



Tuesday, 13 February 2018

HOUSING RENTAL COMPANY COMMITTEE

A meeting of **Housing Rental Company Committee** will be held on

Wednesday, 21 February 2018

commencing at **2.00 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,
Torquay, TQ1 3DR

Members of the Committee

Councillor Thomas (D) (Chairman)

Councillor Darling (S)

Councillor Tyerman

Councillor O'Dwyer

Councillor Ellery

Councillor Robson

Councillor Parrott

A prosperous and healthy Torbay

For information relating to this meeting or to request a copy in another format or language please contact:

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HOUSING RENTAL COMPANY COMMITTEE AGENDA

1. **Apologies for Absence**
To receive apologies for absence, including notifications of any changes to the membership of the Committee.

2. **Minutes** (Pages 4 - 7)
To confirm as a correct record the Minutes of the meeting of this Committee held on 4 December 2017.

3. **Declarations of Interests**
 - (a) To receive declarations of non pecuniary interests in respect of items on this agenda

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

 - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

4. **Urgent Items**
To consider any other items that the Chairman decides are urgent.

Housing Strategy

5. **Housing Strategy Action Plan** (Pages 8 - 21)
To note the above report.

6. **Housing First Strategic Update** (To Follow)
To consider a report on the above.

7. **Housing Policy and Funding Update** (Pages 22 - 27)
To consider a report that provides a further update on changes to Government policy and funding that may impact on the delivery of the Council's Housing Strategy.

8. **Homelessness Reduction Act Overview** (To Follow)
To consider a report on the above.

Housing Rental Company Committee Reserved Matters

9. **Exclusion of the Press and Public**
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information (as defined in Schedule 12A of the Local Government Act 1972 (as amended)) is likely to be disclosed.

10. **Housing Rental Company options for registration as a Registered (housing) Provider (RP)** (Pages 28 - 32)
To consider an exempt report that will progress the Housing Rental Company and delivery of the Housing Strategy.



Minutes of the Housing Rental Company Committee

4 December 2017

-: Present :-

Councillors Lewis (C), Pentney, Robson, Sykes and Tyerman

(Also in attendance: Councillor Bye)

9. Apologies

Apologies for absence were received from Councillors Darling (S) and O'Dwyer.

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillors Lewis (C) and Sykes instead of Councillors Barnby and Thomas (D).

As Vice-Chairman Councillor Robson chaired the meeting.

10. Minutes

The Minutes of the meeting of the Housing Rental Company Committee held on 30 October 2017 were confirmed as a correct record and signed by the Chairman.

11. Urgent Items

The Committee considered the items in Minutes 17 and 18 and not included on the agenda, the Chairman being of the opinion that they were urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

12. System change to a Housing First/Housing Led system for Homelessness

Members noted a report that advised of progress on moving to a Housing First model. The Strategic Commissioning Officer informed Members that there was a growing body of evidence to suggest that the model can be successful for repeat users of services. The model considers stable housing to be the key to people being able to address issues such as drug and alcohol use, legal issues and mental and physical health needs.

To this end, an application has been made by Shekinah, Westward Housing and Torbay Council to the Nationwide Foundation, to fund a piece of work to look at how to make the change. The outcome of the bid will be known shortly and if successful work will start in early 2018.

13. Emergency Accommodation (Family Provision)

Members considered an exempt report that sought investment from the Housing Company for the purpose of discharging the local authorities responsibilities in relation to temporary accommodation for families.

Resolved

That the Housing Rental Company Committee supports the principle as set out in the submitted exempt report and requests the Director of Adult Services and Housing in consultation with the Chairman to establish the business case and determine the most cost effective route for the acquisition and development of the accommodation.

(Note: Prior to consideration of the item in Minute 13 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

14. Emergency Accommodation (Vulnerable Needs Provision)

Members considered an exempt report that sought investment from the Housing Company for the purpose of discharging the local authorities responsibilities in relation to temporary accommodation for vulnerable single adults.

Resolved

That the Housing Rental Company Committee supports the principle as set out in the submitted exempt report and requests the Director of Adult Services and Housing in consultation with the Chairman to establish the business case and determine the most cost effective route for the acquisition and development of the accommodation.

