



Minutes of the Housing Committee

19 November 2018

-: Present :-

Councillor Thomas (D) (Chairman)

Councillors Darling (S), O'Dwyer, Parrott, Robson, Stocks and Tyerman

(Also in attendance: Councillor Brooks)

54. Minutes

The Minutes of the Housing Committee held on 12 September 2018 were confirmed as a correct record and signed by the Chairman.

55. Housing Policy and Funding Update

The Committee considered a report that outlined recent developments and Government announcements regarding housing policy and funding for housing.

The Housing Strategy Delivery Manager informed Members that the Regulator of Social Housing had been established as a standalone organisation and was no longer part of the Homes and Communities Agency, reaffirming the Government's commitment to a strong, independent regulator of social housing.

Members attention was also drawn to the Government consultation and draft policy statement on social housing rent setting policy from 2020-21 as well as the Government announcement of £1.3 billion Land Assembly Fund and £630 million small sites fund.

Resolved:

That the Director of Adult Services and Housing ensure that actions to respond to the opportunities set out in the submitted report are progressed and incorporated into the refreshed Housing Strategy Action Plan 18-19, the Homelessness Strategy and the housing enabling work programme of the Torbay Development Agency.

56. Rough Sleepers and Housing First Update

Members noted a report that provided an update on progress with Housing First/Rapid Re-Housing and funding bids around rough sleeping. Members were advised that significant progress was being made towards not only the introduction of the Housing First service, but also to acquiring accommodation and making the necessary cultural change.

Members sought an assessment of the impact the requirement for Houses of Multiple Occupation to be licenced had had on current Council resources. Members were advised that since the scheme started in October, 25 new applications had been received with staff taking a proactive approach to encourage registration. Members requested a report be presented to the next meeting of the Housing Committee.

57. Extra Care Housing Needs Assessment and Strategy Development

Members considered a report that sought to inform them and gain their support for development of an Extra Care Housing Strategy. The report outlined demand assessment work that the Council was carrying out to develop an evidence base and understanding of the aspirations of people for housing and care in later life. It was anticipated that the demand assessment research will inform development of a cross-tenure Extra Care Housing Strategy and Supplementary Planning Document on older peoples housing.

Resolved:

- i) that the report be noted; and
- ii) that the work currently underway on extra care housing demand assessment and the development of the Extra Care Housing Strategy to provide a framework and design guidance to inform the business case for specific extra care housing sites/schemes be endorsed.

58. Transforming Care Partnership - Accommodation for Complex Clients Update

Members noted an update on the work of the Devon Transforming Care Partnership in developing appropriate accommodation with care. The Head of Partnership, People and Housing informed Members that the development of the property will be supported by specialist architects with experience of developing housing for people with learning disabilities and autism. The identification of Torbay clients to move into the property is underway. The property will be available for use from quarter 2 2019/2020 and will operate as supported living under the Torbay Supported Living Framework.

59. Care Leavers and Homeless Young People's Commissioning Proposal

Members considered a report that set out the initial proposals to develop a framework of supported accommodation and support services for young homeless people aged 16 to 25, including care leavers and those to whom the Council owes a statutory responsibility. Members were advised that an officer board had been established whose aim includes addressing the shortage of supported accommodation options for young people in transition to adulthood and increasing sufficiency of local provision. As well as addressing the Council's statutory responsibilities there was an opportunity to make savings in the cost of children's placements for young people aged 16+ by driving down costs of provision, by

commissioning a new framework of a pipeline of different services meet the Council's statutory responsibilities and suit young people's varying needs, with contributions from Joint Commissioning Team, Children's Services and Housing.

Resolved:

- i) that the direction of travel for 16+ accommodation set out in the submitted report be noted;
- ii) that the development of a partnership commissioning plan and specification for a young people's pipeline of services be supported. That a further update report be presented to the Housing Committee on 21 January 2019; and
- iii) that the Director of Adult Services and Housing be requested to determine the appropriate decision making process in order to progress the ideas set out in Section 3 of the submitted report.

60. Community Housing Fund Activity and Expenditure Update

Members noted a report that provided an update on the progress of community housing projects in Torbay and expenditure through the Council's Community Housing Fund allocation.

61. Exclusion of the Press and Public

Prior to consideration of the item in Minutes 62 and 63 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 Schedule 12A of the Local Government Act 1972 (as amended).

62. Highlight Report - Update on Four Housing Sites

Members received an update on four housing sites. Members questioned whether a planning application had been submitted and validated for the first site set out in the submitted report. Members were also supportive of the fourth site set out in the submitted report recognising the sustainability of the site.

63. Torbay Councils Housing Delivery Partner

Members considered an exempt report that set out the benefits and/or disadvantages of merging the Housing Rental Company (RentCo) into the TDA, or subsidiary, to enable relevant affordable housing schemes to be delivered at pace.

Resolved:

That in principle there appears to be clear benefits in merging the Housing Rental Company (RentCo) into the TDA, or a subsidiary of the TDA to enable relevant affordable housing schemes to be delivered at pace.

That Council be recommended:

- i) that the principle of merging the Housing Rental Company (RentCo) into the TDA, or a subsidiary of the TDA be approved, subject to further due diligence and a detailed commissioning agreement;
- ii) that the Assistant Director of Business Services be authorised to undertake further due diligence and, if appropriate, finalise a detailed commissioning agreement with the TDA for the delivery of affordable housing schemes, in consultation with the Executive Lead for Housing, the Chairman of the Housing Committee and the Section 151 Officer.

Chairman/woman
