

# **Safer and Stronger Communities Scrutiny and Policy Development Committee**

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**Thursday 8 October 2015 at 4.00 pm**

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

**The Press and Public are Welcome to Attend**

## **Membership**

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Councillors Tony Damms (Chair), Steve Ayriss (Deputy Chair), Penny Baker, David Barker, John Campbell, Sheila Constance, Richard Crowther, Keith Davis, Tony Downing, Denise Fox, Aodan Marken, Roy Munn, Sioned-Mair Richards, Richard Shaw and Zoe Sykes

## **Substitute Members**

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

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## **PUBLIC ACCESS TO THE MEETING**

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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](http://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](mailto:matthew.borland@sheffield.gov.uk).

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## **FACILITIES**

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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.

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**SAFER AND STRONGER COMMUNITIES SCRUTINY AND POLICY  
DEVELOPMENT COMMITTEE AGENDA  
8 OCTOBER 2015**

**Order of Business**

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- 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 10<sup>th</sup> September, 2015
- 6. Public Questions and Petitions**  
To receive any questions or petitions from members of the public
- 7. Housing Revenue Account Business Plan - Annual Review**  
Report of the Executive Director, Communities
- 8. Police and Crime Panel Update**  
Councillor John Campbell to report
- 9. Work Programme 2015/16**  
Report of the Policy and Improvement Officer

**For Information Only**

- 10. Right To Buy Update**  
Report of the Director of Housing and Neighbourhoods Service
- 11. Private Rented Sector Update**  
Report of the Director of Housing and Neighbourhoods Service
- 12. Date of Next Meeting**  
The next meeting of the Committee will be held on Thursday, 3<sup>rd</sup> December, 2015, at 4.00 pm, in the Town Hall

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## ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

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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, Director of Legal and Governance on 0114 2734018 or email [gillian.duckworth@sheffield.gov.uk](mailto:gillian.duckworth@sheffield.gov.uk).

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**Safer and Stronger Communities Scrutiny and Policy Development Committee**

**Meeting held 10 September 2015**

**PRESENT:** Councillors Tony Damms (Chair), Penny Baker, David Barker, John Campbell, Richard Crowther, Keith Davis, Tony Downing, Aodan Marken, Roy Munn, Sioned-Mair Richards, Richard Shaw and Jack Scott (Substitute Member)

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**1. APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillors Steve Ayriss, Sheila Constance and Denise Fox, with Councillor Jack Scott attending as a substitute for Councillor Fox.

**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 23<sup>rd</sup> July 2015, were approved as a correct record.

**5. PUBLIC QUESTIONS AND PETITIONS**

5.1 There were no questions raised or petitions submitted by members of the public.

**6. IMPLICATIONS OF THE NATIONAL "SUMMER BUDGET" FOR HOUSING**

6.1 Janet Sharpe, Director of Housing and Neighbourhoods Service, referred to the Government's Summer Budget, announced on 8<sup>th</sup> July 2015, specifically to the implications with regard to housing, from both the perspective of the Council and housing associations.

6.2 The Committee received presentations from Liam Duggan, Manager, Housing Business Plan Team, Communities, and Sharron Dyett, Housing Services Director, South Yorkshire Housing Association Ltd, on the implications for, and the proposed course of action to be taken in response to, regarding the Council and housing associations, respectively, as follows:-

6.3 *The Council Perspective*

6.3.1 Liam Duggan reported on the implications from the perspective of the Housing and Neighbourhoods Service, referring to the key policy changes and outlining how the Council was planning to deal with the impacts of such changes. Mr Duggan reported on the key items in the Budget, which included changes to rent policy, higher rents for higher earners, the extension of the Right to Buy scheme, which had been announced through the Queen's Speech, further welfare reforms and a review of security of tenure, with the key changes including:-

- All rents reduced by 1% each year for 4 years;
- Registered providers required by 2017/18, to charge market, or near market rents, to tenants where household income exceeds £30,000;
- The extension of the Right to Buy to Housing Association tenants, through a new Housing Bill;
- A reduction to the Benefit Cap, from £26,000 to £20,000 outside London;
- A review of the use of lifetime tenancies in social housing to limit their use, and ensure that households are offered tenancies that match their needs and ensure the best use is made of the social housing stock.

6.3.2 Mr Duggan reported on the impact of the changes on the Housing Revenue Account (HRA) Business Plan and referred to a summary of the risks of the changes.

6.3.3 Members raised questions and the following responses were provided:-

- Officers would make every effort to ensure that tenants and leaseholders were fully briefed on the policy changes, as well as on the implications of such changes. Officers would be meeting with representatives from local area housing fora to work through the detail, to enable them to get a good understanding of the issues. Also, officers would be liaising with colleagues in other local authorities to see how they would be dealing with the changes.
- Whilst it was very unlikely that the Housing and Neighbourhoods Service would be able to identify the required budget reductions by the time of the publication of the Cabinet report on the Housing Revenue Account in January 2016, officers would be looking to achieve a funded position, through slippage and other cost savings, for the next five years. Further work would be required, through consultation with all relevant parties, to determine how the Council could achieve the required savings in the future.
- In terms of rent reductions, the social rent element was far easier to understand as the target rent would simply be reduced by 1% each year, whereas the market rent element was more difficult as such rates inflate each year. Whilst it was not totally clear, the guidance suggested that the Council would have to take a benchmark position, in terms of the market rent, as at 8<sup>th</sup> July 2015, then make reductions going forward.
- Details of the number of 18 to 21 year olds currently in receipt of Housing Benefit would be sent to Councillor Jack Scott.

- Due to the lack of clarity in terms of the guidance, officers were not clear in terms of how they were to adapt the HRA Business Plan. There was a need to make sure that the Council did not rush into making any decisions at this stage, on the basis that there could be further changes in policy.
- When asked to quantify the impact on stock numbers of the enforced sale of high value assets to fund the extension of Right to Buy, it was felt more likely, at this time, that the Council would be set a funding target, and need to generate receipts to the Government based on this amount. With this in mind, the Council would have to work very closely with housing associations to make sure the City was not left with too few properties of a certain size in any one area.

