



Minutes of the Housing Rental Company Committee

23 April 2018

-: Present :-

Councillor Thomas (D) (Chairman)

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

(Also in attendance: Councillors Haddock and Stocks)

29. Minutes

The Minutes of the Housing Rental Company Committee held on 21 February 2018 were confirmed as a correct record and signed by the Chairman.

30. Housing Strategy Action Plan

Members considered a report that set out the refreshed Housing Strategy Action Plan. Members were advised that the action plan was intended to be a responsive project focussed document, with performance monitoring being co-ordinated by a new multi-team Housing Performance Dashboard. A RAG approach had been used to identify any specific actions or projects that require reporting by exception.

Members queried the RAG rating of some 'Key Deliverable's', in particular 'Deliver alternative model of temporary accommodation that is sustainable and provides better outcomes for the client', which following discussion with the Executive Head of Community Safety should probably be an amber rating rather than green with Members requesting an update on this key deliverable at the next meeting.

Members noted the Amber RAG rating for key deliverable – 'Ensure the provision of sufficient deliverable housing sites', and suggested this deliverable should be rated red. Members also requested a briefing report on the current situation regarding the five year land supply and Government's new methodology for land supply.

Resolved:

- i) That the Housing Action Plan update be noted and that 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;
- ii) That an update on key deliverable – 'Deliver alternative model of temporary accommodation that is sustainable and provides better outcomes for the client' be presented to the next meeting; and

- iii) That a briefing report on the current situation regarding the five year land supply and Government's new methodology for land supply be presented to the next meeting.

31. Affordable Home - Deep Dive

At the Housing Rental Company Committee on 21 February 2018 Members requested further information on the following areas:

- The number of brown field and green field sites that have planning permission but are 'stalled';
- The potential density of housing that could be built on these sites;
- More in-depth detail on affordable housing numbers
- How many empty homes are there in Torbay and how long have they been empty;
- How many empty homes could be brought forward for occupation; and
- The length of time taken for housing association voids to be occupied.

Members noted a report that provided the information on the above and officers responded to Members questions.

32. Housing Monitoring and Performance Framework

The Committee considered a report that brought together key monitoring information on housing from across the Council. The Community Housing Strategy and Delivery Manager advised Members that the information will be reported in the form of a series of performance dashboards to illustrate progress and highlight any exceptions. The framework brings together existing data reported by Planning, Housing Options, TDA and council commissioners of Adult Social Care Services to inform analysis of housing need, demand, supply and delivery.

Resolved that:

- i) The format of the Housing Delivery and Monitoring Framework Dashboards be agreed subject to the following amendments:
 - a) Inclusion of KPI's regarding the number of care leavers who require housing support from the Council;
 - b) Where possible data collection range is for a particular period;
 - c) The homeless dashboard be presented on a monthly basis;
 - d) Each KPI be numbered.
- ii) The dashboards be presented to the Housing Rental Company Committee quarterly. The annual report will draw together data from annual returns which are provided at the end of the financial year, and summarise performance against agreed targets;

- iii) The Housing Officer Group monitors performance on a quarterly basis to identify any areas of success to be highlighted and exceptions to be escalated to the Housing Rental Company Committee.

33. Housing Policy and Funding Update

Members considered a report that provided a further update on changes to Government policy and funding that may impact on the delivery of the Council's Housing Strategy.

Resolved:

That the Director of Adult Services and Housing ensure that actions to accommodate these proposed changes are incorporated into the refreshed Housing Strategy Action Plan 2018-2019.

34. Housing First Update

Members considered an interim report from Crisis, Crisis had been commissioned to evaluate the system around homelessness in Torbay to assess the feasibility of providing Housing First to improve outcomes. The evaluation was prompted by concerns around rising levels of homelessness, rough sleeping and street based anti-social behaviour in Torbay.

Members expressed concern regarding the 'open ended' feel of housing first, the potential savings created within the wider system and whether such a service could result in Torbay importing other authorities issues and whether there were mechanisms to hold other authorities to account should the situation arise. The Director of Adult Services and Housing informed Members that a housing first approach is unlikely to produce material savings but will help alleviate pressure on services that could be used to assist others. With regards to other authorities the Director of Adult Services and Housing informed the Committee that she had spoken with colleagues in Devon to consider the appetite to adopt a whole county approach to Housing First.

35. Exclusion of the Press and Public

Prior to consideration of the item in Minute 36 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 paragraphs 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

36. Housing Rental Company Business Plan

The Director of Adult Services and Housing gave an exempt presentation on the business case. The first phase included a smaller set of initiatives which if Members were minded to pursue would require amendments to the Policy Framework with regards of the length of the asset and the enabling function.

Members supported the direction of travel and requested:

- i) clarity regarding the term 'cost neutral'; and
- ii) the Director of Adult Services and Housing regularly meet with the Housing Rental Company Committee Chairman and Executive Lead responsible for Housing until such time amendments are made to the Housing Company Policy Framework and business case have been approved.

Chairman/woman