(Note: Prior to consideration of the item in Minute 14 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

15. Housing Strategy Action Plan Update

Members considered a report that set out the updated action plan. Members were advised that the action plan will require further revision once the impact of the recent Government housing and welfare policy changes including those in the Chancellor's recent budget statement had been assessed.

Members requested officers update the action plan with the number of completed affordable housing properties in order for Members to track the level of properties that are coming to fruition.

Resolved;

That the Housing Strategy Action Plan be approved.

16. Government Housing Policy

Members considered a report that aimed to set out current Government housing policy in order to determine whether the delivery of the Council's Housing Strategy needs to be redirected to make best use of the resources that are available to address housing need in Torbay.

The Director of Adult Services and Housing informed Members that over the coming months work will be undertaken to assess the implications of the latest changes tranches of which will be presented at future meetings.

17. Long Lease on Residential Units

Members considered an exempt report that proposed the Housing Company acquires, by the way of a long lease, residential properties to help meet the objectives of the Housing Strategy.

Resolved:

- i) That, subject to Council confirming the purchase, the appropriate due diligence being undertaken to ensure that the proposal will be cost neutral once the Housing Company is established, enter into a long lease with Torbay Council for the residential units at the property set out in the exempt report;
- ii) that if necessary, to authorise up to £10,000 per unit of affordable housing grant to assist in making the proposal financially viable; and
- iii) that the Housing Rental Company Committee delegate authority to the Housing Directors in consultation with the Chairman of the Housing Rental Company Committee to agree and finalise the detailed terms of this acquisition.

(Note: Prior to consideration of the item in Minute 13 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

18. Land at 286-288 Totnes Road and Redwell Lane

The Housing Rental Company Committee was consulted on a decision that was to be taken by the Chief Executive of Torbay Council. The decision sought to provide up to £100,000 from the Council's Affordable Housing budget to the Housing Company to fund the necessary works to obtain detailed planning permissions on sites at Totnes Road and Redwell Lane.

Resolved:

Approved.

(Note: Prior to consideration of the item in Minute 13 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

Chairman/woman



Meeting: Housing Rental Company Committee Date: 22nd February 2018

Wards Affected: All

Report Title: Housing Strategy Action Plan Update

Is the decision a key decision? No (delete as appropriate)

When does the decision need to be implemented?

Executive Lead Contact Details: Vic Ellery, Executive Lead for Environment - 01803 854928, vic.ellery@torbay.gov.uk; Jackie Stockman, Executive Lead for Health and Wellbeing - 01803 851255, jackie.stockman@torbay.gov.uk

Supporting Officer Contact Details: Rachel Danemann, Community Housing Strategy and Delivery Manager - 01803 2087469, rachel.danemann@torbay.gov.uk Name of Councillor, Executive Lead Title, phone number and email

1. Proposal and Introduction

1.1 The Housing Strategy Action Plan will monitor the delivery of Torbay's Housing Strategy. The updated plan is attached as Appendix 1. The RAG approach is used to identify any specific actions or projects that require reporting by exception. A refreshed Action Plan for 2018-19 will be presented to the April Housing Committee.

2. Reason for Proposal

2.1 The Housing Action Plan Updates will be co-ordinated by one of the new Community Housing Strategy Delivery Managers. Reporting on progress is clearly important, however the wide ranging nature of projects included in the Action Plan has the potential to make collecting the updates in too a frequent intervals overly burdensome and time-consuming. There is therefore a need for a balance to be struck between the time spent collating and reporting on progress against the time available to undertake the work to deliver the projects.

2.2 The current version of the Action Plans includes completed actions, for continuity. It also identifies actions where no further progress. It is intended that this document will be a responsive project focused document. Performance monitoring will also be co-ordinated in a new multi-team Performance Framework for Housing report currently under development.

3. Recommendation(s) / Proposed Decision

forward thinking, people orientated, adaptable - always with integrity.

- 3.1 It is recommended that the Housing Action Plan update is noted and updates to the Action Plan be reported to every other Housing Rental Company Committee. Specific project report updates and proposals will be prepared as required or requested.