#### 6.4 South Yorkshire Housing Association Ltd

6.4.1 Sharron Dyett reported on the impacts of the Summer Budget on housing associations, focussing specifically on the South Yorkshire Housing Association (SYHA), and on how the Association was planning to deal with such impacts. Ms Dyett reported that the housing associations would experience similar problems to the Council, both in terms of immediate budgetary impacts regarding the rent cut and with regard to future planning. She stated that the SYHA would be able to deal with the immediate impacts of the policy changes, but it would have a major effect on its development plans. The changes would have a varying impact on different housing associations and it was likely that a number would be scaled down, transformed or be involved in mergers with other housing associations.

6.4.2 Members raised questions and the following responses were provided:-

- There were concerns that some of the excellent work undertaken by housing associations in the City, such as the investment in communities by Sanctuary Housing in the Shiregreen area, may no longer be able to continue. This could result in there being pockets of good quality housing and poor quality housing in certain areas of the City. It was also accepted that there could be tensions in communities whereby some people would be able to pay rent based on their earnings, where others would struggle.
- Whilst it was accepted that mainly older people would be able to exercise their Right to Buy, and that the proposed welfare changes would have a disproportionate impact on younger people, the SYHA and the Council were considering alternative housing models for younger people.

6.5 RESOLVED: That the Committee:-

- (a) notes, with concern, the impacts of the policy changes announced in the Government's Summer Budget relating to both Council housing and social housing managed by housing associations;
- (b) expresses its thanks to Janet Sharpe, Liam Duggan and Sharron Dyett for

attending the meeting and responding to questions; and

- (c) requests that Council officers and Ms Dyett attend a future meeting to update the Committee on any developments in connection with the changes.

## **7. POLICE AND CRIME PANEL UPDATE**

7.1 Councillor John Campbell reported on the issues which were to be discussed at the next meeting of the Police and Crime Panel, which was to be held on 11<sup>th</sup> September 2015, as follows:-

- Police and Crime Commissioner – Annual Report 2014/15:-
  - Reducing crime and anti-social behaviour
  - Protecting vulnerable people
  - Improving visible policing
- Budget Monitoring – First Quarter 2015/16
- National Child Protection Inspection – Post Inspection Review

7.2 Councillor Campbell made specific reference to the financial cut to the Police Grant for 2015/16 of 5.1%, which equated to just under £10m or over £19m over the last two years, and indicated that since 2007/08, there had been a reduction of approximately £50m in terms of savings and cuts regarding the budget.

7.3 Councillor Campbell invited comments from Members in terms of issues they wanted raising at the meeting, and the following questions were raised:-

- How the local Policing teams, which had been operating in Barnsley and Doncaster, were progressing?
- Would the cut in terms of the number of Police Community Safety Officers (PCSOs) be equitable around South Yorkshire?
- Would the proposed model regarding volunteers, as recently announced by the Home Secretary, be based on a model around Specials or a different model?
- What does an improved presence on social media mean?

7.4 RESOLVED: That the Committee notes the information now reported.

## **8. WORK PROGRAMME 2015/16**

8.1 The Policy and Improvement Officer submitted a report attaching the draft Work Programme for 2015/16. The draft Programme set out the details of a number of topics which the Committee would be requested to prioritise in terms of their consideration at future meetings. The Programme also contained details of written

briefings which would be submitted to the Committee for information only.

- 8.2 RESOLVED: That the Committee notes and approves the draft Work Programme for 2015/16 now submitted, subject to (a) consideration being given to prioritising the submission of update reports in terms of the Housing Revenue Account, in the light of the impacts of the policy changes announced in the Summer Budget, and (b) any other further changes suggested by Members following this meeting, to be finalised by the Chair and Deputy Chair, in consultation with the Policy and Improvement Officer.

## **9. WRITTEN RESPONSES TO PUBLIC QUESTIONS**

- 9.1 RESOLVED: That the Committee notes the contents of the report now submitted by the Policy and Improvement Officer, containing responses to questions raised by members of the public at the previous meeting of the Committee.

## **10. RIGHT TO BUY UPDATE**

- 10.1 The Committee received and noted a report of the Director of Housing and Neighbourhoods Service containing information on the sales receipts generated from Right to Buy sales.

## **11. DATE OF NEXT MEETING**

- 11.1 It was noted that the next meeting of the Committee would be held on Thursday, 8<sup>th</sup> October 2015, at 4.00 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:** HRA Business Plan Annual Review

**Author of Report:** Liam Duggan, Housing Business Plan Team, 0114 2930240

### Summary:

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.

Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5 year plan in the context of a 30 year affordability profile.

The Safer and Stronger Communities Scrutiny and Policy Development Committee has a role in overseeing the annual review. This year the Committee has requested a review of progress against some of the key themes within the business plan as well as a look forward to this year's review and the identification of risks.

The first half of this report considers each chapter of the business plan in turn and progress made over the last 3 years. The second half of this report considers the impact of the Government's recently announced rent reductions, as set out in the Chancellor's 'Summer Budget', on the HRA and the Council's response to it.

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

Reviewing of existing policy	<b>x</b>
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	<b>x</b>
Other	

**The Scrutiny Committee is being asked to:**

Give views on the response to be taken by the Council to the national social housing rent reductions as set out in the Chancellor's 'Summer Budget'.

Receive an update on the detail of the Housing Bill when this is made public this autumn and receive further updates in the New Year as the implications of the Bill and the response of the Council to the rent reductions are worked through in more detail.

