Business Plan Efficiencies

- 6.1 The 2012 HRA Business Plan set a target to achieve efficiency savings in 2012/13 and beyond on the 'support costs' of Sheffield Homes and the Council. The target was for a reduction in costs of £784k from Sheffield Homes and of £619k from the City Council by 2015/16.
- 6.2 By 2013/14 at least £800k/ annum has been saved from the Council Housing Service support functions and for non-Council Housing Service

support costs, spend in 2013/14 was £917k less than the 2012/13 budget.

Future of Council Housing Savings

- 6.3 In 2013/14 £1.2m efficiency savings were built into the business plan as a result of the Future of Council Housing integration (the integration of the Sheffield Homes ALMO into the City Council). Around 90% of these savings have been built into budgets so far.

Repairs and Maintenance Contract

- 6.4 The efficiencies required of the repairs contract procurement will be built into the 2015/16 and 2016/17 budgets. These are expected to be comfortably realised. Further savings will be sought from repairs in future years as a consequence of the ongoing investment in boilers and roofs, and from the kitchen and bathroom investment which is now being made to vacant properties not meeting the Sheffield standard.

Cost Pressure

- 6.5 Cost pressures to the business plan include areas such insurance liabilities and council tax payments.

7. Considerations for 2015/16

Stock Increase

- 7.1 The 2014/15 business plan made a commitment to deliver 600 new/ additional council homes over a 6 year period.
- 7.2 Changes to the Right to Buy policy by Government, including improved discounts to tenants, have resulted in an increased number of tenants buying their council home and a reduction in the forecasted number of Council homes in the future. Increasing the delivery of new / replacement council housing is widely supported tenants. However any significant increase in the delivery of new units would require additional funding.

Garages

- 7.3 A lack of investment in garages has led to increasingly poor condition of Council garages and garage sites. Increasing vacant rent loss will have a damaging impact on the plan if this decline is not arrested.
- 7.4 A business case has been prepared for a capital investment in garages of around £3.3m (demolition and refurbishment) over a 3 year period plus repairs and management costs. This would provide for the refurbishment of 3,402 garages and the demolition of 1,291 garages and garages sites. Demolition is proposed where it is anticipated that with refurbishment costs garages would not be self-financing over 15 years.

Photovoltaics (PVs)

- 7.5 Photovoltaics (PV) or Solar Panels are a method of generating electricity via sunlight. PV panels convert the sunlight directly into energy, which can then benefit householders by providing cheap energy to be used in their homes. The invite to tender for the HRA roofing contracts included an option for the installation of PV systems as part of the same contract.
- 7.6 There are a number of risks and housing management issues with this option being pursued and a cost benefit analysis has not yet been undertaken but one of the key points is likely to be whether the HRA would have the borrowing capacity to fund this.

Going Local

- 7.7 Going Local is an allocated budget that each council housing area receives to be spent on things that are important to tenants within their local area. The 2014/15 business plan makes a commitment to review Going Local in 2014/15.
- 7.8 The purpose of the review is to:
1. Retain local discretion to fund activity which is important locally and does not need a major procurement
 2. Improve value for money by channelling works through major contracts
 3. Improve speed of purchasing by having more clearly defined budgets
- 7.9 The proposal is:-
1. The £200k Going Local budget reserved for communal areas is transferred to the investment programme.
 2. A new Maintenance allowance of £70k (from repairs allocated to local area teams to prioritise.
 3. An Area Allowance of £170k is allocated to local area teams
- 7.10 The proposal ensures that overall the amount of money available to each housing area is maintained.

8. Tenant Feedback

- 8.1 Tenants have the opportunity to provide feedback on the business plan during 2014/15 via the Local Area Housing Forums (LAHF) and Estate Services and Investment Forums (ESIF) as follows:

North LAHF	1 October	Central LAHF	14 October
North West LAHF	2 October	South East ESIF	2 November
Sheltered LAHF	8 October	Leaseholder ESIF	11 November
South West LAHF	14 October	East ESIF	14 November

- 8.2 A summary of the feedback from these groups is set out in the Appendix.