Background Documents

Housing Strategy Action Plan as of Dec 2017

<http://www.torbay.gov.uk/DemocraticServices/documents/s45594/Housing%20Strategy%20Action%20Plan.pdf>

Appendices

Appendix 1: Housing Strategy Action Plan (02 Feb 2018)

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Previous and Current Update	Risks, Opportunities and Mitigation	RAG
Working with Housing Associations, Providers and Partners						
Engage housing and support providers in delivery of housing strategy	1	Frances Mason	April 2018	17.11.17: Housing providers are now members of multi-provider forum. 2.2.18		G
	1	Bryony Stevens and Rachel Danemann	April 2018	New action: Housing Partnership to be re-established and individual meetings set up with RPs and other key delivery partners	Clear remit for the group, and focus on deliverable projects needs to be established so it is seen as worthwhile attending. Individual meeting to discuss specific projects will complement this and enable focussed discussions.	G
Liaise with Homes England to Explore Opportunities for partnership working	1 2 9	TDA, Bryony Stevens and Rachel Danemann		05.02.18 Meeting with Homes England. Advised on RP registration and funding.	Clear liaison between TC and TDA and Homes England essential	G
Spatial Planning and Development Management						
Housing Market Assessment (SHLAA, SMHA)	1	Spatial Planning- David	2018	17.11.17: On target to begin 2018. Explore opportunities to dovetail information to augment	Likely to be impacted by: Government's response to consultation (Nov 2017) on a	G

etc.) refresh of evidence base for Torbay Local Plan review.		Pickhaver		housing evidence gathered in Joint Commissioning team. 2.2.18 Included in the work Plan of the Community Housing Strategy Delivery Managers who will input as required	proposed standard methodology for calculating housing need, possible changing of AH definitions and changes to NPPF and PPG Torbay Council submitted a consultation response.	
Ensure the provision of sufficient deliverable housing sites. The Local Plan seeks to deliver a minimum 400 homes p.a. up to 2017, and a minimum of 495 homes p.a. to 2020, alongside new employment space and infrastructure. Government policy requires a steady supply of housing sites (equating to at least a 5 year supply of housing).	1 2 4 9	Spatial Planning- Kevin Mowatt	Annual	Monitoring 2014/15 - 349 2015/16 – expected to be over 400, but final figures not available yet. Two year (rather than 3) time limits being placed on some major developments to help speed up delivery. 2.2.18: Current 5 Year Land Supply Position being reviewed and work on stalled sites prioritised.		A
		Spatial Planning- Kevin Mowatt	Ongoing	17.11.17: Continued work with landowners and developers to ensure a healthy pipeline of future projects.		G
	1 2	Bryony Stevens and Rachel Danemann	Ongoing	New action: Working with planning, review stalled sites (those granted planning permission by not yet coming forward) and identify measures to help bring them forward.		G
Work with developers to ensure early delivery of affordable homes on S106 sites.	1 2 3	Liam Montgomery, Susanne Lang	Ongoing	17.11.17: Liaison with developers is underway and takes place on all new developments.	Pace of delivery linked to market conditions.	G

Review S106 and Affordable Housing SPD to ensure it is fit for purpose.	1	David Pickhaver	Review by end of 2018	17.11.17: The council adopted a new Planning Contributions and Affordable Housing SPD in February 2017. This document reflects and adds detail to the Local Plan's requirements for affordable housing. 2.2.18 The SPD will be subject to a light touch review.	Changes to NPPF and PPG still awaited. Latest information as of 31 Jan 2018 is that changes will be Expected in Spring 2018. Government response to proposed changes to CIL also expected shortly.	G
Annual publication of our housing monitoring, showing starts and completions, brown field and green field land, and sites included in the Council's 5 year land supply.	1	Spatial Planning Zdzislawa Kunaszkiwicz		17.11.17: Annual monitoring report published by Dec 2017. 2.2.18 Housing Monitoring is undertaken annually in April for the previous financial year. The next report in April 2018 will cover 17/18 figures		G
	1	Zdzislawa Kunaszkiwicz	Part 1 register published Dec 2017 Update at least annually	17.11.17 Council is one of the Govt's (73) pilots for production of a brownfield land register. 2.2.18 We have published and maintain the brownfield register.	Changes to NPPF and PPG still awaited.	G
Establish 'virtual' housing delivery team	All	Kevin Mowat	Jan 2018	New Action 2.2.18 Initial meeting has been held and agreement in principal established.	Will possibly be affected by current review of planning services	G
Ensure viability policy and practice is maximising opportunities for affordable housing	1 9	Head of Development Management , TDA Rachel Danemann	April 2018	New Action 2.2.18 Review of policy, practice and implementation in relation to viability in Planning.	Government standard methodology may be introduced.	G
Support the progress of Neighbourhood		David Pickhaver (Paignton)		2.2.18 Neighbourhood Plans are being prepared for all the communities - Torbay, Paignton	If NPs are proposing policies that could serve to restrict housing supply.	A