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**Background Papers:**

Report to Council, *Housing Revenue Account (HRA) Business Plan, HRA Budget and Rent Increase 2015/16*, 4<sup>th</sup> February 2015

<http://sheffielddemocracy.moderngov.co.uk/ieListDocuments.aspx?CId=154&MId=5632&Ver=4>

**Category of Report:**      OPEN/CLOSED



# **Report of the Director of Communities**

## **HRA Business Plan Annual Review**

### **1.0 Introduction**

- 1.1 The Housing Revenue Account is the financial account of the Council as landlord. It is ring-fenced in law for spend on activity relating to council housing. In England the HRA has operated since 2012 using a self-financing funding model which means that each Local Housing Authority has to fund its council housing from the income it is able to generate from rents and other charges.
- 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) Governance
  - b) Income
  - c) Homes
  - d) Tenant Services
  - e) Debt and Treasury Management
  - f) Value for Money

Sections 2 – 8 of this report provide an update on the development and progress being made against the key business plan priorities under each business plan chapter heading.

- 1.4 Sections 9-12 focus on the reduction of income into the HRA as a result the social rent reductions announced in the Government's Summer Budget of the 8<sup>th</sup> July. Consideration is given to how the Council may respond to these reductions to ensure the HRA Business Plan continues to be financially viable and planned activity can be afforded.
- 1.5 Sections 13-15 consider some of the future risks facing the business plan and the consultation with tenants and leaseholders this autumn.

### **2.0 Governance**

- 2.1 The Governance section of the business plan has tracked the involvement of tenants, members and officers in the business plan decision making process and the support provided to tenant groups in recognition of the contribution they make.
- 2.2 An offer was made in the 2014/15 update to support the development of an independent Tenant Federation subject to the group's establishment, the production of a robust business plan and progress being made. No funding has yet been released as the group have not yet satisfied these criteria.

### **3.0 Income**

- 3.1 Rents have continued to set be in accordance with national policy since the transition to 'self-financing' in 2012.

- 3.2 The de-pooling of service charges to make charging more transparent and prevent all tenants paying for services only some receive was considered in 2012. Consultation has been on hold until such time as there is more certainty as to how rents will be regulated following the introduction of Universal Credit.
- 3.3 The burglar alarm charge and the sheltered housing service charge have been reviewed recently to ensure they reflect current costs. The district heating charge is reviewed annually. The arrangements for temporary accommodation will be reviewed in the coming months.

#### **4.0 Homes – core investment**

- 4.1 The primary commitment in the original business plan was to complete the Decent Homes programme by March 2014. This was achieved with an under-spend to the programme following work with Kier to deliver efficiencies and lower than expected investment need at forward addresses. In 2014 plans were announced for replacement kitchen, bathrooms, windows and doors by March 2019 for 7,000 of the 12,800 homes still needing some work. This work is currently out to tender and contracts for these will be awarded in January 2016.
- 4.2 The secondary investment target from 2012 was to address 90% of existing and emerging heating backlog by March 2017. There were 13,000 obsolete heating systems in 2012. Over 11,000 (85%) of these will have been addressed by March 2016. All remaining properties are due to refusals or no access and will be picked up in future programmes. Since the programme started a further 1500 properties have become obsolete. Subject to access, these will all be completed in 2016/17.
- 4.3 In 2013 sufficient resources were committed to address all higher priority roofs by March 2019. All roofing projects have now been procured and they are expected to progress quickly in 2015/16 as the contractors get to grips with the programmes.
- 4.4 The final part of the investment backlog – electrics- is now being considered. An electrical strategy is under development which outlines a programme of improvements to ensure electrics are maintained in line with the latest safety requirements and to modernise properties to bring them to a standard fit for the future.
- 4.5 More recent priorities for the business plan have including the scheduling of items which had previously been considered unaffordable. In 2014 a commitment was made to refurbish the communal areas of all low rise flats within 5 years and in 2015 a provision was made in the 5 year programme to begin works to maisonettes. In 2015 funding for a garage strategy was committed and other works such as the insulation of non-traditional properties was scheduled.

#### **5.0 Homes – self-financing schemes**

- 5.1 In 2013 a commitment to 75 new build council homes within 3 years was made and by 2015 this had been extended to 1,000 new/ replacement council homes by 2019/20.
- 5.2 In September 2015 the HRA Stock Increase programme has so far delivered over 150 new/ replacement council homes made up of:
- 27 new build homes purchased from the Sheffield Housing Company

- 15 new build acquisitions at Fox Hill
- 32 long-term empty properties and
- 13 4-bed acquisitions
- 64 standard acquisitions (former Right to Buy properties)

5.3 Phase 1 of the Council's new build programme comprising 51 new homes in Darnall and Manor has been delayed because of the preferred contractor entering administration. The new contractor is expected to start on site in the coming weeks and complete in 2016/17. Phase 2 includes proposals for up to 45 new build properties in Birley and a start on site in Spring 2016, completing March 2017.

5.4 An acquisition strategy was agreed in April 2015 which takes account the findings of the 2013 Strategic Housing Market Assessment and sets out how properties will be prioritised for purchase.

5.5 In early 2015 the Council set out its proposals to pursue the option of installing up to 6,000 photovoltaic panels on the council housing roofs in order to bring in over £30m subsidies from energy companies to offset costs, to create or maintain 250 jobs and reduce tenants' energy bills. On 27<sup>th</sup> August the Government issued a consultation proposing dramatic reductions to subsidy (Feed in Tariff) rates payable for new PV installations from January 2016.

## **6.0 Tenant Services**

6.1 In March 2012, immediately before the national transition of council housing to a self-financing system the Welfare Reform Act was enacted by Government which made changes to the rules concerning a number of benefits offered within the social security system. The restriction of housing benefit to under-occupying social housing tenants (the 'bedroom tax') was introduced in Sheffield in April 2013, the benefit cap following shortly afterwards during October 2013 and Universal Credit is to be implemented from early 2016. The Council responded early to these changes by investing in services to support council tenants through these reforms. This support included thousands of visits to affected tenants, supported applications for Discretionary Housing Payments totalling hundreds of thousands of pounds, ICT training, debt advice, downsizing assistance, hardship fund assistance, direct debit promotion and the provision of budgeting accounts.