9. What does this mean for the people of Sheffield?

9.1 This Council owns approximately 40,500 homes that are home to around 47,400 people as tenants. In addition, approximately 2,256 leaseholders also receive housing services from the Council.

9.2 The HRA is a statutory account that includes the resources that provide council housing services to tenants. It is the Council's current and future tenants and leaseholders who will be affected by the ongoing choices that are made in the HRA Business Plan.

9.3 One of the aims of the business plan update is to assure the long term sustainability of council housing as a vital service for Sheffield people. The foundation of the HRA Business Plan is to ensure that council homes are occupied because letting homes generates the rental income which funds all aspects of council housing.

10. Recommendation

10.1 The Safer and Stronger Communities Scrutiny & Policy Development Committee is asked to discuss and provide feedback on the business plan update and considerations for 2015/16.

Appendix: Tenant and leaseholder feedback for the 2015/16 review

Proposal	Comments/Feedback
Stock Increase	<ul style="list-style-type: none"> • Consensus is that this continues to be a high priority for tenants. • Several queries in relation to Right to Buy and the number of homes being lost as a result. • Concerns about new build property being at risk of Right to Buy • Concerns acquisitions of ex right to buy/council properties that had been previously sold at the maximum discount – SCC then having to pay more for them in order to buy back. • Queries in relation to where and what type of properties were being considered as part of the acquisition strategy –would they be former council homes? • There is a shortage of 4 bed council properties across the city and purchasing these on the open market would be difficult / unaffordable if then letting at a social or sub rent? Also linking this to Welfare Reform and the benefit cap – how will tenants in 4 bed properties pay their rent? • Some concerns over tenants purchasing their council home via Right to Buy at a maximum discount and then selling it back in order to make a profit. Concerns this ends up costing the Council more to buy it back. • Concerns that there seem to be a number of vacant properties (boarded up) that rental income is being lost on. Are there any plans for these being let out? If we are looking at increasing the council stock, should we not look at the vacants that we are losing rental income from? (Shirecliffe, Foxhill, Parson Cross, Pitsmoor)
Garages	<ul style="list-style-type: none"> • Agreement that garages did require investment, but some concern there may be a lack of demand due to affordability of garage rents • Some garages did require demolishing as were becoming a safety hazard e.g. trees growing from them, children playing on them etc. • Acknowledgement that rents would need to be affordable but would be able to cover the cost of the maintenance of garages following investment
Photovoltaics (PVs)	<ul style="list-style-type: none"> • How would the cost of installing PV be met? • How do PVs benefit the householder? How is heating generated? • If surpluses are made, who will get these? Sheffield City Council, the Government, the householder? • Would tenants whose property had PVs installed have to pay an increase rent for this in order for SCC to recuperate the costs of installing/maintain them? • Has there yet been any consideration as to where these would be installed e.g. individual houses or block of flats? Certain roofing types? Etc. • How would this affect leaseholders in flats? • Do we have any numbers for this yet? • Is there any links being made as part of this with University of Sheffield (Solar Farms) or with any private contractors? • This is the future and is something we should be investing in • Payment of Income Support takes account of gas and electricity bills so any benefit from PV could just be taken off tenants in the form of reduced income
Going Local	<ul style="list-style-type: none"> • Concerns that areas would be worse off and areas would receive a smaller pot of money due to an increase in the number of areas for this to be divided between as a result of Housing Plus (increase from 7 areas including Sheltered to 9 areas) • Tenants had difficulty following the proposals and wanted them to be clearer and easier to understand • How would Local Area Housing Forums have more involvement in the decisions relating to the investment side of things? A clear process and clear future timescales would be required in order to be able to make decisions in a timely way- suggest this could be done <i>in advance</i> of the financial year in question • Why is residual levy money being included as part of the Going Local budgets? • Going Local investment affects leaseholders too so need to be mindful of that impact and any potential costs before approving investment • The Going Local budget shouldn't have been reduced in 2012 because there was