Plans, particularly in relation to the allocation of Housing sites		Tracy Brooks Brixham) Andrew Gunther (Torquay)		and Brixham. All in the process of submission and completed formal publication stage. Examinations expected in Spring 2018.		
Record interest in Self-build	1	Andrew Gunther	Ongoing	2.2.18 Maintain and review Self Build Register and identify any need. A CLG return on self-build is required annually.	This issue may be picked up in changes to NPPF and PPG expected in Spring 2018	G
Prepare bid for CLG funding to support improved joint multi-disciplinary working and increase capacity	1 2 3 4 8 9 and 11			2.2.18 Three applications for CLG funding submitted.		G
Housing Company, Council Assets and Funding						
Bring Forward at least two Council owned sites for self-build, custom build and/or starter homes. Subject to the outcomes of these two (or more) pilot projects, bring forward at least two further housing projects before April 2018	2	Liam Montgomery	April 2017 to April 2018	17.11.17: Insufficient demand to warrant land release for self-build. Additional pressures on other client groups have meant that sites are being targeted towards general needs accommodation. 2.2.17 NO FURTHER ACTION Wider self-build/custom-build issues now picked up under Planning and Development Management section		Grey
Provide affordable housing grant to subsidise affordable housing delivery through Registered Providers. Provide subsidy to RPs to	2	Liam Montgomery		17.11.17: Bid has been made to HCA's Land Release Fund in November 2017 that could help accelerate delivery.		G

ensure the delivery of a variety of tenures and to unblock potentially unviable sites. Write to all RPs making them aware of grant availability for developments within Torbay.						
Use Section 106 agreements to secure the use of local construction skills in 5 major development sites	1	Spatial Planning David Pickhaver	End of March 2017	17.11.17: Policy embedded within Torbay Local Plan and Planning Contributions and Affordable Housing SPD. 2.2.18 COMPLETED		G
	1	Liam Montgomery and Pat Steward	Ongoing	17.11.17 Delivery to be secured by negotiation with developers on a site-by-site basis, and prioritised for Torbay Council/TDA led town centre regeneration sites.		G
Consider opportunities for the Housing Company to get involved in PRS	12	Bryony Stevens		Action not yet started Explore opportunities for Housing Company to provide a private and/or social lettings agency	Will need to be informed by Housing Company Business Plan	A
Consider benefits and challenges of becoming an RP		Bryony Stevens and Rachel Danemann		2.2.18 Paper detailing this issue has been prepared for Housing Rental Company Committee		G
Consider role of Housing Company is providing housing units for DASV and other particular needs		Rachel Danemann		Action not yet started	Will be informed by Housing Company delivery Plan	A

Community Housing Projects						
Spend Community Housing Fund monies in line with CHF spending commitments	1	Frances Mason		2.2.17 Community Housing Strategy Managers now in post on 2 year contracts funded by Community Housing Funding (CHF) from Government.		G
Work with community group to deliver homes Brixham Project on privately owned site	1 8 9	Bryony Stevens	April 2019	2.2.18 Brixham Community Housing Project which could include accessible/supported housing, identified as a CHF spending commitment.		A
Work with community groups to deliver community housing project in Brixham on Council owned site	1 8 9	Bryony Stevens	April 2019	2.2.18 Potential Council owned site as possible CHF spend.		A
Identify additional community housing projects	1 8 9	Bryony Stevens	April 2019	New action: 2.2.18 Meeting with community groups to explore opportunities for partnership working	HCA funding expected to be made available in 18/19 for bids. Potential for direct bidding from Community Groups who may need support and assistance to succeed.	A
Identify and delivery of development opportunities (at least 1 per Community Investment Area) Investment can be secured to pump prime projects in CIAs to help tackle socio-economic disadvantage.	1 8 9	Pat Stewart				A
Housing for People with Particular Needs						