6.2 Making best use of council homes was the second priority for tenant services in the first business plan of 2012. Cabinet approved a new Lettings Policy in March 2013. Implementation of the new policy began in April 2014 and will conclude in April 2016. A new Choice Based Lettings (CBL) system has been in operation since October 2013. The system has helped to streamline the re-housing and bidding process.

6.3 The original 2012 business plan included an ambition to improve the sustainability of tenancies over the long term by linking up support services to more effectively prevent tenancies failing. In March 2014 a 'Housing Plus' model of housing management was approved by Cabinet which would deliver the vision for the housing service developed by Members, customers and staff, deliver services in a more effective, joined-up, tailored way to meet the individual needs of customers, help tenants maintain their tenancy and to become less dependent on more costly intervention services. A full roll-out of Housing Plus is expected in 2016 with net savings expected from 2017/18.

6.4 Reducing the high cost of estate services whilst ensuring that neighbourhoods continue to be attractive and pleasant place to live is also a key objective for the business plan and a high priority for tenants. In October 2014 Cabinet approved the integration of the grounds maintenance provision by Estate Officers into the Parks and Public Realm Service. This will release efficiencies to the HRA this year and over the next 3 years. An Estate Services review is now underway to consider the configuration of the Estate Service function which remains in the Housing and Neighbourhoods Service. This will build on a number of business plan initiatives such as the Education and Enforcement activity and investment in waste facilities.

## **7.0 Debt and Treasury Management**

7.1 Since the start of self-financing in 2012 and the splitting of the Council's debt portfolio between the HRA and General Fund the proportion of the HRA's debt portfolio at risk from interest rate increases has reduced from nearly 60% to around 40%.

7.2 The ambition of the Council to 'externalise' internal borrowing, and in so doing reduce the amount of variable rate debt further, is currently impacted by the availability of the HRA's own cash balances. As these balances are required to fund planned capital activity in the coming years, all remaining internal debt will be externalised and fixed.

## **8.0 Value for Money**

8.1 In 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. By 2014/15 these savings were achieved.

8.2 The original business plan also set a target of realising 2% savings on the repairs contract post 2014 following procurement. These savings are now being realised.

8.3 In 2013/14 £1.2m efficiency savings were built into the business plan following the decision to integrate the ALMO Sheffield Homes with the Council. By January 2015 it was reported that £1.1m of these savings had been secured.

## **9.0 Social housing rent reductions**

9.1 In the Queens speech on 27<sup>th</sup> May and the Government's Summer Budget of the 8<sup>th</sup> July there were major developments for social housing. These items included a change to national social housing rent policy.

9.2 From April 2016, registered providers of social housing will have a statutory obligation to reduce rents by 1% each year for four years. These reductions equate to around a 13% reduction in income over the life of the business plan. This results in two issues for the business plan;

- Business Plan viability (costs) over 30 years
- Potential cash flow issue in the early years of the plan

## 10.0 Objective for the 2016/17 Business Plan

- 10.1 The Council must respond to the Summer Budget by making savings to its 30 year cost base and by addressing cash flow issues which are particularly pressing in the first 5 years of the plan.
- 10.2 Reducing costs in the business plan by the total amount required may not be achieved for the 2016/17 update because of the scale of saving required. It is therefore proposed that the objective for the 2016/17 review should be to identify and approve savings and slippage options which are sufficient to move the plan to a fundable position for the next five years. Non-specific savings targets will then be applied to the business plan over the longer term to bring the plan to a viable state.
- 10.3 The priority over the coming years would be to implement the approved savings and then put in place a plan for meeting the required large scale savings over the medium- longer term.

## 11.0 Savings options for the 2016/17 update

- 11.1 It will be necessary to reduce costs over the next 5 years through budget reductions and by delaying activity into the later years. And because the reduced resource envelop might be expected to continue for the long term and because delaying investment activity is generally poor value for the plan, then the emphasis should be on budget reductions (or income generation) where possible.
- 11.2 The following table describes the HRA budgets for 2015/16.

INCOME	NET INCOME DWELLINGS	-149,427,412
	OTHER INCOME	-6,134,332
		<b>-155,561,744</b>
EXPENDITURE	INVESTMENT PROGRAMME FUNDING	49,877,917
	REPAIRS & MAINTENANCE	31,871,355
	TENANT SERVICES	59,922,336
	INTEREST REPAYMENTS	14,579,341
		<b>156,250,949</b>

- 11.3 The following section of the report sets out the current services offered under each of these headings. It is proposed that each section is considered for its potential to deliver savings to the HRA.
- 11.4 Income - Current planning assumptions

NET INCOME DWELLINGS	<ul style="list-style-type: none"> <li>• Rent – set in line with national formula</li> <li>• Vacant rent loss               <ul style="list-style-type: none"> <li>○ based on around 10% turnover and re-let time of around 40 days</li> <li>○ includes 25 concessionary lets</li> </ul> </li> </ul>
OTHER INCOME	<ul style="list-style-type: none"> <li>• Garage Rent - frozen from 2015/16 while investment takes place, then reviewed</li> <li>• Tenant Charges               <ul style="list-style-type: none"> <li>○ Burglar Alarms – recovers cost</li> <li>○ Furnished – operated as a trading account</li> <li>○ Sheltered – new charge to be implemented</li> </ul> </li> <li>• Leaseholder charges – cover caretaking,</li> </ul>

	communal cleaning, communal lighting, grounds maintenance to communal gardens <ul style="list-style-type: none"> <li>• Other income e.g. HRA Community Building income, General Fund contributions (grounds maintenance etc)</li> </ul>
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### 11.5 Investment programme - Current assumptions