	<p>sufficient money in the investment programme for heating renewal</p> <ul style="list-style-type: none"> • The consultative budget is required as core funding for some TARAs
Other	<ul style="list-style-type: none"> • Would it not save money if skips were provided in areas where we are suffering from a lot of fly-tipping? Would this not save on fly-tipping costs? • What is meant by communal areas? Does it include any outside communal space? • Green and Open Space/ Estate Services – is this reducing the costs and providing the same level of service? • Education and Enforcement pilots (Lansdowne) where these have been successful and seen improvements and reductions in fly-tipping, concerns that as soon as these pilots are withdrawn or changes made i.e. staff levels, that this success will not continue. • Burglar alarms – not everyone wants one • The debt repayment for the 5 year profile of the business plan - is the plan to keep this line horizontal (refinance) or do we want to reduce it (repay debt)? • Will the Green Open Space proposals benefit General Fund as well as HRA? • Bring out your rubbish days are a good way of reducing fly tipping • When is the new Burglar Alarms contract going to go live and the fee amended?

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Report to Safer and Stronger Communities Scrutiny & Policy Development Committee 27th November 2014

Report of: Matthew Borland, Policy and Improvement Officer
Tel: 2735065
Email: matthew.borland@sheffield.gov.uk

Subject: Work Programme 2014/15

Summary:

This report provides the Work Programme for the Committee for the 2014/15 municipal year.

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	
Other	X

The Scrutiny Committee is being asked to:

1. Comment on the work programme
2. Agree the work programme

Background Papers: None

Category of Report: OPEN

Work Programme 2014/15

1.1 This report sets out the Committee's 2014/15 Work Programme. The work programme is a live document and based on the Committee's discussion at previous meetings and discussions with the Chair of the Committee.

1.2 The Work Programme as it currently stands is below:

Topic	Reasons for selecting topic
22nd January 2015	
Private Sector Landlords	The Committee's January 2014 meeting requested that a report on the introduction of Selective Licensing in the Private Rented Sector be presented to the Committee in December 2014. Also to include the Page Hall Multi Agency Team and how that it progressing. 31 July: "the item scheduled for the Committee's January 2015 meeting on the Private Rented Sector includes reference to the changing nature of that sector"
Social Housing Repairs and Maintenance Contract (Kier Contract)	To look at the repairs and maintenance services to tenants' homes provided by Kier Services which started on 1 April 2014 and runs for 3 years
Implementation of the Allocations Policy	At its March 2014 meeting the Committee requested an update report on the Implementation of the Allocations Policy, to including examples of how the associated risks had been managed; and local tenant representatives who had been involved in the consultation process, be invited to the Committee meeting
Police and Crime Panel Update	Verbal update from Cllr Roy Munn, member of the Committee and of the Police and Crime Panel
Work Programme	To comment on and agree the Work Programme
26th March 2015	
Welfare Reform	Update as requested by Committee at the July meeting
Challenge for Change - Community Engagement	25 Sept 2014: "a further report, focusing on progress made in relation to the twelve issues identified in the report, be presented to the Committee in six months' time, with the appropriate officers and tenants' representatives being invited to attend the meeting."
Police and Crime Panel Update	Verbal update from Cllr Roy Munn, member of the Committee and of the Police and Crime Panel
Work Programme	To comment on and agree the Work Programme
Written briefings	
PRAM	A quarterly written report on actions relating to the development of the Partner Resource Allocation Meeting in other parts of the City be provided to the Committee
Right to Buy Update	Written briefing circulated with the papers

