

SHEFFIELD CITY COUNCIL

POLICY COMMITTEE DECISION RECORD

The following decisions were taken on Friday 17 March 2023 by the Housing Policy Committee.

Item No

6. CAPITAL FINANCE MONITORING REPORT

- 6.1 The Housing Capital Programme brings together the 30-year Asset Management and Housing Growth Strategy for Council Housing that sets out the priorities for investment and, to ensure that homes meet the Government's Decent Homes Standard and, delivery of tenants' priorities to improve the quality of homes and neighbourhoods. Investment priorities are formulated from detailed stock condition and other surveys to ensure effective planning of works, repairs intelligence, life-cycle modelling and, feedback from tenants.

The Housing Investment Programme is co-designed and agreed with tenants for Council Housing stock.

The Housing Capital Programme is split into three distinct areas of activity; Council Housing Investment (existing stock and assets) and the Council's Stock Increase Programme, funded from the Council's Housing Revenue Account, as described in the annual HRA Business Plan. There is also the Non-HRA Capital Programme which includes the Programme Management, Homes & Loans to private homes and investment in private homes. The table at 1.9 show the overall Housing Capital Programme split between Council Housing Investment, Stock Increase and Non-HRA areas of the programme.

The Director of Housing and Neighbourhood services introduced the report which outlined which provided an update of the progress against the approved 2022/23 Housing Capital Programme, this is reported regularly as part of the Council's Corporate Capital Programme to Strategy and Resources Committee normally on a quarterly basis. The report focussed on providing an update with regard to spend and progress against the 2022/23 Housing Capital Programme as at end of January 2023. The report also provided an update of the 5-year Housing Capital Programme.

- 6.2 **RESOLVED UNANIMOUSLY:** That the **Housing** Policy Committee:-

1. Note the 2022-23 Housing Capital Programme forecasting and budget position at the end of period 10.

6.3 **Reasons for Decision**

- 6.3.1 This report is to provide the Housing Policy Committee members with an update on progress against the approved 5-year approved Capital programme.

6.4 **Alternatives Considered and Rejected**

- 6.4.1 No alternative options are considered as part of this update report.

7. MODIFYING PRIVATE RENTED SOLUTIONS POLICY

7.1 The Service Manager for Supported Housing introduced the report which sought approval from the Housing Policy Committee to amend the Private Rented Solutions Policy to reduce/prevent homelessness in Sheffield and sets out proposals for how the policy will be used.

7.2 **RESOLVED UNANIMOUSLY:** That the **Housing** Policy Committee:-

1. Adopt the updated Private Rented Solutions Policy to the Appendix 2 to this report, to allow greater flexibility in use of private rented sector property for homelessness prevention and other purposes.
2. Authorise the Director of Housing and Neighbourhood Services to amend the Policy where one or more of the reasons prescribed at paragraph 8 of the PRS Policy at Appendix 2 to this report arise **subject to the removal of paragraph 8.4 of the Policy.**

7.3 **Reasons for Decision**

7.3.1 The proposed new PRS policy (Appendix 2) alleviates challenges with the current PRS policy (Appendix 1) as outlined in 1.10 and 1.11.

7.3.2 This will result in more effective use of PRS accommodation in meeting customers' housing needs, particularly around homelessness prevention.

7.4 **Alternatives Considered and Rejected**

7.4.1 The current PRS Policy (Appendix 1) could be maintained. However as noted in 1.10 there are a range of issues with the current policy.

7.4.2 The proposed officer delegation in the proposed new policy (Appendix 2) could be altered or removed. However, this would mean that any future changes to the policy, even minor, would require a full decision by Housing Policy Committee. We do not believe this would represent best use of the Council's time.

8. HOMELESSNESS PREVENTION AND ROUGH SLEEPING STRATEGY- ACTION PLAN

8.1 The Director of Housing and Neighbourhood Services introduced the report which sought approval of the draft Action Plan to implement the agreed Homelessness Prevention and Rough Sleeping Strategy 2023-28.

8.2 **RESOLVED UNANIMOUSLY:** That the **Housing** Policy Committee:-

1. Approve the current draft Action Plan for the Homelessness Prevention and Rough Sleeping Strategy 2023-28.

8.3 **Reasons for Decision**

- 8.3.1
- To address the increase in homelessness.
 - To have an Action Plan that supports the strategic city-wide approach to homelessness prevention agreed by all the key partner

8.4 Alternatives Considered and Rejected

- 8.4.1 It is a statutory requirement of the Homelessness Act 2002 to produce a Homelessness Prevention Strategy every five years. However, it is not a legal requirement to produce an Action Plan. The alternative option would be to not set out the actions, however, this comes with the risk that we could drift from the strategy's vision and targets, and not create any tangible actions on how we aim to realise the strategy.

9. GYPSY AND TRAVELLER PITCH FEES

- 9.1 The Service Manager for Supported Housing introduced the report which set out the proposal for the 2023/24 increase in pitch fees relating to Sheffield City Council's Gypsy and Traveller sites at Longacre and Redmires.

There is no nationally recommended pitch fee level for Gypsy and Traveller pitches as there is for social housing rents. It is left to the discretion of the landlord, subject to the terms of a Written Statement of Agreement between the Council and occupiers of the sites.