ELEMENTAL REPLACEMENTS	<ul style="list-style-type: none"> <li>• Kitchens and bathrooms replaced every 20 years</li> <li>• Windows replaced every 30 years</li> <li>• Doors replaced every 25 years</li> <li>• Boilers every 15 years, full system every 30 years</li> <li>• Roofs- pitched generally every 55 years, flat every 20 years</li> </ul>
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OTHER INVESTMENT	<ul style="list-style-type: none"> <li>• Adaptations &amp; Access</li> <li>• Plastering, Internal doors</li> <li>• Communal areas</li> <li>• Environmentals (boundaries, steps, paths, hardstanding, drives etc)</li> <li>• Externals (canopies, render etc)</li> <li>• District heating</li> </ul>
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### 11.6 Repairs - Current assumptions

RESPONSIVE REPAIRS	<ul style="list-style-type: none"> <li>• Dwelling repair             <ul style="list-style-type: none"> <li>- Emergency 4h: burst pipes, gas leaks etc</li> <li>- Urgent 24h: heating loss, door locks etc</li> <li>- Appointable 25d: loose doors, leaking gutter etc</li> <li>- Planned 55d: plastering etc</li> </ul> </li> <li>• Handyperson: minor works, problem solving, target hardening</li> <li>• Other 'repair' – boiler houses, emergency lighting/ fire alarms, gas servicing etc</li> <li>• Enhanced Maintenance Allowance for area teams</li> </ul>
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*\*analysis for 16/17 now forecasts reductions based on roofs and other elemental investment*

VACANT REPAIRS	<ul style="list-style-type: none"> <li>• Around £2k per vacant, 10% turnover</li> <li>• Vacant standard (Sheff std achieved after tenancy)</li> </ul>
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OTHER BUDGETS	<ul style="list-style-type: none"> <li>• Facilities Management</li> <li>• Painting – communal painting every 5 years</li> <li>• Repairs call centre</li> </ul>
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### 11.7 Tenant Services - Current assumptions

NEIGHBOURHOOD SERVICES	<ul style="list-style-type: none"> <li>• Area Teams – Central, East, North, NW, SE &amp; SW</li> <li>• Community Engagement</li> <li>• Going Local/ Community Fund</li> <li>• Communal lighting</li> </ul>
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CITYWIDE HOUSING SERVICE	<ul style="list-style-type: none"> <li>• Temporary Accommodation, Furnished Acc, High Support</li> <li>• Access to Housing– rehousing, lettings policy etc</li> <li>• Sheltered and Older People's Living</li> <li>• Other - Digital Inclusion, City wide care alarms</li> </ul>
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INVESTMENT & REPAIRS	<ul style="list-style-type: none"> <li>• Estate management - waste management (tipping, bulkies, drystores etc), green space maintenance, garden service, block cleaning</li> <li>• Repairs / partnership services</li> <li>• Asset Management Team</li> <li>• Vacant Management (incl C Tax on vacants)</li> <li>• Housing Employability (Apprenticeships etc)</li> <li>• Leaseholder Services</li> </ul>
NEIGHBOURHOOD INTERVENTION & TENANT SUPPORT	<ul style="list-style-type: none"> <li>• Income Management– arrears collection, levy collection, financial inclusion and prevention</li> <li>• Tenancy Management and Enforcement (ASB)</li> <li>• Home ownership (Right to Buy)</li> </ul>
OTHER MANAGEMENT, SUPPORT ETC	<ul style="list-style-type: none"> <li>• Housing Plus project / implementation</li> <li>• Repairs insourcing project/ implementation</li> <li>• Housing ICT Systems</li> <li>• Office accommodation</li> <li>• Executive</li> <li>• Housing Performance and Planning</li> </ul>
BUSINESS PLANNING	<ul style="list-style-type: none"> <li>• Other Council teams/ costs (HR, Finance etc)</li> <li>• Insurance</li> <li>• Pensions</li> </ul>

11.8 Interest on debt - Interest payable on debt is a product of the debt carried by the HRA. Treasury Management decisions are made on an ongoing basis by the Council to maintain a loan portfolio which balances low borrowing costs with long term stability.

## 12.0 5 Year HRA Business Plan Cash-flow

12.1 As set out in section 9 of this report there may be a need not just to reduce costs in the business plan but also to address any cash flow pressures which emerge as a result of the rent reductions and the debt cap.

12.2 Cash flow pressures can be addressed by delaying planned activity from the five year investment programme into the later years of the plan.

## 13.0 Future risks

13.1 The key risks to the business plan in the coming years include;

Risk	Cause
Rent reductions	A significant reduction in income to the business plan caused by the Government's rent reductions for social housing must be managed in such a way as to mitigate the impact on essential repair and services.
Welfare reforms	The introduction of Universal Credit from 2016 is expected to have a significant impact on the ability of the Council to collect rent. Other reforms posing a risk to rent collection include the bedroom tax, reduction to the benefit cap and the freezing of some benefits, tax credits etc
Pay to Stay	The additional administrative burden, increased right to buy sales and voids which may result from the Government's proposed 'Pay

	to Stay' policy (further detail expected in Housing Bill) could have a significant impact on the plan.
Extension of Right to Buy	The extension of Right to Buy to Housing Association tenants and the funding of the policy through the sale of vacant council dwellings will reduce the supply of social housing in the city.
Review of security of tenure	A new government policy limiting the use of lifetime tenancies could increase voids and reduce the sustainability of social housing estates in the City.
Further changes to rent policy	National rent policy has been changed twice in 2 years. Further changes would damage the plan further whilst reducing the capacity of the Council to plan effectively for the long term.