Welfare Reform	Written briefing circulated with the papers
Management of HRA Land	Written update circulated with the papers on the project between the Communities and Place portfolios to carry out a review of land management arrangements.
Date to be scheduled	
Community Safety Partnership	The Council has a legal responsibility under the sections 19 and 20 of the Police and Justice Act 2006 to annually scrutinise the Community Safety Partnership. This could also pick up the impact of reduced resources for the Police which has been requested a Committee member.
Anti-social behaviour	The Committee added Anti-Social Behaviour to its list of topics for the 2014/15 work programme at its March 2014 meeting. This item could look at Sheffield's response to ASB legislation expected to become law in October 2014
Partner Resource Allocation Meeting (PRAM)	At its September 2013 meeting the Committee requested an annual presentation on the Partner Resource Allocation Meeting, with up to two additional partners to attend
Domestic Violence	Requested by two Committee members during 2014/15 as an issue the Committee could look at, following discussion at the South Yorkshire Police and Crime Panel. 31 July: "the report on Domestic Violence to be considered at the Committee's November 2014 meeting includes an ethnic group breakdown"
Police and Crime Panel Update	Verbal update from Cllr Roy Munn, member of the Committee and of the Police and Crime Panel
Work Programme	To comment on and agree the Work Programme
Other Committee activity	
Housing Plus - Walkabout	25th September 2014: The Committee "requests that arrangements be made for the Committee to visit the South East of the City, that being the area operating the 'test phase' of the model, no later than March 2015, to meet tenants and assess the implementation of the Housing+ model."

2. Recommendation

2.1 The Committee is asked to:

1. Comment on the work programme
2. Agree the work programme

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Report to Safer and Stronger Communities Scrutiny & Policy Development Committee

Report of: Janet Sharpe (Interim Director of Housing & Neighbourhood Services)

Subject: Local Area Partnerships and Community Engagement

Author of Report: Martin Hughes, Locality Team Manager
0114 273 4206

Summary:

Following a request from a member of the public at the last meeting of the Safer and Stronger Communities Scrutiny & Policy Development Committee, this report sets out what community engagement activity the Locality Management Team and Councillors have lead on in their wards and with the Local Area Partnerships

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	X
Other	

The Scrutiny Committee is being asked to:

Acknowledge the report and provide any comments.

Background Papers:

None

Category of Report: OPEN

Report of the - Director of Housing and Neighbourhood Services

Title of report - Local Area Partnerships and Community Engagement

1. Introduction/Context

- 1.1 Following a request from a member of the public at the last meeting of the Safer and Stronger Communities Scrutiny & Policy Development Committee, this report sets out what community engagement activity the Locality Management Team and Councillors have lead on in their wards and with the Local Area Partnerships

2. Main body of report, matters for consideration, etc

- 2.1 The new model of locality based working was adopted by cabinet in July 2013. This encouraged Councillors to take the lead on engaging communities within their ward and ensure services deliverers are responding to local priorities and issues. Part of that process has been to establish a named Councillor for each ward to act as a first point of contact
- 2.2 The new model was launched in September 2013 and has been in operation for 14 months. It focuses on community engagement at a ward level. Local councillors decide what mechanisms they wish to use to engage with their community. This is implemented with support from Locality Officers.
- 2.3 Since September 2013 councillors across the city have engaged with residents in a variety of ways –
- Hosting their own public ward meetings (sometimes on a specific topic, eg. libraries, leisure facilities, shopping centres, transport). A list of all recorded meetings over the last 12 months is attached as Appendix 1
 - Attending existing community meetings, e.g. Forums, TARAs, etc.
 - Attending local community events and festivals
 - Walkabouts
 - Distributing questionnaires
 - Flyers
 - Councillor surgeries
- 2.4 Social media has been developed for all of the areas. Each area has a blogs, twitter and a facebook page. Locality Officers also send out direct emails to community organisations and residents. Residents are encouraged to sign up to the local blogs or twitter pages to keep up to date with the latest news for the area.
- 2.5 Articles are often included in city-wide or neighbourhood newsletters. These range from articles promoting specific local events that Councillors or the Local Area Partnership are leading on, or general articles describing the model and providing key contacts.

- 2.6 Councillors and Locality Officers have attended city-wide events to promote locality working, e.g. Tenants Conference.
- 2.6 Community Engagement is only one component of this locality based working model. Promoting local democracy, supporting councillors in their community leadership role, partnership development (primarily through the Local Area Partnerships) and grant giving all form part this model. A review of the model will be taking place over the next few months and presented to the Cabinet Member for Communities and Public Health at the end of the financial year.