Supporting Families and early needs assessments to Housing Options	8	Vicky McGeough		Supporting families has access to housing options database. COMPLETED		G
Develop a TCP Housing Strategy for people with learning disabilities and poor mental health	7	Justin Wiggin		Support commissioned by NHSE from Housing LIN 17.11.17: On target to complete by April 2018 2.2.18 Still on track Partners across STP Footprint are undertaking need analysis. Approach taken being tested in Torbay.	Opportunity to demonstrate joint working through the Devon LD STP. Torbay is the lead agency for this area of work.	G
Secure provision of specialist autism accommodation	7	Justin Wiggin	Testing of approach due for completion 2/2/18 Wider Devon needs analysis by end of Feb 2018. Strategy complete by April 2018 April 2019	New Action: Bid for NHSE capital to support repatriation of TCP clients. This emerged following an underspend for the April 2017 funding round. Bid submitted to enable purchase of site/redevelopment of building for autism specialist housing. Initial application well received and further information being provided. Potential to bid for another project in the March funding round.	Torbay was able to respond quickly to this funding opportunity with possible projects. NHSE seem particularly interested in the collaborative approach to design proposed as part of the bid. Funding bid success would require delivery of the project by 2019.	G

Ensure adequate supply of support and accommodation for young people aged 16-24 including care leavers, young parents and homeless young people	7	Shirley Beauchamp	April 2018 for decision to enable new commissioning by 2019	Youth Homelessness is aligned to these services and will be redesigned to reflect changes resulting from HRA17.	All YP Contracts end during 2019. Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer Impact on Corporate Parenting responsibility and Children Act Sufficiency duty Lack of appropriate move on due to affordability and availability of independent accommodation. Increasing demand on the services Impact of Welfare Reform Opportunities to pilot a Housing First Approach	R
Commission a new framework for 16+ children's placements/supported accommodation to replace Peninsula Framework provision ending 31/3/18.	7 8	Shirley Beauchamp		2.2.18 Peninsula Framework may be extended to 2019 which would facilitate a joint commission of new 16+ framework with Peninsula Partners. Seeking agreement for way forward.		A
Commissioning a range of domestic abuse and sexual violence support services including recommissioning current accommodation service	7 8 9	Shirley Beauchamp	September 2019	2.2.18 Current contract ends Sept 2018 seeking funding and waiver to extend for further year to facilitate re-commissioning due to broadening of approach to include sexual violence, and public consultation. Any accommodation needs to be fit for purpose.	Proposal for DASV to become part of Council's Policy Framework going to full Council April 2018. Anticipated new duty around providing refuge/safe accommodation for women and girls fleeing domestic abuse and sexual violence. Opportunities to pilot a Housing	A

					First Approach.	
Develop community equipment service, home improvements, disabled facilities grants and assistive technology to prolong independence at home, avoiding unplanned hospital admissions and reducing delayed transfers of care and long term placements into residential care	1	Sarah Jones	2020	17.11.17 Project and procurement plan in place and small project group set up by end Nov 2017. 22.2.18 : COMPLETED		G
Undertake full assessment of the health needs of the homeless population of Torbay	7 8	Public Health- Paul Iggulden	2016	Housing and Health Needs Assessment was completed in 2015 http://www.torbay.gov.uk/council/policies/housing-strategy/ New Action: consider the need for a refresh/inclusion of this issue within a wider Assessment.	Links into Devon STP Prevention Challenge Paper follow-up work	G
Occupational Therapist (OT) post based in the Council Housing Office to identify need and match people with disability to suitable	7 8		2017	Housing Solutions OT now employed by Home Improvement Agency		G

housing						
Re-commission a home improvement agency to support vulnerable clients in applying for disabled facilities grants	3	Sarah Jones/Tara Harris	2018	17.11.17: On track		
Undertake future demand modelling/housing needs analysis	4	Jill Yersin/Claire Truscott				
Identify housing fields on PARIS database DPT- Identify recording of housing information	4	Jill Yersin/Claire Truscott		17.11.17 This is not a priority for TSDFT		
Deliver alternative model of temporary accommodation that is sustainable and provides better outcomes for the client	5	Tara Harris	Agree Business Case by Dev 2017. Delivery by April 2018	22.2.18 Work ongoing. Verbal report to be provided to HRCC		
Explore ways to make outreach team and Safe Space sustainable	6	Debbie Freeman/Tara Harris	Jan 2019	17.11.17: On target	Current DCLG funding ends April 2019	
Explore ways to make volunteer co-ordinator posts sustainable	6	Debbie Freeman/Tara Harris	Jan 2019		Current DCLG funding ends April 2019	
Develop Recovery College in Torbay	6	Debbie Freeman/System Optimisation Group	Start Recovery College by April 2018	17.11.17: On target		
Design and deliver	7	Fran	2018	17.11.17: Requirements for		A