#### 14.0 What does this mean for the people of Sheffield?

- 14.1 The Council owns approximately 40,700 homes that are home to around 47,400 people as tenants. In addition around 2,250 leaseholders also receive housing services from the Council. It is the Council's current and future tenants and leaseholders who are impacted most by the decisions made through the HRA business planning process.
- 14.2 Investment made through the Housing Revenue Account is also significant to the economy of Sheffield. The current investment programme is estimated to secure or create around 350 jobs in Sheffield with procurement strategies designed to optimise engagement with local contractors. Schemes which attract subsidy, such as the installation of photo-voltaic panels, bring new investment into the City and the Council as landlord employees around 1,000 people directly.

#### 15.0 Consultation timeline

- 15.1 The Council's immediate response to the rent reductions in the Summer Budget will be through the 2016/17 Business Plan update report. The tenant, resident and leaseholder consultation approach to be adopted this year is the product of a steer from the Housing and Neighbourhoods Advisory Panel with input from the Local Area Housing Forums.
- 15.2 Dedicated working groups meeting twice during the autumn have been established for tenant and leaseholders to consider the implications of, and the Council response to, the rent reductions. These sessions were advertised to Local Area Housing Forums, the Sheltered Forum, the Leaseholder Forum and to individual TARAs (by letter) in August and volunteers were sought. One Local Area Housing Forum requested a dedicated group for their area; others put forward nominations to mixed groups. Currently three groups are established.

DATE		EVENT	PURPOSE
Sept	24 <sup>th</sup> Sept- 5 <sup>th</sup> Oct	Tenant Working Group #1 (x3)	Consultation
Oct	8 <sup>th</sup>	Scrutiny Committee	Consultation
	22 <sup>nd</sup>	Tenant Conference	Consultation
	23 <sup>rd</sup> Oct- 2 <sup>nd</sup> Nov	Tenant Working Group #2 (x3)	Consultation
Nov/ Dec	Consideration and review		
Jan	7 <sup>th</sup>	City Wide Forum	Information/ feedback
	13 <sup>th</sup>	Cabinet	Decision recommendation
Feb	3 <sup>rd</sup>	Council	Approval



- 15.3 Tenant working groups are being supported by a wider communication to tenants to provide information on the Summer Budget implications and to give an opportunity to provide views to the Council.
- 15.4 Further consultation will be undertaken in 2016/17 and beyond as savings options are developed and brought forward.
- 15.5 A separate conversation with tenants on the Council's response to proposals in the Housing Bill will be planned when the detail from these proposals is known.

**16.0 Recommendation**

- 15.1 The Committee is asked to give views on the response to be taken by the Council to the national social housing rent reductions as set out in the Chancellor's 'Summer Budget'.
- 15.2 The Committee receives an update on the detail of the Housing Bill when this is made public this autumn and receives further updates in the New Year as the implications of the Bill and the response of the Council to the rent reductions are worked through in more detail.

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## Report to Safer and Stronger Communities Scrutiny & Policy Development Committee 8<sup>th</sup> October 2015

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**Report of:** Policy & Improvement Officer

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**Subject:** Work Programme 2015/16

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**Author of Report:** Matthew Borland, Policy and Improvement Officer  
[matthew.borland@sheffield.gov.uk](mailto:matthew.borland@sheffield.gov.uk)  
0114 273 5065

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A proposed work programme is attached at appendix 1 for the Committee's consideration and discussion

The proposed work programme aims to focus on a small number of issues, in depth. This means that the Committee will need to prioritise which issues will be included on formal meeting agendas. In doing this, the Committee may wish to reflect on the prioritisation principles attached at appendix 2 to ensure that scrutiny activity is focussed where it can add most value.

Where an issue is not appropriate for inclusion on a meeting agenda, but there is significant interest from members, the Committee can request written briefings or presentations outside of formal scrutiny meeting time.

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**The Scrutiny Committee is being asked to:**

- Comment on the proposed work programme
  - Identify priorities for inclusion on agendas
  - Identify items for written briefings
-

**Safer and Stronger Communities Scrutiny & Policy Development Committee  
Draft Work Programme 2015-16**

**Please note:** the draft work programme is a live document and so is subject to change.

Topic	Notes	Date
Community Safety	The Committee agreed to dedicate a whole meeting to Community Safety. Specific aspects to be picked up include: - An update on the reorganisation of local policing - Partner Resource Allocation Meeting (PRAM) - 101 service	February 2016
Welfare Reform	March 2015 meeting requested "officers continue to present update reports to the Committee in their current form, so that Members could request further information on specific items either when they received the report or at the subsequent meeting." The Committee may also wish to consider hearing from external organisations, e.g. Citizens Advice Bureau.	
Housing+ Model and its Implementation	A formal report on the implementation of Housing+ is proposed, following which a Committee visit would be arranged to see how implementation is working 'on the ground.'	
Tenant Engagement Update	To provide the Committee with the opportunity to comment on proposals on the approach to community engagement. This could also pick up on the Committee's request for an update on the Challenge for Change Community Engagement report it looked at in September 2014.	
Challenge for Change: Vacant Property Management	The Council Housing Service's scrutiny group Challenge for Change (made up of customers) are now concluding their fourth review looking at vacant property management and would like to present to the Safer and Stronger Communities Scrutiny Committee.	
Local Area Partnerships	The Committee has previously requested a report be presented to the Committee, with the Cabinet Member and Lead Officer being invited to attend the meeting.	
Housing Delivery	This has been identified by the Council as a performance challenge and was discussed at the	

	Overview and Scrutiny Management Committee on 30 <sup>th</sup> July 2015. The Economic and Environmental Wellbeing Committee had a Task and Finish Group on this subject in 2014/15 and an approach that involves both Committees would need to be developed.	
Committee Annual Report	A short item to comment on a draft of the Committee's section of the Scrutiny Annual Report	April 2016

### **Written Briefings 'For Information'**

**(Circulated with meeting papers, and officers do NOT attend the meeting)**

Welfare Reform	- July 2013 Committee requested "a one page update on progress with Welfare Reform issues be provided to Committee Members bi-monthly" - November 2014 Committee requested "that future reports be set out to include comparative figures, so that trends could be identified."	Every meeting
Right to Buy Update	The Committee have received a bi-monthly update on Right to Buy since November 2013.	Every meeting
Private Sector Housing Update	Following on from the Committee's discussion at the July meeting a written update is scheduled to be included in the October 2015 and February 2016 meeting papers.	October 2015 and February 2016

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The Committee's remaining meeting dates are:

- 4.00pm Thursday 3rd December 2015
- 4.00pm Thursday 4th February 2016
- 4.00pm Thursday 7th April 2016

## Selecting Scrutiny topics

This tool is designed to assist the Scrutiny Committees focus on the topics most appropriate for their scrutiny.