3 What does this mean for the people of Sheffield?

- 3.1 Locality based working provides Sheffield residents and community organisations with the opportunity to -
- get involved in local democracy
 - have their say and identify local priorities
 - discover what is happening in their area
 - promote events that they are involved with
 - access funding for local activity
 - work in partnership with councillors and service providers to tackle local priorities
 - hold councillors and service deliverers to account

4. Recommendation

- 4.1 That the Safer and Stronger Communities Scrutiny & Policy Development Committee acknowledge the report and provide comment.

APPENDIX 1 – List of Councillor led public meetings/events supported by the Locality Management Team (Sep '13 – Nov '14)

North

- Ecclesfield Library Public Meeting
- Stannington Ward Public Meeting
- East and West Ecclesfield Ward Public Meeting
- North Active Consultation Events (x4)
- North Area Volunteer Fair
- Cabinet in the Community

Central

- Central ward public event promoting local services
- Central ward public meeting on permit parking meeting
- Broomhill Library Meeting
- Winn Gardens Health Partnership meeting
- Netherthorpe, Upperthorpe, Langsett and Walkley Community Safety Group (x4)
- Central Area Planning and Licensing Meeting
- Central Area One Community Network Meetings (Health) (x3)

South

- Stall at Heeley Festival
- Stall at Gleadless Valley Festival
- Stalls at Newfield School parents evenings (x2)

North East

- Burngreave ward public meetings (x2)
- Burngreave walkabout
- Firth Park walkabouts (x4)
- Shiregreen and Brightside ward public meetings (x3)
- North East Area Environmental Meetings (x3)
- Cabinet In The Community

South East

- Frecheville Library meeting
- Gleadless Library meeting
- Birley Blitz Community Litter Pick
- Beighton Community Litter Pick
- Big Local events (Westfield) (x6)
- Cabinet in the Community 20/02/14

South West

- Ecclesall Ward Public Meeting (x 3)
- Dore & Totley Transport and Highways Public meeting
- Bolehills Park and Recreation Ground Meeting
- Cabinet in the Community

East

- East LAP Consortium (monthly meeting with VCF reps)
- East Public meetings (x3)
- Cabinet in the Community



Report to Safer and Stronger Communities Scrutiny & Policy Development Committee 27th November 2014

Report of: Janet Sharpe (Interim Director of Council Housing)

Subject: Review of the Partner Resource Allocation Meeting (PRAM)

Author of Report: Bethan Williams, Acting Safer Neighbourhood Manager.

Summary:

Following a presentation on 26th September 2013, the Committee requested a quarterly progress report regarding Partner Resource Allocation Meeting (PRAM), with a particular focus on:

- Improving the relationship between PRAM and the Neighbourhood Action Groups; and
- The development of a citywide PRAM.

This is the third of the quarterly reports.

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	X
Other	

The Scrutiny Committee is being asked to:

The Committee is asked to note progress and provide views, comments and recommendations.

Background Papers:

Previous Scrutiny Committee minutes

Category of Report: OPEN

Quarterly Report of the Interim Head of Council Housing Review of the Partner Resource Allocation Meeting

1. Introduction/Context

1.1 In August 2012, the Partner Resource Allocation Meeting (PRAM) was introduced to the East of the city in order to:

- Improve the way in which we identify and support vulnerable people experiencing Anti-Social Behaviour (ASB) ;
- Provide leadership and accountability; and
- Better link ASB resources with Health and Social Care colleagues.

1.2 Following a presentation on 26th September 2013, the Committee requested a quarterly progress report regarding Partner Resource Allocation Meeting (PRAM), with a particular focus on:

- Improving the relationship between PRAM and the Neighbourhood Action Groups; and
- The development of a citywide PRAM.

1.3 This is the third update report submitted.

2. Improving the relationship between PRAM and the Neighbourhood Action Group,(NAGs)

2.1 As previously emphasised, it is important that the NAGs are not viewed as the first port of call for ASB cases where a multi-agency response is required. With this in mind, Safer Neighbourhood Officers are now utilising the NAGs for more challenging cases, this has enabled them to provide a greater focus on vulnerable people experiencing ASB; improving the level of support; and speeding up resolution.