64 units of extra care housing. Extra care housing care and support provider tender		Mason/Bryony Stevens		Torbay Council to approve revenue funding for Extra Care if these units are to be delivered. 7.2.18: Project Group being established and investigating alternative sites.		
Improving Existing Stock						
Target poor quality accommodation and management through the Rogue Landlords Programme Service redesign	12	Tara Harris/Rob Kelly	Ongoing	Service redesign undertaken on new enforcement strategy in light of new legislation (Housing & Planning Act). 22.02.18 Ongoing joint multi agency enforcement operations taking place.	Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer	G
Prioritisation of high risk complaints about poor quality accommodation	12	Tara Harris	Ongoing	Work prioritised by vulnerability and risk. 290 requests for assistance received and 26 legal notices served	Implementation date announced for October 2018 new mandatory HMO licensing system.	G
Target Private Sector properties of highest risk, including Community Investment areas	12	Tara Harris	Ongoing	As above	Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer	G
Redesign of crisis support for rent deposits.	12	Tara Harris	April 2017	Scheme due to go live in August. Communication with landlord and letting agencies to start in July. COMPLETED		G
Target empty properties to purchase and bring back into use 150 empty properties per annum.	11	Liam Montgomery	April 2017	17.11.17: Initiative had very limited take up. NO FURTHER ACTION 22.2.18 Currently considering what role the Housing Company could play in		G

				assisting with bringing empty homes back into use.		
Explore the potential for redevelopment / reuse of care homes that want to exit the care market, to help deliver more family homes and more contemporary 'villa' homes.	11	Spatial Planning, Development Management and Joint Commissioning Team.	Ongoing	Engage with care home owners as sites become available.	Progress dependant on site becoming available. Opportunities for a more proactive approach could be considered.	A
	11	Rachel Danemann	April 2018	New action 22.2.18 Currently developing a process to ensure Community Housing Strategy Manager and JCT and are made aware of potential sites at the earliest opportunity and		
Facilitate access to energy efficiency measures through the Energy Company Obligation scheme	8	Tara Harris	April 2016	Cosy Devon work related to Central Heating Fund. Resulting in 76 installs in Devon. 12% have been in Torbay. COMPLETED		
Work in partnership with other local authorities to facilitate access to government funding for other energy efficiency measures e.g. central heating	8	Tara Harris		Part of Cosy Devon Partnership with other LA in Devon. COMPLETED	Work reliant on external funding opportunities.	



Meeting: Housing Rental Company Committee Date: 22nd February 2018

Wards Affected: All

Report Title: Housing Policy and Funding Update

Is the decision a key decision? No

When does the decision need to be implemented?

Executive Lead Contact Details: Vic Ellery, Executive Lead for Environment - 01803 854928, vic.ellery@torbay.gov.uk ; Jackie Stockman, Executive Lead for Health and Wellbeing - 01803 851255, jackie.stockman@torbay.gov.uk

Supporting Officer Contact Details: Rachel Danemann, Community Housing Strategy and Delivery Manager - 01803 2087469, rachel.danemann@torbay.gov.uk

1. Purpose and Introduction

1.1 This report provides a further update on changes to Government policy and funding that may impact on the delivery of the Council's Housing Strategy.

2. Proposed Decision

2.1 **That the Director of Adult Services and Housing ensure that actions to accommodate the proposed changes are incorporated into the refreshed 18-19 Housing Strategy Action Plan.**

3. Reason for Decision

3.1 To ensure the Council makes best of use of resources to meet its ambition and objectives and is able to respond efficiently and effectively to newly identified opportunities and policy context.

Supporting Information

4. Position

4.1 This paper provides a further update on matters reported in the Government Housing Policy of 4th Dec 2017 and some new changes following the recent Government reshuffle.