- **Public Interest**  
The concerns of local people should influence the issues chosen for scrutiny;
- **Ability to Change / Impact**  
Priority should be given to issues that the Committee can realistically have an impact on, and that will influence decision makers;
- **Performance**  
Priority should be given to the areas in which the Council, and other organisations (public or private) are not performing well;
- **Extent**  
Priority should be given to issues that are relevant to all or large parts of the city (geographical or communities of interest);
- **Replication / other approaches**  
Work programmes must take account of what else is happening (or has happened) in the areas being considered to avoid duplication or wasted effort. Alternatively, could another body, agency, or approach (e.g. briefing paper) more appropriately deal with the topic

### Other influencing factors

- **Cross-party** - There is the potential to reach cross-party agreement on a report and recommendations.
- **Resources**. Members with the Policy & Improvement Officer can complete the work needed in a reasonable time to achieve the required outcome



## Report to Safer & Stronger Communities Scrutiny & Policy Development Committee

8<sup>th</sup> October 2015

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**Report of:** Janet Sharpe – Director of Housing Services

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**Subject:** Right to buy update report

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**Author of Report:** Andrew Routley – Home Ownership Team Leader (2736338)

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**Summary:**

The attached report provides information about the sales receipt generated from right to buy

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**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 the update.

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**Background Papers: Not applicable**

**Category of Report:** OPEN

## 1. Introduction

1.1 The following chart provides information as to the total right to buy receipt against the forecasted receipt for the financial year 2015 / 16

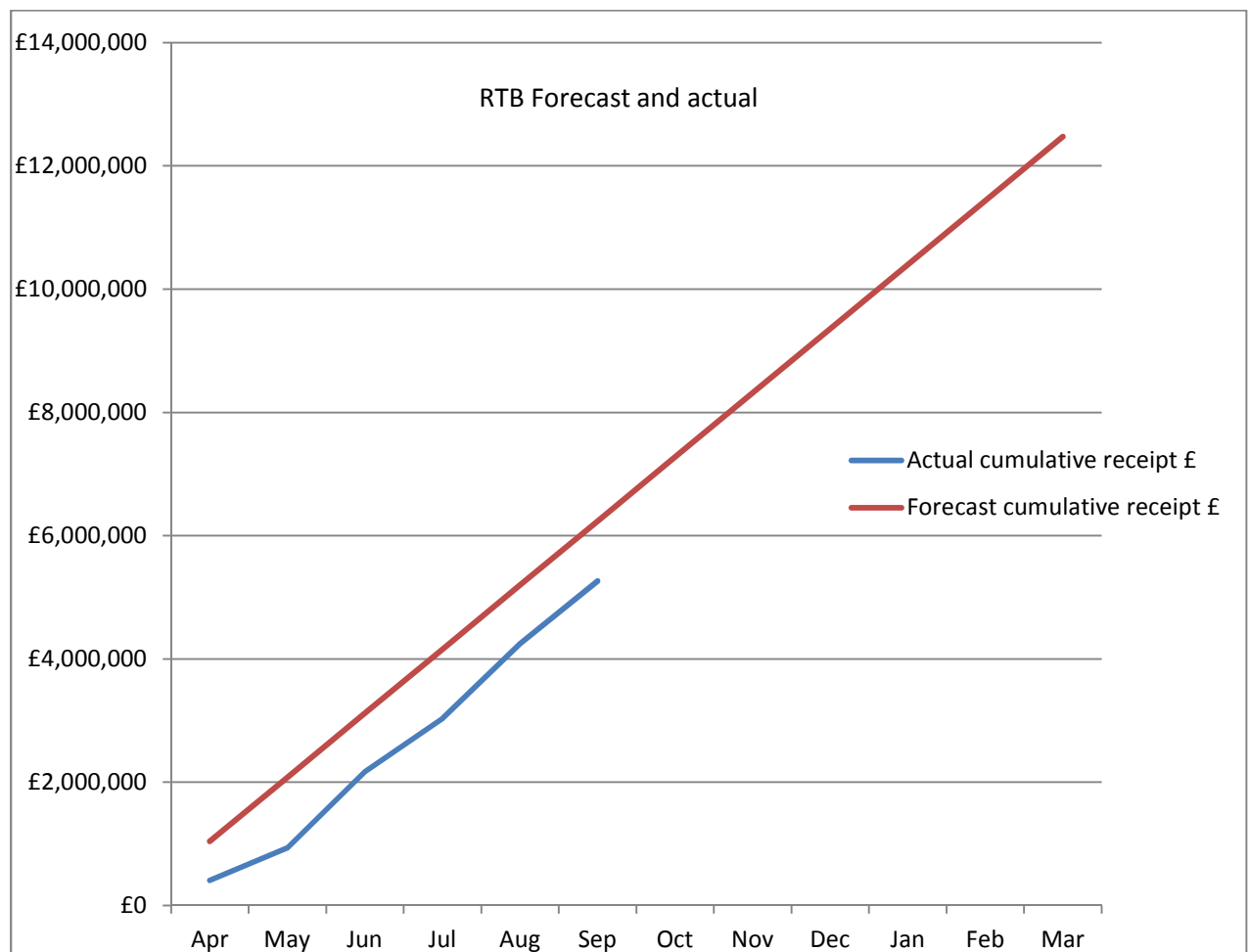
1.2 The forecast for right to buy sales for the year are:

Total sales 320

Average sale price £38,500

Total receipt £12,320,000

Average sales 26.6 per month





## **2. Activity**

2.1 To date, end of September 2015 there have been a total of 134 sales.

April sales = 11

May sales = 15

June sales = 31

July sales = 24

August sales = 28

September sales = 25

2.2 This is down on the forecasted position by 26, this is due to the low number of sales in April and May sales in the following months have remained around the average monthly forecast. October and November are historically months with above average sales which may result in a reduction in the deficit of sales.