- 9.2 **RESOLVED UNANIMOUSLY:** That the **Housing** Policy Committee:-

1. Approve that from 15th May 2023 the fees for each pitch on the Council's Gypsy and Traveller sites at Longacre and Redmires will increase by 7%.

9.3 Reasons for Decision

- 9.3.1 The proposed increase is in accordance with the completion of the local convergence policy agreed by the Cabinet Member for Homes and Regeneration in February 2012 and the terms of the Written Statement in relation to the Mobile Homes Act 1983 agreed by him in May 2011 and issued to each occupier of both sites.

9.4 Alternatives Considered and Rejected

- 9.4.1 No increase in pitch fees in 2023/24 – this option would mean that income into the account will not keep pace with cost inflation.

10. HNS AND REPAIRS PERFORMANCE REPORT

- 10.1 The Director of Direct Services introduced the report which provided the Committee with an overview of housing performance for a range of services within the remit of the Committee. The report covered the period up to quarter 3 (October - December) of 2022/2023. The first part of the report provides an analysis of the performance, setting this within both the national and local context in which services are delivered. This part of the report also contains a detailed report about the performance of the Repairs and Maintenance Service which includes performance information up to January 2023.

More detailed appendices are included with data showing comparative data from other landlords and regulatory performance. The report allowed the Committee to

understand and comment on the performance delivery of housing services to both tenants and citizens.

10.2 **RESOLVED UNANIMOUSLY:** That the **Housing** Policy Committee:-

1. Notes the Performance Report update provided for up to quarter 3 of 2022/2023.
2. Notes the detailed performance report for the Repairs and Maintenance Service.
3. Highlights any issues of concern that they may wish to discuss in future performance reports.

10.3 **Reasons for Decision**

10.3.1 The Housing Policy Committee has delegated authority to monitor the performance of Housing services to ensure that:

- The service is delivering for tenants, and that tenant satisfaction is closely monitored.
- Limited resources are maximised due to budgetary pressures.
- The Council is delivering on corporate priorities.
- Performance information is shared with external organisations such as the Regulator of Social Housing and the Housing Ombudsman for scrutiny.

10.4 **Alternatives Considered and Rejected**

10.4.1 The Housing Policy Committee has delegated responsibility for the regular monitoring of data including performance and financial information, and the performance monitoring of Housing (public sector, private sector, and related functions) services. Therefore, no alternative options to the production of this report have been considered.

11. PRIVATE SECTOR HOUSING REGULATION

11.1 The city of Sheffield has 242,624 households of which 60,000 are privately rented properties. Improving the living conditions in private rented properties is a priority for our city. This report acknowledges resolutions made at the special meeting of the Council 14 December 2022:

- Adopting Selective Licensing schemes throughout the city, noting that issues in private sector housing have a considerable impact on social housing with badly maintained neighbourhoods leading to even greater pressure on council housing repairs, and believing that the city's neighbourhoods are being let down by rogue private landlords.

And that previously on 26 July 2022 the issue of regulation of private landlords was raised at the North East LAC resulting in a referral to the Housing Policy Committee:

- It was mentioned that the North East Community Plan had little mention of how private landlords had a devastating effect on the community. It was

added that Selective Licensing was also a total failure. Therefore, what strategic actions does the LAC intend to take.

The Service Manager for Private Housing Standards introduced the report which was for noting, it provided a detailed update on the performance of the live Selective Licensing scheme in the London Road, Abbeydale Road & Chesterfield Road (LAC) designated area. In addition, it sets out the challenges we face and the responsibilities of the Private Housing Standards team in respect of regulation of private sector housing of all tenures. And, to provide an update on the work that Private Housing Standards deliver across the city including the powers and legislation available to the service to ensure properties in the private rented sector are safe and well managed.

11.2 RESOLVED UNANIMOUSLY: That the **Housing** Policy Committee:-

1. Notes the London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing Project Highlight Report for the period 1 November 2018 to 1 February 2023.
2. Notes progress made, highlight any issues of concern or future priorities in respect of Selective Licensing
3. Notes that the London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing Final Report will be presented to the committee in December 2023

11.3 Reasons for Decision

11.3.1 Notes the London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing Project Highlight Report for the period 1 November 2018 to 1 February 2023. To note progress made, highlight any issues of concern or future priorities in respect of Selective Licensing To receive a London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing Final Report in December 2023 To set out the challenges facing the Private Housing Standards team in responding to the challenges of the city-wide condition in private sector housing in Sheffield.

11.4 Alternatives Considered and Rejected

11.4.1 None.

12. UPDATE ON PLACE SYSTEMS REVIEW

12.1 The Head of Housing and Neighbourhood Services introduced the report which updated the Committee on delays to procurement of NEC Housing and the impact on the implementation of NEC Housing. Communication and engagement with members on the implementation of NEC Housing.

12.2 RESOLVED UNANIMOUSLY: That the **Housing** Policy Committee:-

1. Note the contents of the report.

12.3 Reasons for Decision

12.3.1 Contract for the new integrated Housing Management System has now been signed with NEC Housing.

12.3.2 Revised timescales for the implementation of NEC Housing phases 1 and 2.1.

12.4 **Alternatives Considered and Rejected**

12.4.1 Not applicable.