5. New names for housing bodies and the Ministry

5.1 A number of housing-related government bodies or agencies have changed their names:

- The Ministry of Housing, Communities and Local Government (MHCLG) is the new name for the Department of Communities and Local Government
- Homes England is the name of the body carrying out the function of the Homes and Communities Agency's (HCA) investment arm
- The Regulator of Social Housing (RSH) is the name of the new English regulator which will carry out the work done by the HCA's regulation arm. Both RSH and Homes England will remain legally part of the HCA until legislation is enacted to establish them as standalone bodies.
- Jeremy Hunt MP, remains Secretary of State for Health, but his brief has been expanded to include Social Care
- Sajid Javid MP remains Secretary of State for Housing, Communities and Local Government
- Dominic Raab MP has been appointed as the new Minister for Housing

5.2 Homes England is looking to move away from the old model of grant distribution to a new way of working, whereby they sit down with ambitious housing associations and working out what Homes England can do to support them with their development plans. In addition to grant, Homes England will now be able to offer finance and technical expertise, and land through the utilisation of their own compulsory purchase powers if needed. They are also in charge of disposing of vast swathes of the public land portfolio and now has direct powers to buy land.

5.3 The Council has responded to the Government Consultation on Funding for Supported People, see Appendix One

5.4 Progress has been made on the DCLG funds rough sleepers, TESH Campaign and Housing First work, see Appendix Two.

5.5 In relation to planning, the 20% increase in fees came into effect from 17 January 2018.

Appendices

Appendix One - Council response to the Government Consultation on Funding for Supported People

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1. **This paper sets out the main points of the Government’s proposals for funding for Supported Housing and the Council’s response to the consultation. The new arrangements for funding supported housing are expected to come into force from 2020.**
 - 1.1 The demise of Supporting People and current situation

The Supporting People programme was introduced in 2003 and was ring-fenced within local authority funding to provide housing-related support services for vulnerable adults. In 2009 the ring-fence around the Supporting People funding stream was removed and authorities had discretion over where to direct their funding. From 2011-12, Supporting People funding was rolled into the Formula Grant and since then there has been no specific budget allocation for Supporting People services.
 - 1.2 In November 2015 the Chancellor George Osborne announced that Housing Benefit would be capped at Local Housing Allowance (LHA) rates from 2018. Following this announcement supported housing providers warned that they would be unable to fund services under the proposed policy.
 - 1.3 In September 2016 Government announced that it would provide top-up funding to cover the shortfall between supported housing rents and the new housing benefit rates. Providers continued to express concerns that this would not provide certainty regarding long term funding.
 - 1.4 In October 2017 The Prime Minister announced that the LHA cap plan would be dropped and the Government set out its new proposals and consultation on funding supported housing.
 2. The Government’s Policy Statement and consultation
 - 2.1 The Government’s policy statement and consultation comprise two distinct proposals and consultations, one on housing costs for sheltered and extra care accommodation and the other on housing costs for short-term supported accommodation. The policy statement also refers to long-term supported accommodation as distinct from

sheltered or extra care housing, defined as being 'for those with long-term needs such as people with learning or physical disabilities, or mental ill health'.

2.2 Funding for sheltered and extra care accommodation – proposals

This type of supported housing will continue to be funded through the welfare system, either Universal Credit or Housing Benefit. Government proposes to introduce a "Sheltered Rent" from April 2020. This will be a regulated level of social rent that takes into account the higher costs of providing sheltered and extra care housing as compared to general needs housing. The gross eligible rent inclusive of service charges will be capped and regulated by the regulator of social housing. The formula proposed is Formula rent +/- 10% flexibility, plus an amount for eligible service charge up to a total which will be capped. 'Formula rent' refers to the formula currently used to set social housing rents, which is based on local rent levels and earnings.

- 2.3 Government proposes to work with the sector to determine the exact definitions of sheltered and extra care housing and to develop details of the formula. It suggests a 'banded' approach to setting eligible service charges that reflects different levels of care provided for different client groups in different types of accommodation.

3. Funding for Short-term supported housing - proposals

- 3.1 Short-term supported housing is defined as "Accommodation with support, accessed following a point of crisis or as part of a transition to living independently, and provided for a period of up to two years or until transition to suitable long term stable accommodation is found, whichever occurs first"

- 3.2 The Government proposes that 100% of short term provision will be commissioned at a local level and will be funded by local authorities through a ring-fenced block grant. The amount of grant will be set on the basis of projections of future need.

3.3 Funding for Long-term Supported Housing

The Government proposes that this type of supported housing will be funded through welfare payments (Universal Credit/Housing Benefit), but suggests that this would not be based on the Sheltered Rent formula.