2.3 The average sale price is slightly higher than forecast (£38,500) at £39,302.

## **3. Recommendation**

3.1 The Committee is asked to note the update.

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## Report to Safer and Stronger Communities Scrutiny & Policy Development Committee 8<sup>th</sup> October 2015

**Report of:** Janet Sharpe

**Subject:** Update on the private rented sector in Sheffield

**Author of Report:** Michelle Houston, Service Manager  
0114 2734680 or [michelle.houston@sheffield.gov.uk](mailto:michelle.houston@sheffield.gov.uk)

**Summary:**

Michelle Houston, Service Manager for Private Housing Standards attended Safer and Stronger Communities Scrutiny Committee in July 2015. It was requested that she provide a brief report to the committee in October 2015 to set out any updates since the July report.

This report provides an update on activity since July 2015.

**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	Y
Other	

The Committee are asked to note the contents of the report and to seek clarification or further information where required.

**Background Papers:**

**Report to Scrutiny July 2015 titled “The private rented sector in Sheffield”**

**Category of Report:** OPEN/CLOSED (please specify)



# **Report of the Director of Housing and Neighbourhood Services**

## **The Private Rented Sector in Sheffield**

### **1. INTRODUCTION**

1.1. Michelle Houston, Service Manager for Private Housing Standards attended Scrutiny in July 2015.

1.2. It was requested that she provide a brief report to the committee in October 2015 to set out any updates since the July report.

### **2. WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE?**

2.1. There are around 35,000 privately rented properties in Sheffield, which means that around 16% of the city's residents live in the sector.

2.2. A healthy and reasonable quality private rented housing sector is key to providing a choice and range of properties to house the people of Sheffield.

2.3. As a local authority, it is our duty to take account of and regulate the sector.

### **3 UPDATES SINCE LAST REPORT**

#### **3.1 Disposal of owner occupied property at Nether Edge**

3.1.1 The Council had worked on this property for over 10 years. It was a complex and frustrating case where an owner occupier continually did unsafe and inappropriate building work on his home.

3.1.2 The work was carried out in unsociable hours, was noisy and caused severe anti social behaviour to his neighbours.

3.1.3 The owner was aggressive, he was prosecuted for an assault on a council officer and had verbally assaulted and threatened many others.

3.1.4 For health and safety reasons, the council had to carry out emergency works on many occasions to protect the public and to rectify Building and Planning breaches. This resulted in many thousands of pounds worth of debt owed to the Council.

3.1.5 Private Housing Standards were the lead on this case for the Council and succeeded after many years to force the disposal of this property.

3.1.6 The Council's debts of over £40,000 were repaid to the Council and the property now has a new owner!

3.1.7 This is the first case in the country where this particular procedure has been used to success.

#### **3.2 Continuing prosecutions**

- 3.2.1 The service has continued to take prosecution action in the Courts for a range of housing non-compliance.
- 3.2.2 The Service Manager has raised concerns on a number of occasions regarding the disappointing fines being awarded, and the apparent lack of understanding of the legislation by Magistrates.
- 3.2.3 The Service Manager has communicated this to her Head of Service as well as the Head of Legal Services. He has assured that he will be exploring how to present this to the Courts in the hope that we can receive fines and outcomes more consistent with other towns and cities prosecuting for similar issues.
- 3.2.4 Despite this – we are continuing to use this legal action, especially as ours are criminal offences. Albeit receiving low fines, the outcome of a criminal record is often more of a deterrent. The action is also sending very strong messages out to the landlord community that these issues are being addressed and taken seriously by the Council.

### **3.3 Letting and Managing Agents Redress scheme**

- 3.3.1 We have been one of the first councils to implement this and certainly one of the first outside London to enforce it.
- 3.3.2 The lead officer has now attended the first Tribunal appeal regarding one of these cases and the outcome is due any time.

### **3.4 New Stock condition survey**

- 3.4.1 We have been working with colleagues in the housing strategy team to commission a new stock condition survey. This will provide more up to date information about the properties in the private sector, where the problems are and focus on any individual issues that need addressing.
- 3.4.2 There will be reports of the outcomes of the survey later this year.

### **3.5 Voluntary Registration scheme review to Cabinet Member**

- 3.5.1 When the Page Hall Selective Licensing scheme was designated, a surrounding area was also agreed as a voluntary registration area.
- 3.5.2 This was the idea of the landlords, rather than having Selective Licensing all way across the neighbourhood.
- 3.5.3 The scheme was an opportunity for landlords to volunteer to register themselves and their property and to achieve the standards being enforced in the Page Hall core area.
- 3.5.4 Out of around 500 properties – landlords of only 5 properties have come forward to register.
- 3.5.5 This demonstrates that landlords have not supported their own scheme to work with the Council on a voluntary basis.

3.5.6 A report is now being drawn up which will be presented to the Cabinet Member. It reviews the success of the voluntary scheme and makes recommendations as to what any follow up action should be.

3.5.7 The report is likely to be ready in November 2015.

#### **4 Recommendation**

4.1 The Committee is asked to note the updates in the report

**Michelle Houston**  
**29 September 2015**

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