2.2 The primary focus of the NAGs is to support vulnerable people experiencing ASB and manage those committing ASB. This work continues to be best addressed by specialist agencies and pre-existing structures to ensure that local level information sharing and local level problem solving is addressed.

2.3 With the introduction of new ASB legislation from the 20th October the NAG also provides a platform for agencies to share information relating to the management of those who have committed ASB

2.4 The PRAM is currently going through a period of review since it became a citywide meeting in July. I am currently working with safeguarding adults to ensure that the right partners are involved in the problem solving around vulnerable victims.

2.5 The PRAM continues to offer an important touchstone for officers and partners involved in 'by-exception' cases where local level problem solving has hit a blockage, the primary focus remains on people experiencing ASB and strengthening the link with colleagues in Health and Social Care.

2.6 South Yorkshire Police have recently introduced a new procedure for identifying and addressing repeat vulnerable victims, I am currently

working with them and partners to ensure that those identified are addressed in line with the currently City Wide processes.

- 2.7 The Acting Safer Neighbourhood Manager will, with partners continue to review and monitor the Citywide role out over the next quarter and report back to the committee.

Right to buy update November 2014

Government initiatives

As per the previous update we are awaiting confirmation with regards to the Housing deregulation bill as to the proposed changes to the qualifying criteria for the right to buy scheme. However it is looking increasingly likely that this will be delayed until the new year

The September CPI figure will determine the increase in maximum discount for the financial year commencing April 2015. Confirmation of what the rate will be is still be released

Statistics and future projections

2014 / 2015 to date (31.10.14)

Total sales for the period – 165

Total applications – 359

Average applications per month 52

Average sales per month 24 per month

Average selling price after discount £37,600

Average discount £39,366

Average % discount 51%

Forecast for the full year 288



Report to Safer and Stronger Communities Scrutiny & Policy Development Committee

27 November 2014

Report of: Director of Policy, Performance and Communications

Subject: Welfare Reform – November 2014 Update

Author of Report: Nicola Rees, Policy and Improvement Officer
0114 27 34529
nicola.rees@sheffield.gov.uk

Summary:

At the meeting of the Safer and Stronger Communities Scrutiny & Policy Development Committee in July 2013, members requested that an update on welfare reform issues be provided to Committee Members bi-monthly. This update report for November 2014 presents the most recent data relating to Under-occupancy (Bedroom Tax), Council Tax Support, Benefit Cap and hardship schemes/discretionary payments.

Type of item:

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	
Other	X

The Safer and Stronger Communities Scrutiny & Policy Development Committee is asked to note the contents of the update report.

Category of Report: OPEN

Welfare Reform in Numbers – November 2014

3997

Sheffield council tenants are affected by under-occupancy rules ('bedroom tax')*

23%

have paid in full the shortfall in their benefit resulting from under-occupancy without receiving a DHP** payment



up from 21% two months ago

5%

have paid nothing towards the shortfall in their benefit resulting from under-occupancy

no change from two months ago

31,557

working age tax payers in Sheffield receive council tax support



All of whom must now pay at least 23% of their Council Tax

14,295

summonses have been issued to Council Tax Support customers since April 2014 for non payment of Council Tax



£4.1m

= value of summonsed debt for Council Tax Support customers during 2014/2015



Average amount of debt = £287***

981

Local Assistance Scheme grants have been awarded since 1st April 2014

£357,398

= value of Council Tax Hardship Scheme awards made since 1st April 2014

406

Local Assistance Scheme loans have been awarded since 1st April 2014

£858,116

= value of Discretionary Housing Payment awards made since 1st April 2014



148

households in Sheffield are subject to the Benefit Cap

=

736

children



All figures are to 31 October 2014

*This number has increased by 88 compared to figures at 31/08/14, however this apparent increase is due to a previous error in the reporting of the data on under-occupancy, which has now been rectified

**DHP = Discretionary housing payment

*** At this stage the full annual outstanding debt is summonsed, not the unpaid debt to that date