3.4 Needs Assessment

Local authorities will be asked to undertake an assessment of provision and need for supported housing and to work collaboratively with local partners, including tenants, to produce a local strategy for supported housing in their area. The needs assessment and strategy should be guided by the Government's 'National Statement of Expectation for supported housing funding' a draft of which is included in the consultation. It should also link into other relevant strategies such as Health and Wellbeing Strategies. The local strategic plan should set out how the Local Authority will meet the needs of all supported housing client groups over a five-year period. In the draft Statement of Expectation reference is made to the expectation that local authorities will consider provision of a spectrum of support services, including preventative services and support in people's own home, but the consultation does not provide any detail as to how these would be arranged or funded. The draft

Statement of Expectation lists the following client groups as falling into the definition of supported housing:

- Older people with support needs;
- People with learning and physical disabilities
- Individuals and families at risk of, or recovering from homelessness;
- People recovering from drug or alcohol dependency
- Offenders and ex-offenders;
- Vulnerable young people such as care leavers or teenage parents;
- People with mental ill health
- People at risk of domestic violence.

4. The Council's Response to the consultation

4.1 The Adult Commissioning team prepared a joint response to the consultation. The Council welcomes the fact that Government is attempting to provide more clarity and certainty for future funding of supported housing. However there are a number of serious concerns that were highlighted in our response as follows:

4.2 As a general principle the categorisation of forms of supported housing according to length of stay does not reflect the reality of services or the complexity of some people's needs.

4.3 Sheltered and long term supported housing

4.3.1 The 'sheltered rent' for sheltered and extra care housing is welcome, providing that the rent levels allowed take into account the additional costs of development of specialist schemes, in the local market context, as well as the costs of providing services. It is proposed that piloting and modelling of the formula is undertaken to ensure that it will be adequate to support development of new provision.

4.3.2 Greater clarity is needed with regard to funding for long-term supported housing and how the rent arrangements will take into account the cost of development of specialist provision. There is a danger in the formula approach proposed that it will restrict rent levels so that development of new schemes for sheltered/extra care and specialist long term supported housing is not deemed viable by housing providers.

4.3.3 Further detail is needed as to how funding for preventative and floating support services will work in conjunction with this funding model, as such services would not be funded through the welfare system.

4.3.4 We are concerned that sheltered and extra care housing should not be seen as only for older people and the funding model should accommodate the development and use of this type of accommodation for a range of age groups and needs.

4.3.5 The approach proposed only appears to apply to funding for affordable housing and it is unclear how it would support provision of mixed-tenure sheltered and extra care housing.

4.4 Short-term supported housing

- 4.4.1 The approach proposed is at variance with the Government's stated support for Housing First and with Torbay Council's pilot project and ambitions to implement this approach in tackling homelessness. Distinguishing funding and provision according to length of stay is predicated on the notion of a staged approach to settlement into permanent accommodation, conditional on behavioural change by the client. The Housing First paradigm rejects this model, which has been proved to be unsuccessful in many settings. The alternative approach would be to place people with support needs into more permanent accommodation with tailored floating support services and it is unclear how the funding model proposed could accommodate this.
- 4.4.2 The ring fence approach is not trusted by the sector given past experience with Supporting People and would not provide certainty for funders or support development of new provision.
- 4.4.3 The funding approach proposed appears to remove responsibility for rent payment from the client. This is at odds with programmes to develop tenancy sustainment skills and would not aid resettlement into longer term accommodation – especially in the private rented sector.
- 4.4.4 Care leavers are by definition the parental responsibility of the Authority. We should not expect already vulnerable young people, to move into insecure accommodation again before getting a settled home.
5. Needs Assessment and monitoring
- 5.1 The Council has concerns that the resources needed to undertake the needs assessment required would not be available. It is not clear how monitoring of services would be carried out or funded.
- 2.2 The Statement of Expectation does not reflect the diversity of client groups and housing needs fully.
- 2.3 Consideration needs to be given to how these funding proposals would fit with pooling health and care budgets. Funding arrangements should recognise the role of extra care housing in health treatment and prevention and hospital discharge as well as social care and support.

Background Documents

<https://www.gov.uk/government/consultations/funding-for-supported-housing-two-consultations>

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted