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RUSHMOOR BOROUGH COUNCIL

CABINET

*at the Council Offices, Farnborough on
Tuesday, 10th January, 2017 at 7.00 pm
in Concorde Room, Council Offices, Farnborough*

To:

Councillor D.E. Clifford, Leader of the Council
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation
Portfolio

Councillor Sue Carter, Leisure and Youth Portfolio
Councillor Barbara Hurst, Health and Housing Portfolio
Councillor G.B. Lyon, Concessions and Community Support Portfolio
Councillor P.G. Taylor, Corporate Services Portfolio
Councillor M.J. Tennant, Environment and Service Delivery Portfolio

Enquiries regarding this agenda should be referred to Chris Todd, Democratic
Services, Democratic and Customer Services on 01252 398825 or e-mail:
chris.todd@rushmoor.gov.uk

A full copy of this agenda can be found here:
www.rushmoor.gov.uk/

AGENDA

1. **MINUTES** – (Pages 1 - 6)

To confirm the Minutes of the Meeting held on 13th December, 2016 (copy attached).

2. **COUNCIL TAX SUPPORT SCHEME 2017/18** – (Pages 7 - 38)
(Concessions and Community Support)

To consider the Head of Financial Services' Report No. FIN1701 (copy attached), regarding responses to the public consultation and the recommendation to the Council of an amended Scheme for the 2017/18 financial year.

3. **FOLLOW UP FROM AUDIT RESULTS REPORT** – (Pages 39 - 42)
(Corporate Services)

To consider the Head of Financial Services' Report No. FIN1702 (copy attached), which sets out a proposed response to an issue raised by Ernst & Young in their annual Audit Results Report.

4. **APPLICATIONS FOR DISCRETIONARY RATE RELIEF** – (Pages 43 - 52)
(Concessions and Community Support)

To consider the Head of Financial Services' Report No. FIN1703 (copy attached), which gives details of applications for discretionary rate relief.

5. **HOUSING AND HOMELESSNESS STRATEGY** – (Pages 53 - 166)
(Health and Housing)

To consider the Head of Environmental Health and Housing's Report No. EHH1701 (copy attached), which sets out the Council's proposed new Housing and Homelessness Strategy.

6. **GRANTS TO VOLUNTARY ORGANISATIONS** – (Pages 167 - 170)
(Concessions and Community Support)

To consider the Head of Community and Environmental Services' Report No. COMM1702 (copy attached), which sets out applications for grants from voluntary organisations.

7. **RENT RELIEF TO VOLUNTARY ORGANISATIONS** – (Pages 171 - 202)
(Concessions and Community Support)

To consider the Head of Community and Environmental Services' Report No. COMM1701 (copy attached), which sets out the findings of a recent review of the rent relief provided to voluntary organisations that lease land and/or buildings from the Council.

8. **COMMUNITY DEVELOPMENT - STAFF CHANGES AND REVIEW OF PLAYSCHMES** – (Pages 203 - 214)
(Leisure and Youth)

To consider the Head of Community and Environmental Services' Report No. COMM1703 (copy attached), which sets out proposed changes to the staffing within the Community Development Team and the findings of a recent review of the Council's playschemes.

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RUSHMOOR BOROUGH COUNCIL

CABINET

Tuesday, 13th December, 2016 at 7.00 p.m.
at the Council Offices, Farnborough

Councillor D.E. Clifford (Leader of the Council)
Councillor K.H. Muschamp (Deputy Leader and Business, Safety and
Regulation Portfolio)

a Councillor Sue Carter (Leisure and Youth Portfolio)
Councillor Barbara Hurst (Health and Housing Portfolio)
Councillor G.B. Lyon (Concessions and Community Support Portfolio)
Councillor P.G. Taylor (Corporate Services Portfolio)
Councillor M.J. Tennant (Environment and Service Delivery Portfolio)

An apology for absence was submitted on behalf of Councillor Sue Carter.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **29th December, 2016**.

69. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 15th November, 2016 were confirmed and signed by the Chairman.

70. **TREASURY MANAGEMENT OPERATIONS MID-YEAR REPORT 2015/16 –**
(Corporate Services)

The Cabinet received the Head of Financial Services' Report No. FIN1626, which set out the main activities of the treasury management operations during the first half of 2016/17 and provided an update on the current economic conditions affecting treasury management decisions. The appendix to the Report showed the actual prudential indicators relating to

capital and treasury activities for the first half of 2016/17 and compared these to the indicators which had been set in the Annual Treasury Management Strategy for the year, which had been approved by the Council in February, 2016.

The Cabinet was informed that the Council had continued to receive treasury management advice from Arlingclose Limited, who provided advice to around 25% of local authorities. It was noted that the result of the referendum on European Union membership in June, 2016 had had a significant effect on projections of domestic economic growth. It was also explained that the Council had now began borrowing to finance the acquisition of income yielding investment properties. The Report set out a summary of the Council's investment activity in the first half of 2016/17.

In response to a question, it was confirmed that the Council would continue to maintain a diverse range of types of investment in order to maintain a balanced and resilient portfolio.

The Cabinet NOTED the Council's treasury management operations in the first half of 2016/17, as set out in the Head of Financial Services' Report No. FIN1626.

71. **PERFORMANCE UPDATE REPORT TO END NOVEMBER 2016 –**
(Leader of the Council)

The Cabinet received the Directors' Management Board's Report No. DMB1606, which set out performance monitoring information for the first half of 2016/17, with further updates where relevant.

The Chief Executive explained that a major review of the Council's priorities had been undertaken, based on the concept of "Listen, Learn and Deliver – Better". The Council now had four new priorities underpinning its stated purpose of "Rushmoor Borough Council, working with others to improve the quality of people's lives". These were:

- Sustaining a thriving economy and boosting local business
- Supporting and empowering our communities and meeting local needs
- Cleaner, greener and more cultural Rushmoor
- Financially sound with services fit for the future

It was reported that, against each priority, the majority of indicators showed good progress, with very few 'red' areas. Members queried in which areas the 'red' indicators were located and also sought and obtained confirmation that the targets that had been set had been sufficiently demanding.

The Cabinet NOTED the Directors' Management Board Report No. DMB1606 and the performance in the first six months of the 2016/17 municipal year.

72. **SCRAP METAL DEALERS – FEES AND CHARGES –**
(Business, Safety and Regulation)

The Cabinet considered the Head of Environmental Health and Housing's Report No. EHH1626, which recommended new charges for licences in respect of scrap metal and vehicle recycling activities and proposed an approach for the setting of fees in future years.

The Cabinet was informed that the setting of fees for both site and collectors' licences had come about as a result of the Scrap Metal Dealers Act 2013, which had created an improved regulatory regime for the scrap metal recycling and vehicle dismantling industries. The Report set out how the proposed charges had been calculated and also the reasons for seeking a change to the Council's Scheme of Delegation to allow officers to continue to administer this licensing regime.

Following a question from a Member, it was confirmed that these fees would be added to the Council's overall fees and charges schedule and updated annually, as agreed at the Cabinet meeting on 15th November, 2016.

The Cabinet RESOLVED that

- (i) the approach used in setting the fees and the recommended level of fees for both site and collector's licences, as set out in Appendix 1 of the Head of Environmental Health and Housing's Report No. EHH1626, be approved; and
- (ii) the updating of the Council's Scheme of Delegation, to reflect the changes introduced by the Act, be approved.

73. **REVIEW OF COUNCIL'S HUMAN RESOURCES POLICIES –**
(Corporate Services)

The Cabinet considered the Corporate Director's Report No. CD1606, which set out updates made to the Council's Dignity at Work and Organisational Change policies. Members were informed that the Human Resources team were in the process of updating all of the Council's human resources policies. The proposed changes for the two policies in question were set out in the Report. The Report also set out a request that, in future, any minor changes to other policies should be agreed by the Chief Executive, in consultation with the Cabinet Member for Corporate Services. During questioning, it was agreed that any significant changes to policies would be referred to the Cabinet and that the Council would continue to demonstrate its approach of openness with its staff in relation to human resources issues.

The Cabinet RESOLVED that

- (i) the revised Dignity at Work and Organisational Change policies, as set out in the appendices to the Corporate Director's Report No. CD1606, be approved;
- (ii) the Chief Executive, in consultation with the Cabinet Member for Corporate Services, be authorised to agree future updates to existing human resources policies; and
- (iii) consequential changes to the Council's Constitution, to reflect any changes made, be approved.

74. **HIGH STREET MULTI-STOREY CAR PARK, ALDERSHOT –**
(Corporate Services / Environment and Service Delivery)

The Cabinet considered the Solicitor to the Council's Report No. LEG1616, which set out a proposal for the redevelopment of the High Street Multi-Storey Car Park, Aldershot, as part of the Galleries redevelopment. The Report set out details of the proposal, which would include the provision of a Council operated public car park within phase one of the Galleries redevelopment scheme. It was confirmed that there were structural problems with the existing car park and that it had reached the end of its useful life. Members were reminded that the Council was required to obtain best value when disposing of its assets and, therefore, the terms of any financial offer would be assessed by the District Valuer and the results of this would be presented to the Cabinet before any deal was agreed.

The Cabinet discussed the proposals and expressed support for the regeneration of this key site in Aldershot. Members stressed the need, however, for the car park to be re-provided at an early stage of the redevelopment and requested that this should be clearly stated in the development agreement.

The Cabinet RESOLVED that the disposal of the High Street Multi-Storey Car Park to the developer, upon the grant by long lease of public parking for up to 300 spaces within phase one of the Galleries redevelopment, be approved, subject to:

- either an independent valuer agreeing that the terms of the agreement provided best value or a further decision of the Cabinet that any disposal at an undervalue not exceeding £2 million would help to secure the improvement of the economic or environmental well being of Aldershot;
- the Solicitor of the Council agreeing the terms of the development agreement; and
- the developer meeting the Council's reasonable legal and valuation costs.

75. **FIRST WESSEX COVENANT ISSUES AND DISPOSALS –**
(Corporate Services)

The Cabinet considered the Solicitor to the Council's Report No. LEG1615, which sought authority for the disposal of 69 garage sites owned by First Wessex to Hampshire Garage Investments Limited.

Members heard that the Hampshire Garage Investments Limited would give the Council the same covenant as currently with First Wessex. This would mean that, if the sites were redeveloped in the future, the Council would seek a share of the increased value of the site as a condition of granting its consent for the disposals. It was reported that Hampshire Garage Investments Limited would actively market the garage stock to increase letting, which currently stood at 21%. It was noted that this matter had been considered by the Community Policy and Review Panel.

The Cabinet RESOLVED that the Solicitor to the Council be authorised to consent to First Wessex transferring the 69 garage sites, as set out in the appendix to the Solicitor to the Council's Report No. LEG1615, to Hampshire Garage Investments Limited, subject to:

- the completion of a deed of covenant from Hampshire Garage Investments Limited agreeing not to transfer, whether freehold or long leasehold, or otherwise redevelop the garage sites (other than for garaging or parking) without the Council's consent;
- First Wessex entering into an agreement with the Council to ring fence the capital receipt to provide housing within the Borough; and
- payment of Council's legal fees by First Wessex in connection with the matter.

The Meeting closed at 7.49 p.m.

COUNCILLOR D.E. CLIFFORD
LEADER OF THE COUNCIL

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AGENDA ITEM No. 2

CABINET

HEAD OF FINANCIAL SERVICES

10 JANUARY 2017

REPORT NO. FIN1701

KEY DECISION? NO

COUNCIL TAX SUPPORT SCHEME 2017/18

SUMMARY:

This report proposes some minor, technical changes to the Council Tax Support Scheme following the recent public consultation exercise and recommendations from the Council's Welfare Reform Task and Finish Group.

RECOMMENDATIONS:

That Cabinet recommend the changes to the Council Tax Support Scheme for 2017/18, as set out in the report, to Council for approval at their meeting of 25th January 2017.

1. INTRODUCTION

- 1.1 On the 18th October 2016, the Cabinet gave its approval to undertake a public consultation exercise in respect of the Council's Council Tax Support scheme (CTSS) in order to inform any decision to amend the scheme for 2017/18. The consultation has now closed and the results have been collated and summarised in the attached report for Cabinet's consideration. The Welfare Reform Task and Finish group, who continue to oversee the operation of the scheme, have also reviewed the results and their recommendations and comments are set out in the report.

2. BACKGROUND

- 2.1 Since 2013/14, local authorities have been running their own, locally agreed, Council Tax Support Schemes, replacing the previous national Council Tax Benefit Regulations. The Council has the freedom to set its own local scheme, based on local circumstance and need, other than for pensioners who must be provided with the same level of support as under the previous national arrangements.
- 2.2 For 2016/17, the Council made a number of changes to its CTS scheme in respect of working age recipients, as follows:
- An increase to the minimum contribution from 8% to 10%

- Removal of the Family Premium for all new claims, in line with other benefits
 - Reduction in the savings threshold from £16k to £6k
 - Maximum support restricted to Band D level for Bands E to H
 - Reduction in backdating awards from 13 weeks, to a maximum of 4 weeks
- 2.3 The Welfare Reform group continues to monitor the effect of these changes on those in receipt of support in order to build up an evidential basis for any future suggested changes to the scheme. At the point of reviewing the scheme for 2017/18, it was felt that there had been insufficient time to draw sound conclusions on the effects of last year's changes and therefore no major changes to the scheme were recommended.
- 2.4 However, it has been the practice since the establishment of Rushmoor's scheme to consider harmonising the CTSS scheme with changes being proposed in the broader welfare system, either to Universal Credit or to Housing Benefit legislation. This simplifies administration and provides greater clarity for recipients.
- 2.5 Cabinet agreed at its meeting of 18th October to consult on a number of such alignments. These were predominantly technical changes, which would affect relatively small numbers within the scheme.

3. RESULTS OF THE CONSULTATION EXERCISE

- 3.1 The consultation period ran for just over 5 weeks, from Friday 4th November until Sunday 11th December 2016.
- 3.2 The survey method was primarily via an online survey available on the Council's website and promoted on social media via Twitter and Facebook posts. It was also available in paper format at the Council offices, Rushmoor Citizens Advice (Aldershot and Farnborough) and First Wessex's office in Aldershot.
- 3.3 A total of 84 responses were received, all online, with 9 of the respondents indicating that they were currently in receipt of Council Tax Support.
- 3.4 Attached at Appendix 1 is the detailed consultation report, which includes a copy of the survey itself.
- 3.5 The following options were consulted on, which were largely technical amendments to bring the scheme in line with other benefit regulations:
- Change to the temporary absence period for which CTS will be paid
 - A change to arrangements for those receiving the work-related activity group component (WRAG) within their Employment Support Allowance (ESA) or Housing Benefit (HB)

- A change to align the CTSS with Housing Benefit and Universal Credit in the way that those who receive carers allowances are treated
- A disregard of 70% of the new postgraduate student loan when calculating entitlement to CTSS

3.6 To demonstrate good practice and avoid any legal challenge around process, any recommendations for change to the scheme should centre on the issues consulted upon and evidence that the changes take into account the responses received.

4. RECOMMENDATIONS OF THE WELFARE REFORM TASK AND FINISH GROUP (WRT&FG)

4.1 The cross-party Member Group has continued to meet throughout the year, monitoring the impact of Welfare Reform and of the CTS Scheme in particular, on our residents. The Group’s meeting on 15th December 2016 centred on the detailed consultation responses and preparing a series of recommendations for Cabinet.

4.2 The Group recommended that all four changes consulted on should be implemented from 1st April 2017. The following table sets out the recommendations with a rationale for each and any additional comments from the Group.

Recommendations	Rationale/Comments
To reduce the time a person can be absent at one time from Great Britain and still get Council Tax Support, to four weeks	This change would bring the Council Tax Support Scheme in line with recent changes to Housing Benefit rules, making it easier and more cost-effective to administer and easier for users to understand. There are some exceptions for certain occupations, such as the armed forces. Extensions can be granted in specific cases relating to bereavement or receipt of medical treatment. The local Nepalese population would be most likely to be affected by the change but this is mitigated by the fact that this cohort has had significant engagement relating to the same change in Housing Benefit rules (which came into effect in July 2016) and has largely adjusted to the change. The WRT&FG requested input into the communications with the Nepalese community, which would broadly follow the earlier communication of changes to the HB rules. The

	change was supported by 89.2% of the valid responses to this question while 8.4% disagreed.
To remove the work-related activity payment for new claimants of Employment and Support Allowance (ESA) when we calculate Council Tax support.	From April 2017, anyone applying for ESA for the first time, who is put into the work-related activity group, will not receive a work-related activity payment in their ESA. Housing Benefit calculations will therefore no longer include this amount. Bringing CTSS in line with HB simplifies the administration of the system and is easier for customers to understand. Removing the work-related activity payment reduces the claimants income and therefore increases the amount of CTS they are entitled to (if they are not already at the maximum level of support). This change was supported by 68.88% of the valid responses to this question while 8.8% disagreed. 22.5% remained neutral perhaps due to the technical nature of the change and the very limited numbers that it would affect.
To remove the Severe Disability Premium (SDP) from CTS calculations when the claimant is being looked after by someone in receipt of the carer's element of Universal Credit.	Again, this technical change brings the scheme into line with HB, making it easier for us to administer and for claimants to understand. While removing the SDP from the calculation for CTS reduces the support to the claimant, the loss in CTS will be paid to the carer within their Universal Credit. This avoids paying for the same care twice. This change was supported by 59.3% of the valid responses to this question while 30.9% disagreed.
To disregard 70% of the new postgraduate student loan when calculating entitlement to CTSS	The Government has adjusted all welfare benefits to disregard 70% of the new postgraduate loan when calculating income, in order to recognise the amount that the student will spend on study expenses, such as books and travel. This improves the position for students in receipt of this grant, giving them greater entitlement to support. This change was supported by 77.8% of the valid responses to

	this question while 22.2% disagreed.
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5. IMPLICATIONS OF PROPOSED COURSE OF ACTION

Risk

- 5.1 The main risks to the Council in respect of this report are around not meeting its legal obligations in terms of the timescale for setting its scheme and for undertaking appropriate public consultation on any changes to the scheme. These risks have been mitigated in the following way:
- 5.2 The Council is obliged to set its Council Tax Support Scheme by 31st January each year. A special meeting of the Council has been arranged for 25th January 2017 to consider the scheme and any proposed changes.
- 5.3 The recommendations in this report are supported by the results of the public consultation carried out during November and December, and attached at Appendix 1.

Financial and Resource Implications

- 5.4 Financial and Resource implications are minimal. The scheme will be more cost effective to administer if it is aligned with Housing Benefit regulations.

Equalities Impact

- 5.5 A draft Equality Impact Assessment is attached at Appendix 2, which sets out the key issues. The main mitigation described centres around the potential for impact regarding the change to the temporary absence arrangements.

Other

- 5.6 The impact on claimants of CTS will continue to be monitored by the Welfare Reform Task and Finish Group. The numbers of claimants affected by the proposed changes is expected to be low, particularly in respect of proposals 2 - 4.

6. CONCLUSIONS

- 6.1 The Council's CTSS has proved effective since its implementation in April 2013 with a sound review process continuously undertaken by the Welfare Reform Task and Finish Group, based on data and evidence collected over time.
- 6.2 The WRT&FG has carefully considered a range of options for potential change and following Cabinet endorsement, these have been tested by public consultation.

- 6.3 The public consultation indicates broad support for some modest changes to Rushmoor's CTSS, of a mainly technical nature that brings CTSS in line with other Welfare benefits.
- 6.4 The WRT&FG recommend that Cabinet put these changes to full Council for their consideration in January.

CONTACT DETAILS:

Amanda Fahey

01252 398440

amanda.fahey@rushmoor.gov.uk

Changes to the Council Tax Support Scheme

December 2016

Consultation report by Strategy, Performance and Partnerships for
Financial Services

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Executive summary

The survey has been designed to consult on four proposals for changes to the council tax support scheme, as follows:

- Proposal 1 – to reduce the time a person can be absent at one time from Great Britain and still get council tax support
- Proposal 2 – to remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support
- Proposal 3 – to remove the Severe Disability Premium from council tax support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit
- Proposal 4 – to disregard 70% of the new postgraduate student loan in council tax support calculations

The survey was primarily an online survey and the response rate was quite low, with only 84 responses to the survey and only nine of them indicated that they were currently receiving council tax support. This may have been due to the survey being complicated to understand, or a lack of interest in the survey due to lack of impact of the proposals or the method of how the survey was carried out.

There was agreement for all of the proposals put forward by the consultation, the highest level of support was for Proposal 1, 89.2% (74 people) of respondents agreed and agreed strongly to Proposal 1 (to reduce the time a person can be absent at one time from Great Britain and still get council tax support). The second highest level of support was for Proposal 4, 74.1% (60 people) of respondents agreed and agreed strongly to Proposal 4 (to disregard 70% of the new postgraduate student loan in council tax support calculations). The third highest level of support was for Proposal 2, 68.8% (55 people) of respondents agreed and agreed strongly to Proposal 2 (to remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support). The lower level of support was for Proposal 3, 59.3% (48 people) of respondents agreed and agreed strongly to Proposal 3 – to remove the Severe Disability Premium from council tax support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit.

Only nine out of the 84 that filled in the survey identified that they were receiving council tax support and the only proposal that more disagreed with than agreed was Proposal 3, three respondents agreed and agreed strongly to this proposal and four respondents disagreed and disagreed strongly to this proposal. The other two respondents either ticked 'I don't know' or 'neither agree or disagree'.

Introduction

Council tax support helps people on a low income pay their council tax bill by reducing the amount they have to pay. Rushmoor is considering changes to the scheme. The proposed changes are not designed to be money-saving measures but would keep the council tax support scheme in line with the Government's housing benefit and Universal Credit schemes, making it easier and more cost-effective to administer and easier for users to understand.

The survey has been designed to consult on four proposals:

- Proposal 1 – to reduce the time a person can be absent at one time from Great Britain and still get council tax support
- Proposal 2 – to remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support
- Proposal 3 – to remove the Severe Disability Premium from council tax support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit
- Proposal 4 – to disregard 70% of the new postgraduate student loan in council tax support calculations

The changes, if agreed, would only affect people of working age, who receive council tax support from April 2017.

Method

The survey method was via an online survey available on the Council's website, this was promoted on social media via Twitter and Facebook posts. In total 84 people filled in the online survey.

In addition, paper copies (Appendix A) were available in the Council's reception area, Rushmoor's Citizens Advice Bureaus and Frist Wessex's reception area, no one filled in a paper copy of the survey.

The survey ran from Friday 4th November until the Sunday 11th December 2016.

Response rate

Overall, 84 people filled in the survey. Of those, nine identified that they currently receive council tax support and 69 identified that they did not receive council tax support. Two did not know if they received council tax support and four did not answer this question.

The responses rate is quite low but this may have been due to the survey being too complicated to understand, or a lack of interest in the survey due to lack of impact of the proposals or the method of how the survey was carried out.

Characteristics of the respondents

Council tax support

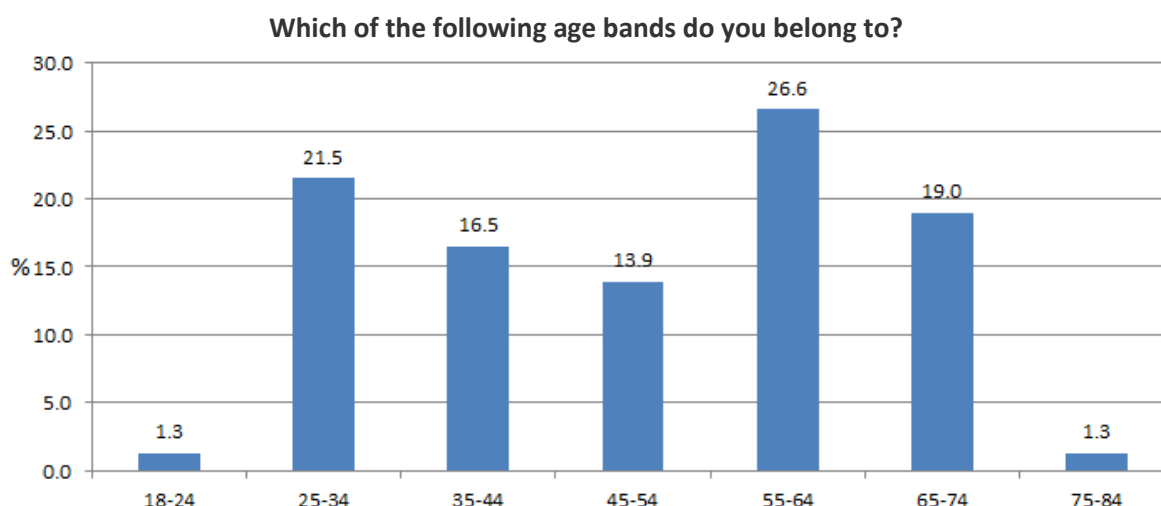
In total, there were 80 valid responses to the question 'Do you receive council tax support?' 69 (86.3%) indicated that they did not receive council tax support, nine (11.3%) indicated that they did receive council tax support and two indicated that they did not know (2.5%).

Gender

In total 80 respondents filled in the question 'What is your gender?' 48 (60%) of respondents indicated they were female and 32 (40%) of respondents indicated they were male.

Age group

In total 81 respondents filled in the question 'Which of the following age bands do you belong to?' with two respondents indicating that they preferred not so say. The largest age group was the 55-64 year olds with 26.6% of respondents (21) being this age.



Conditions or disabilities, which limit daily activities

In total 80 respondents filled in the question 'Do you consider yourself to have any conditions or disabilities which limit your daily activities?' 58 (72.5%) respondents indicated that they did not have any conditions or disabilities, which limit daily activities and 16 (20.0%), indicated that they did have conditions or disabilities, which limit daily activities. Six (7.2%) respondents indicated that they preferred not to say.

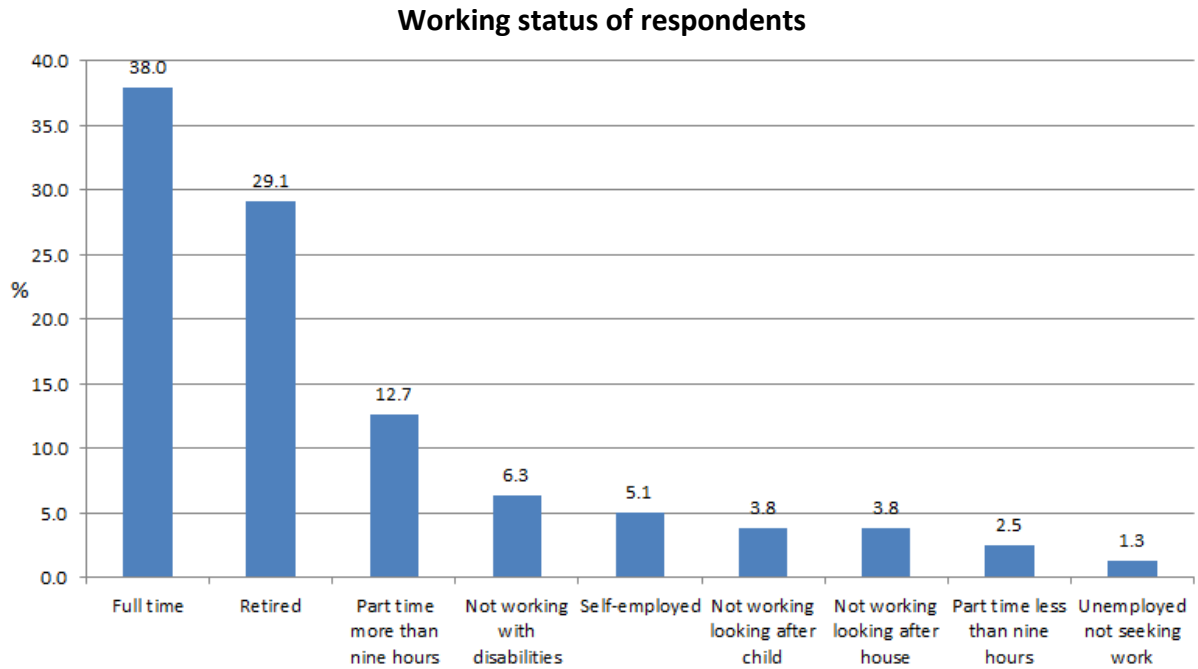
Ethnic group

In total 81 respondents filled in the question 'What is your ethnic group?' with 66 (81.5%) of them identified themselves as white British. Six (7.4%) respondents identified themselves as any other white background, five (6.2%) respondents identified themselves as Asian or Asian

British - Nepali, one (1.2%) respondent identified themselves as Asian or Asian British - Pakistani, one (1.2%) respondent identified themselves as black or black British - African, one (1.2%) respondent identified themselves as white - Irish and one (1.2%) respondent preferred not to say what ethnic group they were.

Working status

In total 79 respondents filled in the question ‘What is your working status’ with the largest group being in full time employment (38% - 30 respondents).



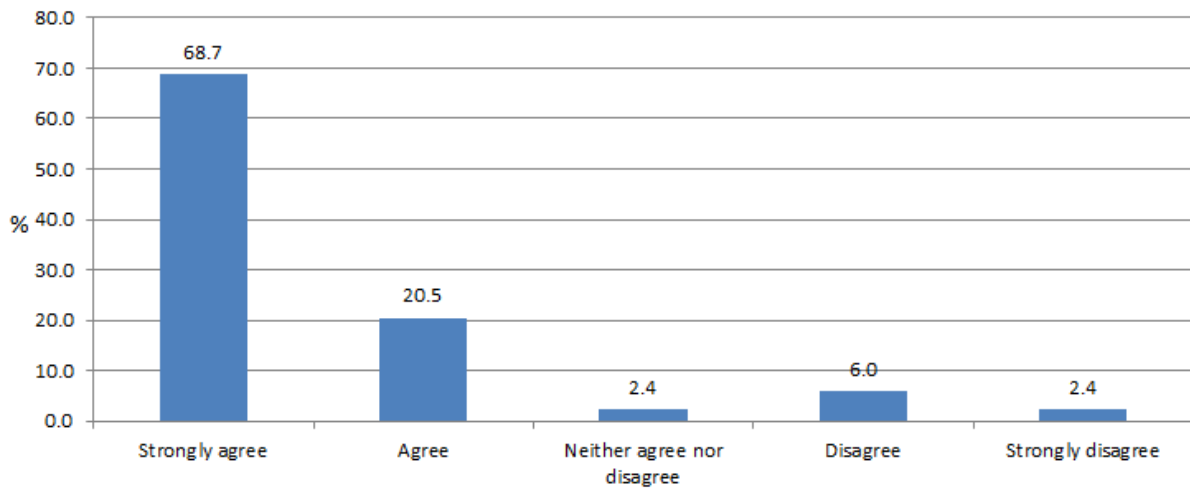
Consultation results

Proposal 1 – to reduce the time a person can be absent at one time from Great Britain and still get council tax support

Question 1 - How much do you agree or disagree that we should reduce the time that people who are absent from Great Britain can receive council tax support to four weeks at one time?

There were 83 valid responses to this question excluding the one 'I don't know'. 89.2% (74 people) of respondents agreed and agreed strongly to this proposal and 8.4% (7 people) of respondents disagreed and disagreed strongly to this proposal.

How much do you agree or disagree that we should reduce the time that people who are absent from Great Britain can receive council tax support to four weeks at one time?



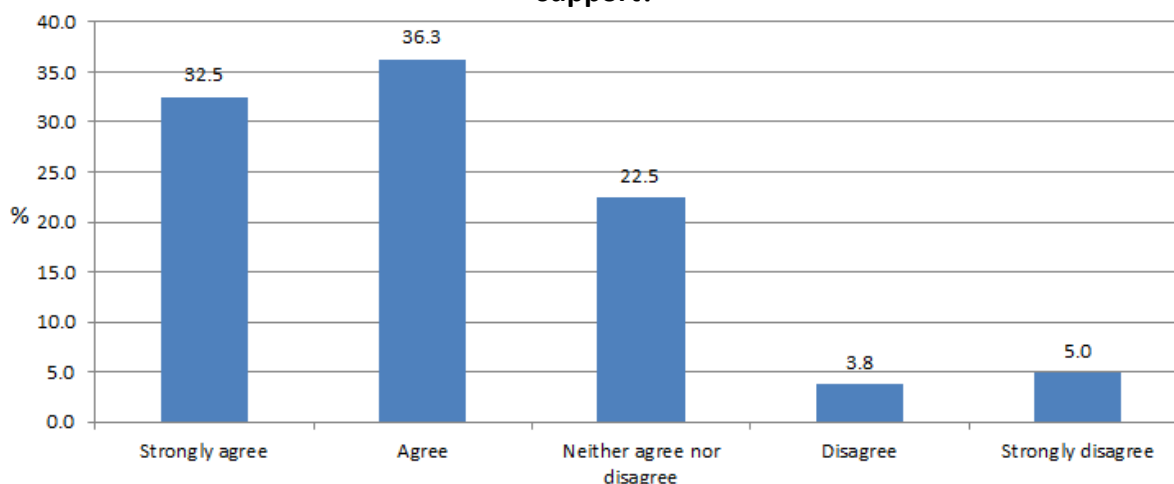
Of the nine people that indicated that they received council tax support, eight respondents (88.9%) agreed and agreed strongly to this proposal and one respondent (11.1%) disagreed and disagreed strongly to this proposal.

Proposal 2 – to remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support

Question 2 - How much do you agree or disagree with removing the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support?

There were 80 valid responses to this question excluding the four that answered 'I don't know'. 68.8% (55 people) of respondents agreed and agreed strongly to this proposal and 8.8% (7 people) of respondents disagreed and disagreed strongly to this proposal.

How much do you agree or disagree with removing the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support?



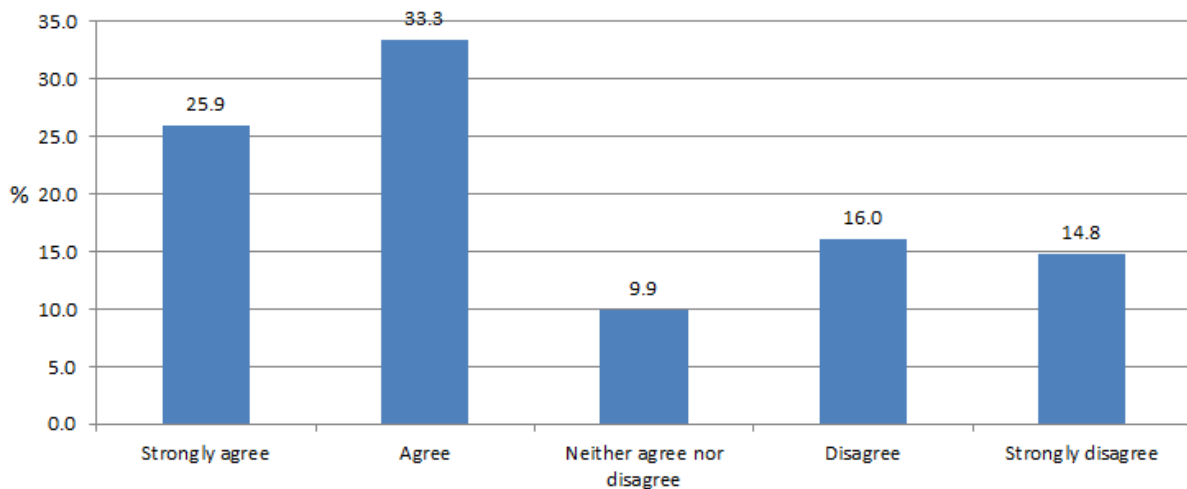
Of the nine people that indicated that they received council tax support, three respondents (33.3%) agreed and agreed strongly to this proposal and three (33.3%) respondents disagreed and disagreed strongly to this proposal. The other three ticked 'neither agree or disagree'.

Proposal 3 – to remove the Severe Disability Premium from council tax support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit

Question 3 - How much do you agree or disagree with removing the Severe Disability Premium from Council Tax Support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit?

There were 81 valid responses to this question excluding the three who answered 'I don't know'. 59.3% (48 people) of respondents agreed and agreed strongly to this proposal and 30.9% (25 people) of respondents disagreed and disagreed strongly to this proposal.

How much do you agree or disagree with removing the Severe Disability Premium from Council Tax Support calculations when the claimant is being looked after by someone getting the carer’s element of Universal Credit?



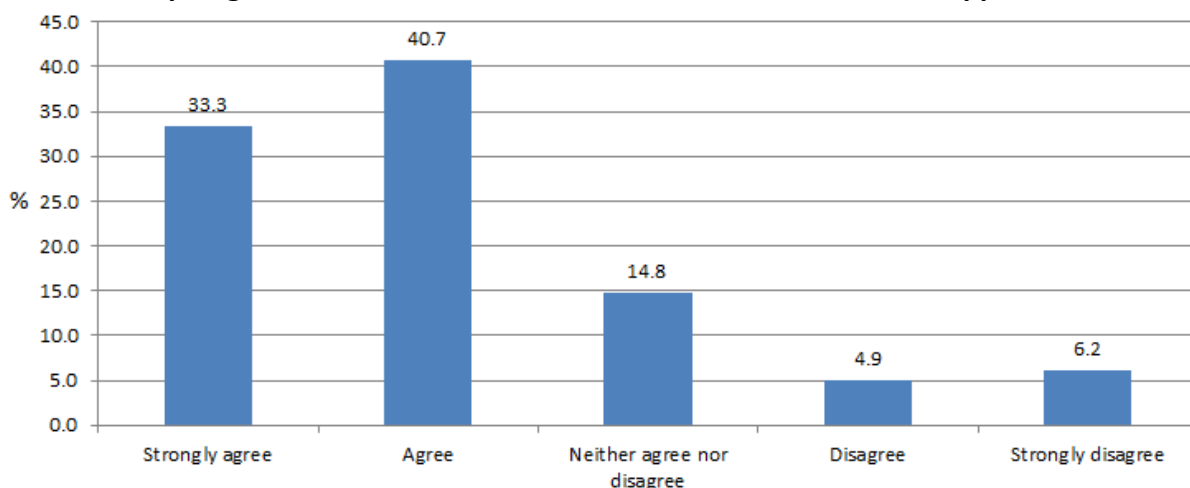
Of the nine people that indicated that they received council tax support, three respondents (37.5%) agreed and agreed strongly to this proposal and four respondents (50%) disagreed and disagreed strongly to this proposal. Of the other two respondents one ticked ‘I don’t know’ and one ticked ‘neither agree or disagree’.

Proposal 4 – to disregard 70% of the new postgraduate student loan in council tax support calculations

Question 4 - How much do you agree or disagree that we should disregard 70% of the new postgraduate student loan when we calculate council tax support?

There were 81 valid responses to this question excluding the three who answered ‘I don’t know’. 74.1% (60 people) of respondents agreed and agreed strongly to this proposal and 11.1% (9 people) of respondents disagreed and disagreed strongly to this proposal.

How much do you agree or disagree that we should disregard 70% of the new postgraduate student loan when we calculate council tax support?



Of the nine people that indicated that they received council tax support, six respondents (77.8%) agreed and agreed strongly to this proposal and two respondents (22.2%) disagreed and disagreed strongly to this proposal. The other one ticked 'neither agree or disagree'.

Any further comments

In total three people filled in this comment box, their comments are set out below:

- Some of your questions are really badly worded and I would suggest are attempting to lead those choosing to complete it to a particular response.
You have provided no supplementary information about any of the particular segments of society that will be affected - carers, disabled, students, etc, - by any changes - which is quite ridiculous given this survey is being filled in by the general public, many of whom will not understand the impact of the answers they choose. I have therefore selected neither agree/disagree when I am simply not qualified to respond.
- Why is it that you seem to be cutting benefits to those that need it most!!!
- Work will need to take place to ensure Nepali clients have clear information on the changes regarding absence from Great Britain.

Appendix A – copy of the survey

Council tax support scheme survey

Proposed changes to council tax support scheme 2017/18 – we want your views

We are proposing to make some changes to our council tax support scheme for 2017/18 and we would like your views.

Council tax support helps people on a low income pay their council tax bill by reducing the amount they have to pay.

We are considering making some changes to our council tax support scheme from April 2017.

These proposed changes are not designed to be money-saving measures but would keep our council tax support scheme in line with the Government's housing benefit and Universal Credit schemes, making it easier and more cost-effective to administer and for users to understand.

The changes, if agreed, would only affect some people of working age who receive council tax support.

In the following questions, we set out our proposals and ask how much you agree or disagree with them.

We will use the answers you provide to help inform the final decisions we make on the council tax support scheme.

**Please give us your views by
Sunday 11 December**

RUSHMOOR
BOROUGH COUNCIL

Proposal 1

To reduce the time a person can be absent at one time from Great Britain and still get council tax support

At the moment, people receiving council tax support can be temporarily absent from their home for 13 weeks at one time and in some cases, 52 weeks, without it affecting their support.

We are proposing to change this, so that people who are absent from Great Britain for more than four weeks at one time would not receive council tax support while they are away.

They would need to re-apply for support when they return to the country.

There would be some exceptions to this for certain occupations, including the armed forces.

This change would bring the council tax support scheme in line with housing benefit rules, making it easier and more cost-effective for us to administer and for users to understand.

Question 1

How much do you agree or disagree that we should reduce the time that people, who are absent from Great Britain, can receive council tax support to four weeks at one time?

- Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Don't know
-

Proposal 2

To remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support

If you are ill or disabled, you may be able to get Employment and Support Allowance (ESA). If so, the Government will put you into one of two groups – a work-related activity group where you receive regular interviews with an advisor, or one where you don't.

From April 2017, the Government is changing the rules so that anyone applying for Employment and Support Allowance for the first time, who is put into the work-related activity group, will not receive a work-related activity payment in their ESA.

Because of this, the payment will also be removed from any housing benefit calculations.

We are proposing to do the same for council tax support to keep it in line with housing benefit and make the two schemes easier and more cost-effective to administer and for users to understand.

This is only an administrative change and would not affect council tax support claimants, as they already receive the maximum amount of council tax support from us.

Question 2

How much do you agree or disagree with removing the work-related activity payment for new claimants of Employment and Support Allowance when we calculate council tax support?

- Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Don't know
-

Proposal 3

To remove the Severe Disability Premium from council tax support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit

If you are severely disabled, we may add in a Severe Disability Premium when we work out how much you need to live on for council tax support calculations.

If you are looked after by someone who receives a Carer's Allowance, we do not include this premium when working out your needs. This is to avoid paying for the same care twice.

In future, we want to apply the same rule for carers, who receive the carer's element of Universal Credit.

This would also bring the scheme into line with housing benefit, so it would be easier and more cost-effective to administer and for users to understand.

The proposed changes would mean the council tax support claimant has to pay more council tax, but the equivalent extra amount is paid to the carer on Universal Credit, so they balance out.

Question 3

How much do you agree or disagree with removing the Severe Disability Premium from Council Tax Support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit?

- Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Don't know
-

Proposal 4

To disregard 70% of the new postgraduate student loan in council tax support calculations

The Government introduced a new loan for postgraduate students studying for a masters degree from this academic year.

Most students, unless vulnerable, wouldn't normally qualify for council tax support and in some cases, would not have to pay council tax at all.

The Government has adjusted all welfare benefits to disregard 70% of the new postgraduate loan. This is to take account of the amount the student will spend on study expenses, such as books and travel.

We are proposing that we do the same for our council tax support scheme.

Question 4

How much do you agree or disagree that we should disregard 70% of the new postgraduate student loan when we calculate council tax support?

- Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Don't know
-

Question 8 Do you consider yourself to have any conditions or disabilities which limit your daily activities?

- Yes No I'd prefer not to say

Question 9 What is your ethnic group?

- | | |
|---|---|
| <input type="checkbox"/> White - British | <input type="checkbox"/> White - Irish |
| <input type="checkbox"/> White - Gypsy/Traveller | <input type="checkbox"/> White - other |
| <input type="checkbox"/> Mixed - white and black Caribbean | <input type="checkbox"/> Mixed - white and black African |
| <input type="checkbox"/> Mixed - white and Asian | <input type="checkbox"/> Mixed - other |
| <input type="checkbox"/> Asian or Asian British - Nepali | <input type="checkbox"/> Asian or Asian British - Indian |
| <input type="checkbox"/> Asian or Asian British - Pakistani | <input type="checkbox"/> Asian or Asian British - Bangladeshi |
| <input type="checkbox"/> Asian or Asian British - Chinese | <input type="checkbox"/> Asian - other |
| <input type="checkbox"/> Black or black British - Caribbean | <input type="checkbox"/> Black or black British - African |
| <input type="checkbox"/> Black - other | <input type="checkbox"/> I'd prefer not to say |
| <input type="checkbox"/> Any other background | <input type="text" value="Please specify"/> |

Question 10 What is your working status?

- | | |
|--|--|
| <input type="checkbox"/> Full time | <input type="checkbox"/> Part time (less than nine hours) |
| <input type="checkbox"/> Part time (more than nine hours) | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Self-employed | <input type="checkbox"/> Student |
| <input type="checkbox"/> Not working (with disabilities) | <input type="checkbox"/> Not working (looking after house) |
| <input type="checkbox"/> Not working (looking after child) | <input type="checkbox"/> Unemployed (seeking work) |
| <input type="checkbox"/> Unemployed (not seeking work) | |

Question 11 What is your postcode?

Sign up to receive email news from the council

Occasionally, we'd like to send our residents information about the council and our services by email. You can also find out about council consultations.

In addition, our Council Leader, Councillor David Clifford has his own email newsletter that you can sign up to receive.

- Receive news and updates from the council
- Find out about council consultations, including online surveys and occasional focus groups
- Receive news from the Leader, Councillor David Clifford

Your email address

Your first name

Your last name

Help filling in this survey

If you need any help filling in this survey, please contact our benefits team by:

Phone: 01252 398 914 (Monday to Thursday 8.30am to 5pm; Friday 8.30am to 4.30pm)

Email: benefits@rushmoor.gov.uk

You can also ask a member of our benefits team at the council offices



You can also fill in this survey on our website, www.rushmoor.gov.uk/counciltaxsurvey

Closing date: Sunday 11 December 2016

Thank you

Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

 @rushmoorcouncil
 Rushmoor Borough Council

November 2016

Equality Impact Assessment – Council Tax Support Scheme 2017/18

Lead Officer	Dawn Menzies-Kelly – Revenues and Benefits Manager
Service	Financial Services
Proposed change to service	Develop a revised Council Tax Support Scheme (CTSS) for 2017/18
Reasons for service change	<p>The Council Tax Benefit Scheme (CTB) was abolished by the Welfare Reform Bill with effect from April 2013. This was replaced with a local Council Tax Support Scheme (CTSS). The Council introduced a CTSS, which was very similar to the previous CTB system.</p> <p>In 2016/17 the Council applied four changes to the 2015/16 CTS scheme:</p> <ul style="list-style-type: none"> ▪ To further limit the amount eligible for CTS to 90% of the Council Tax liability ▪ To reduce the backdating period to 4 weeks ▪ To remove the Family Premium in the calculation of CTS ▪ To reduce the level of savings a working age person could have before they could claim support from £16,000 to £6,000 <p>The Council's original overall budget for CTS had been cut by Central Government with further cuts experienced over the last two years and confirmed to continue. It is for local councils to determine how to manage any funding gaps and any cuts can only be made to a CTS scheme for working age recipients. This is due to the strict guidelines from Government to ensure support for pensioners' remains at the same level as previously applied with CTB. This is delivered through a national framework of criteria and allowances.</p> <p>The Government is also continuing with a national programme of Welfare Reform and it is appropriate to consider whether some of the changes to other welfare systems should be reflected in the Council's local CTSS.</p> <p>Rushmoor Borough Council needs to annually review its CTSS. The scheme must be set each year by 31st January.</p> <p>Any proposed changes must be fully consulted on as well as alternative options to funding changes.</p>
Information about users, research or other evidence	<p>For the 2017/18 Council Tax Support Team, Rushmoor Borough Council has the option of not changing the scheme or designing a revised scheme, which closes the funding gap, incentivises work and supports the programme of welfare reform.</p> <p>1. Develop a new local CTS scheme. The preferred option would be to continue a means tested scheme aimed at helping those in greatest need. This has been the case since April 2013 where</p>

	<p>Rushmoor's scheme has been based on the CTB model. To avoid passing on increased costs of the support, further changes would need to be applied.</p> <p>2. Changes being considered under the proposed scheme for 2017/18 are technical legislative changes, which will mean keeping the scheme aligned with other welfare benefits such as Housing Benefit and Universal Credit.</p> <ul style="list-style-type: none"> a) To reduce the time a person can be absent from Great Britain and still get Council Tax Support. b) To remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate Council Tax Support. c) To remove the Severe Disability Premium from Council Tax Support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit. d) To disregard 70% of the new postgraduate student loan in Council Tax Support calculations. <p>In order to establish options for change, the Council has established a Welfare Reform Task and Finish Group of cross party elected Members. The Group has met on three occasions during the calendar year of 2016 and considered a vast weight of evidence in relation to:</p> <ul style="list-style-type: none"> ▪ Current recipients ▪ Affordability and Council Tax payment rates ▪ Impact on different groups within the scheme ▪ Comparisons with other similar local authorities within the County, those bordering and those in our Audit family ▪ Various scheme designs, both locally and nationally ▪ Comparisons on collection rates according to scheme design <p>Full details of this evidence base and detailed claimant profiles lie within the supporting documentation for the Member group's meetings.</p>
<p>Stakeholder consultation and involvement</p>	<p>Following publication of the draft scheme, a formal consultation period ran between 3rd November 2016 and 11th December 2016. General awareness was raised via leaflets, posters, press releases and the on-line through the Council's website. Paper forms were available at various points through the borough. Separate contact was made to Nepali voluntary organisations and the Gurkha Welfare trust as one of the proposed changes when introduced in Housing Benefit regulation in July 2016 had a particular impact.</p> <p>Disability groups were also contacted regarding the removal of the Work Related Activity component and the Severe Disability Premium.</p> <p>There was also an on-line questionnaire available on our website throughout the consultation.</p> <p>Other stakeholders were consulted via general publicity and email to explain the basic outline of the proposals and directing them to the on-line consultation.</p> <p>These stakeholders included:</p> <ul style="list-style-type: none"> ▪ Citizens Advice

	<ul style="list-style-type: none"> ▪ Community groups and voluntary sector ▪ Precepting authorities ▪ Elected Members and staff
--	--

Impact of Change – Who will be affected? How the change will impact on equality groups. Any positive and negative impacts of the changes on users. Actions taken to avoid or lessen any negative impacts.

- As at 3rd November 2016, there were a total of 37,434 properties liable for Council Tax in Rushmoor
- 13% were receiving CTS and of these, 2604 (6.9% of properties) were working age households
- The changes being considered within the scheme proposals will affect working age people only
- Further analysis of the equality strands are:

Age	Positive	Negative
<p>Profile data available from the current scheme. This covers all those in receipt of CTS</p> <p>Working age = 2604 Pension age = 2293</p>	<p>People of pension age are protected and will not be subject to change under the new scheme.</p> <p>Could incentivise people back into work as earnings disregards and extended payments apply.</p> <p>Our scheme has a hardship fund that provides a safety net so that additional support can be provided for those in exceptional need.</p> <p>We have a good track record of providing proactive and tailored support for those working age customers who struggle to make payments. We will continue to ensure our recovery procedures identify cases where additional support might be required.</p>	<p>The scheme will discriminate on the grounds of age because of the Central Government requirement to protect pensioners. The National Pensioner Scheme treats them more favourably because allowances are more generous and 100% maximum support applies where entitled.</p> <p>Working age people receive less CTS therefore have more Council Tax to pay.</p>

Disability	Positive	Negative
<p>Profile data available from current CTS claims. In this instance, a person is defined as disabled if they are in receipt of Disability Living Allowance or a Personal Independence payment.</p>	<p>Disability benefit income is disregarded in full when calculating entitlement.</p> <p>Higher allowances are awarded when calculating support for those receiving</p>	<p>Working age people receive less CTS, therefore have more Council Tax to pay. No further specific negative impact is identified for those with disabilities.</p>

	<p>disability benefits.</p> <p>Our scheme has a hardship fund that provides a safety net so that additional support can be provided for those in exceptional need.</p> <p>We have a good track record of providing proactive and tailored support for those working age customers who struggle to make payments. We will continue to ensure our recovery procedures identify cases where additional support might be required.</p>	
--	--	--

Marital status, family circumstances or caring responsibilities	Positive	Negative
<p>Single person household</p> <p>Couple with no children</p> <p>Families with children</p> <p>Household with carer</p>	<p>Higher allowances will be awarded in the calculation of support for carers.</p> <p>The scheme builds in additional premiums for existing claims where there are children.</p> <p>Our scheme has a hardship fund that provides a safety net so that additional support can be provided for those in exceptional need.</p> <p>We have a good track record of providing proactive and tailored support for those working age customers who struggle to make payments. We will continue to ensure our recovery procedures identify cases where additional support might be required.</p>	<p>The changes to legislation, within Housing Benefit from April 2016 regarding removing the Family Premium for new HB claims, were also introduced to the CTS Scheme from 1st April 2016. This means working age people with children will have their CTS calculated without a Family Premium. This only affected those with a new claim.</p> <p>All people in this group who previously received CTS will have more Council Tax to pay.</p> <p>Child Benefit and Maintenance have been treated as income since April 2013. Analysis over the last two years shows a minor detrimental impact in terms of small increases in Council Tax arrears.</p>

Sex (gender)	Positive	Negative
	The scheme will not treat people of different genders any differently.	

Race/Ethnicity/Religion/ Belief/Sexual Orientation	Positive	Negative
We do not hold any specific data for this category.	The scheme will not treat people in different race, belief or sexual orientation groups any differently.	Changes to the temporary absence rule may impact those who still retain connections in countries outside of the UK – see below.

Proposed changes	Positive	Negative
To reduce the time a person can be absent from Great Britain and still get council tax support.	The scheme will not treat people in different race groups any differently.	<p>The following is an excerpt from the Government's Equality Impact Assessment regarding this change in legislation: <i>"that new legislation will apply to all customers equally from April 2016 and so will not affect any customers differently because of their race/ethnicity. However, due to the ethnicity profile of HB claimants, there may be an impact on the proportion of Black / Black British ethnicities and a lower proportion of white people are in the affected group. However, although we don't have data of those that would be directly affected through travelling abroad for more than 4 weeks, of those that choose to do so, it may be that as around 20% 3 of visits between 28 and 90 days are to an Asian country potentially the Asian ethnicity could be more affected by the rule change. This could also mean that this is reflected in a disproportionate impact on certain religious groups, for example Muslims, Sikhs and Hindus.</i></p> <p><i>It is the Department's view that the allowance of a 4 week absence is reasonable and should allow sufficient time, for example, for pilgrimages or sharing religious festivals with family</i></p>

		<p><i>members abroad, without claimants having to reclaim Housing Benefit on their return from abroad”</i></p> <p>https://www.gov.uk/.../equality-assessment-ssac-hb-temp-absence-feb-2016.pdf</p> <p>We have evidence that our customers who visit Nepal during the life of their claim did use the full 13 weeks allowed before the regulation changed in July 2016. However since the period reduced to 4 weeks there is evidence that shows their visits are now being made within the time allowed. There are very few occurrences of extended absence resulting in customers having to reclaim when they return.</p>
To remove the work-related activity payment for new claimants of Employment and Support Allowance when we calculate Council Tax support.	None	In terms of their overall welfare benefit income from the Department of Work and Pensions, they will see a reduction of around £1,200 per year.
To remove the Severe Disability Premium from Council Tax Support calculations when the claimant is being looked after by someone getting the carer's element of Universal Credit.	This brings this feature of the Scheme in line with Housing Benefit changes that will be effective from 1/4/16. This enables customers to be treated the same in respect of both Scheme calculations.	Reduces support for someone with a Carer receiving Universal Credit including the Carers element. However, the loss in CTS will be paid as an equivalent sum to the carer with in their Universal credit. We have very few cases currently where SDP is included in calculation. Should any of these customers start having care provided by a carer who receives the carers' element of UC, we would remove the SDP and reduce their CTS.
To disregard 70% of the new postgraduate student loan in Council Tax Support calculations.	The customer will have a larger % of the new loan disregarded than the current loan has.	None

Issues, Recommendations and Mitigations

- To protect the most vulnerable, or those adversely affected by changes, Rushmoor Borough Council has maintained a Hardship Fund to act as a safety net. It is recommended that this Fund be continued and appropriate capacity be created for it within the Council's budget setting process for 2017/18.
- From April 2017, the effects of the final scheme will need to be carefully monitored and any negative effects minimised. It is recommended that this oversight continue to be provided by the Council's cross party elected Member Welfare Reform Task and Finish Group. The Group have requested oversight of the amended advice and documentation prepared to assist groups affected by the temporary absence changes, particularly the information shared with local Nepalese groups.
- Particular attention will be paid to any customers that are affected by more than one change.
- It is recommended that all customers affected by the changes receive clear explanations, offers of advice and sign posting towards further assistance as soon as is practical following the decision to set a scheme for 2017/18. The Council's on-line information should also reflect the general issues identified within this EIA as soon as practical.

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AGENDA ITEM No. 3

CABINET
10 JANUARY 2017

HEAD OF FINANCIAL SERVICES
REPORT NO. FIN1702

FOLLOW UP FROM AUDIT RESULTS REPORT

SUMMARY AND RECOMMENDATIONS:

SUMMARY: This report considers the Council's response to an issue raised by Ernst & Young in their annual Audit Results Report, previously reported to the Licensing & General Purposes Committee on 26th September 2016.

RECOMMENDATION: To note the action proposed in response to the Audit Results Report and to approve that the amount identified in the report be written back to the General Fund.

1 INTRODUCTION

- 1.1 Ernst and Young LLP, the Council's appointed auditor, presented their Audit Results Report to the Licencing & General Purposes Committee on 26 September 2016. An unqualified audit opinion was subsequently issued in respect of the Council's Annual Statement of Accounts and concluded that the Council has in place proper arrangements to secure value for money in its use of resources.
- 1.2 The Audit Report is scrutinised by the Licensing and General Purposes Committee as part of their role as 'those charged with governance' i.e. the Committee of the Council that has responsibility for matters such as the Annual Governance Report and approval of the Council's financial statements. It is not therefore, intended to go through the whole report with Cabinet but to draw Cabinet's attention to an audit matter that requires a sum to be written back to the General Fund. Under Financial Procedure rules (Part 4, Section 9 of the Council's Constitution), this requires Cabinet approval.

2 EXISTENCE TESTING

- 2.1 One aspect of the audit is to verify the existence of assets on the Council's Balance Sheet. This is generally done by selecting a sample of the asset type and, in the case of Property, Plant or Equipment, verifying its physical existence by the auditor actually visiting or being shown the selected asset.

Assets such as investments are verified by the auditor seeking direct confirmation with the institutions (Banks, other Local Authorities or Fund Managers, for example) with whom the Council has invested.

- 2.2 Assets on the Balance Sheet also include Debtors i.e. monies owed to the Council and the existence of these debts are supported by Sundry Debt invoices, Council Tax, Business Rates and Housing Benefit systems, Rent deposit records and other supporting paperwork. Debtors are assessed for the likelihood of recovery and provisions are held against potential non-recovery – these provisions for bad and doubtful debts are offset against the asset in the Balance Sheet. The net value of Debtors in the 2015/16 accounts was £4.95million.
- 2.3 The sample testing by the auditor identified one entry where full supporting paperwork was unobtainable. This related to an historical debtor, which had been held within the accounts prior to the current financial system being installed in 1999/2000. The supporting paperwork has not been retained. The entry should have been written out of the Balance Sheet at the time when it became clear that the Debtor was no longer substantiated. The limited information that is currently available suggests that this was one of the remaining issues carried forward from the Large Scale Voluntary Transfer of Rushmoor's housing stock in 1995 and would have been a tiny fraction of the sums involved in the transfer. The value of the debtor is £76,405.
- 2.4 Extended testing was then carried out and no further errors were identified.

3 PROPOSED ACTION

- 3.1 The Accountancy team within Financial Services have now carried out a complete exercise on all Debtors that fall outside of the verifiable systems (i.e. Sundry Debtors, Council Tax, Business Rates, Housing Benefit, Purchase Ledger) to identify all accounts where there was no movement during 2015/16. These have each then been reviewed for supporting evidence. No matters requiring Cabinet approval have been identified.
- 3.2 This process will be built into the annual accounts timetable moving forward so that information relating to debtors is adequately maintained and an assessment will be made for any provision against bad and doubtful debt. It should be noted that the Debtors that fall outside of these main systems are just a small fraction of the total Debtors category (17%) and are largely Highways-related (where works are recharged to others such as Hampshire County Council) or are in respect of Rent deposits or car loans, for example, all of which are well-recorded within services.
- 3.3 A working paper will be prepared to share with the auditors to demonstrate compliance with best practise and the Licensing and General Purposes Committee will be updated at their next meeting.
- 3.4 It is recommended that Cabinet approve that the debtor for the amount of £76,405 is written back to the General Fund Revenue Account and removed

from the assets on the Balance Sheet, in accordance with current accounting rules and Rushmoor's own accounting policies.

4 CONCLUSIONS

- 4.1 Ernst and Young's Audit Results Report 2015/16, presented to the Licensing and General Purposes Committee on 26th September 2016, highlighted one area of difference in their audit of the financial statements. This related to existence testing for Debtors. This had no effect on the overall opinion on the Council's financial statements or on the auditor's conclusion on value for money in the use of resources.
- 4.2 However, it would be best practice to ensure that a robust process is put in place to regularly review the recoverability of all debtors on the balance sheet and to meet the existence testing criteria of the auditors.
- 4.3 One debt of £74,605 does not meet the criteria and should be written back to revenue.
- 4.4 The resulting variance in the Revenue account was reported to Cabinet as part of the October budget monitoring report (FIN1622) and therefore has already been taken into account when estimating the outturn position for 2016/17.

CONTACT DETAILS:

AMANDA FAHEY
HEAD OF FINANCIAL SERVICES
amanda.fahey@rushmoor.gov.uk
01252 398440

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AGENDA ITEM No. 4

CABINET
10 JANUARY 2017

HEAD OF FINANCIAL SERVICES
REPORT NO. FIN1703

APPLICATIONS FOR DISCRETIONARY RATE RELIEF

SUMMARY AND RECOMMENDATIONS:

Cabinet are requested to:

- a) Consider whether to award any Discretionary Rate Relief to the applicants as set out in the report, and
- b) If so, for what period(s).

1. INTRODUCTION

1.1 The purpose of this report is to:

- Outline the background and financial implications of Discretionary Rate Relief
- Consider a new application for Discretionary Rate Relief
- Consider harmonising the treatment of the Borough's two main Football Clubs
- Examine the overall budget position for cost impact of Discretionary Rate relief applications for 2016/17

2. BACKGROUND

2.1 Mandatory Relief is available at 80% of the rates payable, and to qualify an organisation must:

- Occupy a property or rating hereditament which is used wholly or mainly for charitable purposes, and
- Be established for charitable purposes only, or
- Be accredited as a community amateur sports club.

2.2 A local authority had discretion to grant "top up" relief of up to the additional 20% to charities that have received the 80% mandatory relief.

2.3 In addition, an authority can grant relief of up to 100% to other ratepayers.

3. THE SOURCE YOUNG PEOPLE'S CHARITY

- 3.1 An application for 20% discretionary top-up relief has been received from:

The Source Young People's Charity
Suite 3 Wesley Chambers, Queens Road, Aldershot
Billing No. 92083924



The Source Young People's Charity is a charity that works to transform the lives of disadvantaged young people by providing them with relevant, challenging and beneficial training that aids their education and development, and equips them for future life choices.

Their aim is to go out to young people, wherever they are, and build relationships with them.

More information on The Source Young People's Charity can be found at www.thesourceforyou.co.uk/

As a registered charity, The Source are entitled to 80% Mandatory Relief. This application is for 20% Discretionary Top Up Relief.

The Source were previously operating out of Boulter's House, 237 High Street, Aldershot. However, in October 2015, The Source moved its operations to Wesley Chambers after Boulter's House became unsuitable for their needs due to changing operating model and significant maintenance and repair requirements for the building. The Source were in receipt of 20% Discretionary Rate Relief when operating out of 237 High Street, Aldershot.

The Source's Business Rates Liability is as follows:-

2015 = £769.87 (if relief awarded, financial effect on RBC = £307.95)

2016 = £1,764.35 (if relief awarded, financial effect on RBC = £705.74)

In their application, The Source advise of the following:-

What are the main objects of the charity?

To support disadvantaged young people through youth work, mentoring, counselling and anger management.

Outline ways the organisation is involved at local level:

Services provided at our premises and at local schools and colleges.

What purpose does the organisation use the premises and facilities?

To provide a drop-in for young people, counselling rooms, mentoring and training facilities.

What proportion of the membership is resident in the Rushmoor area?

All young people can access our services – fees are charged to referring organisations if appropriate – 98% of members are resident in the Borough.

Specific facilities for under-represented members of the community:

We actively encourage and engage hard to reach young people to access the service.

All services are accessible to all including people with mobility issues.

Training is provided for young people and teenage parents.

All our work is informally educational.

How would an award of relief to your organisation benefit the local community?

The Source costs about £160,000 to run, staff costs are about £130,000, we keep our additional costs pared to the bone because funding is hard to come by for non-direct / non-therapeutic costs such as premises costs.

Therefore, an award would benefit the community by allowing us to use more of the money given to us on the young people who need our services.

4. HARMONISATION OF TREATMENT OF THE BOROUGH'S MAIN FOOTBALL CLUBS

- 4.1 Both Aldershot and Farnborough Football Clubs have previously been awarded rates relief, with Aldershot being granted 50% discretionary relief and Farnborough being granted 50% Hardship relief. This meant that there was consistency of treatment between the Clubs, albeit under different types of award.
- 4.2 Hardship relief is awarded on an annual basis whereas discretionary relief can be awarded for a longer time period, often to the end of a ratings list. Farnborough Football Club's hardship relief expired at the end of March 2015. However, when the current 2010 Ratings list was extended to 7 years (from the normal 5) all discretionary reliefs were rolled forward to the end of the new list, meaning that Aldershot Football Club's relief was extended to the end of March 2017.
- 4.3 This means that there is a disparity in treatment between the two clubs. Awarding 50% Discretionary relief to Boro FC Ltd to the end of March 2017, would provide consistency to the end of the current ratings list, which would be a suitable window of opportunity to consider any future support to both major football Clubs as part of a wider review.
- 4.4 The background to an application for 50% discretionary relief is set out below:

Boro FC Ltd
Farnborough Football Club
Cherrywood Road
Farnborough

Billing Number: 92070232

Nature of Business: Community Football Club
Number of employees: nil full-time

Business Rates	2015/16	£13,064.50
	2016/17	£13,170.50

Boro FC has been in operation since August 2013, using the premises of the former Farnborough Football Club. The business operates as Farnborough Football Club in the Evo-Stik League Southern Division One Central.



The Club commenced trading on 28 August 2013, following the entering of administration of the previous club. The Club operated under a Company Voluntary Administration (CVA) from its reformation, from which it has now been able to exit. The current Club is continuing to repay the Council quarterly payments of rent arrears that the previous Club had accrued. This had been a prerequisite for the Council considering a support package for the new Club.

The club have previously been awarded 50% hardship relief from when they traded on 28 August 2013. This entitlement ended on 31 March 2015.

If 50% Discretionary Rate Relief is awarded for the year 2015–16, the effect on RBC would be £2,612.90.

If 50% Discretionary Rate Relief is awarded for the year 2016-17, the effect on RBC would be £2,634.10.

In their application, Boro FC advises the following:-

Please give reason for your application:

We are asking to extend the current relief. The club was relegated so further financial issue.

Club runs community projects such as fireworks, bingo, carols on the pitch.

In their previous application, Boro FC advised of the following:

The reasons the club believe that they benefit local taxpayers and the grounds for their application is as follows:-

“The business loses money and is only amateur due to new owners. As a regulated stadium, it costs circa £1,000 to operate a single game. The previous owners put over £1.5m into the property which we are now paying for. This has massively increased the value of the Council’s freehold. As a Club in the football

conference, we are a key part of the community.

We operate a number of events for the community, which are summarised as follows: • Carols on the Pitch • Fireworks • Faith in Football • Weekly Bingo • An education academy with 40 teenagers • Weekly Darts”

4. FINANCIAL IMPLICATIONS

- 4.1 Since 1st April 2013, the Business Rates Retention Scheme has introduced a fundamentally new set of arrangements for dealing with the cost of rates. The cost to the council of granting any relief is most reliably estimated at being 40% of the value of relief granted. Although the total cost is ultimately determined by a range of factors, such as the Council's total rate receipts measured against its estimated threshold for growth and taking into account whether any payment levies or safety net contributions are payable or receivable.
- 4.2 Appendix 1 shows those charitable organisations that qualify for 80% mandatory relief and which have been granted the additional 20% “top up” discretionary relief. The organisations are grouped together under generic headings, and the period of grant.
- 4.3 Appendix 1 also sets out summary details of the non-charitable organisations that are currently in receipt of relief. The appendix includes the value and costs of relief and period of grant.
- 4.5 If 50% relief is awarded to Boro FC (Farnborough Football Club) and 20% “Top Relief” is awarded to The Source Young People's Charity then the financial effect on the council would be £6,568.64.

5. RISKS

- 5.1 The financial impact on the Council is relatively low if Discretionary Relief is awarded (£6,658) and the risk of inconsistent treatment between two organisations of a similar nature, with no sound principles supporting that difference, is removed.

BACKGROUND DOCUMENTS:

1. Local Government Finance Act 1988, Section 47.
2. Non-Domestic Rating (Discretionary Relief) Regulations 1989 (SI 989 1059).
3. Dept of the Environment Practice Note – Non-Domestic Rates, discretionary rate relief, issued 1989.
4. Full application case file in respect of the applicants.

CONTACT DETAILS:

Report Author – David May / david.may@rushmoor.gov.uk / 01252 398330

Head of Service – Amanda Fahey / amanda.fahey@rushmoor.gov.uk 01252 3983440

Billing No	Name	Address	Yearly Rates	MR %	MR Value	DR%	DR Value	Cost of Award	Expiry Date
Scouts /Guides									
9000743	6th Farnb'oro Scouts	123 Cheyne Way	1,292.20	80	1,033.76	20	258.44	103.38	31/03/2017
9000745	2nd Aldershot Scout	Church Hill	2,460.15	80	1,968.12	20	492.03	196.81	31/03/2017
9001013	1st Aldershot Scouts	Eastern Road	2,087.40	80	1,669.92	20	417.48	166.99	31/03/2017
9001549	1st Cove Scouts	11 Fleet Road	2,485.00	80	1,988.00	20	497.00	198.80	31/03/2017
9001905	5th Farnb'oro Scouts	9 High Street	1,863.75	80	1,491.00	20	372.75	149.10	31/03/2017
9002718	14th Aldershot Scout	72 North Lane	1,689.80	80	1,351.84	20	337.96	135.18	31/03/2017
9004421	4th Aldershot Scouts	Western Road	1,590.40	80	1,272.32	20	318.08	127.23	31/03/2017
9110756	3rd Farnborough Scouts	Sand Hill	3,081.40	80	2,465.12	20	616.28	246.51	31/03/2017
9002994	8th Farnborough Air Scout	Rectory Road Scout Hut, Prio	1,242.50	80	994.00	20	248.50	99.40	31/03/2017
9003179	2nd Farnborough Scout Group	Scout Hut, Curly Bridge Close	1,317.05	80	1,053.64	20	263.41	105.36	31/03/2017
			19,109.65		15,287.72		3,821.93	1,528.77	
Charity Shops									
9110401	Phyllis Tuckwell Hospice	9 Union Street	6,958.00	80	5,566.40	20	1,391.60	556.64	31/03/2017
9201455	Parity for the Disabled	69 Camp Road	4,671.80	80	3,737.44	20	934.36	373.74	31/03/2017
9207795	Phyllis Tuckwell Hospice	52 Kingsmead	3,826.90	80	3,061.52	20	765.38	306.15	31/03/2017
9202688	British Heart Foundation	107 Victoria Road, Aldershot	36,281.00	80	29,024.80	20	7,256.20	2,902.48	31/03/2017
9204789	British Heart Foundation	30 Union Street, Aldershot	11,555.25	80	9,244.20	20	2,311.05	924.42	31/03/2017
9200446	British Heart Foundation	96B Queensmead, Farnborou	10,809.75	80	8,647.80	20	2,161.95	864.78	31/03/2017
			74,102.70		59,282.16		14,820.54	5,928.22	
Local Charities									
9000006	Community Pre-School	67 Albert Road	3,329.90	80	2,663.92	20	665.98	266.39	31/03/2017
9000007	Farnb'oro Cove War Mem	Albert Road	7,827.75	80	6,262.20	20	1,565.55	626.22	31/03/2017
9000981	Rowhill Nature Reserve	95 Cranmore Lane	658.53	80	526.82	20	131.71	52.68	31/03/2017
9206468	* Farnb'oro Comm Centre	Pinehurst Avenue	13,667.50	80	10,934.00	20	2,733.50	1,093.40	31/03/2017
9206467	Rushmoor Voluntary Servs	Pinehurst Avenue	6,336.75	80	5,069.40	20	1,267.35	506.94	31/03/2017
9205534	Sasra	Havelock House, Barrack Ro:	1,180.38	80	944.30	20	236.08	94.43	31/03/2017
9207635	B V Scope Parity for Disabled	92 - 94 Whetstone Road, Farn	1,317.05	80	1,053.64	20	263.41	105.36	31/03/2017
9110359	Rushmoor Gym Club	Pool Road	5,715.50	80	4,572.40	20	1,143.10	457.24	31/03/2017
9111133	Farnb'g Christian Outreach	64 Kingsmead	3,329.80	80	2,663.92	20	665.98	266.39	31/03/2017
9201815	The Source	237 High Street	-	80	-	20	-	-	31/03/2017
9205672	Step By Step	36 Crimea Road, Aldershot	34,790.00	80	27,832.00	20	6,958.00	2,783.20	31/03/2017
9207076	Step By Step Partnership Limited	Ground Floor, 157 High Stree	1,714.65	80	1,371.72	20	342.93	137.17	31/03/2017
9208665	Parkside (Fab Café)	Farnborough Library, Pinehur	4,622.10	80	3,697.68	20	924.42	369.77	31/03/2017
9206535	Relate	35/39 High Street	3,081.40	80	2,465.12	20	616.28	246.51	31/03/2017
9205023	Rushmoor Healthy Living	Suite 17 Second Floor The M	2,087.40	80	1,669.92	20	417.48	166.99	31/03/2017
9111721	Farnborough Air Services Trust	Farnborough Air Sciences Tru	20,625.50	80	16,500.40	20	4,125.10	1,650.04	31/03/2017
9207166	The Clear Stone Trust	119 Lynchford Road, Farnbor	4,552.70	80	3,618.16	20	904.54	361.82	31/03/2017
9206536	The Gurkha Welfare Trust	First Floor East, 35-39 High S	2,733.50	80	2,186.80	20	546.70	218.68	31/03/2017
9206386	The Vine Drop In Centre	The Institute, 33 Station Roac	3,628.10	80	2,902.48	20	725.62	290.25	31/03/2017
			121,198.51		96,934.88		24,233.73	9,693.49	

Large Charitable Organisations with specific local focus									
9204865	Breakthrough Trust	Part Second Floor, 35-39 High	770.35	80	616.28	20	154.07	61.63	31/03/2017
9001328	Samaritans	182A Farnborough Road	5,467.00	80	4,373.60	20	1,093.40	437.36	31/03/2017
9002985	Farnborough CAB	Pinehurst Avenue	9,194.50	80	7,355.60	20	1,838.90	735.56	31/03/2017
9204526	Aldershot CAB	Aldershot Visitor Centre	6,833.75	80	5,467.00	20	1,366.75	546.70	31/03/2017
9204863	Aldershot CAB	Second Floor, 35-39 High Str	3,578.40	80	2,862.72	20	715.68	286.27	31/03/2017
9005676	St John Ambulance	2A Windsor Way	2,932.30	80	2,345.84	20	586.46	234.58	31/03/2017
9203425	St John Ambulance	Activity Centre, 99 Hawley La	5,591.25	80	4,437.00	20	1,118.25	447.30	31/03/2017
9007258	ATC Hut	259 North Lane Aldershot	1,466.15	80	1,172.92	20	293.23	117.29	31/03/2017
9007274	First Wessex	232 North Lane	4,671.80	80	3,737.44	20	934.36	373.74	31/03/2017
9111224	First Wessex	14 Totland Close	8,200.50	80	6,560.40	20	1,640.10	656.04	31/03/2017
9200375	Positive Action	Unit 6&8 4 Hillside Road	4,373.60	80	3,498.88	20	874.72	349.89	31/03/2017
9201223	RSPCA	47/49 Camp Road	6,833.75	80	5,467.00	20	1,366.75	546.70	31/03/2017
9203788	Royal Aeronautical Society	The Hub Fowler Avenue	6,833.75	80	5,467.00	20	1,366.75	546.70	31/03/2017
9207735	Tamba-Twins	Second Floor, Manor House,	6,337.75	80	5,028.60	20	1,267.35	506.94	31/03/2017
9202889	Royal Aeronautical Society	The Hub Fowler Avenue	19,134.50	80	15,307.60	20	3,826.90	1,530.76	31/03/2017
9206988	Affinity Trust	6 Alexandra Terrace, Alexanc	-	80		20		-	31/03/2016
9207937	Batten Disease Family Assoc	Office 1, The Old Library, Bou	-	80		20		-	31/03/2016
9208267	Batten Disease Family Assoc	Office 3, The Old Library, Bou	-	80		20	0	0	31/03/2016
9202477	Active Nation Uk Limited	Alpine Ski Centre, Galwey Ro	21,544.95	80	17,235.96	20	4,308.99	1,723.60	31/03/2017
			113,764.30		90,933.84		22,752.66	9,101.06	
Community Amateur Sports Clubs									
9001491	Cove Bowling Club	53 Horn Road	3,379.60	80	2,703.68	20	675.92	270.37	31/03/2017
9001837	A'shot Cricket Club	Guildford Road	5,467.00	80	4,733.60	20	1,093.40	437.36	31/03/2017
9000246	Cove Cricket Club	Ambleside Close	2,360.75	80	1,888.60	20	472.15	188.86	31/03/2017
9207269	Farnborough Gate Bowling Club	Ringwood Road	2,932.30	80	2,345.84	20	586.46	234.58	31/03/2017
9205885	Aldershot & Fleet RFC	Guildford Road, Aldershot	5,591.25	80	4,473.00	20	1,118.25	447.30	31/03/2017
			19,730.90		16,144.72		3,946.18	1,578.47	
Sports & Non-Profit Organisations									
9001252	A'shot Underwood Bowling	Eggars Hill	-	0		0		-	31/03/2017
9001253	A'shot Methodist Tennis	Eggars Hill	-	0		0		-	31/03/2017
9001895	Aldershot Dolphins Club	103 Hawley Lane	-	0		0		-	31/03/2017
9003223	Cove Football Club	7 Squirell Lane	49.21	0		100	49.21	19.68	31/03/2017
9003521	Farnb'oro RFC	Tile Barn Close	6,050.00	0		100	6,050.00	2,420.00	31/03/2017
9003522	Farnb'oro Lawn Tennis Cl	Tile Barn Close	2,178.00	0		100	2,178.00	871.20	31/03/2017
9004371	Blackwater Valley Ent	11 Wellington St	5,808.00	0		50	2,904.00	1,161.60	31/03/2017
9004435	A'shot Traction Ath Clb	Weybourne Rd	5,203.00	0		100	5,203.00	2,081.20	31/03/2017
9201332	British Gurkha Welfare Society	119 Wren Way	15,904.00	0		50	7,952.00	3,180.80	31/03/2017
9203884	Southwood Management	Kennels Lane, F/B	500.91	0		100	500.91	200.36	31/03/2017
9203837	Rushmoor Community FC	Grasmere Road	6,534.00	0		100	6,534.00	2,613.60	31/03/2017
9206753	Places for People Leisure Ltd	Farnborough Leisure Centre	176,435.00	0		100	176,435.00	70,574.00	31/03/2017
9206754	Places for People Leisure Ltd	Aldershot Pools	87,969.00	0		100	87,969.00	35,187.60	31/03/2017
9003102	Aldershot District West Indian As	Queens Road Recreation Grc	919.60	0		100	919.60	367.84	31/03/2017
9207025	Love Of The Game Ltd T/A Alder	Recreation Ground, High Stre	20,625.50	0		50	10,312.75	4,125.10	31/03/2017
9207551	Rushmoor Schools Plus Cic	15 The Galleries, High Street	1,987.49	0		100	1,987.49	795.00	31/03/2017
			330,163.71				308,994.96	123,597.98	

Cost of Discretionary Relief

Total Yearly Rates	678,069.77
Total Mandatory Relief	278,583.32
Total 20% Top Up Relief	65,628.86
Total 20% CASC Top Up	3,946.18
Sports and Non-Profit	308,994.96

Total Discretionary Award: 378,570.00

New Applications Discretionary Relief

Billing No	Name	Address	Yearly Rate	MR %	MR Value	DR%	DR Value	Cost of Award
9207023	Boro FC	The Aimita Stadium, Cherryw	13,064.50	0 -		50	6,532.25	2,612.90 2015
9207023	Boro FC	The Aimita Stadium, Cherryw	13,170.50	0 -		50	6,585.25	2,634.10 2016
9208392	The Source	Suite 3 Wesley Chambers, Al	3,849.37	80	3,079.50	20	769.87	307.95 2015
9208392	The Source	Suite 3 Wesley Chambers, Al	8,821.75	80	7,057.40	20	1,764.35	705.74 2016
							15,651.72	6,260.69

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AGENDA ITEM NO. 5

CABINET

HEAD OF ENVIRONMENTAL HEALTH AND HOUSING

10 JANUARY 2017

REPORT NO. EHH1701

HOUSING AND HOMELESSNESS STRATEGY

SUMMARY AND RECOMMENDATIONS:

The Council's current Housing and Homelessness Strategy expires at the end of March 2017. Over the past few months, the Strategy has been refreshed and it is proposed to make it a rolling Strategy to make it easier to update in the future.

The Cabinet is asked to approve the Housing and Homelessness Strategy for submission to the Full Council on 23rd February for adoption.

1. INTRODUCTION

1.1 In the context of the Council Plan, there are a number of key priorities, which address issues around Housing and Homelessness. The Housing and Homelessness Strategy provides a comprehensive review of provision in the Borough and provides details of the Council's policies and action plan to address those key issues going forward.

2. BACKGROUND

2.1 The duty to prepare a homelessness review and a homelessness strategy is contained in S1 of the Homelessness Act 2002 and the requirement for a tenancy strategy is contained in S150 of the Localism Act 2011. The requirement for local authorities to prepare a housing strategy was removed by the Deregulation Act 2015, by the Secretary of State.

2.2 Nevertheless, Rushmoor considers it is important that there is a strategic framework for all the Council's work on housing. The Council's current Housing and Homelessness Strategy is in its last year and the proposed strategy has been prepared to cover a wide range of housing matters, including the Council's approach on homelessness, tenancies and the private sector.

2.3 Previously the strategy covered fixed periods of five years. However, given the significant and rapid changes in housing policy and demand it is now considered that a more flexible approach will help the Council best meet local need. Therefore it is proposed that a rolling strategy is adopted that will be updated annually.

- 2.4 The strategy will guide the Council's approach to housing and will support the Council's Plan, particularly the People and Communities; Prosperity; and, Leadership priorities including the actions which underpin them.
- 2.5 The strategy also reflects the content of the notice of motion, agreed by the Council at its meeting on the 8th December 2016, submitted by Councillor M.L. Sheehan. The motion picked up the importance of the Council taking advantage of the opportunities presented by town centre regeneration and changes in Government policy on housing as well as the need to deliver good quality housing and a preventative approach to tackling homelessness locally.

3. DETAILS OF THE PROPOSED STRATEGY

General

- 3.1 The proposed strategy has been structured around four themes that reflect key areas of the Council's work in housing:
- 3.1.1 **The right homes in the right place** – making sure that we provide for the right amount and type of new homes in locations that are suitable and sustainable
- 3.1.2 **Making best use of existing stock** – maximising use of our housing stock so that more people are housed in homes that better match their needs
- 3.1.3 **Helping people solve their housing problems and provide a suitable home when needed** - providing advice and assistance, preventing homelessness and providing access to a home if needed.
- 3.1.4 **Enabling people to live in good quality accommodation that is suitable for their needs** – making sure the housing stock is in good condition and helping those with disabilities to live independently in their own home.
- 3.2 The background and issues for each of these themes is developed in more detail within the strategy. The strategy then sets out objectives for each theme, the measures by which progress will be monitored and a set of actions that will contribute to meeting each objective.
- 3.3 There are a number of appendices to the strategy:
- achievements of the Housing and Homelessness Strategy 2011 – 2016;
 - consultation documents;
 - the Homelessness Review; and
 - the Delivery Plan

Consultation

- 3.4 In preparation, a strategy consultation was carried out at a Housing Strategy Workshop with the Council's partners held in April 2016. In addition, an online survey was available for residents on the Council's website to gather views on their priorities for housing. A summary of the findings can be found in the appendices to the strategy.
- 3.5 Consultation with Members involved:
- an initial meeting with the Housing Strategy Standing Group in July 2016.
 - a progress update provided to the Community Policy and Review Panel in September 2016.
 - a joint Housing Strategy Standing Group and Panel meeting in November 2016 to review the final draft.
- 3.6 The Cabinet Member for Health and Housing attended the Housing Strategy Standing Group meetings. She has also received regular briefings on the progress of the strategy and has had an input into the final draft. Following on from the consultation with the Community Panel and Cabinet Members the proposed rolling strategy has been developed.
- 3.7 Once the strategy has been adopted both the Community Panel and the Cabinet Member will receive regular updates and they will have an important role in monitoring progress and delivery.

4. IMPLICATIONS

Risks

- 4.1 The housing challenges for Rushmoor are stretching and despite having a strategy in place, national policy and other external risks could restrict the Council's ability to deliver all of the strategy objectives. A rolling strategy will help the Council to adapt its approach to meet these changes.

Legal Implications

- 4.2 None

Financial and Resource Implications

- 4.3 The strategy will be delivered within existing staff resources and within the Council's budget processes.

Equalities Impact Implications

- 4.4 A preliminary Equalities Impact Assessment has been completed, which shows that there are no adverse impacts or discrimination against different groups in the community from the strategy.

Other

- 4.5 None

5. CONCLUSIONS

- 5.1 This Housing and Homelessness Strategy meets the Council's statutory responsibilities in relation to preparing a homelessness and tenancy strategy, and also provides strategic direction for other areas of the Council's housing related work and responsibilities. The rolling strategy will help the Council to make sure that its residents have access to good quality homes, which are affordable and appropriate to their needs.
- 5.2 The strategy and accompanying documents take account of the consultation that has been carried out with a range of partners and Members.
- 5.3 It is a working document that is supported by a delivery plan to make sure that the Council is focussed on meeting the objectives set under each of the four strategy themes. Procedures will be put in place for reporting to the Community Policy and Review Panel and there will be regular discussion with the cabinet Member for Health and Housing.

BACKGROUND DOCUMENTS:

Housing and Homelessness Strategy file

CONTACT DETAILS:

Report Author – Sally Ravenhill sally.ravenhill@rushmoor.gov.uk 01252 398630

Head of Service – Qamer Yasin qamer.yasin@rushmoor.gov.uk 01252 398640

Foreword from the Portfolio Holder for Health and Housing

Welcome to Rushmoor Borough Council's Housing and Homelessness Strategy 2017-22.

As the Portfolio Holder for Health and Housing, I understand the importance that housing plays in the wellbeing of our residents. Ensuring there is a range of housing types, from supported housing and starter homes through to larger family and executive homes, is important for individuals and families. It also builds strong neighbourhoods and inclusive communities, and supports the economic prosperity of the borough.

The national policy environment has changed since 2011 when we published our last strategy. There have been some big challenges around the introduction of the affordable rent model in 2014; around reduced grant funding for new homes and support services and around the introduction of Universal Credit.

We have seen house prices and rents rise, leaving more households needing help to access housing and, sadly, increasing numbers of homeless people.

Despite these challenges, the Council is meeting its housing responsibilities with the support of several committed partners. I believe this strategy gives us the opportunity to see how we might build on our recent achievements and how we might do things differently, to achieve better housing choices and outcomes for our residents.

Councillor Barbara Hurst

Portfolio Holder for Health and Housing

Rushmoor's Housing & Homelessness Strategy 2017-2022

Executive Summary

Housing is more than bricks and mortar, it is fundamental to both our quality of life and our ability to engage in a thriving community and local economy.

Rushmoor's purpose and priorities as set out in our corporate plan aim to help improve the quality of local people's lives.

Our purpose:

Rushmoor Borough Council, working with others to improve the quality of people's lives.

Supporting Values:

People have an equal right to live healthy lives, in safe, clean and sustainable places. We want to address the cause of inequality and help create opportunities for local people to fulfil their aspirations targeting our resources to where they are most needed.

The Housing and Homelessness Strategy

The strategy sets out our approach to Housing across all tenures and meets our duty to have a Homelessness Strategy and Tenancy Strategy. Comprehensive housing needs data from our Strategic Housing Market Assessment and Homelessness Review provide the data and evidence to support our work.

Over the next five-year strategy period, we will continue to strive to meet housing needs and our aspirations for Rushmoor by focusing on four strategic themes.

- The right homes in the right places
- Making the best use of the housing stock
- Helping people solve their own housing problems and provide a suitable home when needed
- Enabling people to live in good quality accommodation that is suitable for their needs

Each theme has a vision, which is the housing reality that we seek, objectives, measures and action points set out how we will work to achieve this, the detail of this is contained in the Delivery Plan.

DRAFT

Theme	The Right Homes in the Right Place	Making the best use of the housing stock	Helping People solve their own housing problems and provide a suitable home when needed	Enabling People to live in good quality accommodation that is suitable for their needs
Vision for theme	Having well designed and appropriately located homes in sufficient numbers to meet the needs of our residents and support the economic future of the borough.	Capacity within existing housing assets is maximised across all tenures and that work in tackling under occupation and empty properties is prioritised.	That all who need it have access to housing advice and assistance that will help them resolve their housing problems and that homelessness is reduced significantly. Suitable temporary accommodation is available when needed and B&B is used as an exception. Vulnerable people are able to receive support that helps them sustain their housing	The housing stock is in good condition, not overcrowded and meets housing standards, and that people with disabilities receive the right support, advice and assistance to allow them to live independently in their own home.

As a non- stock holding authority, we deliver homes and housing services with the support of a range of partners. This strategy provides a framework for everyone involved in Rushmoor’s housing; housing providers, charities, private developers, investors, regulators, private landlords neighbouring local authorities and of course our residents and local councillors.

We will update the strategy each year, reporting progress to Members and publishing an update document on our website.

www.rushmoor.gov.uk

Introduction

The Council's previous Housing and Homelessness Strategy covered 2011 to 2016 and was successful in delivering our objectives in a time of change in policy direction and challenging financial conditions. At this point, we are able to evaluate the full impact of the 2011-16 strategy and a summary of our achievements is contained in Appendix 1.

The aim of the Housing and Homelessness Strategy is “**to make sure Rushmoor's residents have access to good quality homes, which are affordable and appropriate to their needs**”. As we do not own any housing stock, we work with housing association partners as well as private and charitable organisations to deliver a range of homes in the borough. This strategy provides a framework for the delivery of different types of housing and housing-related services. It is backed up by data on housing need published in our Strategic Housing Market Assessment 2014, as well as information gathered through consultation with residents and partner organisations. Our plan for delivering new homes locally; providing housing advice; tackling homelessness and poor housing conditions and making the best use of existing social and privately rented housing stock is based around four themes:

- Getting the right homes in the right places
- Making the best use of the housing stock
- Helping people solve their own housing problems providing a suitable home when needed
- Enabling people to live in good quality accommodation

Background information and a delivery plan for each theme is included for the next five years to meet the theme objectives.

Policy and Context

National policy

Nationally, there is a recognised need for housing that is not matched by the supply of new homes. This is reflected in the increased profile of Government policies, Private Members' Bills and white papers addressing the housing crisis.

Housing affordability remains a challenge, particularly for first-time buyers. Following the 2008/9 financial crash, mortgage criteria are now so restrictive that those who previously could secure a mortgage can no longer do so, even with historically low interest rates.

The number of people buying with a mortgage has declined for the first time in decades and there has been a corresponding rise in the number of people in privately-rented homes.

Recent Government policy has focused on:

Increasing home ownership

- Support for shared ownership – part rent, part buy. A longstanding affordable home ownership product offered by housing associations
- Starter homes initiative – a new route to home ownership aimed at first-time buyers
- Right to buy for housing association tenants – an extension to the right to buy that exists for council tenants
- Custom build – aimed at people who wish to build their own home

Making good use of existing stock

- Fixed-term tenancies – tenancies of two years or more that are reviewed on renewal to make sure that they offer the most suitable housing option for the tenant
- Pay to stay – proposals to make sure that higher earning tenants pay a higher rent, based on a sliding scale

Initiatives for dealing with homelessness

- Discharge of homelessness duty into the private rented sector
- Homelessness prevention fund

Dealing with non-compliant landlords

- The Government is proposing to extend mandatory licensing to cover all relevant Houses in Multiple Occupation (HMOs), regardless of the number of storeys. The Government is also proposing a national minimum bedroom size as part of a drive to prevent landlords creating homes with very small rooms
- Under the Housing and Planning Act 2016, the Government is also creating a database of landlords and letting agents convicted of certain offences to be updated by local authorities; banning orders for ‘the most prolific and serious offenders’; and new civil penalties of up to £5,000.

Homes and Communities Agency (HCA)

The HCA has been responsible for regulating Registered Providers (RPs) of social housing and providing funding to support the delivery of affordable housing. RPs are currently delivering homes funded by the HCA 2015 – 2018 Affordable Housing Programme. Unless the Government adopts a change in approach, this is expected to be last programme that will deliver funding for general needs affordable homes for rent, except for some types of supported housing.

<https://www.gov.uk/government/organisations/homes-and-communities-agency>

Local policy context

Enterprise M3 Local Enterprise Partnership (LEP)

Rushmoor sits within the M3 Local Enterprise Partnership (Enterprise M3) area. The partnership drives the economic growth of the area by working with businesses, key delivery partners and the Government. This includes signposting opportunities for business and organisations, including funding; sharing information and data; and bringing the different sectors together for the benefit of the area. One of the issues consistently raised by businesses in the LEP area is the importance of housing for their workforce and how the lack of affordable housing is affecting their ability to draw in and retain the right talent. Enterprise M3 has recognised that the provision of housing is key for a successful economy and is working with partners in both the public and private sector to explore how the delivery of new homes can be accelerated.

A housing evidence study commissioned by Enterprise M3 was published in 2014 to support its work in this area.

<https://www.enterprisem3.org.uk>

Rushmoor Strategic Partnership and Rushmoor Sustainable Community Strategy 2010 - 2026

The Partnership's vision for Rushmoor is:

Rushmoor 2026 will be: *A thriving, innovative and attractive borough, proud of its heritage.*

Rushmoor, a place:

- *Where people are happy, healthy, safe and have a bright future*
- *Which is green, open and bright*
- *Which is easy to get around*
- *Which has great places to go and lots to do*
- *With a prosperous and sustainable economy*

To deliver this vision, the Rushmoor Strategic Partnership has five sub groups with representation from a wide range of partner agencies. The work of each sub group recognises that appropriate housing is central to the health and wellbeing of every individual, as well as to the economic prosperity of the borough. The Partnership sub groups are:

- Rushmoor Strategic Partnership
- Rushmoor Health and Wellbeing Partnership
- Rushmoor Children and Young People's Partnership
- Rushmoor Crime and Disorder Reduction Partnership

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- Neighbourhood Renewal

The provision of good quality housing underpins many of the aims of the Community Strategy by providing residents with a secure home from which to achieve educationally and economically. Housing is also significant in contributing to health and wellbeing.

<http://www.rushmoor.gov.uk/rsp>

The Local Plan

The Council has in place an adopted Core Strategy, which includes several policies on the provision and location of new housing:

<http://www.rushmoor.gov.uk/corestrategy>.

Work is now under way to produce a new Local Plan that will set out a spatial vision for the borough for the period to 2032. The document will set out our approach to planning for the delivery of sufficient housing, the right types of housing, and the tenure mix to meet the borough's housing needs. We will publish a draft submission version of the Local Plan for consultation in 2017.

<http://www.rushmoor.gov.uk/rushmoorplan>

Rushmoor Corporate Plan: purpose and priorities

Our purpose

Rushmoor Borough Council, working with others to improve the quality of people's lives.

Supporting values

People have an equal right to live healthy lives, in safe, clean and sustainable places. We want to address the causes of inequality and help create opportunities for local people to fulfil their aspirations, targeting our resources where they are most needed.

Our purpose is underpinned by four corporate objectives:

- Sustaining a thriving economy and boosting local business
- Supporting and empowering our communities and meeting local needs
- Cleaner, greener and more cultural Rushmoor
- Financially sound with services fit for the future

Our priorities

Under each of these broad headings are a number of actions and activities that we know from consultation with our residents, businesses, local groups and our partners

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are important. The Housing Strategy's objectives are consistent with our corporate values and contribute to our corporate priorities.

<http://www.rushmoor.gov.uk/corporateplan>

Assessing housing needs

We regularly update our housing needs information by carrying out surveys on housing needs and conditions and analysing data from our housing allocations pool, the Government's Continuous Recording system (CORE) and from housing providers. Going forward, in response to financial restrictions, we will need to carry out more internal, desktop assessments rather than commissioned surveys.

Strategic Housing Market Assessment (SHMA)

This is an essential part of the evidence base for the Council's Local Plan and the formation of housing policy, as it includes an assessment of affordable housing need. It is a comprehensive analysis of data to determine future housing need generated by demographics, housing market signals, employment growth and migration trends into and out of the borough.

The SHMA covers a housing market area rather than individual districts, and includes data for the administrative areas of Rushmoor, Hart and Surrey Heath. The last Strategic Housing Market Assessment was published in 2014 and updated in 2016 Its principal findings for Rushmoor were:

- A total need for 470 homes per year for the period 2011-31
- A need for 197 of these home to be made available as affordable rented homes per year for 20 years, in order to address the backlog of housing need and deal with newly arising need

<http://www.rushmoor.gov.uk/shlaa>

Needs of specific groups

From time to time, we have commissioned or carried out assessments on the housing needs for specific groups.

The last of these was an accommodation assessment for Gypsies and Travellers and Travelling Showpeople. This identified a need for two further plots to meet the needs of the borough's long-established community of Travelling Showpeople. New Government guidance has removed the need for separate studies for these groups. Going forward, work on identifying their needs will take place as part of the wider housing needs assessments required by the Housing Act 1985.

In relation to other specific groups in the housing market, the key findings of the Strategic Housing Market Assessment 2014 are set out on the following page.

Older people

- At 12.2%, the proportion of Rushmoor's population aged over 65 is lower than regional or national averages. The size of the older population increased by 8.6% between 2001 and 2011. (Source: Census 2001 & 2011). Using population projections, the number of people aged 55+ is expected to increase by 30% in ten years, with the biggest increase being in the number of residents aged over 85.
- The majority of older people are owner-occupiers. The number of older people living in social housing has decreased over the last ten years, although the proportion in social housing is higher for the oldest of our residents, perhaps reflecting people living in sheltered or specialist housing.
- Older people are more likely than others to be under-occupying their home and although overcrowding among older people is generally low, in Rushmoor this appears to be higher than in our neighbouring districts and has grown significantly over the last ten years. Our targeted survey has identified that overcrowding amongst older people is mainly amongst older Gurkha veterans living in the borough. More details of the survey are contained in theme 4
- The expected increase between 2011 and 2031 in those over 65 experiencing dementia and mobility problems is 137% and 108% respectively (SHMA 2014), suggesting a need for specialist accommodation, particularly sheltered housing and extra care housing.

Disabled people

Information on these groups is limited to Census data, which records the number of people with long-term health problems or disabilities. This shows 13.3% of Rushmoor's population fall into this category and the oldest age groups have a higher percentage of people affected.

Black and Minority Ethnic (BME) households

Rushmoor's population is largely white British (80%). Of the remaining 20%, 3% are categorised as 'white other', which may indicate the extent of European migration, and 7.6% are 'Asian other' which is thought to represent Nepali migration. In Rushmoor, there is strong representation of BME households in the private rented sector; those classified as 'Asian other' are more likely to be living in overcrowded conditions.

Armed Forces

We are working with Stoll Housing, Haig Homes, Riverside Housing Association and Gurkha Homes to provide a range of specialist accommodation for armed forces veterans in response to the Armed Forces Covenant. We also work with the MOD to advise and support Army leavers.

Housing allocation pool

Our aim is to help people address their housing problems. When we are unable to do this in a short timescale and the only reasonable housing solution is social housing, we place people in our housing allocation pool. People in the pool are then able to bid for social housing through Rushmoor Homefinder however, the supply of homes is limited. Analysis of the household characteristics of those in the allocation pool helps to guide us when seeking new affordable housing, or trying to achieve turnover in the existing housing stock.

Consultation

Housing Strategy consultation with partner forum

Held in April 2016, the forum met to discuss the main housing issues in the borough and sought to establish some key themes and priorities for the strategy. Those present represented the Council's key partner organisations. The output from the forum was the suggestion of the four themes for the strategy to shape a strategic response to current housing issues. Outcomes from the forum are attached as appendix 2.

Online questionnaire

During June 2016, we carried out an online survey, giving our residents the opportunity to tell us what their housing priorities were. A total of 222 people responded. A copy of the survey questions and the survey report are attached as appendix 3.

Overall, respondents thought Rushmoor did need new homes, with 79.4% disagreeing with the statement 'Rushmoor doesn't need any new homes'. There was also a strong feeling that new homes should be more affordable, with more low cost housing to buy (81.0% agreed), and more affordable homes for rent with housing associations (79.9% agreed).

Respondents agreed with several statements about which groups the new homes should be for, with the highest level of agreement for first time buyers (86.9% agreed), followed by people who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets (80.1% agreed).

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Respondents also answered questions about which types of household should be prioritised for housing. The highest level of agreement was for households where someone is disabled and needs a home to accommodate a wheelchair and/ or specialist equipment (85.6% agreed). There was also strong agreement for ex-armed service personnel having priority (68.9% agreed), followed by older people who want to downsize because their current home is too large (68.0% agreed).

When it came to the location of new homes, there was agreement that they should be located on brownfield sites and an even response to locating the homes in Farnborough (76% agreed) or Aldershot (75% agreed).

Portfolio Holder Consultation

We have worked with our portfolio holder to ensure the structure and content of the strategy respond appropriately to changing Government policy and also reflect the sort of issues our elected members help residents with at their surgeries.

Housing Strategy Standing Group

This is a group of Councillors appointed to work on the detail of the strategy before it is submitted to the Council's Cabinet. The Standing Group met to consider the outcomes of the housing forum, proposals for the structure of the strategy and the online consultation. The group supported the housing team to develop the strategy using the four themes.

Community Policy and Review Panel

Panel members were provided with an overview of the Homelessness Review, a statutory requirement for the homelessness section of the strategy, They were also consulted on the format of the strategy, themes, challenges, objectives and its production timetable.

THEME 1

The right homes in the right place

Introduction

This section of the strategy deals with making sure that we provide the right amount and types of new homes in locations that are suitable and sustainable.

We do this by considering the housing needs of the borough, as required by the Housing Act 1985, and then planning to make sure that we address these needs through policies and procedures, working with partners, and investing in new homes.

Vision for this theme:

Having well-designed and appropriately-located homes in sufficient numbers to meet the needs of our residents and support the economic future of the borough.

Background and issues

There are a number of issues that affect our ability to achieve this vision.

Housing demand and affordability

The borough has a high level of demand for housing in general, but particularly for affordable subsidised housing. Our Strategic Housing Market Assessment suggests that to meet the current need for housing, we will need to build 470 new homes every year until 2032. Although, compared with neighbouring districts, household income to house price ratios are lower in Rushmoor, they are still high enough to be a barrier to residents buying a property or renting privately. Affordability is a real issue, particularly for those on lower incomes, and is likely to become more of an issue as the welfare benefit cap has been reduced to £20,000 a year. Our data on average income levels in table 3 on the following page indicates many households are likely to be paying more than 35% of their gross income on housing costs.

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Table 1 Rushmoor: Income needed to buy at lower quartile house prices

House type	Lower Quartile prices for existing dwellings (Q4 2015)	Deposit required (10% of purchase price)	Mortgage Required (minus 10% deposit)	Income required (assuming borrowing 3.5 x income)
Detached	£340,000	£34,000	£306,000	£87,428
Semi Detached	£267,500	£26,750	£240,750	£68,785
Terraced	£225,000	£22,500	£202,500	£57,857
Flats	£139,450	£13,945	£125,505	£35,858

Source: GLG housing statistics- Anecdotal evidence from local agents suggests these are conservative figures

Table 2: Median rents and income levels required to support them

House type	Median private rents pcm	Annual income required if rental accounts for 35% of monthly gross income
Room	£433	£14,840
1 bed	£695	£23,820
2 bed	£850	£29,135
3 bed	£1,100	£37,700
4 bed	£1,400	£48,000

Source: Valuation Office Agency Private Rental Market 1 April 2015 – 31 March 2016 -Anecdotal evidence from local agents suggests that these are conservative figures

Table 3: Income of Rushmoor residents and the monthly amount they can spend on housing costs (at 35% of gross monthly income)

	Annual gross income	35% monthly gross income 2016
Mean	£31,000 2015 £29,380 2016	£856
Median	£27,000 2015 £24,908 2016	£726
25 th centile	£20,500 2015 £16,848 2016	£492

Source Annual Survey of Hours and Earnings 2015 Provisional (rounded to nearest £500 and 2016 dataset- figures are per person not household)

The relationship between the cost of housing and incomes drives the demand for both social-rented homes and reasonably priced private-rented homes, as well as for low-cost home ownership options.

Providing housing for those most in need

There are people who, for a range of reasons, will continue to need subsidised rented homes and who receive priority in our housing allocation pool. In some circumstances, a degree of housing-related support helps an individual or household sustain their tenancy and it is important to emphasise the need for specialist housing to ensure that those with specific needs can be housed.

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The Council has a statutory duty to help those who are accepted as homeless. This includes securing suitable accommodation, which, in Rushmoor, could be either a place in temporary accommodation or bed and breakfast. In 2010, research reported by the Department for Communities and Local Government (DCLG) estimated that the cost to councils of each homelessness case was just over £5,300 (Demonstrating the Cost Effectiveness of Preventing Homelessness: DCLG).

It is important to make sure there is a continuing supply of affordable housing so people can move on from temporary accommodation and bed & breakfast, and costs to the Council and the negative impact to households are minimised. As well as maximising the number of lettings that come through re-lets from Registered Provider landlords, there needs to be a minimum level of new subsidised, rented housing to maintain stock levels and to meet the backlog of need evidenced by the Strategic Housing Market Assessment.

Low cost home ownership

Many households, who are not able to buy a home of their own, will be able to rent privately. However, the number of people registered with the Home Buy Agent and the responses to our online survey clearly show that many people want to buy into a home of their own. They may have secure and regular incomes but are unable to get a mortgage or raise a sufficient deposit.

A range of tenures can help meet this demand, some offered by housebuilders under the Help to Buy scheme and others by Registered Providers of social housing. The Government has recently introduced Starter Homes through the Housing and Planning Act 2016, although we have yet to see how popular these are with developers and residents.

The housing stock

The borough has approximately 30,000 homes. There is a higher proportion of semi-detached homes and purpose-built low-rise flats than the average for England, and a smaller supply of larger, detached homes. This means that Rushmoor does not currently offer a complete housing ladder and higher income households tend to move to neighbouring boroughs when they require a larger property. Some rebalancing of the housing stock is taking place at Wellesley.

Housing delivery

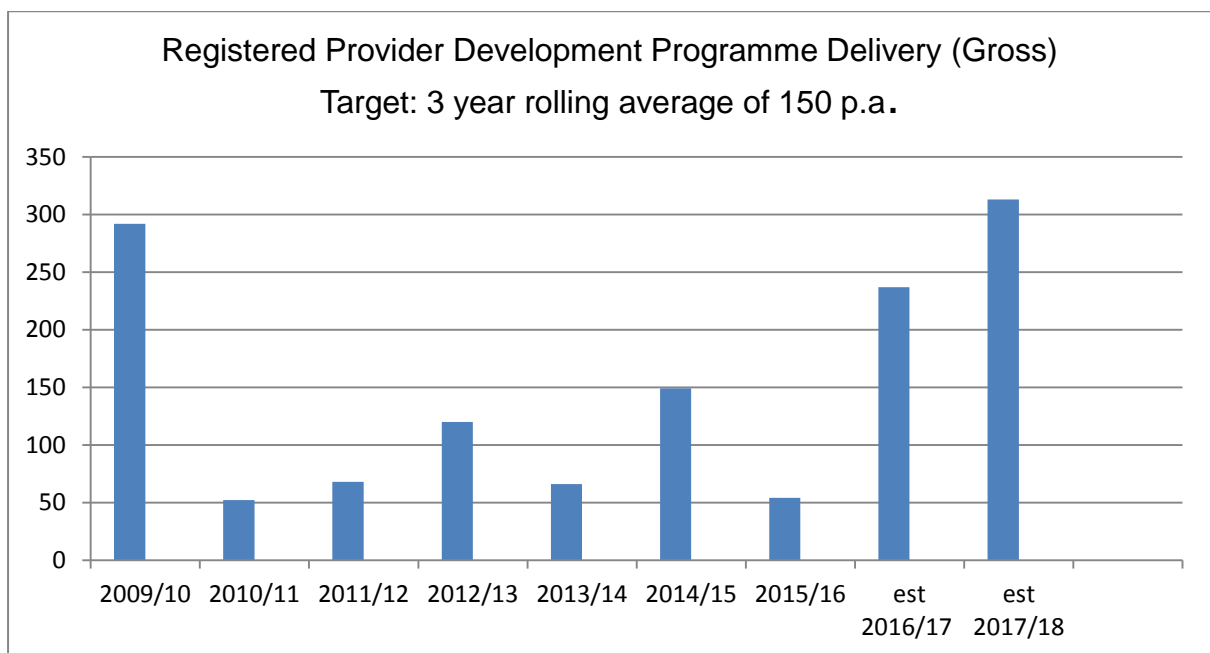
We provide for future housing growth through our Local Plan and we use data from the Strategic Housing Needs Assessment to draft policies that will seek a mix of house types and tenures to meet the borough's housing needs in the context of the wider market area. The Local Plan also sets the overall number of new homes to be provided, indicating where these homes could be located.

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Housing delivery achieved in the borough

Completions	2013/14	2014/15	2015/16
Gross	286	361	282
Net	194	299	173

Our current policies in the adopted Core Strategy seek 35% affordable housing on sites of more than 15 units, with 60% of these homes as affordable rent and 40% for intermediate tenures, e.g. shared ownership. We also provide guidance on density and design, parking and energy efficiency to ensure good quality homes in good environments.



As the borough is urban and constrained, most housing supply comes from brownfield sites, which often have higher costs of development. Because the borough is covered by a European conservation designation to protect endangered species of bird, the Special Protection Area (SPA), housing developers must pay Special Protection Area charges which are an added cost to development. We take a pragmatic approach to situations where viability is an issue, but will require evidence to justify any case made by a developer or housebuilder for reduced affordable housing contributions on these grounds.

In situations where it is not appropriate for affordable housing to be provided on the site, we may seek a financial payment, or commuted sum, that can be used to provide affordable housing elsewhere.

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Key development sites

Wellesley in Aldershot will provide most new homes for the future, delivering up to 3850 homes, including 1347 affordable. The completion of regeneration at North Town, Aldershot, provided 243 new homes in the first two phases and will deliver a further 213 by winter 2017, followed by an additional 266. These will be a mixture of homes for rent, shared ownership and outright sale. Other homes will be built on smaller, brownfield sites where we will seek to work with developers to provide a range of housing.

Housing to achieve regeneration and support the economy

Providing a range of house types from executive homes to those for people on low incomes, is critical to supporting the local economy so that those on higher incomes, and their spending power, remain in the borough, and people on low incomes are able to live near their workplace.

We are leading the regeneration of both Aldershot and Farnborough town centres. The delivery of new homes generates value that can help achieve other uses, for example retail and leisure, for the benefit of the towns and their residents. It is important that we seek to harness this potential value and examine carefully our priorities when seeking section 106 developer contributions from regeneration schemes.

More information about the regeneration of our town centres is available on the Council's website <http://www.rushmoor.gov.uk/farnboroughtowncentrespd>

<http://www.rushmoor.gov.uk/article/8832/Aldershot-Town-Centre-Prospectus---supplementary-planning-document>

Registered Providers of social housing

We rely on Registered Providers of social housing for a continuing supply of affordable housing. Policy and budgetary pressures are affecting their ability to fund the development of the number and types of homes needed in the borough. The Homes and Community Agency's ability to help with funding has diminished and Registered Providers are losing rental income, against which they are able to secure private finance, because of the national policy to reduce rents by one per cent a year over the next four years.

We will consider the types of tenure that can generate income/cash receipts to provide subsidised housing for rent with Registered Provider partners.

Alternative vehicles for delivery

We need to consider making the most of our own assets to generate income to support subsidised housing and deliver new housing. We are progressing work on an appropriate investment and management model to achieve this.

Housing and Planning Act 2016

The Government's reformed approach to housing is embodied in the Housing and Planning Act 2016, with its emphasis on Starter Homes and the Right to Buy as a way of boosting home ownership. It also puts forward a range of steps to tackle non-compliant landlords to support those living in the private rented sector. The Act provided little detail and we await publication of the regulations under the Act. Currently, this presents challenges for the Council, Registered Provider partners and developers in terms of forward planning for affordable housing needs.

Theme 1 Summary of challenges:

- Significant need for all types of housing
- As an authority with no housing of our own, we are reliant on housing needs being met by third parties, such as Registered Providers and private developers
- Current imbalance in the housing stock in favour of smaller homes, which means we don't have a full housing market offer.
- Limited land availability
- High costs of development because of costs of mitigation for Special Protection Areas
- Viability challenges from developers/housebuilders resulting in reduced provision of affordable housing
- Lack of subsidy (grant) for affordable rented homes
- Challenges of the Housing and Planning Act 2016 and emphasis on the development of home ownership products

Theme 1 objectives and actions:

1. Make sure that we have an accurate picture of housing needs
2. Develop plans and policies that encourage the delivery of a diverse range of housing types and tenures, including those for older people
3. Use housing to achieve regeneration and economic benefits
4. Provide housing to help those most in need

OBJECTIVE ONE Housing needs

Measure: Subject to the availability of funding, data on housing need is no more than five years old.

Actions:

- Use data from the updated SHMA to inform policies that secure a range of house types and tenure that meets a range of housing needs
- Use our Housing allocation pool as a data source
- Use data from the Homebuy Agent, Help to Buy South
- Prepare a plan for assessing the housing needs of specific groups
- Share and exchange data with our partners

OBJECTIVE TWO: Maximise housing delivery

Measures: Analyse the number of housing completions, percentage of tenures and types of homes delivered against our policy requirements.

Seek to achieve an average of 150 new affordable homes over a rolling three year period.

Actions:

- Support the planning department with the preparation and adoption of the Rushmoor Local Plan
- Prepare policies and procedures to support housing delivery required by the plan
- Update affordable housing advisory note for developers of affordable housing
- Use our policies and work with developers to achieve a mix of house types and tenures that meet local needs including the needs of an ageing population and other specific groups
- Encourage developers to offer a range of home ownership products
- Use our policies to achieve good quality housing and good design
- Secure commuted sums where housing proposed is of a type or in a location where affordable housing would not be appropriate for meeting local needs.
- Scrutinise viability assessments

OBJECTIVE THREE: Deliver housing to achieve regeneration and to support the economy

Measure: Both the Aldershot and Farnborough regeneration schemes include a range of house types to support the labour force and meet identified housing needs.

Actions:

- Champion the fact that housing contributes value to regeneration schemes
- Consider corporately a mechanism for considering the relative priority of s106 contributions requested for regeneration schemes, including the provision of affordable housing
- Make sure that town centre schemes provide good quality living environments for a range of household types
- Provide a housing offer that will retain higher paid workers in the borough
- Provide properties of a size and tenure that allows lower paid workers to remain in the borough

OBJECTIVE FOUR Housing to help those most in need

Measures: We will monitor the levels of affordable housing stock in the borough and work to maintain the level of housing stock available to people in need.

Actions:

- Continue to seek a proportion of affordable housing on new developments as affordable homes for rent
- Negotiate provision of specialist housing as part of new housing schemes
- Enable specialist housing in the existing housing stock or custom-built new specialist projects
- Secure delivery of specialist housing where appropriate.
- Provide a contribution to funding to secure housing to meet specific needs
- Explore options for direct procurement of affordable housing to meet local needs
- Put in place an appropriate scheme to achieve residential development for income generation, regeneration and to cross-subsidise housing to meet housing needs
- Develop shared housing options for single under-35s

THEME 2

Making the best use of the housing stock

Introduction

Making best use of the borough's housing stock has become increasingly important as the delivery of new, affordable homes becomes ever more challenging. In the previous Housing and Homelessness Strategy, this issue was embedded in our approach to homelessness prevention. As a result of our consultation process, we have prioritised this as one of our key strategic themes. We believe our approach to tackling empty properties and supporting our residents with a range of options to help reduce under-occupation; will allow improved stewardship of the existing stock for present and future generations.

This will help us to assist more people into suitably sized accommodation. By making the most of existing housing assets, more people will have access to the larger or smaller accommodation they need, creating movement in both the social housing and private rented sectors.

Vision for this theme

Capacity within existing housing assets is maximised across all tenures and work in tackling under-occupation and empty properties is prioritised.

Background and Issues

Empty properties

We have a good track record for tackling empty properties. Since 2011, we have brought 94 empty properties back into use. These include:

- Forty-two empty street properties
- Conversion of a disused Sergeants' Mess in Aldershot to provide 45 units of much-needed temporary accommodation. in partnership with Grainger Trust and Oak Housing Ltd
- Seven units of empty sheltered accommodation now being used as supported accommodation in partnership with Hyde Housing Association and Society of St James

We work in a supportive way with homeowners and partners through voluntary negotiations. When this does not work, we have powers available to help us bring empty properties back into use:

- Housing Health and Safety Rating System (HHSRS) under the Housing Act 2004
- Empty Dwelling Management Orders (EDMO) under the Housing Act 2004

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- Compulsory Purchase Orders under the Housing Act 1985 or the Town and Country Planning Act 1990
- Enforced sale

We tackle empty property cases in order of priority, inspecting and assessing each case reported in terms of the nuisance and risk it poses to neighbouring properties. We offer advice and help to the property owner and the person reporting the property as empty. During the period of the new strategy, we will take steps to improve the way we draw on the expertise of officers across the organisation to access a range of incentives and enforcement powers.

Under-occupation

A proactive approach to tackling under-occupation, outside of the issues created by the social sector size subsidy, would contribute to meeting housing need. During the previous strategy period, we achieved good results with chain lettings where older people, who were under-occupying, moved into smaller properties within the social sector and several homes along the chain were then available to larger households. We will continue to work with partners to achieve maximum letting opportunities wherever possible.

Tackling under-occupation in the private sector is more challenging, as many homeowners choose, and can afford, to under-occupy. The 2011 Census showed that across the Strategic Housing Market Area, 12,480 properties had an under occupancy rating of 2+ bedrooms, 94% of them owner-occupied, 2% privately rented and 4% in the social sector.

If homeowners, currently under-occupying, were to downsize, this could potentially reduce pressure on the private rent and social sectors by releasing more family homes to the market. Generating a demand for downsizing requires a range of housing choices and options for older people. The Strategic Housing Market Assessment identifies overall targets for smaller homes with 30% being one bed and 30% being two beds. It also identifies the need for suitable accommodation for older people. We will continue to seek opportunities to develop good quality homes for older people to improve the choice of those wanting to move.

Tenancy Strategy

The Localism Act 2011 introduced the concept of fixed term tenancies for Registered Providers of social housing. It also required each council to publish a Tenancy Strategy to help Registered Providers prepare their tenancy policies. Although each Registered Provider develops its own tenancy policy, it is required to have regard to the Council's Tenancy Strategy.

Most of our Registered Provider partners offer fixed term tenancies which gives them greater flexibility to manage their stock. We support the use of fixed-term tenancies and our partners have policies in place that help:

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- Meet housing needs
- Make best use of stock
- Recognise housing aspiration
- Create successful and sustainable communities

To secure these objectives, our strategy on tenancies supports:

- The use of fixed-term tenancies
- A minimum tenancy term of five years
- Protection for vulnerable people, with lifetime tenancies for certain categories of tenant
- A presumption in favour of renewal of tenancies to provide stability for both households and the community in which they live
- Registered Provider tenancy policies that make sure tenants are provided with good information about their tenancy type, the processes around review and renewal of their tenancy, and their right to appeal
- The development of working protocols with Registered Providers especially where tenancies are to end

Vulnerable people, whose circumstances are unlikely to change, need more security. Registered Providers should consider offering lifetime tenancies to:

- Tenants of sheltered housing
- People over state retirement age, in general needs housing, occupying property appropriate to their needs
- Tenants of supported housing and people with a long-term medical or welfare need for secure accommodation, whose circumstances are not expected to change, including, but not limited to:
 - Tenants who are disabled
 - Tenants with a terminal illness
 - Tenants who already hold a lifetime tenancy and downsize to a development specifically built to be allocated to under-occupiers or who downsize under the Council's under-occupation scheme
 - Ex-service personnel who have been medically discharged

The first fixed-term tenancies, granted in 2012, will start to expire during 2017/18. Together with Registered Providers, we will monitor the impact of reviews and renewals on households, stock turnover and the effect on lettings available to the housing allocations pool.

Pay to Stay

Pay to Stay is a new Government policy intended to make sure that social housing is available to help those who need it most. This is compulsory for stock- holding local authorities and discretionary for Registered Providers, who will have the ability to charge tenants, whose incomes exceed £60,000, rents at near market levels. Registered Providers considering the scheme will need to take account of the potential for increased income, the costs of administration and the impact on their tenants and communities, before deciding whether to implement it.

Income generated from Pay to Stay will subsidise the development of new homes. If our Registered Providers choose to introduce Pay to Stay, it should be combined with a robust housing options approach so tenants moving on from social housing receive advice on the alternative housing options available to them.

New approaches

We will look at new approaches to supporting owner-occupiers to make the most of the housing capacity in their own homes. These include promoting the benefits of renting out a spare room, including information on tax and benefits as well as mortgage and insurance company requirements, and appropriate referral processes.

We will also explore working with Hampshire County Council Adult Services to deliver a Keeping House scheme. This is where a housing association leases a property from an older person moving into residential care. The scheme makes sure the property is well maintained, and in some cases improved, rather than left empty. It also provides an income to the family towards the cost of their loved one's care, safeguarding the family asset, and a home for a household in our housing allocation pool.

Safeguarding tenants, those letting rooms or properties and the council's reputation will be paramount in the design of any new schemes. We will also need to ensure appropriate resources are made available to monitor the success of the scheme, and provide advice and support to householders should problems arise.

Theme 2 Summary of challenges:

- Overcrowding and the low numbers of re-lets of larger properties
- Under-occupation and the lack of appropriate stock to encourage downsizing
- The balance between generating lettings and turnover in the stock, and creating settled communities
- Limited funding
- The need to continue to improve joint working, particularly with our Registered Providers

Our objectives and actions:

To get movement in the housing stock across all tenures by:

1. Understanding both the profile of the housing stock and the profiles of current tenants to improve our information on housing need.
2. Work with RPs and private developers to encourage the delivery of a range of appropriate and affordable homes that are attractive to downsizers.
3. Generating maximum lettings opportunities through our housing allocation scheme, the use of fixed term tenancies, lettings plans and chain lettings.
4. Maintaining an empty property programme, ensuring a corporate approach and undertaking more proactive work to prevent properties from becoming long-term empty homes.
5. Exploring how practical support and advice might encourage increasing number of people to downsize or to feel confident about renting out a spare room.

OBJECTIVE ONE Housing needs and household profiles

Measure: Data on housing need is kept up-to-date and is no more than five years old.

Actions:

- Ongoing interpretation of the housing allocations pool data.
- Partnership working with Registered Providers and letting agents to understand better their tenant profiling and stock occupancy levels
- Understand the needs and aspirations of under-occupying homeowners to help developers and housebuilders provide attractive homes for downsizers

OBJECTIVE TWO Delivery of a range of appropriate, affordable properties for people to downsize to.

Measures: Number of properties let to downsizers and the number of lettings achieved from chain lets of properties released by downsizers.

Actions:

- The housing team will work with planning colleagues and development partners to ensure opportunities for appropriate housing units are delivered for people to downsize into, considering the location, design and affordability
- Assess the effectiveness of the housing allocations policy in creating movement in the housing stock through the under-occupation scheme

OBJECTIVE THREE Maximising the turnover of vacancies using fixed-term tenancies, lettings plans and chain lets.

Measures: The number of lettings achieved from fixed-term tenancies ending, lettings plans and chain lettings.

Actions:

- Continue to encourage all Registered Providers operating in the borough to base their tenancy policies on our Tenancy Strategy and to provide fixed term tenancies
- In the social housing stock, continue to use lettings plans and chain lettings to achieve the maximum movement for each new unit available to us
- Explore how a planned lettings approach might work with private landlords
- Collect lettings data to illustrate the impact of the above
- Consider borough-wide lettings targets for specific property types in partnership with our partners
- Monitor compliance with, and effectiveness of, nomination agreements
- Provide housing advice with partners for Pay to Stay cases
- Make sure our housing allocation scheme supports these actions

OBJECTIVE FOUR Empty properties

Measure: That year –on- year, the number of long-term empty properties in the borough reduces.

Actions:

- Develop a consistent, corporate approach to prioritising and dealing with empty properties within limited resources
- Improve collaborative working across the Council on empty property work
- Develop an approach to prevent properties from becoming empty

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- Publicise advice and options to property owners of empty properties
- Explore the use of a Keeping House scheme
- Continue to capitalise on opportunities which arise from empty commercial or retail buildings in the borough that could be used for homes

OBJECTIVE FIVE: Supporting Rushmoor's residents to downsize or let out spare rooms

Measures: The number of residents downsizing and units of accommodation generated.

Actions:

- Determine what support people need to help them downsize
- Research the availability of resources to fund downsizing support
- Within the resources available, launch and promote a comprehensive package of advice for:
 - Older residents wanting to downsize
 - Residents who would like to let out their spare room
- Work with partner organisations to scope, develop and implement both projects
- Ensure robust safeguarding measures are in place for homeowners and tenants
- Promote both projects across a range of media

THEME 3

Helping people solve their housing problems and provide a suitable home when needed

Introduction:

The Council's objective is to prevent homelessness wherever possible, providing people with advice and working with specialist service providers to help them resolve their own housing problems. When we are not able to do this, we have duty to provide suitable accommodation. Preventing homelessness and sourcing accommodation is becoming increasingly challenging, as our customers often face multiple, complex problems and the local housing market does not supply sufficient affordable accommodation.

As well as having sufficient and appropriate housing stock, we need to look at how we might work more effectively with partners to develop packages of easily-accessible advice, support and accommodation to enable customers to access emergency, temporary, supported and settled accommodation successfully and to be able to sustain this.

Vision for this theme:

That all, who need it, have access to housing advice and assistance that will help them resolve their housing problems and that homelessness is reduced significantly. Suitable temporary accommodation is available when needed and B&B is used as an exception. Vulnerable people are able to receive support that helps them sustain their housing.

Homelessness - background Information:

The Homelessness Act 2002 requires us to produce a Homelessness Review to support our strategy. In July 2016, we carried out a review with service providers specifically on homelessness. Through this work, we have:

- Undertaken a housing needs assessment
- Audited homelessness services and assessed the resources available to tackle homelessness and gaps in services
- Developed a programme for implementing key objectives and actions, set out in The Housing and Homelessness Strategy Delivery Plan 2017-2022

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The review process identified an overall increase in the demand for our Housing Options service, with a 39% increase in households presenting as homeless and 29% increase in homeless acceptances between 2014 and 2016. Over the same time, cases of street homelessness have increased by 50% with 39 cases being recorded in summer 2016, and with 8-12 cases of entrenched rough sleepers in Aldershot town centre.

In 2011, the start of our previous Housing and Homelessness Strategy, there were no street homeless cases recorded in the borough. This area of work has become a priority over the last two to three years and looks likely to remain a challenge for the future. It is estimated that we spend 80% of our time dealing with homelessness prevention cases and 20% of our time on supporting people who are homeless.

In addition, the borough has a good level of specialist statutory and voluntary organisations, which provide support services to those experiencing homelessness for a variety of reasons. Comprehensive details of each organisation and the service they offer are contained within the Homelessness Review in appendix 4.

The review process also identified key gaps in service provision. These are summarised as:

- Insufficient numbers of affordable homes to rent
- Insufficient access to emergency temporary accommodation
- Although there is a reasonable supply of general temporary accommodation in the borough, the lack of suitable move-on accommodation is causing accommodation blocking.
- Effective support services for entrenched single street homeless men with consequential increases in the number of street homeless in Aldershot town centre
- Lack of specialist, integrated services to help people with multiple complex needs, for example dual diagnosis of mental health and substance misuse
- Reduced amount of time we have to carry out homelessness prevention work because of the time taken to deal with the number of very complex cases

We will seek to improve further our effective partnerships and to explore new ways of working to deliver better homelessness prevention work.

Housing advice

We provide housing advice at the council offices. This is supplemented by the debt and housing advice offered by Citizens Advice; the housing advice and support provided for single homeless people at The Vine Day Centre; and the housing advice for young people at Step- by- Step.

Our housing allocation scheme

We have a housing allocation scheme in place to make sure we use housing resources effectively and fairly. The scheme operates as a banding system, which reflects housing need, and we no longer hold a waiting list.

We assist those who have a housing need at the time that they approach us. If we are not able to do this and if they have evidence that they qualify for social housing because of that need, we will add them to our housing allocation pool. They can then bid for properties that we advertise on our Homefinder scheme.

If they have no realistic prospect of being eligible for social housing, we will provide advice and support to help them find an alternative home.

As part of its Armed Services Covenant, the Government revised its guidance on allocations schemes for armed services personnel. Our scheme makes sure that it does not disadvantage armed services personnel, through the local connection criteria, but it does not give additional priority to this group.

Working with private sector landlords

The number of homes in Rushmoor that are rented by private sector landlords has increased significantly from 6% of the total housing stock in 2001 to 18% in 2011. This is because of an increase in Buy-to-Let landlords.

The work that we do to make sure that these properties are in good condition is set out in Theme 4.

The private rented sector meets the needs of a number of household types, including:

- People who cannot buy their own home because their incomes and savings are too low to secure a mortgage, or they have been affected by the tighter mortgage lending criteria
- Households who are not eligible for social housing but can afford to rent privately, either with or without housing benefit
- Those that we help out of homelessness by securing a private rent property in order to discharge our statutory duties

In view of the important role this sector plays in our housing market, it is important that we work with landlords to make sure that this is an option that remains accessible to local households.

We hold an annual Landlords' Forum to provide information and advice and we will look at additional methods of communicating with our landlords.

We will also continue to offer rent deposits to help eligible people with the upfront costs of renting.

Theme 3 Summary of challenges:

- Lack of social and affordable private rented sector accommodation to meet needs
- Welfare reforms
 - The Benefit Cap
 - Universal Credit
 - Housing Benefit changes mean under 35s now only qualify for a shared room rate below local housing allowance
- Uncertainty around revenue funding and the provision of short-term, rather than long-term, services
- The ability of households to be employment-ready, to secure jobs and through employment improve their housing circumstances

Our objectives and actions:

- To offer a comprehensive housing advice service
- To work with private sector landlords to maximise access to tenancies
- Prevention of homelessness
- Manage our use of temporary accommodation

OBJECTIVE ONE: Provide housing advice and administer our housing allocation scheme

MEASURES: The number of people approaching the Council for advice, against the number of people in the housing allocation pool.

ACTIONS

- Make sure that people with little prospect of re-housing through the housing allocation pool receive comprehensive housing options to help them solve their housing problem
- Review the housing allocation scheme to ensure it is fit for purpose
- Continue working with the armed services to understand the demand from serving personnel and those leaving the military
- Work with community groups to understand the housing needs of our different communities

OBJECTIVE TWO: Work with private sector landlords to maximise access to private rented homes

Measures: The number of private rented homes available to homeless households and the number of rent deposits and bonds issued.

ACTIONS

- Continue with the rent bond scheme, working with private sector landlords
- Make sure that as private-sector tenants are rehoused in social housing, the private sector vacancies created are available to other households that have approached the Council for help
- Offer a dedicated officer as a main point of contact for landlords
- Provide regular communication and advice to landlords and hold an annual Landlords' Forum
- Investigate barriers to landlords willing to house homeless households

OBJECTIVE THREE: Prevention of homelessness

Measures: Number of successful homeless prevention interventions as well as a reduction in the numbers of rough sleepers and people living in unsuitable accommodation.

Actions:

- Identify existing tenancy and money management training available for residents
- Work with partners to establish longer-term housing support services to help people succeed in their tenancies
- Develop housing pathway approaches for different client groups, for example care leavers, people with disabilities, armed forces' veterans and people with drug, alcohol or mental health problems
- Signpost people to appropriate job clubs, training and employment schemes

OBJECTIVE FOUR: Manage our use of temporary accommodation

Measure: Reduction in the use, length of stay and cost of bed and breakfast accommodation.

Actions

- Maintain the existing temporary accommodation in the borough as set out in our Homelessness Review 2016
- Plan for the end of temporary accommodation at Clayton Court (2022)
- Investigate the value of providing support at temporary accommodation in light of changes to supported housing funding changes

THEME 4

Enabling people to live in good quality accommodation that is suitable for their needs

Background and Issues

There are about 30,000 homes in Aldershot and Farnborough. Most of these are owner-occupied; however, increasing numbers are privately rented, or owned by Registered Providers of social housing. The 2011 Census shows that the private rented sector in grew to 18% of the total housing, compared with six per cent in 2001.

Our Private Sector Stock Condition Survey of 2010 found that compared with national averages, Rushmoor has more homes built after 1964 and fewer built before 1919, with more semi-detached houses and purpose- built flats.

The survey established that poor housing conditions are more likely to be found in private sector properties, particularly pre-1919 houses converted into flats. There was also a higher proportion of older people living in poor housing conditions, which is reflected by the experience of our Housing officers.

Vision for this theme

The housing stock is in good condition, not overcrowded and meets housing standards, and that people with disabilities receive the right support, advice and assistance to allow them to live independently in their own home.

Housing and health

There is a correlation between poor housing and poor health. Improving the condition of homes can help considerably to improve the health and wellbeing of their occupants, reducing health inequalities and the cost of clinical interventions by the NHS. Despite this, efforts to bring housing and health priorities together are on a case-by-case basis. We will work with Hampshire County Council's Adult Services and Clinical Commissioning Groups (CCGs) to explore a strategic approach.

Disabled Facilities Grant

Disabled Facilities Grants (DFGs) are mandatory grants that fund adaptations to enable disabled people or people with limited mobility to continue to live independently in their own homes.

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Most people who receive the grants are older people. However, families with disabled children usually receive the largest grants to provide suitable bathing and sleeping accommodation.

Disabled Facilities Grants are means-tested, except for households where their home requires adapting to meet a child's needs. Disabled Facilities Grants are limited to a maximum of £30,000 per grant application, so other funding sources are required in some cases.

We expect to see demand for these grants to continue to increase as the population ages and more disabled children live in their family home, rather than in residential care.

The Better Care Fund

The Care Act 2014 included provision for the creation of a fund to support the integration of health and social care.

NHS England is contributing to the fund by ring-fencing resources allocated to Clinical Commissioning Groups, with the rest of the funding coming from the payments made by the Government to first tier authorities and then passed on to district councils to fund Disabled Facilities Grant.

Hampshire County Council administers the Better Care Fund locally. The aim of the fund is to help reduce avoidable hospital admissions and support earlier discharge from hospital. There is also a requirement for Better Care Fund to support innovative approaches to Disabled Facility Grants.

Some Registered Providers fund low-cost adaptations for their tenants, up to a value of £1,500; a small number of others contribute to the cost of larger Disabled Facilities Grants or will provide top-ups where the cost of the works exceed the £30,000 limit. The one per cent rent reduction imposed on RPs reduces the availability of budget and we will look at options with our partners so this work can continue.

In some cases, it is appropriate to consider if an alternative property would be more suitable to meet the needs of a household. We provide advice to applicants and work with Registered Providers and private landlords to achieve the best housing solution in these cases.

In order to ensure that the Better Care fund is used in the most appropriate way, we will be drafting a DFG Policy giving clear guidance on mandatory and discretionary use of the budget. This will mean that residents will get the maximum benefit from the funds available.

Home Improvement Agency

Family Mosaic Housing currently delivers the Home Improvement Agency service in Rushmoor. Its caseworker provides the following:

- Support to complete Disabled Facilities Grant application forms
- Homecheck assessments
- Securing charity funding for adaptations that are not eligible for grant
- Help with income maximisation and signposting to other agencies

A separate surveyor service is available on a case-by-case basis and this service is able to signpost residents to other support services. The contract will end on 30 March 2017 and we are looking at other ways to support residents through the Disabled Facilities Grant process.

Housing conditions

In response to the Government's guidance in the document 'Improving the Private Rented Sector and Tackling Bad Practice 2015', we commissioned a targeted survey to cover those areas of the borough that were likely to have problems with poor housing conditions. We based this assessment on the Indices of Multiple Deprivation, population, age of residents, local knowledge and history of housing issues being raised.

The survey data showed that there are problems with overcrowding and disrepair and some situations have needed the immediate intervention by the Council and other supporting agencies, including the Hampshire Fire and Rescue Service.

Through this work, we have learnt how both poverty and cultural differences influence the housing expectations and experiences of households in the borough and that this can result in people renting properties in poor condition and living in overcrowded conditions. We will address these issues in a culturally-sensitive way, and overcome any language barriers to ensure every household in the borough is aware of their housing rights and responsibilities and can access safe housing conditions. In responding to poor housing conditions, we work with landlords to improve conditions and take enforcement action when necessary.

Houses in Multiple Occupation (HMOs)

All Houses in Multiple Occupation that are three storeys or above and have five or more occupants forming two or more households, require a mandatory property licence. Our approach is to ensure landlords comply with the required housing standards.

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Properties must be in good condition, well managed, and must comply with fire safety requirements to obtain a licence. The licence fee chargeable is based on the number of occupants and rooms available for letting.

The landlord must be a 'fit and proper' person', as defined in legislation to obtain a licence.

We currently use the Housing Health and Safety Rating to deal with smaller HMOs outside the licensing regime and by working with landlords to improve conditions. New legislation is likely to mean that smaller HMOs will require a mandatory licence in future.

Grants and loans to deal with housing in disrepair

We have a small budget to fund essential repairs in cases of hardship. Where a household does not qualify for a grant, the Parity Trust can provide subsidised, low-cost loans. The Trust carries out a full financial assessment to make sure the household can afford to re-pay it.

Energy efficiency and fuel poverty

We signpost all enquiries about energy efficiency and fuel poverty to the Environment Centre in Southampton. We offer energy efficiency grants for boiler replacements to people in financial hardship from our discretionary grant budget.

The Housing and Planning Act 2016 and other legislation

The Housing and Planning Act 2016 contains measures to increase council powers to deal with problem landlords and letting agencies. It introduces the concept of banning orders, which prevent a person from letting homes, or engaging in letting agency or property management work. A banned person will not be able to hold a House in Multiple Occupation licence. The Act also gives councils the ability to impose a financial penalty if they are satisfied that a person has breached a banning order. Councils will also be able to use rent repayment orders to reclaim rent from landlords who have committed an offence.

Under this Act, there are additional responsibilities for the Private Sector Housing team:

- To edit and update a database of non - compliant landlords
- To enforce the new requirement for all letting agents to be members of a redress scheme

To regulate the work of letting or managing agents, the government issued an order requiring agents to join a redress scheme regulated by councils. This means that tenants and landlords in the private sector will be able to complain through the

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relevant scheme if they are unhappy with the actions or services provided by their managers or agents.

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 also requires all private sector landlords to fit smoke alarms and where appropriate carbon monoxide alarms in their rented properties.

Theme 4 Summary of challenges

- Budget pressures
- Lack of awareness among some residents of the impact of poor housing conditions on their health and of fire hazards on their safety.
- Welfare reform forcing people into cheaper, poor quality homes
- Identifying problem properties and landlords in an efficient and cost effective way

Our objectives and actions

1. To help older and disabled people to live in homes appropriate for their needs by providing Disabled Facilities Grants and housing options advice.
2. To make sure we have evidence to secure sufficient Disabled Facilities Grant funding from the Better Care Fund.
3. Subject to the availability of resources, make sure that vulnerable residents have support through the mandatory and discretionary grant process.
4. Map, license and monitor Houses in Multiple Occupation to ensure they offer accommodation that is safe and meets housing standards

OBJECTIVE ONE: To help older and disabled people live in homes appropriate to their needs (by providing housing options advice and Disabled Facilities Grants).

Measure: The number of applications received and grants completed.

Actions:

- Make sure that those most in need of Disabled Facilities Grants are able to access them and publish a DFG Policy
- Work with occupational therapists and our Housing Options team to provide advice where alternative housing may be appropriate

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- Adopt an allocation policy for mandatory and discretionary grants by March 2017

OBJECTIVE TWO: Continue to provide support to vulnerable people.

Measure: Number of residents being supported by the Home Improvement Agency.

Actions:

- Use the Better Care fund to support case workers
- Work with Hampshire County Council to secure funding for adaptations

OBJECTIVE THREE: Improve housing conditions in the borough.

Measures: The number of homes in disrepair, housing complaints and enforcement action taken.

Actions

- Continue to carry out targeted surveys of privately rented properties to identify poor housing conditions
- Ensure all residents are aware of their housing rights and responsibilities
- Record and monitor performance on housing condition complaint handling
- Act on new powers in the Housing and Planning Act 2016

OBJECTIVE FOUR: Map, license and monitor Houses in Multiple Occupation to ensure they offer accommodation that is safe and meets housing standards.

Measure: The number of Houses in Multiple Occupation licensed and achieving required standards for management, amenities, fire safety and repair. .

Actions:

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- Maintain a database of the location, condition and ownership of Houses in Multiple Occupation
- License all known Houses in Multiple Occupation that require a licence
- Bring all Houses in Multiple Occupation up to a safe standard with adequate amenities and fireproofing
- Take action against overcrowding and breach of licensing conditions
- Use new powers under the new Housing and Planning Act 2016 to deal with rogue landlords

CONCLUSION

Rushmoor Borough Council is committed to providing residents with good quality housing, that is affordable, which meets peoples changing needs and aspirations and is located within safe and sustainable communities.

Good quality housing is central to creating sustainable communities and is essential to the health and wellbeing of our community. Housing also promotes the independence of vulnerable adults, equality of opportunity, educational attainment, access to work and generally improving opportunities for local people. New housing supply must reflect the needs and aspirations of a more inclusive community, having regard to prospective economic growth and the direction of Government policies. Our Housing Strategy is a key contributor to Rushmoor achieving the objectives of our Corporate Plan and influencing the work of other agencies, with the main objective of creating sustainable communities.

We need to focus our resources on innovative approaches to maximise housing assets and to maximise housing choice for local people will bring empty properties back into use, to provide additional homes by utilising the existing housing stock carefully. The private rented sector continues to play an important role in housing provision for our residents and we will work with landlords to improve standards and to deliver good quality accommodation.

The action plan is the mechanism for delivering the objectives of the Housing strategy. An annual update will be published to monitor the Housing Strategy's implementation, to respond to major policy or financial changes and to identify any amendments to the strategy or action plan.

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Appendix 1

Summary of Housing and Homelessness Strategy 2011-2016 achievements

There have been significant achievements over the period of the strategy in many aspects of the work of our housing service and our partners.

These are summarised below:

Housing delivery

- A total of 457 affordable homes delivered between 2011 and 2016
- 384 homes provided for affordable rent
- 73 Shared ownership homes and 11 first buy properties provided

Key housing delivery achievements

- 11 units of over-55s accommodation provided at Matinee House, Aldershot, allowing 6 social rent family homes to be released through our under occupation policy (implemented 2011/2012)
- Four new-build one-bed flats at a First Wessex at an under-used garage site has freed up five additional family homes, facilitated by a local letting plan
- 25 units of sheltered housing Alma House North Town
- The Step by Step scheme has provided 27 bed spaces for homeless youths (2011/12)
- Women's refuge refurbished (2012)
- Preferred development partners reviewed and include A2 Dominion, First Wessex, Radian, Sentinel and Thames Valley Housing Association
- Viability issues at Queensgate were resolved to secure 53 affordable homes
- Six units of temporary accommodation will be made available at Wellesley
- The Existing Satisfactory Property Programme (ESPs) secured five additional family homes in partnership with Sentinel Housing Association (2015)
- We have secured 19 units of affordable housing for Rushmoor residents at Sun Park, a cross-boundary scheme in partnership with Hart District Council
- One family house providing a pathway from the women's refuge has been provided in partnership with Sentinel housing association using £50k funding obtained from the DCLG Hampshire Domestic Abuse programme
- Planning permission was granted for 3,850 new homes at the new Wellesley development in Aldershot, 1,347 of which will be affordable housing, including 82 affordable housing units to be delivered in Maida Phase 1
- Delivery of first units at Wellesley May/June 2016 (six shared ownership flats and ten affordable rent)

Regeneration

- North Town regeneration started on site in 2011. Stage one will provide 471 homes and stage two an additional 226 homes. The first two phases have delivered 202 with a further 110 units expected by March 2017
- First Wessex delivered six private sale homes to subsidise the North Town regeneration programme 2012/13, with a further 77 outright sale homes to be delivered in phase one to five
- Right to Buy receipts of £302,000 supported the regeneration of North Town during 2014
- Selborne Avenue regeneration - 18 unfit units replaced
- First Wessex strategy for the regeneration of under-used garage courts has provided 25 units

Number of empty homes brought back into use

- Eighty-seven empty homes brought back into use without the need for enforcement action (figure includes 45 Clayton Court).
- Seven additional units at Mills House brought back into use October 2016
- A new partnership with Oak Housing Association has enabled the conversion of an empty MOD building into 45 units of temporary accommodation, including two wheelchair-accessible units funded in part by £675,000 of Home and Communities Agency (HCA) empty homes funding

Awards

- Matinee House nominated for UK Housing Award Best Small Scheme of the Year category in 2011
- Step by Step nominated for UK Housing Award Specialist Provider of the Year category 2012
- Wellesley awarded Planning Permission of the Year 2014. Work starts to deliver the first of 3,850 new homes in Aldershot to include 1,347 affordable homes
- The Aldershot Winter Night Shelter, run by The Vine, achieved an Award for Excellent Practice by Housing Justice and helped 23 people access basic accommodation and support from November 2015 - March 2015

Homelessness and homelessness prevention

- 453 households helped into settled accommodation using the rent bond and deposit scheme
- Annual landlords forum and homelessness forum held with partners
- Staff received training on welfare reform with Shelter
- Enhanced housing options software installed and an online self-assessment tool is now available for residents (2012/13)
- Additional staff resources were made available to help identify suitable private rented accommodation
- Night shelter pilot scheme delivered with The Vine, helping 51 people - funding went live in January 2014 and has opened in 2015 and 2016
- Funding secured for ex-offender tenancy support via charity Jigsaw

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- Wheelchair accessible and adapted properties are now identified through lettings plans and choice-based lettings scheme
- Clayton Court has reduced numbers in bed and breakfast, bringing down net costs of £165,100 in 2013/14 to £85,470 in 2015/2016

Meeting the needs of specific groups

- Housing allocation scheme has been updated to reflect the need for fairness to military personnel (2014)
- New partnership working with Stoll and Haig Housing Association is allowing us to develop improved pathways into settled accommodation for armed forces' veterans; 20 existing street properties units have been obtained by Haig Homes
- Planning permission granted for 12 affordable rented units for armed forces' veteran accommodation at Christmas Lodge site to create a housing pathway. Working in partnership with Haig Homes and Stoll; delivery expected summer 2017
- Disposal of a council-owned site to the charity Seeability provided a capital receipt of £150,000 to the council, with plans approved for the development of 12 units of specialist accommodation for people with visual impairment and learning disabilities
- 116 immigration visits made to ensure accommodation standards are being met
- Housing officers have attended community events to give home safety, fire safety and housing advice to the Nepali community
- Older people's delivery plan in place
- Alma House North Town was completed December 2012, providing 265 units of sheltered accommodation
- Over-55 accommodation - 22 units provided over two schemes with delivery of a further eight units expected spring 2017
- The Council's Gypsy, Traveller and Travelling Showpeople accommodation assessments published. Need for two additional plots for Travelling Showpeople identified and options set out in the local plan consultation

Neighbourhoods and housing standards

- 152 licences granted to HMOs
- 500 Disabled Facilities Grants completed
- 21 energy efficiency grants given to vulnerable clients
- First Wessex has delivered a retrofit scheme of 21 properties in Aldershot, part-funded by energy company Obligation (2014)
- Energy efficiency case workers from Rushmoor Healthy Living and Family Mosaic Housing Association are working with us to support residents

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- Insulate Hampshire installed 1,417 energy efficiency measures (2013)
- Housing officers run annual events, including a landlords' forum and information-sharing sessions to promote the importance of home and fire safety as well as the safety implications of overcrowding
- Increased formal enforcement action is being taken by our Private Sector Housing team for poor housing conditions, with the caseload increasing from two in 2012/13 to 23 in 2013/14

Appendix 2

Housing Strategy Workshop Feedback: 20th April 2016

Theme 1 Getting the right homes in the right places

Success would look like:

- Meeting housing need
- Good quality, well managed homes
- Good communities

Challenges:

- Viability (SPA etc.)
- Perception of Aldershot- difficult to deliver in Aldershot
- Land availability

Priorities:

- Be more creative with tenure types
- Security of tenure, review fixed term tenancy
- Under occupation among older people

Theme 2 Making the best use of our housing stock

Success would look like:

- More people suitably housed and able to move into smaller or larger accommodation, as they need to

Challenges:

- Overcrowding and under occupation
- Lack of appropriate stock
- No funding and need to improve joint working

Priorities:

To get movement in the housing stock by:

- Practical support and hand holding, possibly by social enterprise/ voluntary sector so people can downsize more easily
- House share/ lodgers/ rent a room out within the context of a scheme DBS checks and contractual arrangement

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- Lease for older people going into care homes- rent contributes towards care costs & family don't have to sell their home, prevents empty homes and property falling into disrepair

Theme 3 Help people to resolve their housing problems and if we can't to house them

Success would look like:

- Housing demand and supply in equilibrium and no requirement for temporary accommodation but better provision of supported accommodation and accommodation pathways for vulnerable people
- Sufficient budgets
- Responsible private rented sector landlords all signed up to accreditation scheme

Challenges:

- Lack of social and affordable PRS accommodation
- Universal Credit U35s shared room rate
- Uncertainty/short termism/ unstable services
- Employability of some people

Priorities:

- Education for tenants, including tenancy and money management (peer to peer?) / landlords/ partners/ manage expectations/ Comprehensive training package for all tenants and landlords
- Resources/ secure longer term budgets/ Integrated health and housing services/ improved partnership working
- Housing pathway approach, with appropriate housing models and resources for a range of needs.

Theme 4 Enabling people to live in good quality accommodation that is suitable for their needs

Success would look like:

- Much faster DFG process
- Great landlord relationships & all agents member of redress scheme
- No overcrowding
- All HMOs licensed, all private rent alarmed
- No enforcement actions needed

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Challenges:

- Budget cuts and finances
- Welfare reform
- Understanding existing and new communities

Priorities:

- Making the DFG service faster, efficient and effective (perhaps a SPV with health?)
- Improved information gathering
- Putting the workbook into action to prioritise out (our?) work

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Appendix 3

Housing and homelessness strategy survey

REPORT

June 2016

Consultation report by Strategy, Engagement and Organisational
Development for Environmental Health and Housing

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Executive summary

The survey was designed so that members of the public have an opportunity to tell the Council their priorities for housing in the borough and to inform the update of the Housing and Homeless Strategy.

Overall, respondents thought Rushmoor did need new homes with 79.4% disagreeing with the statement 'Rushmoor doesn't need any new homes'. New homes should be more affordable, these should be more low cost housing to buy, for example shared ownership or shared equity (81.0% agreed), and more affordable homes for rent with housing associations (79.9% agreed).

Respondents agreed with all of the statements about who the new homes should be for. The highest level of agreement was with new homes should be for first time buyers who need affordable low cost homes to buy e.g. shared ownership or starter homes (86.9% agreed), followed by people who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets (80.1% agreed).

Respondents also agreed with all of the statements about who should have priority for homes. The highest level of agreement was with households where someone is disabled and needs a home which can accommodate a wheelchair and specialist equipment e.g. a lift or hoist system should have priority (85.6% agreed). There was also strong agreement for ex-armed service personnel having priority (68.9% agreed), followed by older people who want to downsize because their current home is too large (68.0% agreed).

Respondents agreed with all the locations for new homes. The highest level of agreement was for new homes on sites which have previously been used for commercial and industrial uses (82.0% agreed), followed by new homes in Farnborough (76.1% agreed) and new homes being in Aldershot (75.2% agreed).

Respondents would go to Rushmoor Borough Council first for advice on renting rights and responsibilities and to Estate Agents first for advice on buying a property (including low cost homes). Respondents would approach a Bank or building society first for advice on budgeting, saving and how mortgages work.

Introduction

Rushmoor Borough Council is updating its Housing and Homelessness Strategy. The strategy will shape the types of homes that are built in Aldershot and Farnborough and who they are for. It will also set out how Rushmoor will work with residents and partner organisations to prevent people from becoming homeless and to provide the right help to people when they need it.

The survey was designed so that members of the public had an opportunity to give the Council their priorities for housing in the borough. The new strategy is focusing on the following areas:

1. To get the right homes in the right places
2. Make the best use of our existing housing stock
3. To help people to resolve their housing issues and, if these can't be resolved, to help them find new accommodation
4. Enabling people to live in good quality accommodation

Rushmoor will be using the information received to inform the Housing and Homelessness Strategy 2016 – 2021. This will be considered by members of our Cabinet later this year.

Method

The survey method was via an online survey available on the Council's website, this was promoted on social media via Twitter and Facebook posts. In total 200 people filled in the online survey.

In addition paper copies (Appendix A) were available the Council's reception area, in total 22 of these were filled in.

The survey ran from Friday 20th May until the Monday 6th June 2016.

Response rate

Overall, 222 people filled in the survey.

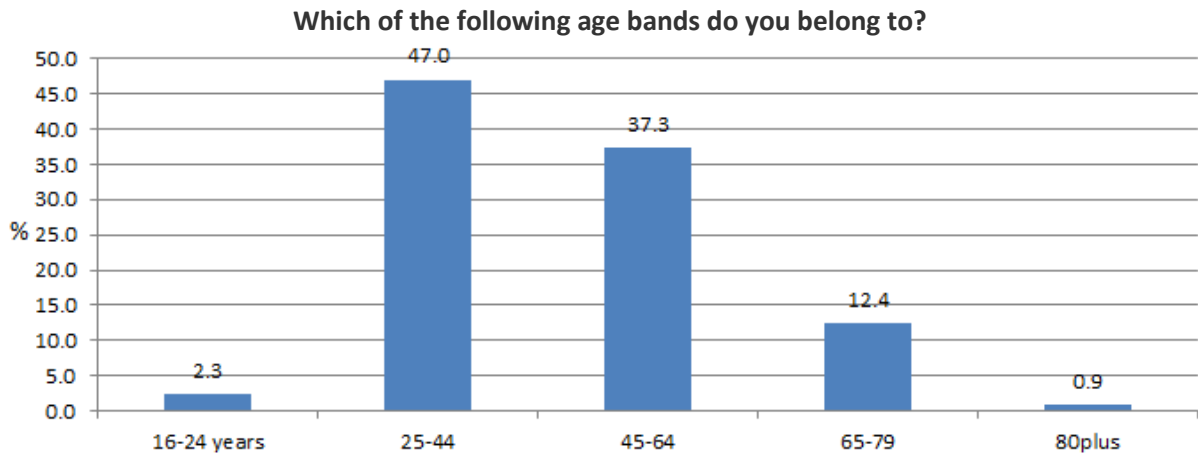
Characteristics of the respondents

Gender

In total 215 respondents filled in this question. 137 (63.7%) of respondents indicated they were female and 78 (36.3%) of respondents indicated they were male.

Age group

In total 217 respondents filled in this question. The largest age group was the 25-44 year olds with 47% of respondents (102) being this age.

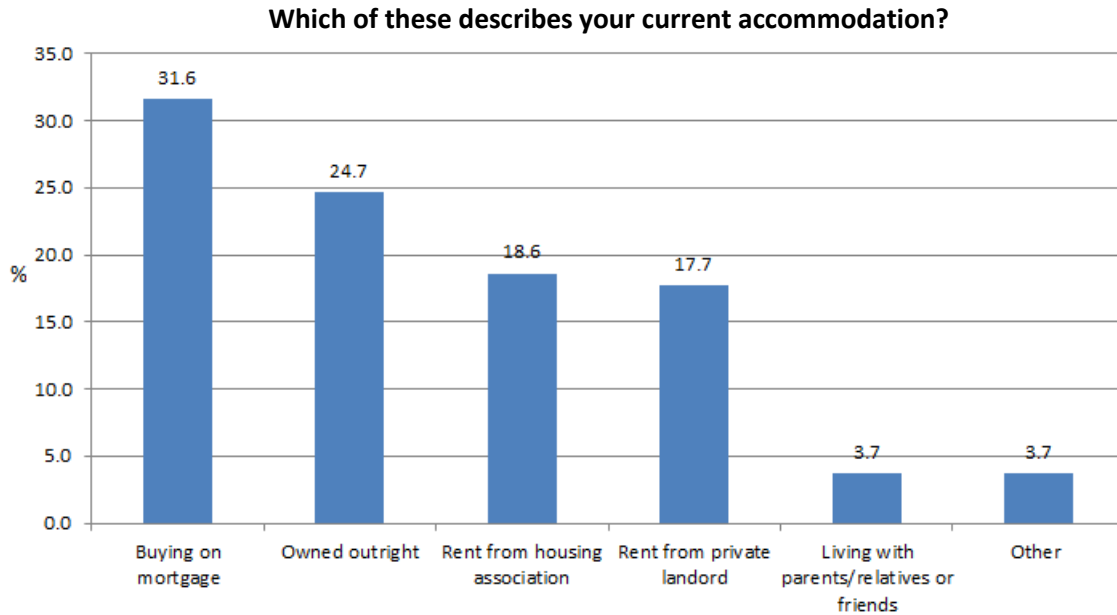


Conditions or disabilities, which limit daily activities

In total 215 respondents filled in this question. 175 (81.4%) respondents indicated that they didn't have any conditions or disabilities which limit daily activities and 31 (14.4%) indicated that they did have conditions or disabilities which limit daily activities. Nine (4.2%) respondents indicated that they preferred not to say.

Current accommodation

In total 215 respondents filled in this question. Over 56% (121) of respondents owned their own homes either out right or on a mortgage and 36.3% (78) of respondents rented their homes (18.6% (40) from housing associations and 17.7% (38) from private landlords). Eight (3.7%) respondents were living with parents/relatives or friends and eight (3.7%) respondents answered other.



The following seven comments were filled in the other accommodation comment box:

- Army quarter
- Defence housing
- Housed by a charity
- Just been given 8 weeks’ notice as landlord wants to sell
- Rent off in-laws
- Renting but eviction notice served and struggling to find local accommodation
- Shared ownership
- Temp Accommodation

Postcode

181 respondents filled in their postcode or part of their postcode. 104 (57.5%) respondents had Farnborough postcodes, 72 (39.8%) respondents had Aldershot postcodes and 5 (2.8%) respondents had postcodes outside the Borough but in surrounding local authority areas.

Of those in the Borough 59.1% were from Farnborough and 40.9% were from Aldershot this a close reflection to the population of the Borough, as the 2011 Census indicated that 61.3% of Rushmoor residents lived in Farnborough and 38.7% in Aldershot.

Ethnic group

In total 212 respondents filled in this question with 188 (88.7%) of them identified themselves as white British. Nine (4.2%) respondents identified themselves as any other white background, eight (3.8%) respondents preferred not to say, three (1.4%) respondents identified themselves as mixed white and black Caribbean, one (0.5%) respondents identified themselves as any other white background - Slovakian, one (0.5%) respondents identified themselves as Asian or Asian British Bangladeshi and one (0.5%) respondents identified themselves as white-Gypsy Traveller.

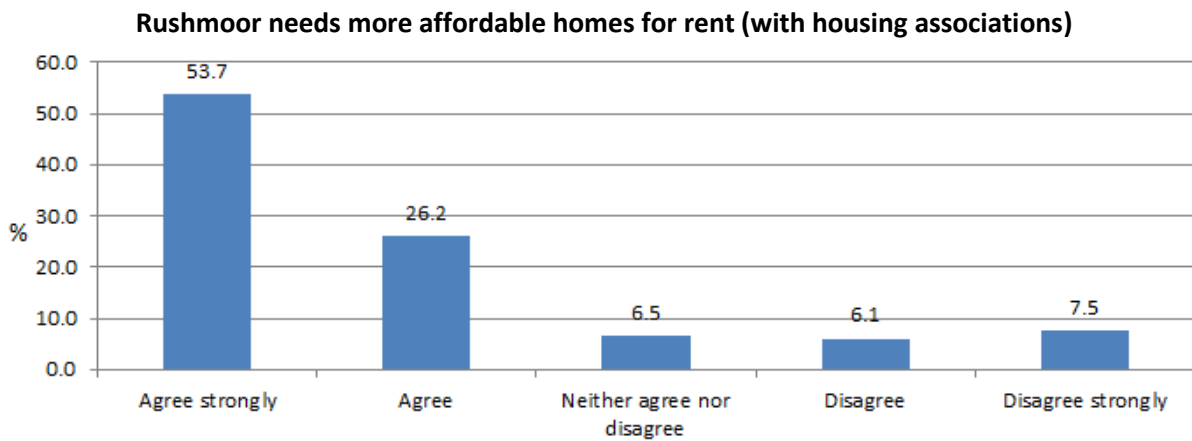
Consultation results

Types of new homes

This section consisted of five statements which respondents were asked how strongly they agree or disagree with which types of new homes.

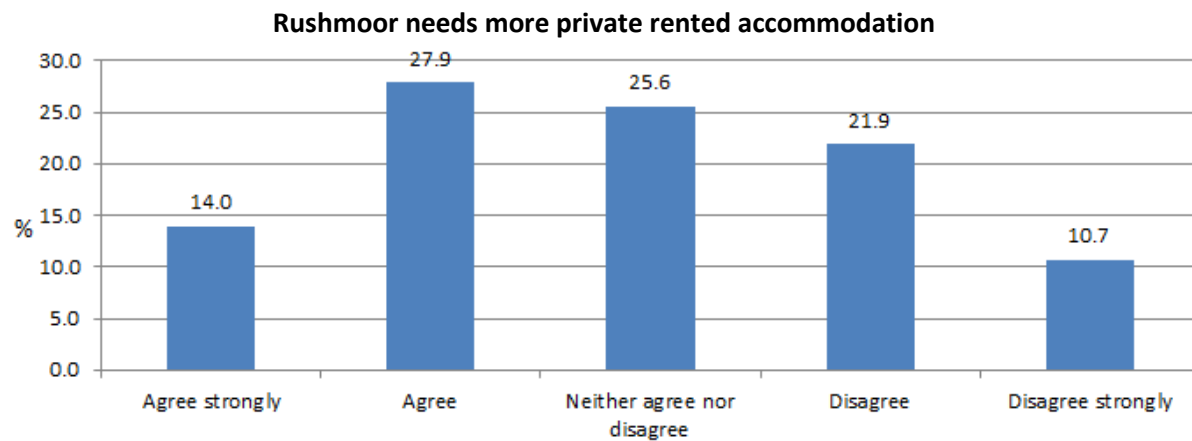
1. Rushmoor needs more affordable homes for rent (with housing associations)

214 valid responses (excluding the 6 'I don't knows'). In total 79.9% agreed with this and 13.6% disagreed.



2. Rushmoor needs more private rented accommodation

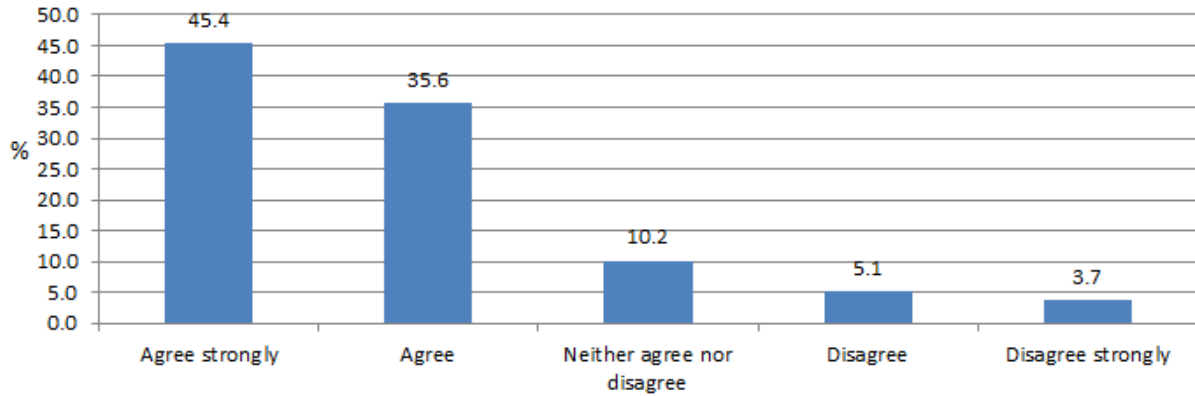
215 valid responses (excluding the 5 'I don't knows'). In total 41.9% agreed with this and 32.6% disagreed.



3. Rushmoor needs more affordable low cost housing to buy, for example shared ownership or shared equity

216 valid responses (excluding the 2 'I don't knows'). In total 81.0% agreed with this and 8.8% disagreed.

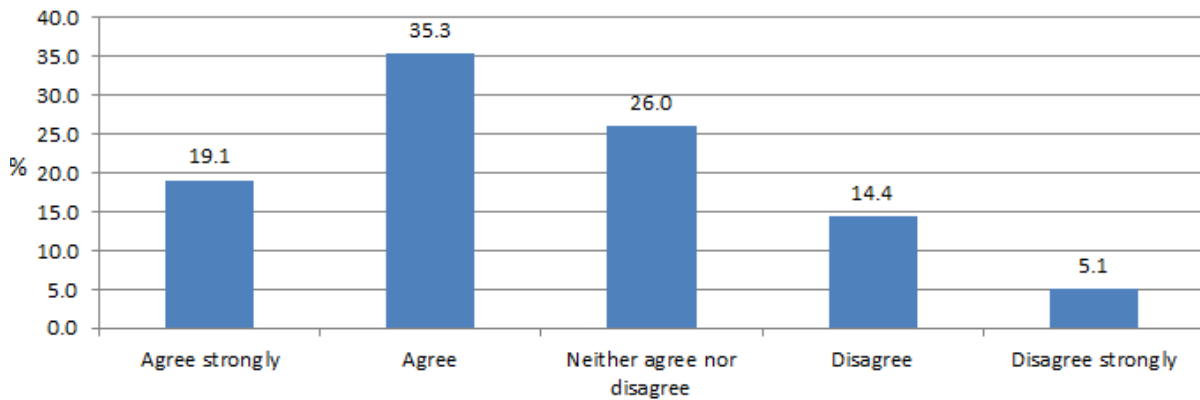
Rushmoor needs more affordable low cost housing to buy, for example shared ownership or shared equity



4. Rushmoor need more homes for outright sale

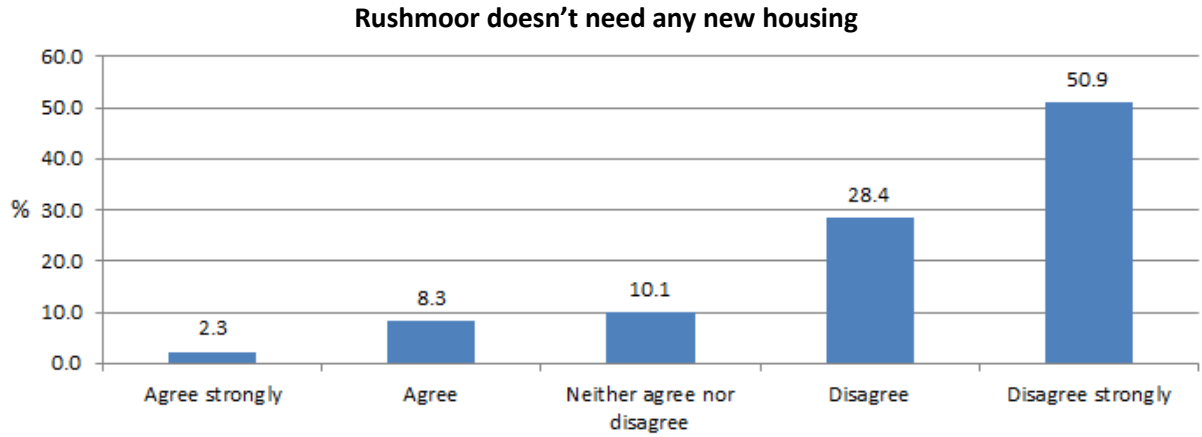
215 valid responses (excluding the 2 'I don't knows'). In total 54.4% agreed with this and 19.5% disagreed.

Rushmoor need more homes for outright sale



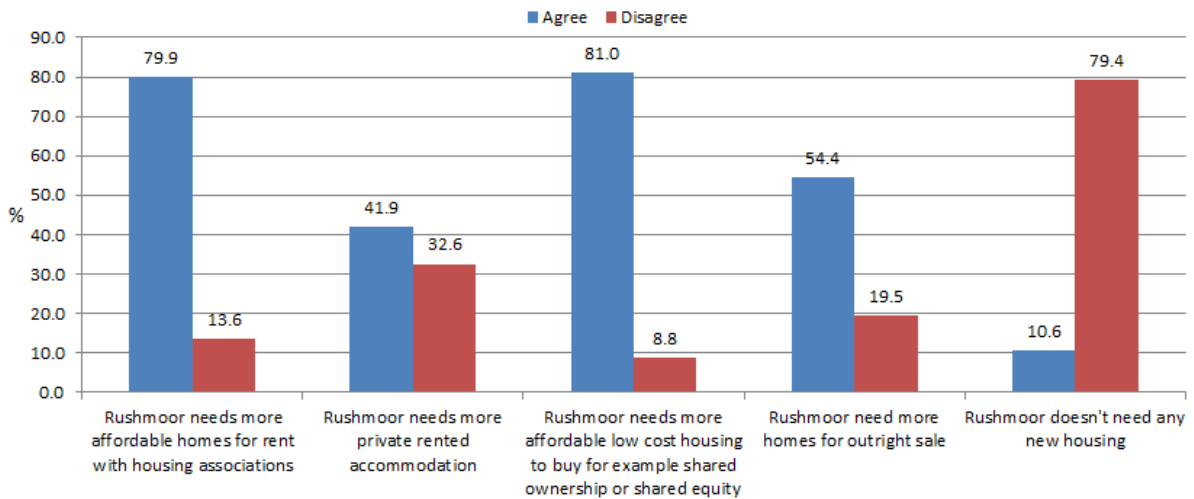
5. Rushmoor doesn't need any new housing

218 valid responses (excluding the one 'I don't knows'). In total 10.6% agreed with this and 79.4% disagreed.



Overall

Respondents disagreed that Rushmoor didn't need any new homes with 79.4% of respondents disagreeing or disagreeing strongly with the statement. Of the statements connected to types of homes the highest level of agreement was with Rushmoor needs more affordable low cost housing to buy, for example shared ownership or shared equity with 81.0% agreeing or agreeing strongly. Followed by the statement Rushmoor needs more affordable homes for rent (with housing associations) with 79.9% agreeing or agreeing strongly. Although more people agreed than disagreed, with the statement Rushmoor needs more private rented accommodation, this was the type of home that had the most disagreement with 32.6% disagreeing or disagreeing strongly.



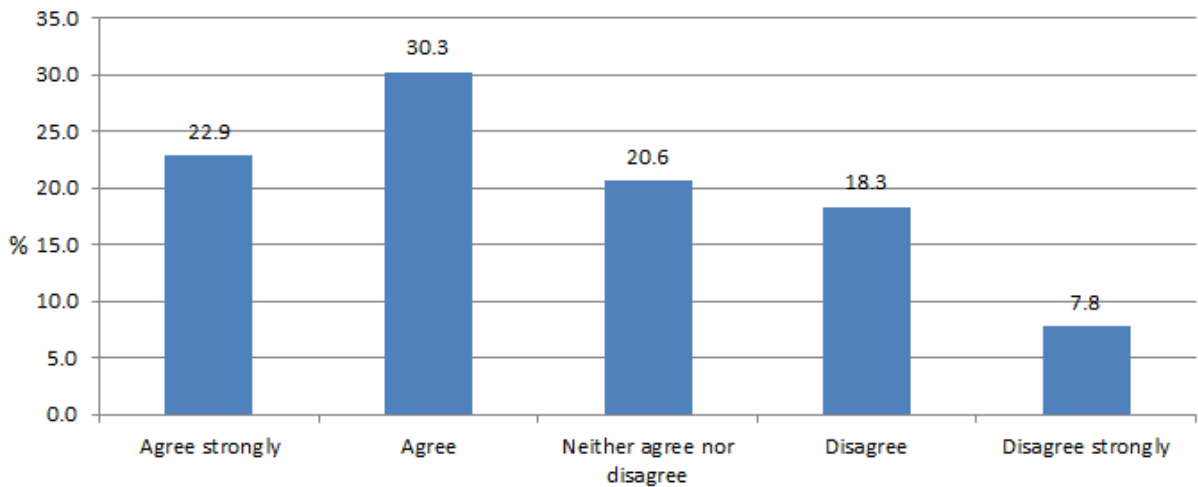
Who the new homes should be for

This section consisted of four statements which respondents were asked how strongly they agree or disagree with who the new homes should be for.

1. People who can afford to buy their own home with a deposit and mortgage

218 valid responses (excluding the 1 'I don't know'). In total 53.2% agreed with this and 26.1% disagreed.

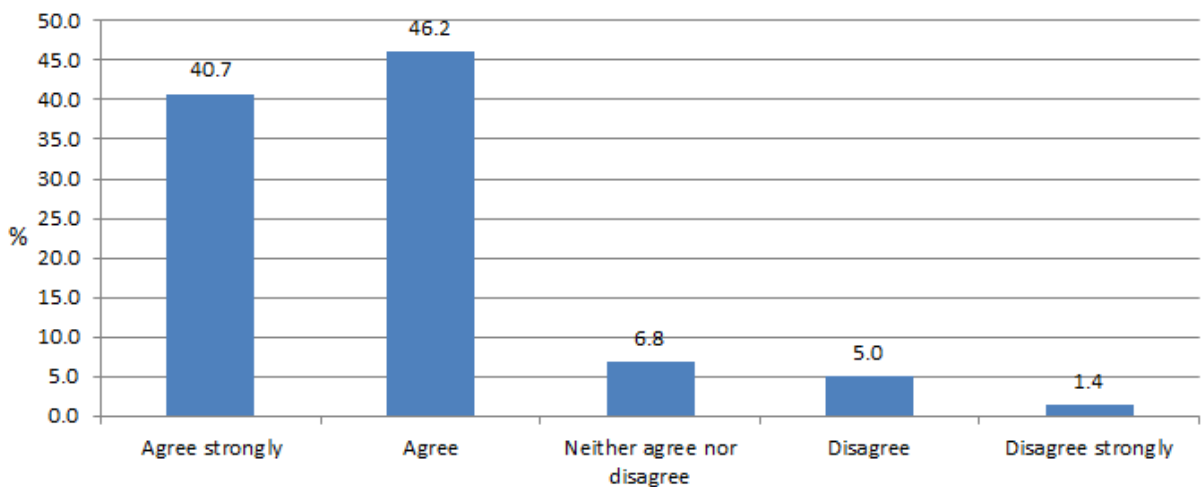
New homes should be for people who can afford to buy their own home with a deposit and mortgage



2. First time buyers who need affordable low cost homes to buy e.g. shared ownership or starter homes

221 valid responses. In total 86.9% agreed with this and 6.3% disagreed.

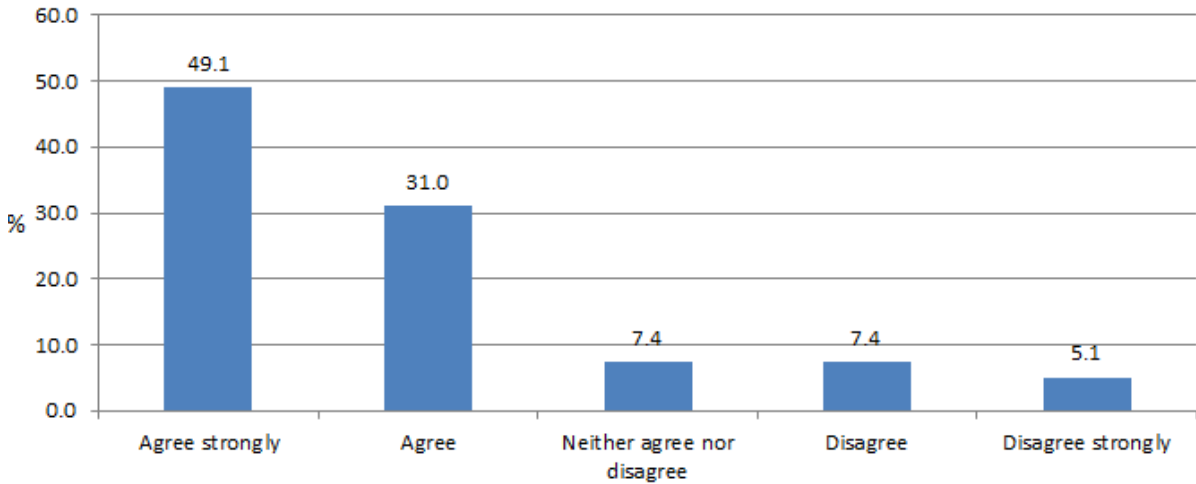
New homes should be for first time buyers who need affordable low cost homes to buy e.g. shared ownership or starter homes



3. People who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets

216 valid responses. In total 80.1% agreed with this and 12.5% disagreed.

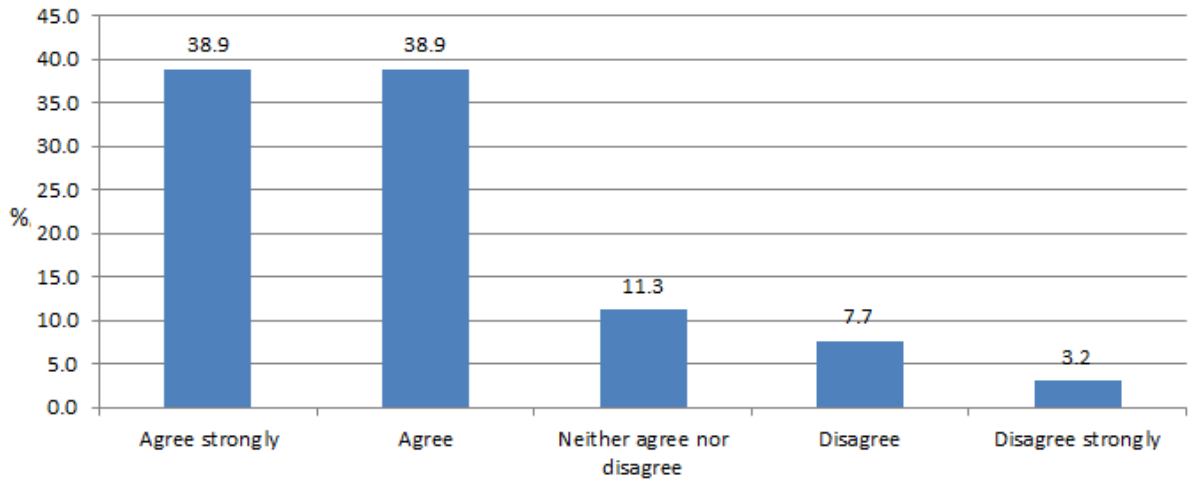
New homes should be for people who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets



4. People who need affordable homes to rent because they are in unsuitable accommodation, for example they are living in poor housing conditions, over crowded or wanting to downsize

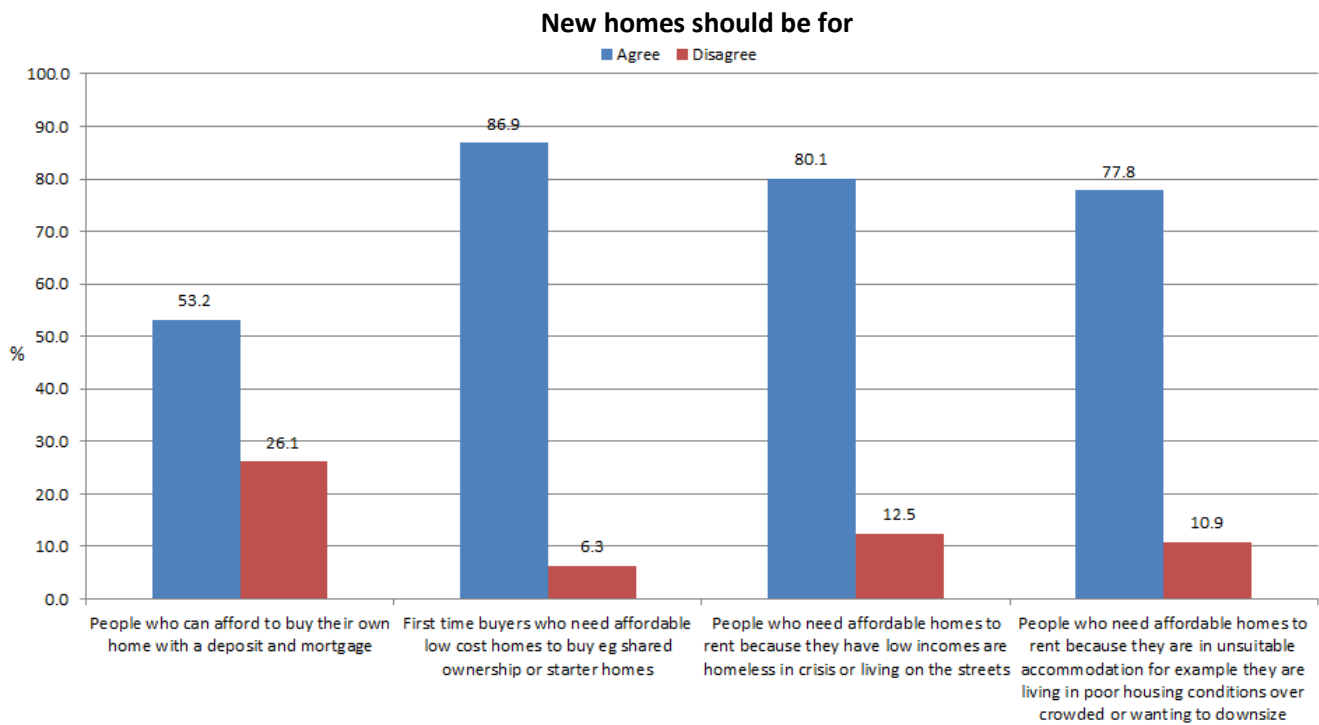
221 valid responses. In total 77.8% agreed with this and 10.9% disagreed.

New homes should be for people who need affordable homes to rent because they are in unsuitable accommodation, for example they are living in poor housing conditions, over crowded or wanting to downsize



Overall

Respondents agreed with all of the statements about who the new homes should be for. The statement with the highest percentage of agreement was that new homes should be for first time buyers who need affordable low cost homes to buy e.g. shared ownership or starter homes, 86.9% of respondents agree and agreed strongly with this. Followed by the statement People who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets with 80.1% of respondents agreeing or agreeing strongly. The statement with lowest level of agreement (53.2%) at and the highest level of disagreement (26.1%) was that new homes should be for people who can afford to buy their own home with a deposit and mortgage.

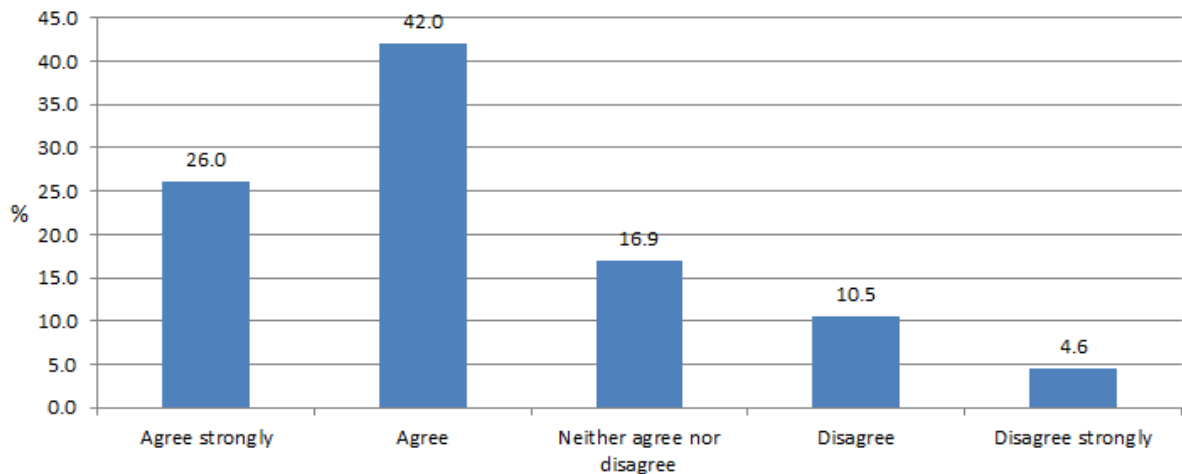


Types of households that should have priority

This section consisted of five statements which respondents were asked how strongly they agree or disagree with which types of households that should have priority.

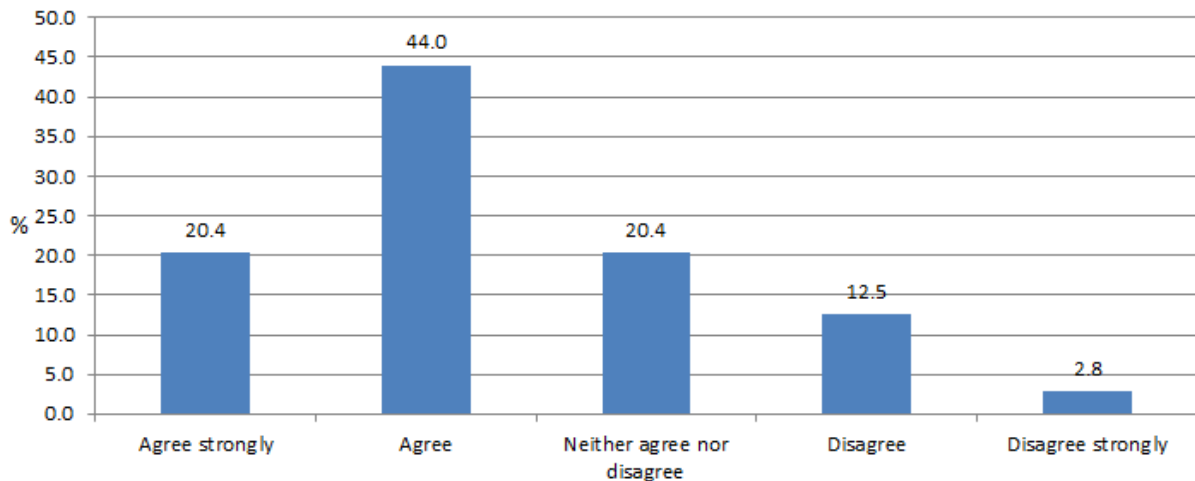
1. Older people who want to downsize because their current home is too large
219 valid responses (excluding the one 'I don't know's'). In total 68.0% agreed with this and 15.1% disagreed.

Older people who want to downsize because their current home is too large should have priority



2. Single people or couples who need a one bedroom home
216 valid responses (excluding the two 'I don't know's'). In total 64.4% agreed with this and 15.3% disagreed.

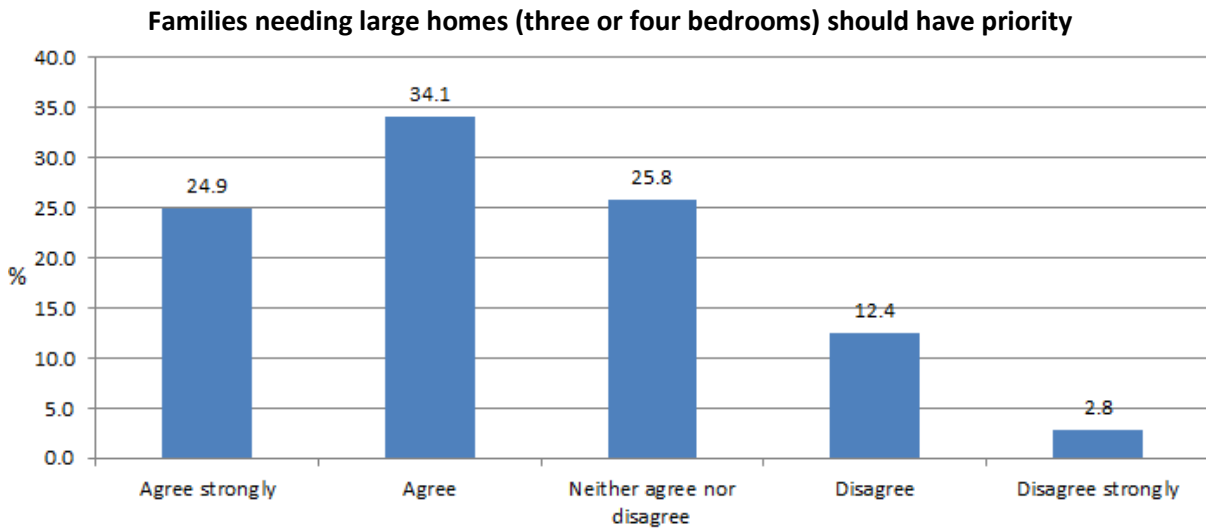
Single people or couples who need a one bedroom home should have priority



3. Families needing large homes (three or four bedrooms)

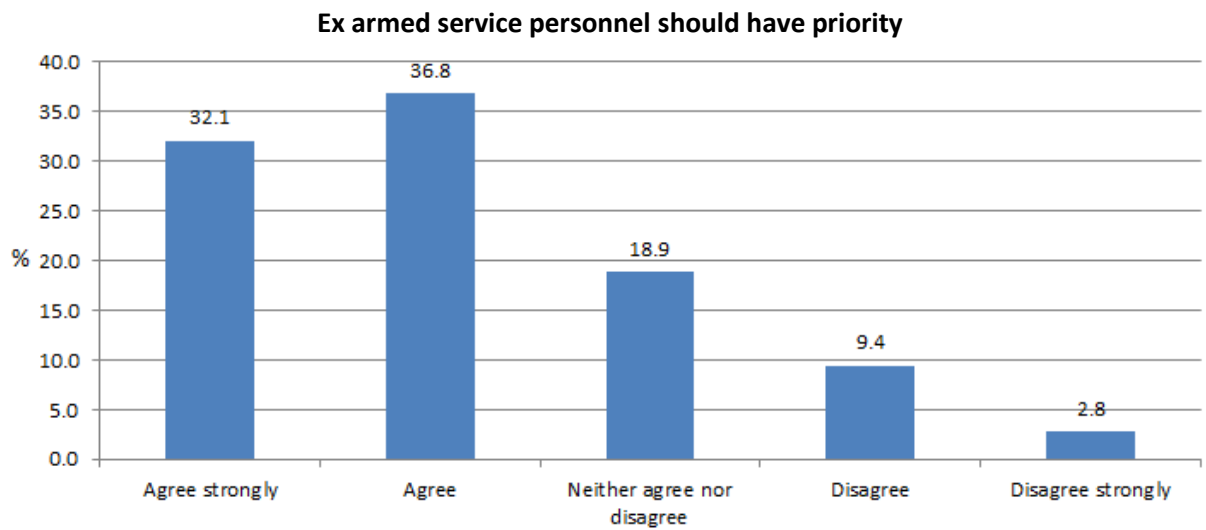
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217 valid responses (excluding the three 'I don't knows'). In total 59.0% agreed with this and 15.2% disagreed.



4. Ex armed service personnel

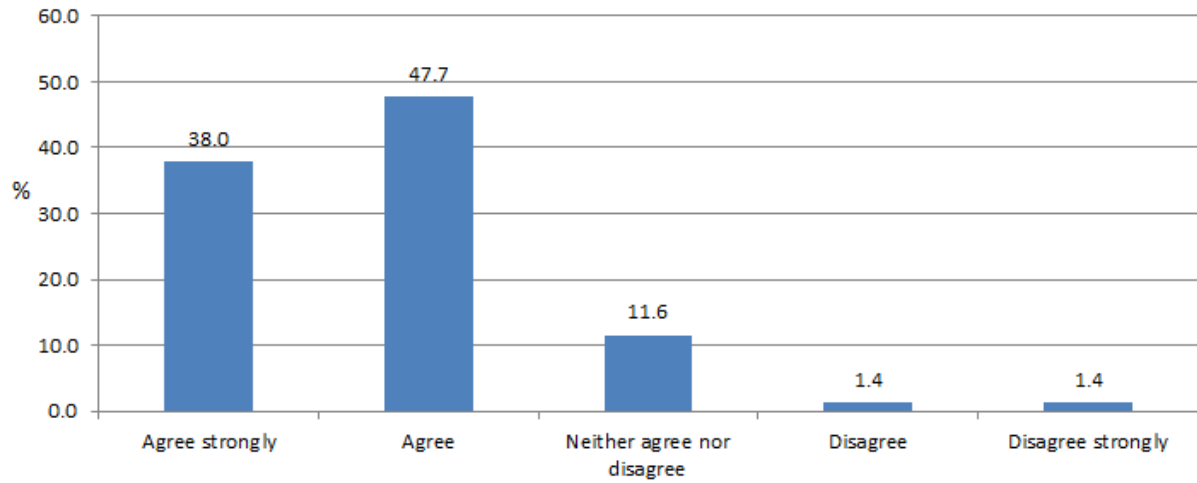
212 valid responses (excluding the three 'I don't knows'). In total 68.9% agreed with this and 12.3% disagreed.



5. Households where someone is disabled and needs a home which can accommodate a wheelchair and specialist equipment e.g. a lift or hoist system

216 valid responses (excluding the four 'I don't knows'). In total 85.6% agreed with this and 2.8% disagreed.

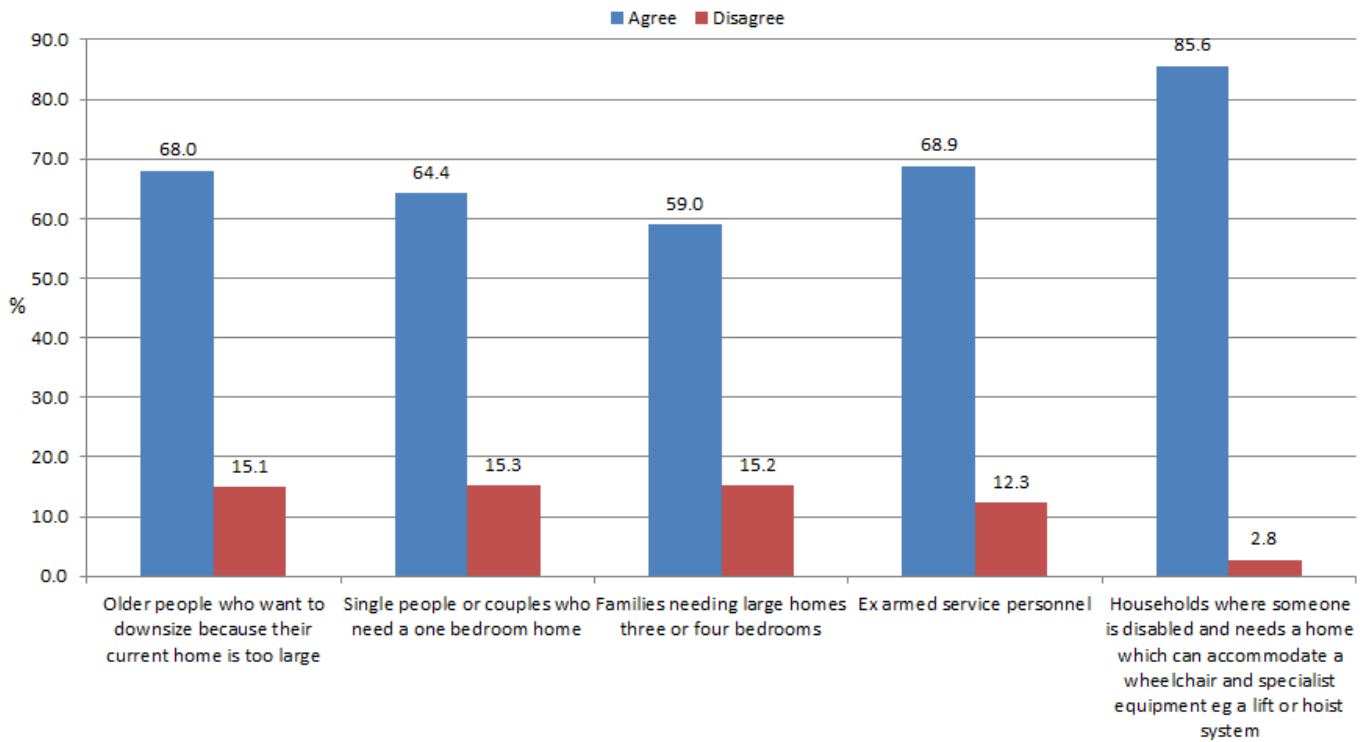
Households where someone is disabled and needs a home which can accommodate a wheelchair and specialist equipment e.g. a lift or hoist system should have priority



Overall

Respondents agreed with all of the statements about who should have priority for homes. The highest level of agreements was with households where someone is disabled and needs a home which can accommodate a wheelchair and specialist equipment e.g. a lift or hoist system should have priority, with 85.6% agreeing or agreeing strongly. Followed by ex armed service personnel having priority, with 68.9% agreeing or agreeing strongly. Very closely after ex armed service personnel having priority was older people who want to downsize because their current home is too large having priority, with 68.0% agreeing or agreeing strongly.

Households that should have priority

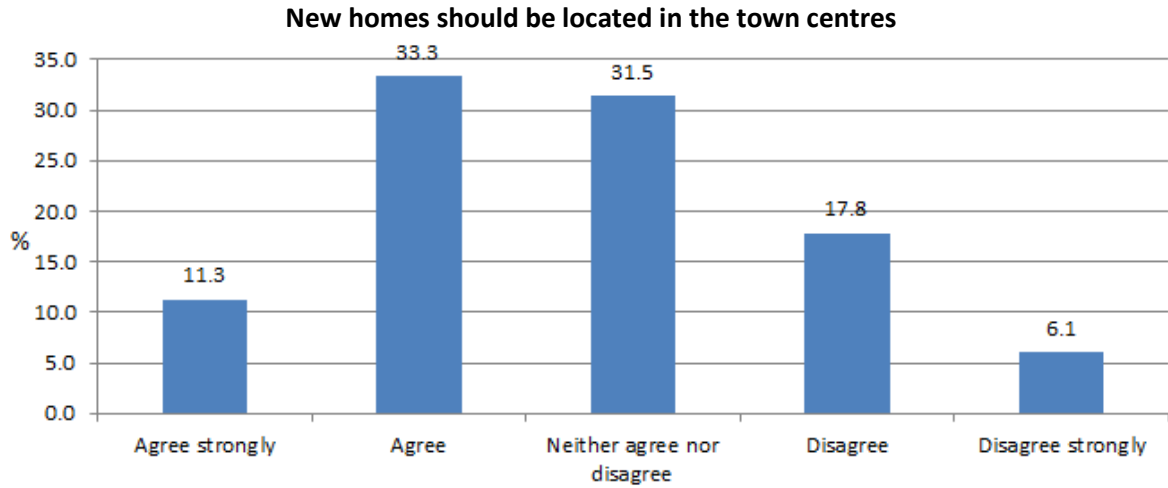


Location of new homes

This section asked whether respondents agreed or disagreed with locations for new homes.

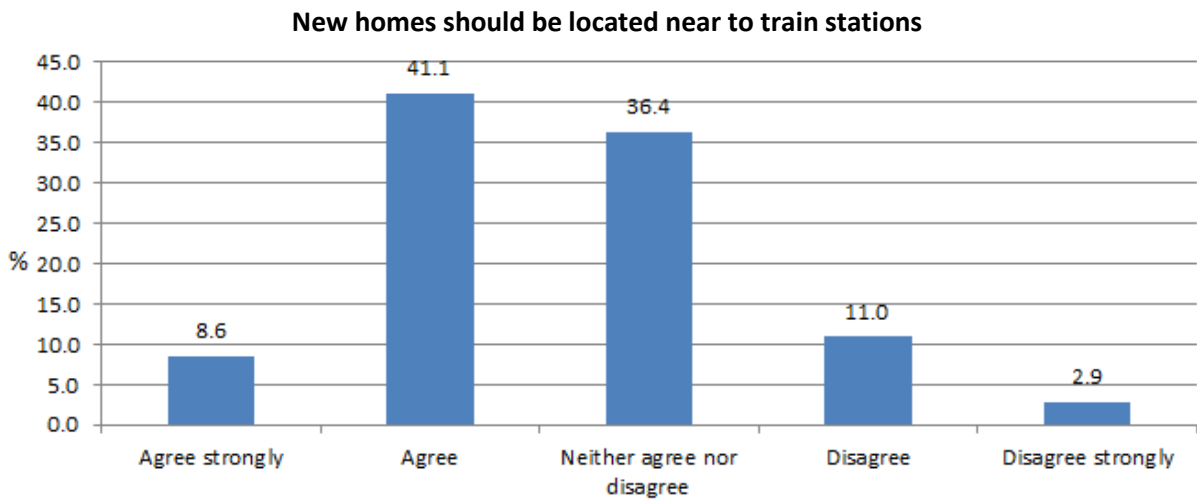
1. In the town centers

213 valid responses (excluding the two 'I don't knows'). In total 44.6% agreed with this and 23.9% disagreed.



2. Near to train stations

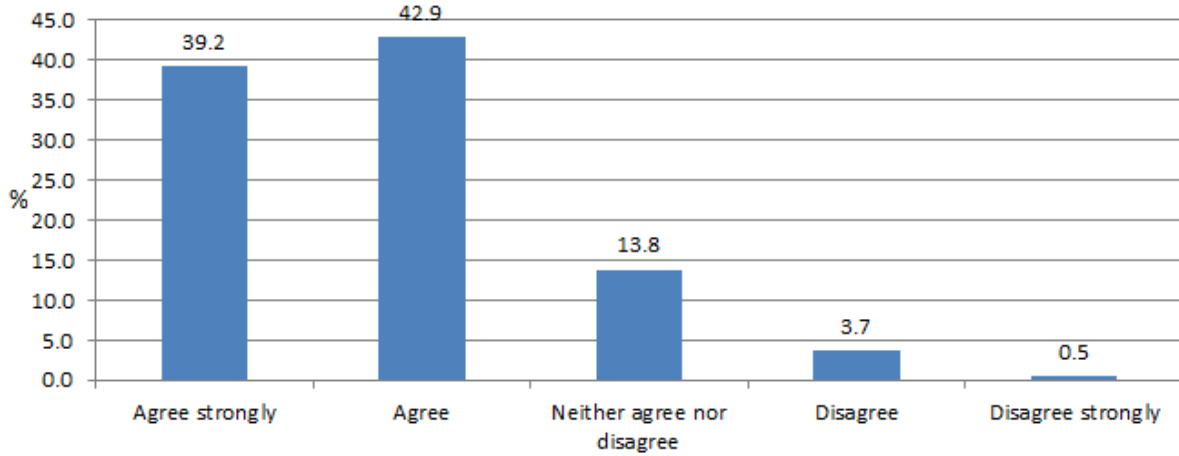
209 valid responses (excluding the two 'I don't knows'). In total 49.8% agreed with this and 13.9% disagreed.



3. On sites which have previously been used for commercial and industrial uses

217 valid responses (excluding the one 'I don't knows'). In total 82.0% agreed with this and 4.1% disagreed

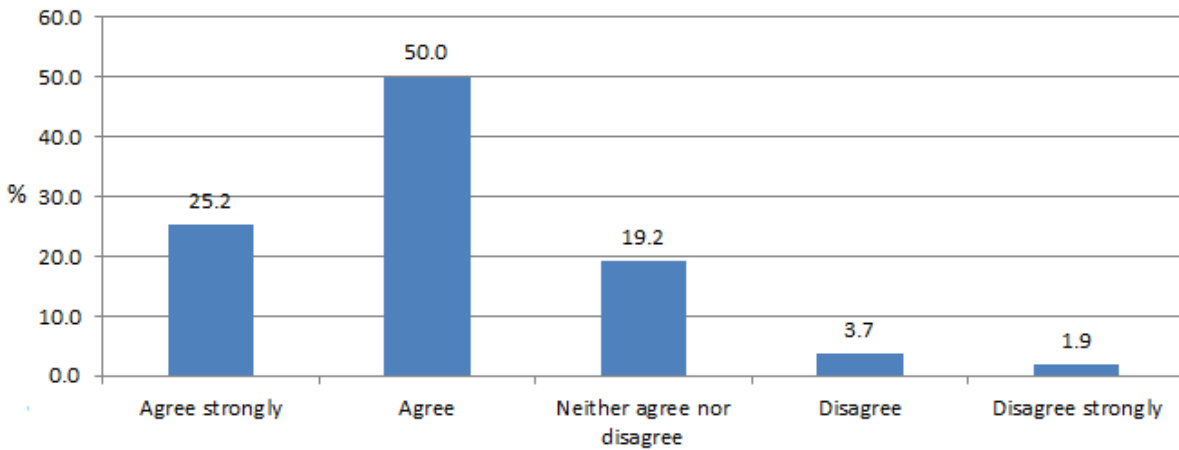
New homes should be located on sites which have previously been used for commercial and industrial uses



4. In Aldershot

214 valid responses (excluding the three 'I don't knows'). In total 75.2% agreed with this and 5.6% disagreed.

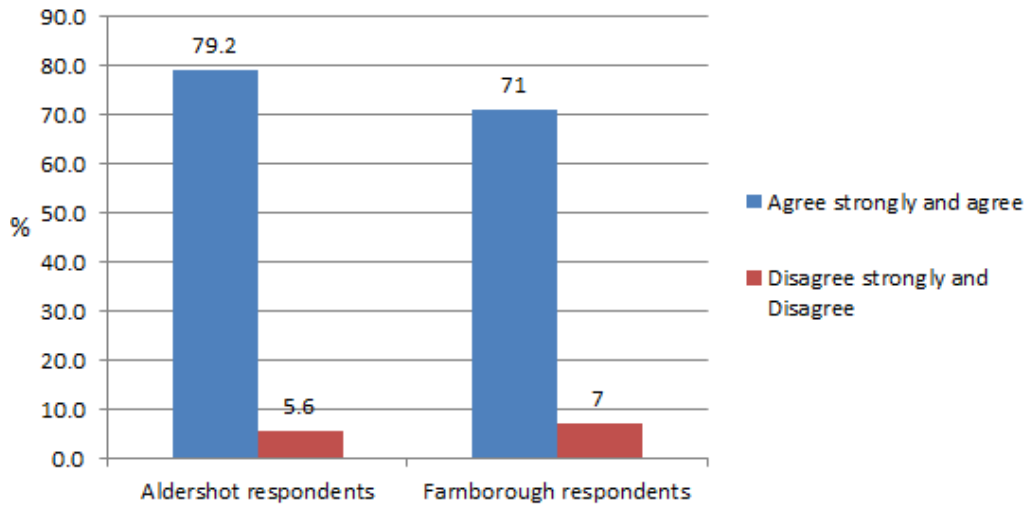
New homes should be located in Aldershot



Aldershot and Farnborough respondents view

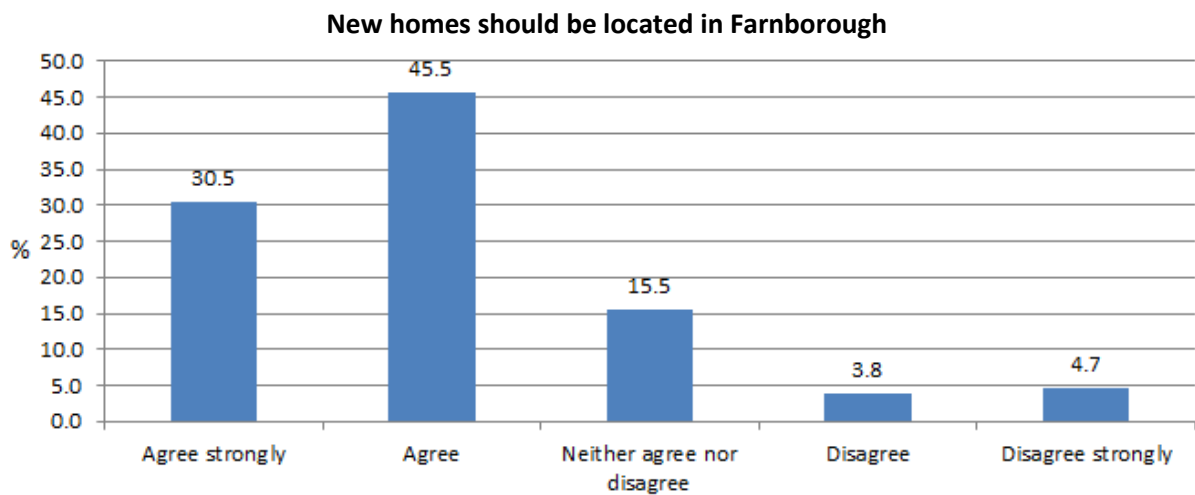
Of the respondents who filled in their postcode 79.2% of Aldershot resident agreed that new homes should be in Aldershot and 71% of Farnborough resident agreed that new homes should be in Aldershot.

Aldershot and Farnborough respondents view whether new homes should be in Aldershot



5. In Farnborough

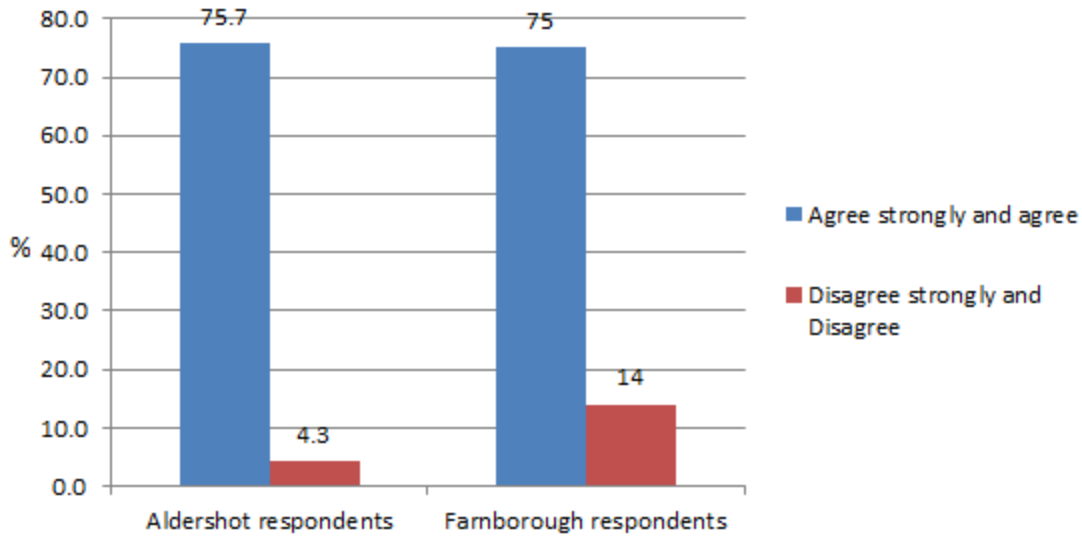
213 valid responses (excluding the seven 'I don't knows'). In total 76.1% agreed with this and 8.5% disagreed.



Aldershot and Farnborough respondents view

Of the respondents who filled in their postcode 75.7% of Aldershot resident agreed that new homes should be in Farnborough and 75% of Farnborough resident agreed that new homes should be in Farnborough.

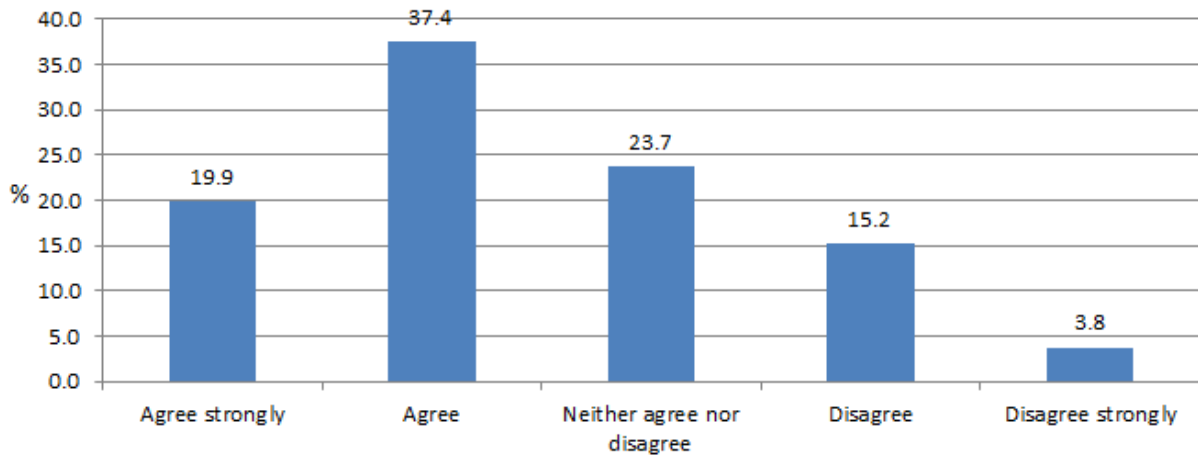
Aldershot and Farnborough respondents view whether new homes should be in Farnborough



6. On large sites

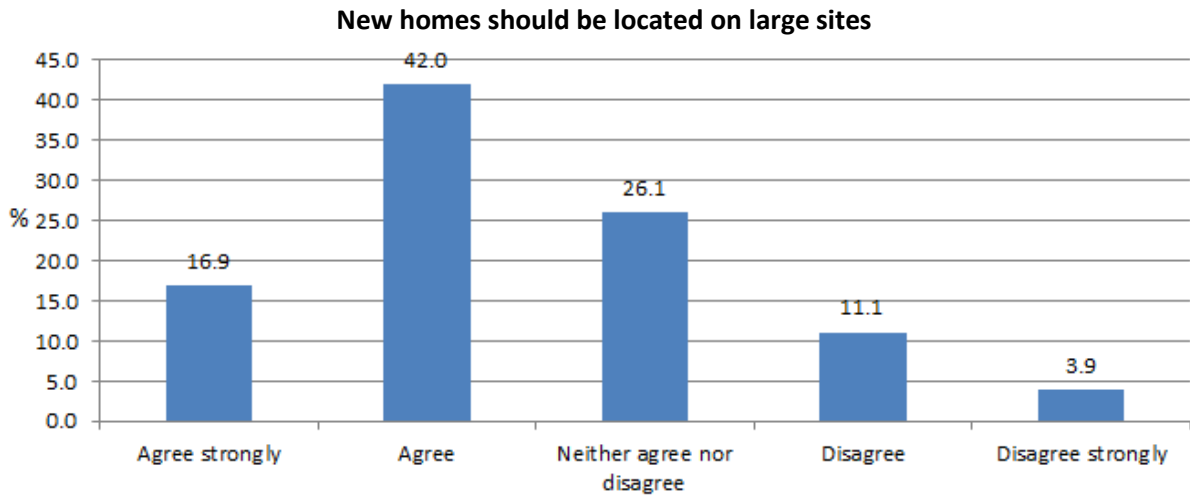
211 valid responses (excluding the three 'I don't knows'). In total 57.23% agreed with this and 19.0% disagreed.

New homes should be located on large sites



7. On small infill sites

207 valid responses (excluding the six 'I don't knows'). In total 58.9% agreed with this and 15.0% disagreed.



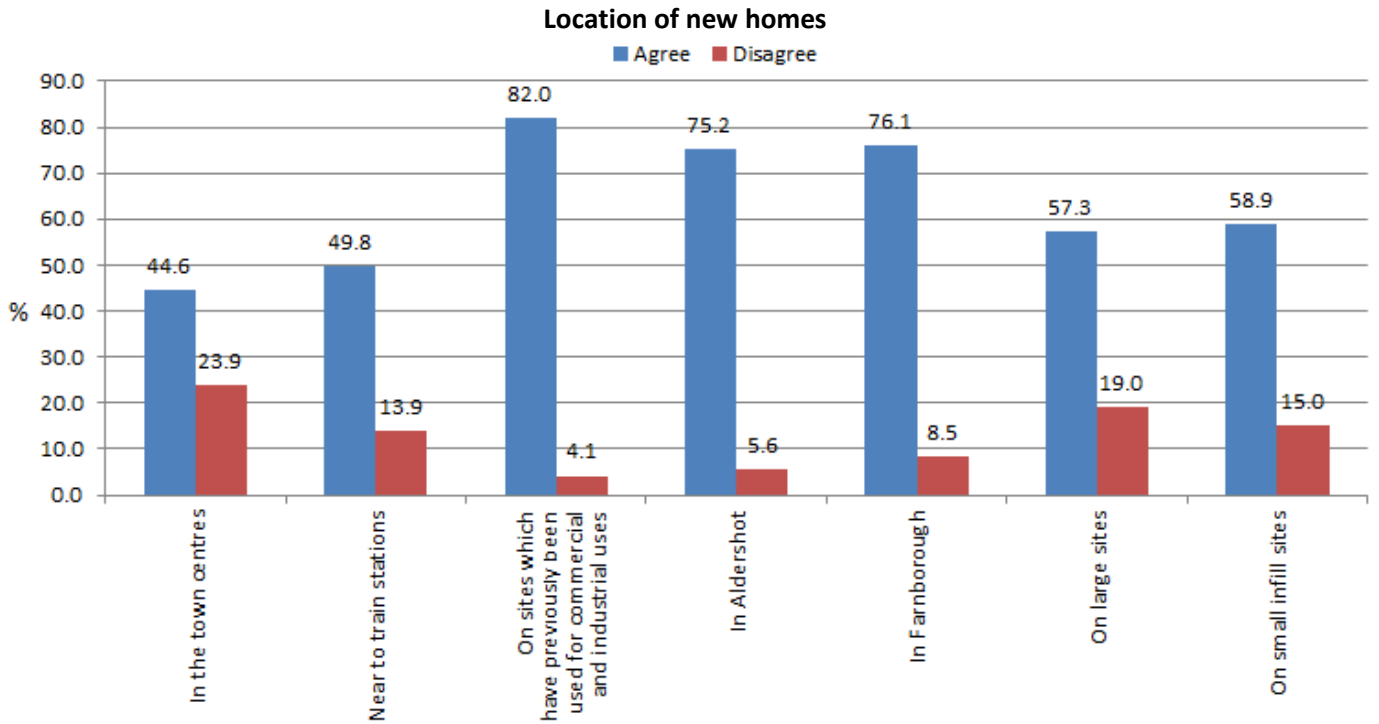
8. Other – please explain

There were 30 answers to this question. The main themes of the comments were:

- Housing should be built on brownfield sites/unused offices and commercial premises (mentioned in four comments)
- Concern about current and future infrastructure e.g. schools, roads and amenities (mentioned in four comments)
- Concern about loss of green space (mentioned in four comments)

Overall

Respondents agreed with all the locations for new homes. The highest level of agreement as for new homes on sites which have previously been used for commercial and industrial uses, with 82.0% agreeing or agreeing strongly. This was followed by homes should be located in Farnborough (76.1% agreed) and then by homes should be located in Aldershot (75.2% agreed). There was no difference between the Aldershot and Farnborough respondents, both agreed new homes should be in both towns. Although overall respondents agreed new homes should be in the town centre, this location had the highest level of disagreement with 23.9% disagreeing and strongly disagreeing.

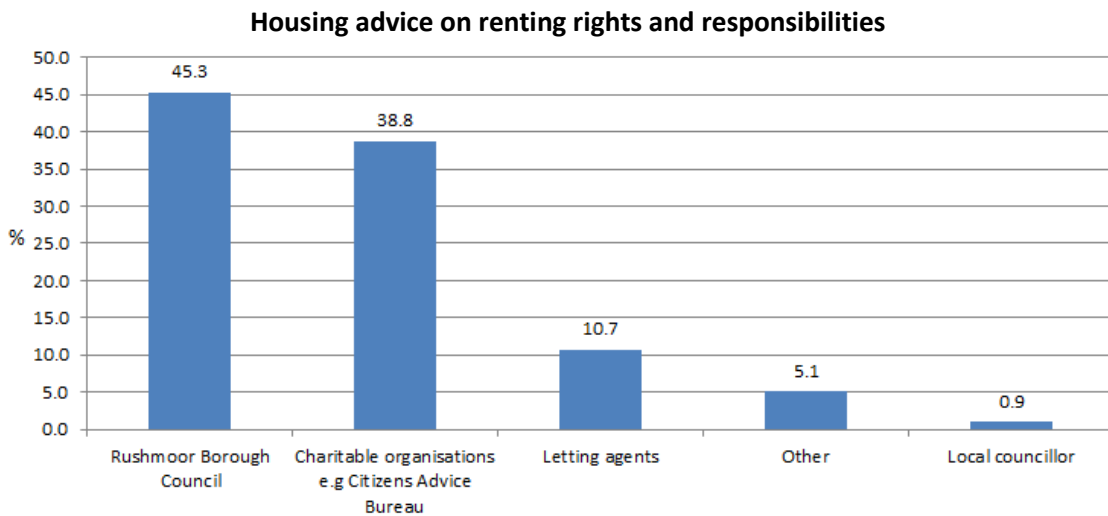


Housing advice

This section asked who respondents would approach first for housing advice.

1. Renting rights and responsibilities

214 valid responses (including one respondents who selected more than one item). The highest percentage of respondents, 45.3% (97) would approach the council first for advice, the second highest percentage was Charitable organisations e.g. Citizens' Advice Bureau (38.8%).

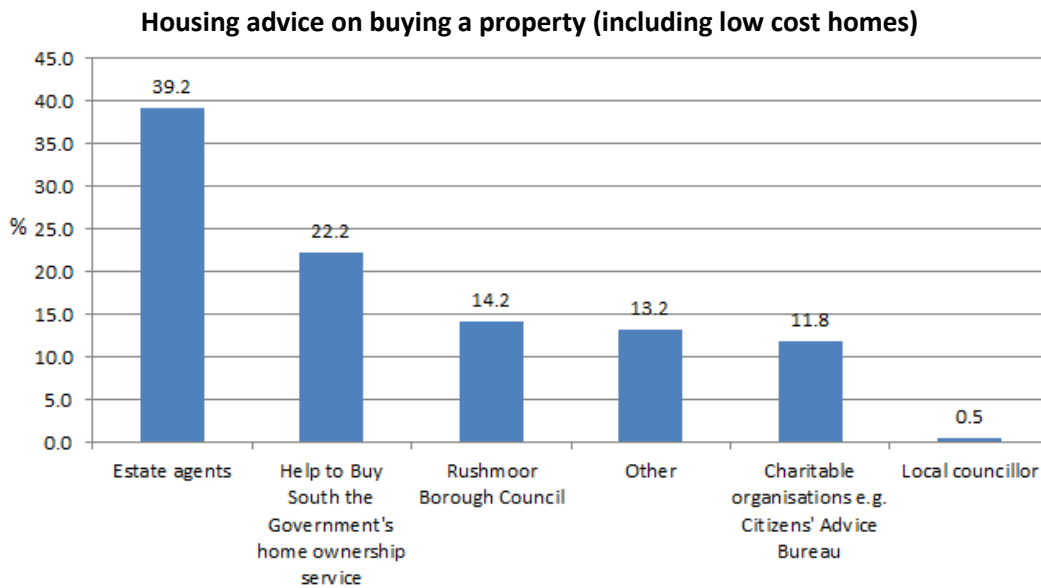


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In total 10 respondents filed in the other comment box. Of those mentioned more than twice, seven of these comments said they would go to the internet first and two comments said they would go to a Housing Association first.

2. Advice on buying a property (including low cost homes)

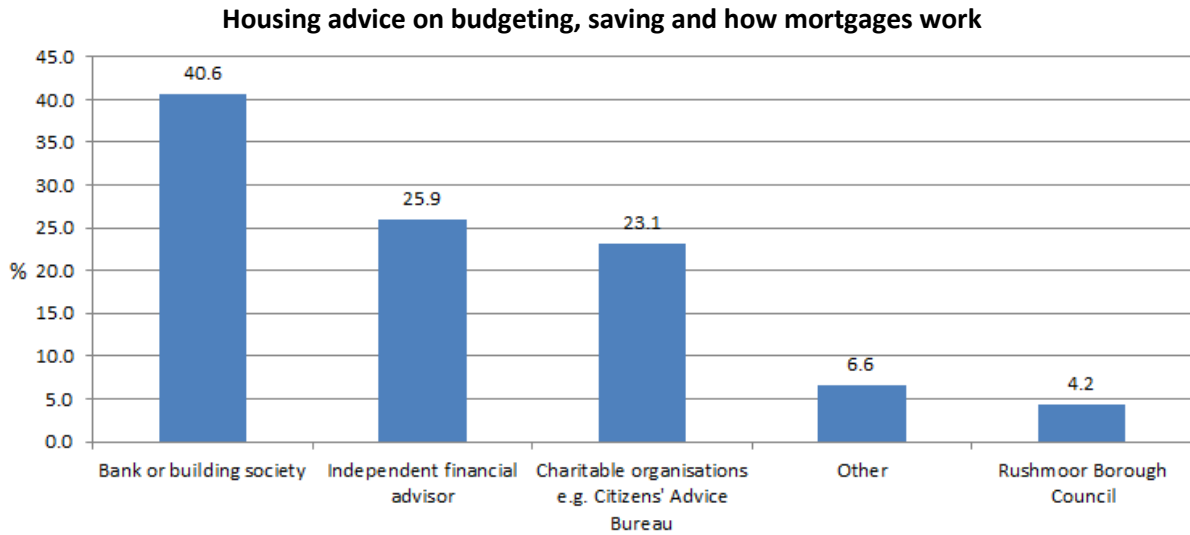
212 valid responses (including two respondents who selected more than one item). The highest percentage of respondents, 39.2% (83) would approach an Estate Agent first for advice, the second highest percent was Help to Buy South, the Government's home ownership service (22.2%).



In total 23 respondents filed in the other comment box. Of those mentioned more than three times, 11 of these comments said they would go to the internet first, three of these comments said they would go to their bank/building society and three said they would go to family or friends.

3. Advice on budgeting, saving and how mortgages work:

212 valid responses (including one respondent who selected more than one item). The highest percentage of respondents, 40.6% (86) would approach an Bank or building society first for advice, the second highest percent was Independent financial advisor (25.9%).



In total, four respondents filed in the other comment box. Of those mentioned more than three times, nine of these comments said they would go to the internet first and three of these comments said they would go to family or friends.

Any other comments

There were 44 answers to this question. The main themes of the comments were:

- The high cost of renting and buying in the area (mentioned in nine comments)
- Housing should be for long term Rushmoor residents (mentioned in five comments)
- Concern about infrastructure (mentioned in five comments)
- The need for more social housing (mentioned in four comments)

Summary

The characteristics of the respondents showed that 63.7% were female, 47.0% were 25-44 years old, 81.4% didn't have any conditions or disabilities which limit daily activities, over 56% of respondents owned their own homes either out right or on a mortgage and 88.7% them identified themselves as white British. Of the respondents who filled in a Rushmoor postcode, 59.1% were from Farnborough and 40.9% were from Aldershot this a close reflection to the population of the borough.

Respondents disagreed that Rushmoor didn't need any new homes with 79.4% of respondents disagreeing or disagreeing strongly with the statement. Of the statements connected to types of homes the highest level of agreement was with Rushmoor needs more affordable low cost housing to buy, for example shared ownership or shared equity with 81.0% agreeing or agreeing strongly. Followed by the statement Rushmoor needs more affordable homes for rent (with housing associations) with 79.9% agreeing or agreeing strongly. Although more people agreed than disagreed, the statement Rushmoor needs more private rented accommodation was the type of home that had the most disagreement with 32.6% disagreeing or disagreeing strongly.

Respondents agreed with all of the statements about who the new homes should be for. The statement with the highest percentage of agreement was that new homes should be for first time buyers who need affordable low cost homes to buy e.g. shared ownership or starter homes, 86.9% of respondents agree and agreed strongly with this. Followed by the statement, people who need affordable homes to rent because they have low incomes, are homeless, in crisis or living on the streets, with 80.1% of respondents agreeing or agreeing strongly. The statement with lowest level of agreement (53.2%) at and the highest level of disagreement (26.1%) was that new homes should be for people who can afford to buy their own home with a deposit and mortgage.

Respondents agreed with all of the statements about who should have priority for homes. The highest level of agreement was with households where someone is disabled and needs a home which can accommodate a wheelchair and specialist equipment e.g. a lift or hoist system should have priority, with 85.6% agreeing or agreeing strongly. There was also strong agreement for ex- armed service personnel having priority, with 68.9% agreeing or agreeing strongly, followed by older people who want to downsize because their current home is too large having priority, with 68.0% agreeing or agreeing strongly.

Respondent agreed with all the locations for new homes. The highest level of agreement as for new homes on sites which have previously been used for commercial and industrial uses, with 82.0% agreeing or agreeing strongly. This was followed by homes should be located in Farnborough (76.1% agreed) and then by homes should be located in Aldershot (75.2% agreed). There was no difference between the Aldershot and Farnborough respondents, both agreed new homes should be in both towns. Although overall respondents agreed new

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homes should be in the town centre, this location had the highest level of disagreement with 23.9% disagreeing or strongly disagreeing.

Respondents would go to Rushmoor Borough Council first for advice on renting rights and responsibilities (45.3%), followed by Charitable organisations e.g. Citizens' Advice Bureau (38.8%). Respondents would go to Estate Agents first for advice on buying a property including low cost homes (39.2%), followed by Help to Buy South, the Government's home ownership service (22.2%). Respondents would approach a Bank or building society first for advice on budgeting, saving and how mortgages work (40.6%), followed by an Independent financial advisor (25.9%).

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Please tell us if there are any other comments you would like to make that haven't been covered in our survey:

ABOUT YOU

To help us understand the views of different groups of people, it would be helpful if you could tell us more about you (you do not have to give us this information)

Gender

- Male Female

Which of the following age bands do you belong to?

- 16-24 years
 25-44
 45-64
 65-79
 80+

Do you consider yourself to have any conditions or disabilities, which limit your daily activities?

- Yes
 No
 I'd prefer not to say

Which of these describes your current accommodation?

- Owned outright
 Buying on mortgage
 Rent from housing association
 Rent from private landlord
 Living with parents/relatives or friends
 Homeless or sofa surfing
 Other

Your postcode: _____

EQUALITY MONITORING QUESTIONS

What is your ethnic group?

- White-British
- White-Irish
- White-Gypsy/Traveller
- Any other white background _____
- Mixed – white and black Caribbean
- Mixed – white and black African
- Mixed – white and Asian
- Any other mixed background _____
- Asian or Asian British – Nepali
- Asian or Asian British – Indian
- Asian or Asian British – Pakistani
- Asian or Asian British – Bangladeshi
- Asian or Asian British – Chinese
- Any other Asian background
- Black or black British – Caribbean
- Black or black British – African
- Any other black background _____
- Any other background _____
- I'd prefer not to say

Thanks for your views, we'll be using the information you give us to inform our Housing and Homelessness Strategy 2016 - 2021 which will be considered by members of our Cabinet later this year.

Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

 @rushmoorcouncil
 Rushmoor Borough Council
May 2016

Appendix 4

Homelessness Review 2016

Introduction

The Homelessness Act 2002 requires the Council to produce a Homelessness Review to support the Housing and Homelessness Strategy. In addition to our formal consultation activities with housing partners, elected members and Rushmoor residents, we have:

- Undertaken a housing needs assessment in partnership with organisations directly involved in preventing homelessness and supporting homeless people
- Audited homelessness services and assessed resources available to tackle homelessness
- Developed a programme for implementing our Housing and Homelessness Strategy in the form of the Housing Strategy Delivery Plan, where key objectives and actions are set out for the next five years

Assessing needs and resources

Over the past two to three years, the number of people in Rushmoor presenting as homeless has increased by 39 %.

Table 1 below shows data collected by the Council’s Housing Options team.

Table 1: Housing Option Data

Housing Option Data as at 31 st March 2016	2014/15	2015/16	% Change
Number of homeless households presenting to the Council	116	162	39% increase
Number of homeless household acceptances	85	107	32% increase
Number of households receiving advice and assistance	651	600	8% reduction
Number of households in the housing allocation pool	1201	1307	9% increase
Rent bonds issued	102	54	53% reduction
Full rent deposits issued	102	13	87% reduction
Single person rent deposit issued	30	20	33% reduction
Priority homeless households in temporary accommodation	145	157	8% increase
Rough sleeper count *	11	15	36% increase
Number of people claiming Housing Benefit or Local Housing Allowance	6541	6398	2% reduction

*Source: DCLG Rough Sleeper Count

Reasons for homelessness for accepted households

The Council’s success in preventing homelessness has led to the reduction in homeless acceptances (as a percentage of homeless approaches). However, the number of homeless households presenting to the council is steadily rising, as shown in the graph below. Our Housing Options team records the reasons for homelessness of those approaching for initial housing options advice. Table 2 shows show the type of households found to be eligible for help. The main reasons for loss of a home are parent/relative/friends no longer being able to assist; loss of private rented accommodation due to landlord serving notice; relationship breakdown. Other reasons include rent and mortgage arrears leading to loss of accommodation (Table 3).

We have experienced an increase in street homelessness of single people with drug and alcohol dependency. We plan to reduce this by the provision of a wet hostel, which can accommodate nine single people with drug and alcohol support needs and provide specialist help to access mainstream accommodation.

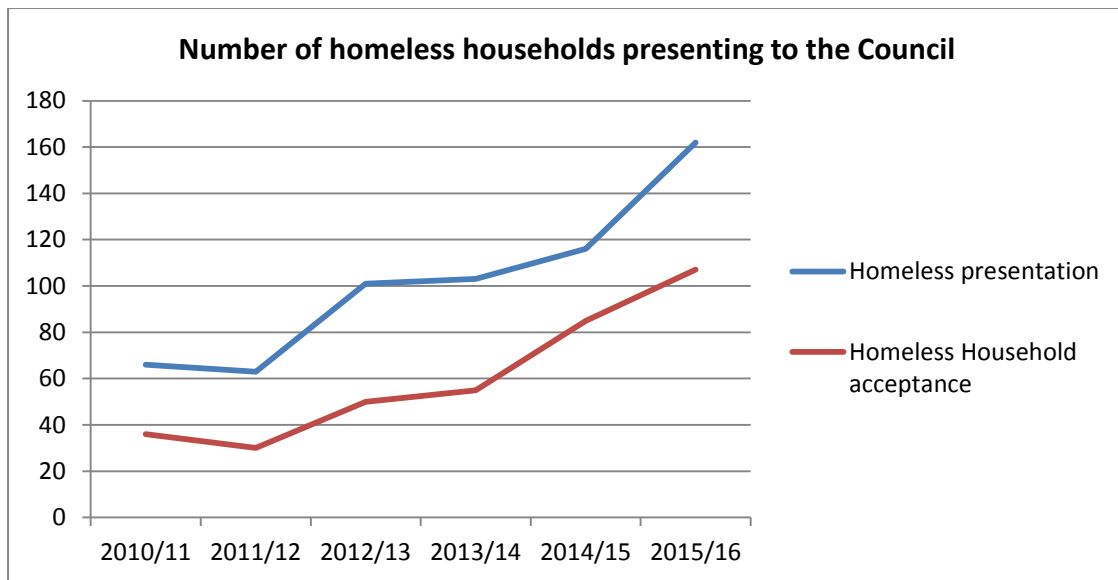


Table 2: Type of household accepted as homeless

Household Type	2014/15	2015/2016
With dependent children	65	54
Pregnant no other children	4	13
Applicant aged 16 or 17 years	0	0
Applicant formerly in care and aged 18 -20 years	0	1
Vulnerable – physical disability	4	10
Vulnerable – old age	1	1
Vulnerable – mental illness or handicap	8	15
Vulnerable violence	3	0
Drug dependency	0	4

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Alcohol dependency	0	8
Other	0	1
Total	85	107

Table 3: Reasons for homelessness of accepted households

	2014/15	2015/16
Parents no longer willing to assist	11	28
Relatives/Friend no longer willing to assist	9	13
Relationship breakdown with partner – non -violent	8	5
Relationship breakdown with partner – violent	3	2
Breakdown of relationship involving associated partner	0	3
Violence - other	2	0
Harassment, threats or intimidation	2	3
Mortgage arrears	0	1
Rent arrears - LA or other public dwelling	1	0
Rent arrears – private rented	2	2
End of assured shorthold tenancy (AST)	25	28
Loss off rented – other than end of AST	4	4
Left prison/on remand	0	1
Left hospital	1	2
Left other institution or LA care	0	4
Left HM-forces	13	5
Other reasons (e.g. homeless in an emergency, sleeping rough or in hostel)	4	6
Total	85	107

Consultation with statutory and voluntary partners

Partners and officers agreed that the best way to monitor homeless trends and progress in preventing and tackling homelessness is within existing networking meetings and information collected by our Housing Options team and Revenues and Benefits team.

We discuss homelessness trends, the potential impact of welfare reform changes and suggested priorities at regular meetings with partners and voluntary agencies including:

- Registered Providers (RPs) liaison meeting with all RPs owning and managing housing stock in Rushmoor
- Supported housing providers
- RP review programme
- Rushmoor’s Health and Wellbeing meetings (i.e. NHS, Hampshire County Council, Rushmoor Borough Council and Social Services)
- Rushmoor Voluntary Services

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- Homeless forum
- Annual Landlords' Forum
- Other Council teams: Housing Options, Housing Strategy & Enabling, Revenue & Benefits, Private Sector, Housing, and Family Mosaic.

Table 4: Telephone survey with some of the Council's key support service partners showed

Key line of enquiry:	Summary of responses
Have they seen a change in demand for their service over the last two to three years?	Partners have seen a clear increase in the demand for their services over the last two to three years.
If so, what has been the impact to their organisation?	Longer waiting lists, people's circumstances deteriorating into crisis, increases in 'bad behaviour' to secure support and an increased risk of minor offending (Step by Step and probation) ; Pressure on staff and volunteers and pressure on budgets.
What do they think is the main cause of homelessness?	Lack of affordable homes to rent locally is the main cause coupled with changes to the benefit system, especially for single under 35s. Parental eviction remains the main cause for younger people. For young people with mental health and LD, parents are not being able to cope; drug alcohol and mental health problems; relationship problems and abuse.
What do they think the trend is likely to be for the next five years?	Dependant on funding models in the future: all respondents expect resources to reduce and homelessness to continue to increase especially for the under 35-age group.
Do they partner with any other organisations if so who?	HCC Children and Adult Services, Education, police, charities, housing associations and voluntary organisations are all partnering with each other.
What do they consider the main gaps in services to prevent people becoming homeless?	Lack of financial resources, more support and education needs to be invested into money management and dealing with neighbourhood issues; not enough support staff and social workers , not enough support for people with drug and alcohol addictions who are often refused help until they are clean/ sober.
Do they think there are services, which are overprovided?	No

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Our resources

Support services

The following organisations provide outreach work or other support services to homeless households in Rushmoor as at June 2016.

Table 5: The following organisations provide specialist support

Organisation	Service
Adult Services social workers	Support and protection of vulnerable adults
Amber project-	Referrals to Surrey D & A services
British Legion	Provides rent bonds to ex-military personnel
Broadhurst Community Action Project	Tenancy support for people with mental health problems
Citizens Advice	Housing and benefits of advice and signposting to housing related services
Child and Adolescent Mental Health Service CAMHS	Specialist NHS mental health service for children and young people
Catch 22 D&A	Telephone based support service for under 18s providing information and advice on drug and alcohol issues
Children's Services social workers	Support and protection of vulnerable children
Community Mental Health Recovery Services (CMHRS)	Community Mental Health Recovery Services provides mental health support face to face for people in crisis and open eves and weekends
DnA (part of Youth Aims)	A holistic approach to tackling drug alcohol and housing problems
Fleet Lions	Provide starter packs for homeless households
Food Bank	Provide food to households in crisis
Hampshire's Help for Single Homeless Project	£250,000 funding from DCLG to deliver a project across seven councils – outreach work and multi-agency hub approach to try different approaches to prevent and tackle single homelessness.
Inclusion D&A (formerly HOMER)	Drug treatment organisation based in Aldershot
Oak Housing Association - Clayton Court	Temporary accommodation for homeless households
Probation	Statutory criminal justice service which supports high risk ex-criminals back into the community
SSAFA	Charity supporting serving armed forces and veterans

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Sanctuary Housing Association	Mental health support services
Skilled Up	Training and employment opportunities
The Blue Lamp Trust	To enable victims of domestic abuse to remain at home
The Source	Engagement with 11-25 year olds struggling with school, the law, family relationships and consequential housing and homelessness issues
The Vine	Day centre for homeless people and those at risk of being made homeless, offering a range of advice, support and training. It also runs the winter night shelter. In 2015/16: <ol style="list-style-type: none"> 1. 138 clients received an individual support needs assessment and housing plan 2. 41 clients were secured a private rented tenancy 3. 50 clients were assisted into hostel, night shelter or supported accommodation 4. 18 clients were assisted with a reconnection back to their home area 5. 36 clients were assisted to secure education, training, volunteering or employment opportunities
Youth Aims	Part of Step by Step drop-in advice, information and mediation service for young people, aged 16 to 21 years, and their families.

Specialist accommodation

Table 6: The following organisations deliver specialist accommodation with support

Organisation	Accommodation provided
Gurkha Homes	Providing specialist, quality HMO accommodation for former Gurkhas
Haig Homes	Providing accommodation for ex-armed forces
Home Group (Stonham)	Provides specialist accommodation including life hostel for single mums, women's refuge and supported accommodation for homeless people and those with learning disabilities
Hampshire Integrated DV and Abuse Service	Women's refuge -specialist domestic abuse service provision
The You Trust	Accommodation to provide move-on accommodation from women's refuge for victims of domestic abuse
Riverside Housing Mike Jackson House	Supported accommodation for veterans who are homeless
Seeability	Specialist accommodation for those with learning disabilities

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	and visual impairment
Society of St James	Specialist homeless hostel accommodation
Step by Step	Specialist accommodation and supported lodgings for young people aged 16-21
Stoll	Specialist accommodation and accommodation pathways for veterans
North Lane Lodge hostel	Specialist housing and intervention to be able to access mainstream accommodation for single people with drug and alcohol support needs.
Winter night shelter	Open to meet the requirements of Severe Weather Emergency Protocol (SWEP) and run by The Vine out of Holy Trinity Church, Aldershot.

Table 7: Pathway to accommodation and support

Housing Options advice	Housing options interviews – home visits- negotiation with families, third parties and landlords. Improved housing options software has been installed. Access to temporary and social housing accommodation.
Referral to specialist accommodation	The council works with partner organisations to provide supported housing placements to customers with specialist needs who have a Rushmoor connection, are in identified housing need, and are prepared to engage with the support services offered.
Referral to night shelter and wet hostel	Officers refer homeless clients to night shelters and wet hostels. The Council makes accommodation available to all homeless households irrespective of priority need under statutory homelessness duties during severe cold weather periods (SWEP).
Supply of temporary accommodation available to homeless people	The welfare reforms and lack of affordable accommodation in the private rented sector has had a direct impact on the increase in demand for temporary accommodation. There are 88 units of temporary accommodation in Rushmoor: <ul style="list-style-type: none"> • Wet hostel for up to nine people • Clayton Court- 45 units of temporary • Night shelter - ten bed spaces (SWEP) • Brighstone -ten units; Mulberry House - four units and Aspen Court - three units • Mills House - seven units
Plans for the provision of social housing	Housing and Homelessness Strategy 2017-2022 - updated annually. Rushmoor Borough Council’s Core Strategy

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	<p>Rushmoor Borough Council’s Housing Development Guidance notes</p> <p>One of our challenges is to make best use of the borough’s existing housing stock and to maximise additional stock</p> <p>The 1% rent reduction for Registered Providers of social housing and the Government’s recent policy to facilitate homeownership are likely to impact on the delivery of affordable homes. We will need to look at new approaches to facilitate new affordable rented homes.</p> <p>Our Shared Ownership Local Priority Policy aims to give priority to households who are renting privately in Rushmoor to create movement in the private rented housing market.</p> <p>We have implemented an Under-occupation and Overcrowded Policy alongside a Chain Letting Policy to help movement in housing association stock and free up larger family homes.</p>
<p>Accommodation and support provision</p>	<p>Referral to supported accommodation providers for people with specific needs.</p> <p>Referral to night shelters and hostels.</p>
<p>Access to temporary accommodation, including bed and breakfast</p>	<p>With the increased provision of temporary accommodation of 52 units provided at Clayton Court and Mills House and the use of the night shelter during severe weather emergency protocol (SWEP) periods, the use of bed and breakfast has steadily reduced. We have assisted 81 individuals with cold weather placements since the night shelter was launched in 2013 and there have been, no cold weather placements made into B&B.</p>
<p>Access to private rented accommodation and rent guarantee schemes</p>	<p>We are currently supporting 128 households in the private sector by providing a bond or cash deposit and/or rent in advance. Our dependence on private rented accommodation is increasing. We have seen dramatic reduction in the number of rent bonds and deposits we have provided in 2015/16 because of the shortage of affordable private rented properties, particularly to households who rely on benefits and are affected by the welfare reforms and the benefit cap.</p> <p>We are examining ways to maximise access to private rented homes by increasing tenancy advice</p>

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	<p>and are considering training officers as a specialist contact to landlords who are reluctant to give tenancies to households referred by the Council.</p> <p>We hold annual Landlords' Forums and homelessness forums.</p>
Council staff available for homelessness and related work	<p>With the emphasis to homeless prevention, our Housing Options team consists of seven full time offices and a part time housing allocations assistant. In the last 12 months, 600 households approached the Council for advice and assistance.</p> <p>We have seen an increase of 39% of homeless households presenting and a seven per cent reduction in numbers accepted as homeless.</p> <p>Our preventative advice and assistance is proving effective and has helped households access alternative accommodation and resulted in a reduction of homeless acceptances.</p> <p>Our Housing Options staff have received training on welfare reform with Shelter.</p>
Policies and procedures for homeless services	<p>The Homelessness Act 2002 The Homelessness Code of Guidance for Local Authorities 2006 Localism Act 2011 Welfare Reform Act 2012 Making Every Contact Count - published by the Government, 2012 Rushmoor Borough Council's Housing Allocations Policy Rushmoor Borough Council's Housing and Homelessness Strategy 2017-2022</p>

Allocation of funding to assist in the provision of the pathway to accommodation and support

Budget allocation for homeless service	<p>We maximise our budget allocation for homeless services. We are proactive in bidding and securing additional Government funding for schemes where there is opportunity and work closely with other Hampshire councils to achieve this.</p> <p>By increasing access to temporary accommodation, we have significantly reduced the need for costly B&B.</p> <p>There has been no cold weather placements made into B&B since the night shelter opened.</p>
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	<p>We encourage landlords to accept rent bonds, reducing the costs of rent deposits.</p>
<p>Voluntary agency services</p>	<p>The Vine - Day centre for homeless people and those at risk of being made homeless, offering a range of advice, support and training . It also runs the winter night shelter.</p> <p>Step by Step - Specialist accommodation and supported lodgings for young people aged 16-21.</p> <p>Rushmoor Citizens Advice – helps prevent homelessness by making sure clients receive their benefit entitlements, maximise their income, prioritise their debts and negotiate realistic repayment arrangements with landlords and creditors.</p>
<p>Funding of voluntary organisations</p>	<p>We benefit from having a number of voluntary advice and support services and have contributed funding to:</p> <ul style="list-style-type: none"> • The Vine • Step by Step • Rushmoor Citizens Advice
<p>Access to other sources of funding</p>	<ul style="list-style-type: none"> • £274,000 DCGL grant to develop a sub-regional, north Hampshire prevention of homelessness scheme • Funding secured for ex-offender tenancy support via Jigsaw • Oak Housing secured £695,000 HCA Empty Homes funding to help provide 45 units of temporary accommodation at Clayton Court • Hostel funding secured from CCG mental health, Hampshire County Council Drug & Alcohol dependency and Rushmoor Borough Council capital grant funding) • Stoll secured HCA Care and Support Specialist Housing funding for its scheme of supported housing for ex-armed forces personnel and their dependent families • DCLG £250,000 funding has been secured for ‘Help for Single Homelessness’ across seven North Hampshire districts to look at different approaches to dealing with people for whom traditional models of service delivery do not work - hub approach and assertive outreach training for outreach workers • We have secured DCLG funding of £50,000

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	<p>from the Hampshire Domestic Abuse Programme to provide a property for victims of domestic abuse to move on from the women's refuge and a further £99,000 of DCLG funding from the Hampshire Domestic Abuse Programme to provide 33 privately rented homes across 11 Hampshire local authority areas for victims of domestic abuse.</p> <ul style="list-style-type: none">• £90,000 of funding has been made available to the Blue Lamp Trust to provide home security and sanctuary measures across 11 Hampshire local authority areas to enable victims of domestic abuse to stay safe in their own home.
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Gaps and overlaps in services

The shortage of social housing lettings generally is a national housing problem and unless Government policy changes, this is likely to continue.

The lack of emergency temporary accommodation to assist people in housing crisis puts pressure on the Council to make use of bed and breakfast accommodation. Although we have some temporary accommodation available to us, the lack of move-on housing means that people have to stay there for longer than they should have to. Move-on accommodation is certainly a gap in provision, which we should be looking into over the next strategy period.

Our Housing Options service and partners have identified the need for more support for vulnerable people to help them maintain their tenancy and prevent them becoming homeless.

We could consider targeting council staff resources to provide additional advice and help to support private sector landlords, who are renting to vulnerable tenants.

Lack of specialist and integrated services for people with multiple needs means some people fail in the housing because the services they need are not joined up. This is often the case for people with dual diagnosis of mental health and substance misuse issues.

Prevention work is less effective than it could be because of the amount of work our housing options officers have to do to support people with complex needs

There is some evidence of an overlap in the delivery of outreach work to homeless people, for example, The Vine Day Centre has been delivering outreach support as part of its Journey programme and Stonham Housing has recently been awarded the Hampshire County Council Social Inclusion project, which also covers outreach work.

Future trends in homelessness

There are concerns that the potential loss of social housing properties because of the Right to Buy scheme and reduced new build development, will deplete further the available social housing stock.

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The potential weakening in local authority nomination rights to housing association properties, coupled with the increasing shortage of private rented homes in the borough, could make it more difficult for us to discharge our homelessness duties.

The roll-out of Universal Credit and the introduction of new direct rental payment arrangements raise concerns about the possible impact of the already-fragile access to private tenancies to prevent or alleviate homelessness.

The new welfare reforms announced in the Government's summer 2015 budget and autumn statement will have particularly marked consequences for families with more than two children, and for out-of-work young, single people aged 18-21 (Youth Obligation due to start in 2017). Subject to specific exemptions, these groups may be entirely excluded from support with their housing costs or may receive a very low shared accommodation rate of housing benefit in both the social and private rented sector.

Access to employments is an increasing priority for households receiving benefits, particularly those who are subject to the benefit cap who could increase their income if in employment above the criteria of required minimum hours. Access to employment is essential for young, single people under 35 years, because they are the most disadvantaged with low benefit and no affordable housing.

The one per cent cut in social rents and even more so, the extension of the Local Housing Allowance rate caps to the social rented sector have prompted concerns about the viability of supported accommodation services unless exemptions are applied to this sector.

The following information is a summary taken from the Strategic Housing Market Assessment (SHMA) for Rushmoor, Hart and Surrey Heath in 2014. The figures provided are for Rushmoor only. The SHMA sets the objectively assessed housing need for Rushmoor, which represents the total housing need and demand, at 470 homes a year. The evidence informing these predictions includes household and population changes including the impact of net migration, as well as prospective job and labour force growth.

STAGE 1 CURRENT NEED	Estimate
1.1 Current occupiers of affordable housing in need	210
1.2 <i>plus</i> households from other tenures in need	852
1.3 <i>plus</i> households without self-contained accommodation	35
1.4 <i>equals</i> total current housing need	1,095
1.5 <i>divided by</i> time period to address backlog of need	20 years
1.6 <i>equals</i> annual requirement of units to reduce current need	55
STAGE 2 NEWLY ARISING NEED	
2.1 New household formation per year	819
2.2 <i>times</i> proportion of new households unable to buy or rent in the market	46%
2.3 <i>plus</i> existing households falling into need	264
2.4 <i>equals</i> total newly arising need per year	637
STAGE 3 FUTURE SUPPLY OF AFFORDABLE HOUSING	
3.1 Current occupiers of affordable housing	11

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3.2 <i>plus</i> supply of social re – lets (net)	473
3.3 <i>plus</i> annual supply of intermediate housing available for re-let or re-sale at sub market levels	12
3.4 <i>plus</i> surplus stock	0
3.5 <i>plus</i> committed supply of new affordable homes per year	0
3.6 <i>minus</i> units to be taken out of management	0
3.7 <i>equals</i> annual supply of affordable housing units	496
NET SHORTFALL OF AFFORDABLE UNITS PER ANNUM	197

Source: SHMA 2014

If there were to be 197 units of affordable housing provided each year for the next 20 years, we would be able to meet the backlog of affordable housing delivery and newly forming need. A good supply of affordable housing is central to preventing homelessness. Unfortunately, Government housing policies, in support of home ownership, work against being able to achieve this. Budgetary restrictions to support and care services and uncertainty about the future funding of supported housing mean, at this point, we expect that homelessness will continue to increase.

Challenges, risks and opportunities

Enabling people to find and sustain suitable accommodation in the long term is key to preventing homelessness. This is becoming increasingly challenging as existing and new social housing supply remains limited; rents in social housing are rising; and private rented homes are more difficult to access and afford for those on benefits. We are also witnessing an increase in homelessness among single people, and in particular rough sleeping, reflecting the national trend.

With the continued changes to government legislation, welfare reform, rising homelessness and the ability to discharge homelessness duty in the private sector, helping vulnerable households presents a number of challenges.

Among the challenges are:

- Welfare reforms
- Shortage of social housing lettings - not meeting demand
- Uncertainty from housing providers about the building of new, affordable homes because of housing and welfare reforms
- A lack of available land for development in the borough
- The need for additional temporary accommodation for people in housing crisis
- Lack of affordable private rented accommodation
- The situation of households in private rented accommodation, who cannot afford to buy a property, has increased demand for private rented properties in the borough. This, in turn, is not matched by supply, causing rents to rise
- Prospective landlords who are reluctant to offer tenancies to vulnerable clients
- The need for increased support for vulnerable people to help them maintain their tenancy in the private sector, and prevent them becoming homeless
- Secure additional shared accommodation for under 35s to increase housing options for this group

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- To minimise the impact of welfare reforms by improving access to employment and training opportunities for people in housing need or at risk of becoming homeless

Risks

As with most public services aimed at supporting our more vulnerable clients, there is the risk to further changes in government legislation and welfare reforms, making providing services increasingly challenging. Further cuts to public funding may reduce the capacity to maintain partnerships, which provide the services that prevent and respond to those in need of support. The Government's on-going welfare reform programme and in particular, the bedroom tax, roll-out of Universal Credit and the benefit cap, may increase the risk of homelessness.

Risks in more detail:

- The roll-out of Universal Credit
- Reduced benefit cap to £20,000 a year
- The number of benefit changes that will reduce benefits to claimants
- Access to employment is an increasing priority for our residents, who receive benefits, and is key to empowering people's independence
- With less benefit help and rising private rents, our ability to help homeless households into alternative private rented accommodation will become more challenging, with a greater proportion of private rented properties becoming unaffordable, particularly for larger households affected by the benefit cap
- Under the Government's plan, single people, aged under 35, would only be allowed to claim the shared accommodation rate – the amount considered enough to rent a room in a shared house – which is often lower than housing benefit awards
- Those aged between 18 and 21 will no longer necessarily receive Housing Benefit. Under its 'Youth Obligation' scheme, the government plans to end automatic entitlement to Universal Credit housing costs for this age group from April 2017
- Payment of one monthly welfare payment may out vulnerable households and those less able to manage their finances at risk of rent arrears
- The Department for Work and Pensions (DWP) move to deal with Universal Credit applications online could create problems for those who are vulnerable and less able to engage with the digital environment

Opportunities

- Being able to pool resources and jointly take advantage of any local, regional or national funding opportunities will help all organisations maintain services, achieve value for money and potentially provide additional services that they would not otherwise have delivered
- Look to secure additional shared accommodation for use by under -35s and increase housing options for this group
- Examine new services at minimal cost to the Council to reduce rough sleeping i.e. North Lane Lodge

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- Improved partnership working to ensure there is access to appropriate support services to help people sustain their accommodation in both the short-term and the long-term
- Use of the night shelter and North Lane Lodge to deliver support services, enabling access to alternative accommodation, support service and primary health care to reduce number of rough sleepers
- Work with other councils to provide regional outreach support using a local hub approach to provide a range of services. These would include:
 - Early intervention to contact and assess rough sleepers
 - Resettlement work to place people into appropriate accommodation
 - Tenancy sustainment work to assist former rough sleepers to maintain their homes
 - Preventing a return to entrenched street sleeping
- Sharing the expertise of the Council's Revenue and Benefits teams, particularly the Housing Benefit section, with our partners could make a significant contribution to preventing homelessness locally. There is evidence that a local presence is helpful to Registered Providers and tenants
- Support vulnerable tenants with their tenancy. The Council could consider targeting staff resource into this area to include tenancy support for tenants renting privately and advice and support for landlords
- Consider a tenancy mediation service for private sector landlords and their tenants, within the role of a tenancy support officer
- Work closely with partners, who provide employment support, education and training needs, to make sure that residents at risk of homelessness receive advice and help to access employment. Promote employment initiatives and access to employment opportunities to strengthen by cooperation around Total Benefit Cap implementation

Conclusion

Welfare reforms, changes to Government legislation and reduced resources together with reduced availability and affordability of private rented properties, has contributed to the rise in homelessness.

The number of homeless households presenting to the Council has more than doubled over the past five years, increasing the need for additional temporary and supported specialist accommodation. Given the current situation and future predictions from service providers operating in the borough, we believe that preventing and tackling homelessness will be very challenging in the future. Going forward, we will need to work closely with our partners to make the most efficient use of the social sector and private rented housing stock, target existing staff resources to provide advice and develop innovative, resilient responses to the housing needs of our residents.

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RUSHMOOR'S HOUSING AND HOMELESSNESS STRATEGY 2017-2022 DELIVERY PLAN

Theme 1

The Right Homes in the Right Place

Our vision

Having well designed and appropriately located homes in sufficient numbers to meet the needs of our residents and support the economic future of the borough

Objective 1: Housing needs

Outcome:- The Council has sufficiently accurate housing needs data to help plan for housing provision

Measures: Subject to availability of funding, data on housing need is no more than five years old.

Action	Timescale	Resources needed	progress
1.1 Use our data from the updated SHMA to inform policies that secure a range of house types and tenure that meets a range of housing needs.	April 2018	RBC Planning and Housing teams	<ul style="list-style-type: none"> The updated SHMA has been commissioned and is due for publication early in 2017
1.2 Use our allocations pool as a data source.	2017-2022 to be monitored quarterly	RBC Housing Strategy & Enabling and Housing Options	<ul style="list-style-type: none"> We regularly analyse and refresh the data we hold for the Housing Allocations Pool. We are looking to develop this further
1.3 Use data from Help to Buy South Agent.	2017-2022 to be monitored quarterly	RBC Housing Strategy & Enabling and Help to Buy South	<ul style="list-style-type: none"> We use information held by the Help to Buy agent to inform decisions on intermediate housing products.
1.4 Prepare a plan for assessing the housing needs of specific groups.	April 2018	RBC /Partner statutory agencies and the voluntary sector	<ul style="list-style-type: none"> New project to make sure that we understand the needs of specific groups.

1.5	Share and exchange data with our partners.	2017-2022	RBC staff/other Councils and Registered Providers/supported providers/other agencies	<ul style="list-style-type: none"> RP liaison meetings are held twice per year to share information this will be supplemented by more specific data sharing for specific projects. In addition information is exchanged at Countywide liaison meetings.
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Objective 2: Maximise Housing Delivery
Outcome:-Local plan targets for housing are achieved
Measures: Analyse the number of housing completions, percentage of tenures and types of homes delivered against our policy requirements.

Action		Timescale	Resources needed	progress
2.1	Support the planning department with the preparation and adoption of the Local Plan.	2017-2022	RBC Planning and Housing Strategy & Enabling	<ul style="list-style-type: none"> We meet regularly with our planning colleagues to make sure that policies in our Local Plan documents help to address local housing need.
2.2	Prepare policies and procedures to support housing delivery required by the plan.	April 2018	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> We provide input into planning policy development to help meet the need for affordable housing in the borough.
2.3	Update affordable housing advisory note for developers of affordable housing.	December 2017	RBC Housing Strategy & Enabling Team	<ul style="list-style-type: none"> Our existing advice note can be found on the Council's website http://www.rushmoor.gov.uk/article/2201/New-affordable-housing-in-Rushmoor
2.4	Use our policies and work with developers to achieve a mix of house	2017-2022	RBC Housing Strategy & Enabling Team, Planning	<ul style="list-style-type: none"> The Strategic Housing Market Assessment sets out information

	types and tenures that meet local needs including the needs of an ageing population and other specific groups.		and Registered Providers	on the types and tenures of housing needed. We provide input into policy development to make sure that as far as possible we deliver what is needed subject to viability.
2.5	Encourage developers to offer a range of home ownership products.	2017-2022	RBC Housing Strategy & Enabling Team, Planning and Registered Providers	<ul style="list-style-type: none"> We will take the opportunity when negotiating with developers to discuss a wider range of home ownership and intermediate housing products.
2.6	Use our policies to achieve good quality housing and good design.	2017-2022	RBC Housing Strategy & Enabling Team, Planning and Registered Providers	<ul style="list-style-type: none"> We will provide input into policies in the local plan that deal with space standards and design principles
2.7	Secure commuted sums where housing proposed is of a type or in a location where affordable housing would not be appropriate for meeting local needs.	2017-2022	RBC Housing Strategy & Enabling Team, Planning and Developers	<ul style="list-style-type: none"> Units on site are our first choice but in some circumstances developments may be of a type or in a location that do not offer the type of housing needed. In these circumstances we will explore taking a commuted sum to be used for the provision of affordable housing that will better meet our housing need.
2.8	Scrutinise viability assessments.	Case by case basis	RBC Housing Strategy & Enabling Team, Planning, Legal Services and Developers	<ul style="list-style-type: none"> Viability assessments will continue to be scrutinised by valuers acting on behalf of the Council.

Objective 3: Deliver housing to achieve regeneration and to support the economy

Outcome:-Housing is secured as an element of regeneration schemes

Measures:- Both Aldershot and Farnborough regeneration schemes include a range of house types to support the labour force and meet identified housing need.

Action		Timescale	Resources needed	progress
3.1	Champion the fact that housing contributes to the value of regeneration schemes.	2017-2022	Housing Strategy & Enabling and Planning	<ul style="list-style-type: none"> We are advocates for including housing in regeneration schemes and for making sure that a range of house types are provided.
3.2	Considering corporately a mechanism for considering the relative priority of s106 contributions requested for regeneration schemes, including the provision of affordable housing.	December 2017	RBC Existing staff resources	<ul style="list-style-type: none"> We will look closely at the potential for maximising affordable housing when seeking s106 contributions.
3.3	Make sure that town centre schemes are designed to provide good quality living environments for a range for household types.	2017 - 2022	Housing Strategy & Enabling and Planning, Registered Providers	<ul style="list-style-type: none"> Using our opportunity to comment on planning applications and provide pre application advice we encourage types of housing that can best meet the range of housing needs in the borough.
3.4	Provide a range of house types that will retain higher paid workers in the borough	2017 -2022	Planning Housing Strategy & Enabling	<ul style="list-style-type: none"> On some developments it may be appropriate to provide larger executive homes to make sure that the borough has the full range of housing.
3.5	Provide properties of a size and tenure that allows lower paid workers to remain in the borough.	2017 - 2022	Housing Strategy & Enabling, Planning, Legal Services and Registered Providers	<ul style="list-style-type: none"> Through our work enabling the provision of affordable housing we aim to help those in lower paid employment.

Objective 4: Housing to help those most in need				
Outcome:-The stock of housing available to those most in need remains at or exceeds current levels.				
Measures/outcome: We will monitor the levels of affordable housing stock in the borough and work to maintain the level of housing stock available to people in need				
Action		Timescale	Resources needed	progress
4.1	Continue to seek a proportion of affordable housing on new developments as affordable homes for rent.	2017-2022	Housing Strategy & Enabling and Planning	<ul style="list-style-type: none"> We will continue to require a proportion of affordable homes for rent. There are pressures arising from reductions in funding for affordable housing and consequent viability challenges that may reduce the amount of affordable homes for rent that can be delivered.
4.2	Negotiate provision of specialist housing as part of new housing schemes.	2017-2022	Housing Teams and Registered Providers	<ul style="list-style-type: none"> We will gather information on needs and seek to secure specialist housing where there is evidence of need.
4.3	Enable specialist housing in the existing housing stock or custom-built new specialist projects.	2017-2022	RBC /Partner statutory agencies and the voluntary sector	<ul style="list-style-type: none"> There may also be opportunities in the existing housing stock or on land that could be used for new build specialist housing u
4.4	Secure delivery of specialist housing wherever appropriate.	2022	RBC /Partner statutory agencies and the voluntary sector	<ul style="list-style-type: none"> At Wellesley 10% of affordable rented accommodation will be for wheelchair users and a scheme for people with Learning

				Disabilities is provided for in the S106 agreement.
4.5	Provide a contribution to funding to secure housing to meet specific needs.	2017-2022	HCA funding RBC capital grant	<ul style="list-style-type: none"> Where necessary the Council's capital budget can be used to provide small contributions to the capital costs of schemes, there might also be opportunity to use commuted sums.
4.6	Explore options for direct procurement of affordable housing to meet local needs.	December 2017	RBC Existing staff resources	<ul style="list-style-type: none"> New project to evaluate whether we can provide housing directly through existing mechanisms e.g development agreements and long leases.
4.7	Put in place an appropriate vehicle to achieve residential development for income generation, regeneration and to cross-subsidise housing to meet housing needs.	December 2017	RBC Existing staff resources	<ul style="list-style-type: none"> New project to consider housing companies and partnering arrangements
4.8	Develop shared housing options for single people under-35.	December 2018	RBC Housing Teams	<ul style="list-style-type: none"> The reduction in housing benefit for those under 35 will require an alternative approach to housing for this age group.

Theme 2
Making the best use of existing stock

Our vision

Capacity within existing housing assets is maximised across all tenures and work in tackling under-occupation and empty properties is prioritised

Objective 1: Housing needs and household profiles				
Outcome: Working with our partners we have access to a range of data on our needs, stock and household profiles				
Measures: Data on housing need is kept up-to-date and is no more than five years old				
Action		Timescale	Resources needed	progress
1.1	Ongoing interpretation of the housing allocation pool data.	2017-2022 Quarterly monitoring	RBC Housing Strategy & Enabling and Housing Options	<ul style="list-style-type: none"> Work is being done on income information to improve the quality of our data
1.2	Partnership working with Registered Providers and letting agents to better understand their tenant profiling and stock occupancy level.	2017-2022	RBC Housing Teams Existing staff resources	<ul style="list-style-type: none"> We are aiming to have agreements in place with RPs to share household profiling data.
1.3	Understand the needs and aspirations of under-occupying owner occupied homeowners to help developers and housebuilders provide attractive homes for downsizers.	September 2018	RBC Housing Teams Existing staff resources	<ul style="list-style-type: none"> Work will be programmed in to determine the most appropriate way of gathering this information

Objective 2: Delivery of a range of appropriate, affordable properties to enable people to downsize

Outcome: Where people wish to downsize they have the opportunity to do so.

Measures: Number of properties let to downsizers and the number of lettings achieved from chain lets of properties released by downsizers.

Action		Timescale	Resources needed	progress
2.1	The housing team will work with planning colleagues and development partners to ensure opportunities for appropriate housing units are delivered for people to downsize into, considering the location, design and affordability.	2017-2022	RBC Housing Teams, Planning and Registered Providers	
2.2	Assess the effectiveness of the housing allocation policy in creating movement in the housing stock through the under-occupation scheme.	2017-2022 Annual monitoring	RBC Housing Strategy & Enabling and Housing Options	<ul style="list-style-type: none"> The Allocations Scheme will be updated during 2017

Objective 3: Maximising the turnover of vacancies using fixed-term tenancies, lettings plans and chain lets

Outcome: The majority of new lettings of social housing in the borough are let on fixed term tenancies.

Measures: The number of lettings achieved from fixed-term tenancies ending, lettings plans and chain lettings

Action		Timescale	Resources needed	progress
3.1	Continue to encourage all Registered Providers operating in the borough to base their tenancy policies on our Tenancy Strategy and provide fixed term tenancies.	2017-2022	RBC Housing Strategy & Enabling and Registered Providers	
3.2	In the social housing stock, continue to use lettings plans and chain lettings to achieve the maximum movement for each new unit	2017-2022	RBC Housing Strategy & Enabling and Housing Options and Registered	<ul style="list-style-type: none"> As fixed term social housing tenancies come to an end, we will work with our partners to agree

	available to us.		Providers	an approach for maximising consequent lettings.
3.3	Explore how a planned lettings approach might work with private landlords.	December 2017	RBC Housing Teams	<ul style="list-style-type: none"> This will be considered as part of the dedicated Landlord Officer role (see Theme 3 Objective 2).
3.4	Collect lettings data to illustrate impact of the above	April 2022	RBC Housing Teams	<ul style="list-style-type: none"> 3.2 above
3.5	Consider borough-wide lettings targets for specific property types in partnership with our partners.	April 2018	RBC Housing Teams and Registered Providers	<ul style="list-style-type: none"> Agree targets where there are shortages of lettings
3.6	Monitor compliance with, and effectiveness of, nomination agreements.	December 2017	RBC Housing Strategy & Enabling and Housing Options	
3.7	Provide housing advice with partners for Pay to Stay cases.	Dependent on whether Pay to Stay is adopted by RPs in the area	Housing Options	<ul style="list-style-type: none"> We are yet to see any of our landlords adopt Pay to Stay.
3.8	Make sure that the housing allocation scheme supports these actions.	December 2017	Housing Options	<ul style="list-style-type: none"> The Allocations Scheme will be reviewed in 2017

Objective 4: Bringing Empty properties back into use.

Outcome: By working with property owners long term empty properties are brought back into use and where necessary enforcement powers are used.

Measures: That year-on-year, the number of long-term empty properties in the borough reduces

Action	Timescale	Resources needed	progress	
4.1	Develop a consistent, corporate approach to	2017-2022	Housing Strategy and	<ul style="list-style-type: none"> Work is being done to prepare an

	prioritising and dealing with empty properties within limited resources.		Enabling	Empty Property Policy
4.2	Improve collaborative working across the Council on empty property work.	2017-2022	RBC Existing Staff Resources	<ul style="list-style-type: none"> We use and will improve our use of our Corporate Empty Property Group and case conferences for specific properties.
4.3	Develop an approach to prevent properties from becoming empty.	2017-2022	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> New project
4.4	Publicise advice and options to owners of empty properties.	2017-2022	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> New project
4.5	Explore the use of a Keeping House scheme.	December 2017	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> Contact has been made with Hampshire County Council
4.6	Continue to capitalise on opportunities, which arise from empty commercial or retail building in the borough for used for homes.	2017-2022	RBC Housing Teams	

Objective 5: Supporting Rushmoor's residents to downsize or let out spare rooms

Outcome:-Residents are empowered to respond flexibly to their need to reduce their housing costs.

Measures/outcome: The number of residents downsizing each year and units of accommodation generated.

Action	Timescale	Resources needed	progress
5.1 Determine what support people need to help them downsize.	September 2018	RBC Housing Teams	<ul style="list-style-type: none"> Work will be carried out to determine the most appropriate way of gathering this information
5.2 Research the availability of resources to fund downsizing support.	September 2018	RBC Housing Teams	<ul style="list-style-type: none"> Small incentive packages have been used in the past with some success, however, financial pressures may require us to

				consider alternative types of support.
5.3	<p>Within the resources available, launch and promote a comprehensive package of advice for;</p> <ul style="list-style-type: none"> • Older residents wanting to downsize • Residents who would like to let out their spare room. 	April 2019	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> • This is a new project and a project plan will be put in place during 2017.
5.4	Work with partner organisations to scope, develop and implement both projects.	April 2019	RBC Housing Teams	<ul style="list-style-type: none"> • See above
5.5	Ensure robust safeguarding measures for homeowners and tenants.	April 2019	RBC Housing Teams	<ul style="list-style-type: none"> • See above
5.6	Promote both projects across arrange of media.	April 2019	RBC Housing Strategy & Enabling	<ul style="list-style-type: none"> • See above

Theme 3

Helping People solve their housing problems and provide a suitable home when needed

Our vision

That all, who need it, have access to housing advice and assistance that will help them resolve their housing problems and that homelessness is reduced significantly. Suitable temporary accommodation is available when needed and B&B is used as an exception. Vulnerable people are able to receive support that helps them sustain their housing.

Objective 1: Provide housing advice and administer the housing allocation scheme

Outcome: Residents have access to a proactive and effective Housing Advice Service and social housing is allocated in a fair and transparent way.

Measures: The number of people approaching the Council for housing advice, against the number of people in the housing allocation pool.

Action		Timescale	Resources needed	progress
1.1	Make sure that those with little prospect of re-housing through the housing allocation pool receive comprehensive housing options to help them solve their housing problems.	2017-2022	RBC Housing Options	<ul style="list-style-type: none"> In preparation for the Homelessness Reduction Act, work has started on implementing a new housing advice tool kit to help people resolve their housing problem. The toolkit will be piloted in early 2017.
1.2	Review the housing allocation scheme to ensure it is fit for purpose.	July 2017	RBC Housing Options	<ul style="list-style-type: none"> Work on a review of the allocations scheme is planned for 2017
1.3	Continue working with the armed services to understand the demand from serving personnel and those leaving the military.	2017-2022	RBC Housing Options and Housing Strategy & Enabling Teams	<ul style="list-style-type: none"> Officer meetings and member review meetings are planned to make sure that we understand housing need/demand from this group.
1.4	Work with community groups to understand the housing needs of our different communities.	September 2018	RBC Housing Teams	<ul style="list-style-type: none"> Work is due to commence in 2017

Objective 2: Work with Private Sector Landlords to maximise access to private rented homes				
Outcome: Private sector landlords are coming forward to let to households approaching the council for help.				
Measures/outcome: The number of private rented accommodation available to homeless households and the number of rent deposits and bonds issued				
Action		Timescale	Resources needed	progress
2.1	Continue with the rent bond scheme, working with private sector landlords.	2017-2022 Annual monitoring	RBC Housing Options	<ul style="list-style-type: none"> An officer has been seconded to work with private landlords and letting agents to improve liaison and increase the supply of private rented properties for homeless households
2.2	Make sure that as private-sector tenants are re-housed in social housing, the private sector vacancies created are available to other households that have approached the Council for help.	December 2017	RBC Housing	<ul style="list-style-type: none"> The Council's Private Tenancy Officer (seconded post) is monitoring, on a weekly basis, the private tenants, within the allocation scheme and identifying when a property could be recycled for homeless households
2.3	Offer a dedicated officer as a main point of contact for landlords.	April 2017	RBC Housing Options existing staff resources	<ul style="list-style-type: none"> A trial of this method of working is underway. An officer is in post on secondment.
2.4	Provide regular communication and advice to landlords and an annual Landlords' Forum.	2017-2022 Annual monitoring	RBC Housing Options & Private Sector Teams	<ul style="list-style-type: none"> The next Landlords' Forum is planned for February 2017 and an annual newsletter has been sent.
2.5	Investigate barriers to landlords working with homeless households.	April 2017	RBC Housing Options and Housing Strategy & Enabling	<ul style="list-style-type: none"> The Private Tenancy Officer is undertaking this work

Objective 3: Prevention of homelessness

Outcome: There is a comprehensive range of interventions available to prevent homelessness

Measures: Number of successful homeless prevention interventions as well as a reduction in the numbers of rough sleepers and people in unsuitable accommodation.

Action	Timescale	Resources needed	progress
3.1	Identify existing tenancy and money management training for residents.	September 2017	RBC Housing Options <ul style="list-style-type: none"> • Initial discussions have taken place with Citizens Advice Bureaux to run a series of workshops, initially for homeless households.
3.2	Work with partners to establish longer-term housing support services to help people succeed in their tenancies.	2017-2022	RBC Housing Options
3.3	Develop housing pathway approaches for different client groups, for example care leavers, people with disabilities, armed forces' veterans and people with drug, alcohol or mental health problems.	2017-2022 Annual monitoring	RBC Housing Strategy & Enabling and Housing Options <ul style="list-style-type: none"> • The Council is leading discussions with partners to make best use of existing accommodation to ensure that specific client groups have recognised pathways to the most appropriate housing and support.
3.4	Signpost people to appropriate job clubs, training and employment schemes.	2017-2022	RBC Housing Options

Objective 4: Manage our use of temporary accommodation

Outcome: People are supported to move on from temporary accommodation creating space for those falling into need for this type of accommodation, minimising the need to use Bed and Breakfast.

Measures: Reduction in the use, length of stay and cost of bed and breakfast accommodation.

Action		Timescale	Resources needed	progress
4.1	Maintain the existing temporary accommodation in the borough as set out in the Homelessness Review 2016.	2017-2022	RBC Housing Teams	<ul style="list-style-type: none"> We are exploring the potential for further temporary accommodation as opportunities arise in Council or privately owned stock.
4.2	Plan for the end of temporary accommodation at Clayton Court (2022).	April 2022	RBC Housing Strategy & Enabling and Housing Options	<ul style="list-style-type: none"> See above.
4.3	Investigate the value of providing support at temporary accommodation in light of changes to supported housing funding.	September 2017	RBC Housing Strategy & Enabling and Housing Options	<ul style="list-style-type: none"> Currently awaiting clarification from government on future funding.

Theme 4**Enabling People to live in good quality accommodation that is suitable for their needs****Our vision**

The housing stock is in good condition, not overcrowded and meets housing standards, and that people with disabilities receive the right support, advice and assistance to allow them to live independently in their own home.

Objective 1: To help older and disabled people live in homes appropriate for their needs (by providing housing options advice and Disabled Facilities Grants).

Outcome: Our policies and procedures help people to exercise some choice about living independently in their own home.

Measure: The number of applications received and grants completed.

Action		Timescale	Resources needed	progress
1.1	Make sure that those most in need of Disabled Facilities Grants are able to access them and publish a DFG Policy.	2017-2022 Quarterly monitoring	RBC Private Sector team	<ul style="list-style-type: none"> we are preparing a DFG policy to give clear guidance on the use of the budget and to allow flexibility to meet the needs of vulnerable people..
1.2	Work with occupational therapists and our Housing Options team to provide advice where alternative housing may be appropriate.	2017-2022	RBC Private Sector team and Housing Options teams	<ul style="list-style-type: none"> Through liaison between our Housing Options Team and Private Sector Housing Team and occupational therapists we make sure that where properties cannot be adapted other housing options can be explored.

Objective 2: Continue to provide support to vulnerable people

Outcome: Residents receive services that support independent living

Measures: Services provided and number of residents being supported by services currently provided by the Home Improvement Agency.

Action		Timescale	Resources needed	progress
2.1	Use the Better Care fund to support caseworkers.	April 2017		<ul style="list-style-type: none"> The HIA contract ends in March 2017. Options for providing a Grant Support Officer to help residents with: DFG applications; Securing charity funding for grant

				top ups; Signposting to other agencies.
2.2	Work with Hampshire County Council to secure funding for adaptations.	2017-2022 Annually	RBC Private Sector Team	<ul style="list-style-type: none"> By demonstrating meeting H.C.C. targets and ensuring speed of service we will secure funding for DFGs

Objective 3: Improve housing conditions in the borough				
Outcome: Using the powers and the resources available, residents' health and safety are protected.				
Measures: The number of homes in disrepair, housing complaints and enforcement action taken.				
Action	Timescale	Resources needed	progress	
3.1	Continue to carry out targeted surveys of the private rented properties to identify poor housing conditions.	2017-2022	RBC Private Sector Team	<ul style="list-style-type: none"> We have completed our programme of targeted surveys for Aldershot. We will be moving onto Farnborough in 2017
3.2	Ensure all residents are aware of their housing rights and responsibilities.	2017-2022	RBC Private Sector Team	<ul style="list-style-type: none"> We will include information on our website and in leaflets.
3.3	Record and monitor performance on housing condition complaint handling.	2017-2022 Quarterly monitoring	RBC Private Sector Team	<ul style="list-style-type: none"> Quarterly performance information will be analysed
3.4	Act on new powers in the Housing and Planning Act 2016.	2016 - 2021	RBC Private Sector Team	<ul style="list-style-type: none"> We are waiting for guidance on implementation.

Objective 4: Map, licence and monitor Houses in Multiple Occupation to ensure they offer accommodation that is safe and meets housing standards

Outcome: Improve our information on HMOs and ensure compliance with safety and housing standards.

Measures: The number of Houses in Multiple Occupation licenced and achieving required standards for management, amenities, fire safety and repair.

Action		Timescale	Resources needed	progress
4.1	Maintain database of the location, condition and ownership of Houses in Multiple Occupation.	2017-2022	RBC Private Sector Team	<ul style="list-style-type: none"> We have an existing list of HMOs and this will be maintained and added to as appropriate.
4.2	Licence all known Houses in Multiple Occupation that require a licence.	2017-2022 Quarterly monitoring	RBC Private Sector Team	<ul style="list-style-type: none"> Where we know about an HMO we make sure that it is Licensed where required 2 story HMOs. We have recently responded to consultation on licensing proposals for properties under two storeys.
4.3	Bring all Houses in Multiple Occupation up to a safe standard with adequate amenities and fire proofing.	2017-2022 Quarterly monitoring	RBC Private Sector Team	<ul style="list-style-type: none"> Our existing practice and procedures are monitored to ensure they are effective.
4.4	Take action against overcrowding and breach of licencing conditions.	2017-2022 Quarterly monitoring	RBC Private Sector Team	<ul style="list-style-type: none"> Our existing practice and procedures are reviewed to make sure they are effective.
4.5	Use powers under the Housing Act 2004 and new powers under the new Housing and Planning Act 2016 to deal with non-compliant Landlords.	2017 – 2022 Quarterly monitoring	RBC Private Sector Team	

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AGENDA ITEM NO. 6

Cabinet
10 January 2017

Head of Community and Environmental Services
Report No. COMM1702

Key Decision – No

Grants to Voluntary Organisations

Summary and Recommendations:

This paper provides an update on the Community and Ward Community grants awarded by the Cabinet Member for Concessions and Community Support and recommends approval for an award of £2,000 to the Young Enterprise.

1. Introduction

This paper provides an update on grants of £1,000 or less, awarded by the Cabinet Member for Concessions and Community Support and seeks approval to award £2,000 to the Young Enterprise.

2. Grants to Voluntary Organisations

The Cabinet Member for Concessions and Community Support has considered three applications for Community grants and made awards in three cases for £1,000 or less:

○ Aldershot Civic Society	£300
Towards the cost of purchasing a gazebo	
○ Farnborough Bowling Club	£1,000
Towards the cost of renewing the bowling green	
○ Mustard Seed Autism Trust	£600
Towards the cost of Lego Therapy for autistic children	
Total - Community Grants	£1,900

Awards have also been made under the Ward Community Grant scheme to organisations in the following wards:

○ St John's Ward -	St John's Church, Cove To cover the cost of Christmas lights for the Church yard	£270
○ Knellwood Ward	Farnborough Bowling Club Towards the cost of renewing the bowling green	£500
○ North Town Ward	Towards the cost of replacing community noticeboards in the Ward	£500
Total - Ward Community Grants		£1,270

The application from Young Enterprise shown in Appendix A is recommended to receive £2,000.

3. Financial Implications

The remaining budget for voluntary organisations for 2016/17 is £17,150. Taking into account the three Community grants that have been awarded by the Cabinet Member for £1,000 or less, the three Ward Community grants and the award recommended for the Young Enterprise, will leave £11,980 available for allocation in the remainder of this financial year.

4. Recommendation

Cabinet is recommended to:

- note the Community grants above for £1,000 or less totalling £1,900
- note the Ward Community grants above totalling £1,270
- approve the grant to Young Enterprise for £2,000

Background Documents

Fully completed application form support appendix A

Contact Details:

Peter Amies, Head of Community and Environmental Services
peter.amies@rushmoor.gov.uk 01252 398750

APPENDIX A

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS										
SUMMARY SHEET										
Name of Applicant	Young Enterprise									
Grant Requested (Total cost of project)	£2,000 (£4,000)									
Purpose of Grant	Employability Skills Journey - Young Enterprise programmes for 2 schools in Rushmoor									
Previous Grants in last 3 years	(2015 - £500 Have Your Say grant)									
Rent Relief	None									
Rate Relief	None									
Membership / Rushmoor Residents Assisted	Up to 400 students, depending which school and year group participate									
Other sources of funding	£500 – school £1,500 – Young Enterprise									
Accounts	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Income</td> <td style="text-align: right;">£9.4k</td> <td style="text-align: right;"><i>National accounts</i></td> </tr> <tr> <td>Expenditure</td> <td style="text-align: right;">£8.2k</td> <td></td> </tr> <tr> <td>Balances</td> <td style="text-align: right;">£2.8k</td> <td></td> </tr> </table>	Income	£9.4k	<i>National accounts</i>	Expenditure	£8.2k		Balances	£2.8k	
Income	£9.4k	<i>National accounts</i>								
Expenditure	£8.2k									
Balances	£2.8k									
Aims of Organisation/General Comments	<p>The aim of Young Enterprise (YE) is to empower young people to discover, develop and celebrate their skills and potential.</p> <p>Various programmes are on offer – Learn to Earn, Small Business Challenge, Money Matters – one day masterclasses for whole year groups (years 9 & 10) or the Company Programme for up to 25 students (year 10) – a yearlong programme (starting in September 2017) for students who want to improve their skills in more depth.</p> <p>Local businesses provide volunteer advisers to support the staff and students.</p> <p>Looking to re-engage with Fernhill, Cove, Wavell and Connaught schools.</p> <p>Choice of programme is based on what the school feels would best help develop key skills for future employability with an emphasis on the local economy.</p>									
Application recommendation	£2,000									

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Cabinet
10 January 2017

Head of Community and Environmental Services
Report No COMM1701

Key Decision - No

Rent Relief for Voluntary Organisations

Summary and Recommendations

The Cabinet Member for Concessions & Community Support has carried out a review of the rent relief provided to organisations that lease land and/or buildings from the council.

The review took into account the need for the council to achieve financial savings, the considerable benefits these organisations provide for our residents and the possible impact of any significant rent increases.

It was felt that these organisations should pay a contribution towards their rent. In order to provide sufficient notice those seeking 100% relief would continue to receive this for 2017/18. They would be informed that this will reduce to 90% in 2018/19 and to between 80% and 90% in 2019/20 following further consideration by the Cabinet Member. The organisations will also be advised to contact the Council if at any time they are facing financial difficulties.

Given the importance of these organisations, the Cabinet Member is keen for the Council to meet with them and develop more proactive partnership arrangements, by identifying opportunities to provide additional advice and support to ensure their sustainability.

Cabinet is recommended to approve the levels of rent relief for 2017/18 to 2019/20 set out in this paper and for this Council to identify how we can develop more proactive partnership arrangements with these important organisations.

Introduction

- The Cabinet Member for Concessions & Community Support has reviewed the rent relief provided to the 27 organisations that lease land and/or buildings from the council. The review took into account the need for the council to achieve financial savings, the considerable benefits these organisations provide for our residents (appendix 2) and the possible impact of any significant rent increases.
- Rent relief is awarded on a three-year basis and the last applications were extended to the end of March 2017. The organisations levels of rent, relief requested, income, expenditure and balances are attached (appendix 1).

- A number of the organisations also receive rates relief, which runs out on 31 March 2017. A new rating list comes into force from 1 April 2017 and a separate report to Cabinet will be presented prior to April 2017 once all applications from organisations have been reviewed by the Cabinet Member for Concessions & Community Support.

Proposals

- It is proposed that these organisations should pay a contribution towards their rent. In order to provide sufficient notice those seeking 100% relief would continue to receive this for 2017/18. They would be informed that this will reduce to 90% in 2018/19 and to between 80% and 90% in 2019/20 following further consideration by the Cabinet Member.
- The Council recognise the invaluable contribution these organisations make to improve the quality of life of our residents. When informing them about the changes to the rent relief we will invite them to contact the Council if at any time they face financial difficulties. We will also set up regular meetings with the support of Rushmoor Voluntary Services to help us develop more proactive partnership arrangements, in particular by working closely with them to identifying opportunities where we can provide additional advice and support to help them in delivering their services, reduce their expenditure and increase income.
- The Council already provide support around, rent and rate relief, grants and help with bid applications, identifying invest to save opportunities, volunteering, publicity, event management, food hygiene, licensing, health, and safety. They will also be encouraged to apply for support from the Councils Good Causes Lottery.

Financial implications

- The levels of rent received by the Council will be the current £3,889 in 2017/18. With a maximum 90% rent relief offered in 2018/19 the rental received by the Council will be £21,293 and between £21,293 at 90% and £40,317 at 80% in 2019/20 (Appendix 1).

Recommendations

- Cabinet is recommended to approve the levels of rent relief for 2017/18 to 2019/20 set out in this paper and for this Council to identify how we can develop more proactive partnership arrangements with these important organisations.

Peter Amies - Head of Community and Environmental Services.

APPENDIX 1

Income, expenditure & balances – figures rounded

Organisation	Rent amount	Current Rent relief	Year 1 % as now	Year 2 10%	Year 3 up to 20%	Income	Expenditure	Balances / Reserves
Age Concern	£6,300	100%	£0	£630	£1,260	£22k	£22k	£9k
deafPLUS *	£2,750	100%	£0	£275	£550	£808k	£691k	£529k
Parkside	£13,500	100%	£0	£1,350	£2,700	£612k	£606k	£737k
Relate NEHAB **	£7,500	80%	£1,500	£1,500	£1,500	£197k	£189k	£38k
Rushmoor CAB	£44,500	100%	£0	£4,450	£8,900	£823k	£796k	£314k
St John Ambulance *	£2,900	90%	£290	£290	£580	£99m	£97m	£123m
Cove Brook Greenway Group	£680	100%	£0	£68	£136	£2k	£2k	£2k
Elim Pentecostal Church	£2,995	100%	£0	£300	£599	£30k	£48k	£21k
Farnborough Community Centre Association	£24,000	100%	£0	£2,400	£4,800	£62k	£51k	£68k
Gurkha Welfare Advice Centre	£4,800	100%	£0	£480	£960	N/A – accounts covered by military		
St Christopher's Community Centre	£7,500	100%	£0	£750	£1,500	£3k	£10k	-£0.4k
Aldershot & Fleet RUFC	£14,496	100%	£0	£1,450	£2,899	£8k	£8k	£12k
Aldershot Cricket Club	£5,900	100%	£0	£590	£1,180	£78k	£91k	£20k
Cove Bowling Club	£1,296	100%	£0	£130	£259	£21k	£30k	£36k
Cove Cricket Club	£13,305	90%	£1,331	£1,331	£2,661	£46k	£47k	£81k
Cove Football Club	£4,450	100%	£0	£445	£890	£34k	£32k	£9k
Farnborough Bowling Club	£1,110	100%	£0	£111	£222	£12k	£11k	£24k
Farnborough Gate Bowls Club	£3,300	100%	£0	£330	£660	£20k	£16k	£18k
Farnborough Lawn Tennis Club	£1,965	100%	£0	£197	£393	£11k	£14k	£27k

Organisation	Rent amount	Current Rent relief	<u>Year 1</u> % as now	<u>Year 2</u> 10%	<u>Year 3</u> up to 20%	Income	Expenditure	Balances / Reserves
Farnborough Rugby Club	£9,430	100%	£0	£943	£1,886	£76k	£64k	£38k
Rushmoor Community Football Club	£7,725	100%	£0	£773	£1,545	£107k	£86k	£21k
Rushmoor Gymnastics Academy	£14,800	100%	£0	£1,480	£2,960	£535k	£518k	£245k
1st Cove Scout Group	£960	20%	£768	£768	£768	£20k	£26k	£17k
2nd Aldershot Scout Group	£715	100%	£0	£72	£143	£13k	£16k	£5k
4th WEBS Aldershot Scout Group	£735	100%	£0	£74	£147	£3k	£2k	£0.8k
6th Farnborough Scout Group	£335	100%	£0	£34	£67	£8k	£8k	£6k
14th Aldershot Scout Group	£760	100%	£0	£76	£152	£9k	£9	£3k
TOTAL RENT			£3,889	£21,293	£40,317			

* National accounts

** Accounts cover 4 centres including Aldershot

APPENDIX 2

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Age Concern Farnborough Community Centre, Farnborough
Rent Relief requested	100% Annual rent = £6,300
Previous Rent Relief	100% Annual rent = £6,300
Previous grants	None
Rate relief	None
Membership / Rushmoor residents assisted	34 members / 34 Rushmoor residents
Other sources of funding	Membership and hiring out room to other groups
Performance indicators to be monitored	Number of older Rushmoor residents benefitting from this service
Financial position of applicant	Income £21,975 Expenditure £21,851 Reserves £9,135
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for senior citizens and helping them fulfil their potential
Aims of organisation / general comments	Provides a safe environment for older residents to meet and enjoy the company of others. The group provides a social and lunch club twice a week where transport is arranged for those in need.
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	deafPlus 35 – 39 High Street, Aldershot
Rent Relief requested	100% Annual rent = £2,750
Previous Rent Relief	100% Annual rent = £2,750
Previous grants	None
Rate relief	£154
Membership / Rushmoor residents assisted	1250 members / 200 Rushmoor residents
Other sources of funding	Charitable trusts and foundations
Performance indicators to be monitored	Number of Rushmoor residents benefiting from the service provided
Financial position of applicant	National accounts including restricted funds: Income £807,679 Expenditure £690,822 Reserves £529,249
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for people around their health and social interaction
Aims of organisation / general comments	Provide information and support on matters relating to deafness and hearing impairment
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Parkside (Aldershot & District Learning Disability) 57 Guildford Road, Aldershot
Rent Relief requested	100% Annual rent = £13,500
Previous Rent Relief	100% Annual rent = £13,500
Previous grants	2011 - £309 towards cost of equipment for fun day events 2014 - £550 book trolley & signage at Café in Aldershot Park 2015 - £500 towards redecoration of Café and replacement chairs in centre
Rate relief	None
Membership / Rushmoor residents assisted	230 members , 80% of which are Rushmoor residents
Other sources of funding	Fundraising; Grant applications; Hampshire County Council; Donations
Performance indicators to be monitored	Number of Rushmoor residents supported
Financial position of applicant	Income £612,157 Expenditure £606,439 Reserves £736,926
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for people
Aims of organisation / general comments	Provides opportunities to adults and children with learning disabilities to develop their individual skills and take part in activities within the local community; and support for parents/carers
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Relate North East Hampshire & Borders 39 High Street, Aldershot
Rent Relief requested	100% Annual rent = £7,500
Previous Rent Relief	80% (£6,000) Annual rent = £7,500
Previous grants	None
Rate relief	£616
Membership / Rushmoor residents assisted	In 2015, 433 people were seen, of which 88% were Rushmoor residents
Other sources of funding	Fundraising, donations and grants
Performance indicators to be monitored	Number of Rushmoor residents supported by this service
Financial position of applicant	Income £196,614 Expenditure £188,723 Reserves £38,199 (covers 4 centres including Aldershot)
Council objectives	People and Communities – supporting our communities and meeting local needs by encouraging the continuation of the family
Aims of organisation / general comments	Counselling services to couples, young people and families to help people build better relationships
Application recommendation	2017/18: 80% (as it is currently) 2018/19: 80% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Rushmoor Citizens Advice Bureaux Elles Hall, Farnborough and 35-39 High Street, Aldershot
Rent Relief requested	100% Annual rent = £44,500
Previous Rent Relief	100% Annual rent = £44,500
Previous grants	None
Rate relief	£1,367
Membership / Rushmoor residents assisted	51 members supporting over 6,000 Rushmoor residents each year
Other sources of funding	Grants, donations and voluntary income
Performance indicators to be monitored	Number of residents able to benefit from this service
Financial position of applicant	Income £822,809 Expenditure £795,672 Reserves £314,410
Council objectives	People and Communities – supporting our communities and meeting local needs by providing information and advice to improve people’s lives
Aims of organisation / general comments	To provide advice and support for residents facing difficulties and to improve the policies and practices that affect people’s lives
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	St John Ambulance Hawley Lane, Farnborough
Rent Relief requested	90% (£2,610) Annual rent = £2,900
Previous Rent Relief	90% (£2,610) Annual rent = £2,900
Previous grants	None
Rate relief	£1,118
Membership / Rushmoor residents assisted	40,000+ members nationwide of which 63 are Rushmoor residents
Other sources of funding	Voluntary donation and fees
Performance indicators to be monitored	Number of residents able to benefit from this organisation
Financial position of applicant	Income £99.3m (national accounts) Expenditure £96.9m Reserves £122.8m
Council objectives	People and Communities – supporting our communities and meeting local needs by providing training and support with first aid
Aims of organisation / general comments	County's leading first aid trainer with one of the largest youth movements. Train volunteers, support public events and provide back up for ambulance services.
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Cove Brook Greenway Group Blunden Hall, Farnborough
Rent Relief requested	100% Annual rent = £680
Previous Rent Relief	100% Annual rent = £680
Previous grants	None
Rate relief	None
Membership / Rushmoor residents assisted	80+ members / 80+ Rushmoor residents
Other sources of funding	Local fundraising
Performance indicators to be monitored	Ongoing improvement of the brook and volunteer involvement
Financial position of applicant	Income £2,107 Expenditure £1,587 Reserves £1,630 (£500 ring-fenced for website development following withdrawal of support by HCC)
Council objectives	Place – develop a safe, clean and sustainable environment by improving the Cove Brook
Aims of organisation / general comments	Conserve, organise events and carry out amenity work around the Cove Brook
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Elim Pentecostal Church 52 – 58 Holly Road, Aldershot
Rent Relief requested	100% Annual rent = £2,995
Previous Rent Relief	100% Annual rent = £2,995
Previous grants	None
Rate relief	None
Membership / Rushmoor residents assisted	45 members / 32 Rushmoor residents
Other sources of funding	Sunday collections
Performance indicators to be monitored	Number of Rushmoor residents attending church
Financial position of applicant	Income £30,061 Expenditure £48,482 Reserves £21,175
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for people
Aims of organisation / general comments	Provide friendship and support to all its members through the Christian church and a number of clubs and activities
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Farnborough Community Centre Association
Rent Relief requested	100% Annual rent = £24,000
Previous Rent Relief	100% Annual rent = £24,000
Previous grants	None
Rate relief	None (paid by RVS)
Membership / Rushmoor residents assisted	Approximately 200 members
Other sources of funding	Hire fees from renting the room to other local group and sale of books
Performance indicators to be monitored	Number of Rushmoor residents attending the centre
Financial position of applicant	Income £61,823 Expenditure £50,649 Reserves £67,894
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for people
Aims of organisation / general comments	Acts as a hub for organisations who need a venue to carry out their activities, run by volunteers and a management committee
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Gurkha Welfare Advice Centre 35 – 39 High Street, Aldershot
Rent Relief requested	100% Annual rent = £4,800
Previous Rent Relief	100% Annual rent = £3,500
Previous grants	None
Rate relief	£547
Membership / Rushmoor residents assisted	N/A
Other sources of funding	Gurkha Welfare Trust Ministry of Defence
Performance indicators to be monitored	Number of retired Gurkha's and their families able to benefit from this service
Financial position of applicant	No accounts / covered by military
Council objectives	People and Communities – supporting our communities and meeting local needs by providing information and advice to improve people's lives
Aims of organisation / general comments	To assist in the coordination of benevolence and welfare for retired Gurkha's working closely with government departments, service charities and other agencies to support those in need
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	St Christopher's Community Centre Montgomery Road, Farnborough
Rent Relief requested	100% Annual rent = £7,500
Previous Rent Relief	100% Annual rent = £7,500
Previous grants	None
Rate relief	None
Membership / Rushmoor residents assisted	100+ Rushmoor residents
Other sources of funding	Fees and charges
Performance indicators to be monitored	Number of residents able to benefit from this community hub
Financial position of applicant	Income £3,190 Expenditure £9,903 Reserves - £362
Council objectives	People and Communities – supporting our communities and meeting local needs by providing for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide a facility for local community groups including karate (all ages), fitness club and tea mornings for the elderly
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Aldershot & Fleet RUFC Guildford Road, Aldershot
Rent Relief requested	100% Annual rent = £14,496
Previous Rent Relief	100% Annual rent = £14,496
Previous grants	2014 - £930 towards cost of floodlights 2016 - £550 towards cost of railings around patio
Rate relief	£1,118
Membership / Rushmoor residents assisted	250 members / 60% - 70% are Rushmoor residents
Other sources of funding	Membership fees, sponsorship from external companies and rent from hiring out club house
Performance indicators to be monitored	Number of residents able to participate in the club and benefit from the facilities
Financial position of applicant	Income £8,091 Expenditure £7,731 Reserves £12,489
Council objectives	People and Communities – supporting our communities and meeting local needs, particularly those of young people by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide an amateur sports club for members of the community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Aldershot Cricket Club Guildford Road, Aldershot
Rent Relief requested	100% Annual rent = £5,900
Previous Rent Relief	100% Annual rent = £5,900
Previous grants	2014 - £500 towards the cost of two new sightscreens (Rushmoor Sports Forum)
Rate relief	£1,693
Membership / Rushmoor residents assisted	260 members / 195 Rushmoor residents
Other sources of funding	Membership fees, club hire and donations
Performance indicators to be monitored	Number of residents able to participate in the club and benefit from the facilities
Financial position of applicant	Income £78,383 Expenditure £90,505 Reserves £21,073
Council objectives	People and Communities – supporting our communities and meeting local needs, particularly those of young people by providing opportunities to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide an amateur sports club for members of the community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Cove Bowling Club Horn Road, Farnborough
Rent Relief requested	100% Annual rent = £1,296
Previous Rent Relief	100% Annual rent = £1,296
Previous grants	None
Rate relief	£676
Membership / Rushmoor residents assisted	90 members / 82 Rushmoor residents
Other sources of funding	Members subscriptions Presentations & donations
Performance indicators to be monitored	Number of residents able to benefit by participating in this club
Financial position of applicant	Income £21,082 Expenditure £30,472 Reserves £35,762
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide sporting and recreational opportunities for the whole community through outdoor lawn bowling and short mat bowling for all ages; and social activities throughout the year
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Cove Cricket Club Grasmere Road, Farnborough
Rent Relief requested	90% (£11,975) Annual rent = £13,305
Previous Rent Relief	90% (£11,975) Annual rent = £13,305
Previous grants	2012 - £796 towards cost of new wicket mower
Rate relief	£472
Membership / Rushmoor residents assisted	280+ members / approximately 70% of these are Rushmoor residents
Other sources of funding	Membership fees, donations, fundraising and small grants
Performance indicators to be monitored	Number of residents able to benefit by participating in this club
Financial position of applicant	Income £45,709 Expenditure £47,233 Reserves £81,474
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to social, personal development and live healthier lifestyles
Aims of organisation / general comments	To promote cricketing activities for the local community including youth and female teams and working with local schools and a charity to support vulnerable children
Application recommendation	2017/18: 90% (as it is currently) 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Cove Football Club Squirrels Lane, Farnborough
Rent Relief requested	100% Annual rent = £4,450
Previous Rent Relief	100% Annual rent = £4,450
Previous grants	2015 - £1,000 towards clubhouse refurbishment and replacement tables & chairs
Rate relief	£49
Membership / Rushmoor residents assisted	365 members / 300 Rushmoor residents
Other sources of funding	Membership fees, social activities and fundraising
Performance indicators to be monitored	Number of residents able to benefit from this club
Financial position of applicant	Income £33,665 Expenditure £31,818 Reserves £9,010
Council objectives	People and Communities – supporting our communities and meeting local needs, particularly those of young people by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide an amateur football club for members of the community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Farnborough Bowling Club Canterbury Road, Farnborough
Rent Relief requested	100% Annual rent = £1,110
Previous Rent Relief	100% Annual rent = £1,220
Previous grants	2016 - towards cost of green renewal <ul style="list-style-type: none"> • £1,000 (Community grant) • £500 (Ward Community grant)
Rate relief	None (paid by RBC)
Membership / Rushmoor residents assisted	94 members / 77 Rushmoor residents
Other sources of funding	Memberships, fees and social activities
Performance indicators to be monitored	Number of residents able to benefit by participating in this club
Financial position of applicant	Income £12,034 Expenditure £10,884 Reserves £23,659 (£7.5k ring fenced for green refurbishment)
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide sporting and recreational opportunities for the whole community in county and local competitions for lawn bowls
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Farnborough Gate Bowling Club Ringwood Road, Farnborough
Rent Relief requested	100% Annual rent = £3,300
Previous Rent Relief	100% Annual rent = £3,300
Previous grants	None
Rate relief	£586
Membership / Rushmoor residents assisted	93 members / 55 Rushmoor residents
Other sources of funding	Membership fees, Rent of green and clubhouse to other organisations
Performance indicators to be monitored	Number of Rushmoor residents able to benefit by participating in this club
Financial position of applicant	Income £20,364 Expenditure £15,673 Reserves £4,691
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide sporting and recreational opportunities for the whole community through friendly and league games of bowls
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Farnborough Lawn Tennis Club Tile Barn Close, Farnborough
Rent Relief requested	100% Annual rent = £1,965
Previous Rent Relief	100% Annual rent = £1,965
Previous grants	None
Rate relief	£2,178
Membership / Rushmoor residents assisted	138 members / 105 Rushmoor residents
Other sources of funding	Membership subscriptions, match, tournament and court hire fees
Performance indicators to be monitored	Number of Rushmoor residents benefiting from this club
Financial position of applicant	Income £10,951 Expenditure £13,955 Reserves £27,476
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide lawn tennis and table tennis facilities to club members in the Rushmoor area, for all ages and backgrounds
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Farnborough Rugby Club Tile Barn Close, Farnborough
Rent Relief requested	100% Annual rent = £9,430
Previous Rent Relief	100% Annual rent = £9,430
Previous grants	2013 - £700 towards training equipment (RSF)
Rate relief	£6,050
Membership / Rushmoor residents assisted	600 members / 450 Rushmoor residents
Other sources of funding	Subscriptions, fees and social activities
Performance indicators to be monitored	Number of residents able to benefit by participating in this club
Financial position of applicant	Income £75,704 Expenditure £64,017 Reserves £64,122
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide sporting and recreational opportunities for the whole community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Rushmoor Community FC Grasmere Road, Farnborough
Rent Relief requested	100% Annual rent = £7,725
Previous Rent Relief	100% Annual rent = £7,300
Previous grants	None
Rate relief	£2,734
Membership / Rushmoor residents assisted	600 members of which 550 are Rushmoor residents
Other sources of funding	Membership fees and social activities
Performance indicators to be monitored	Number of residents able to benefit from participating in this club
Financial position of applicant	Income £106,702 Expenditure £86,060 Reserves £20,642
Council objectives	People and Communities – supporting our communities and meeting local needs, particularly those of young people, by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To provide an amateur football club of members of the community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	Rushmoor Gymnastics Academy Pool Road, Aldershot
Rent Relief requested	100% Annual rent = £14,800
Previous Rent Relief	100% Annual rent = £14,800
Previous grants	2015 - £2,000 towards the cost of training 2 apprentices
Rate relief	£1,143
Membership / Rushmoor residents assisted	800 members, plus 50,000 – 60,000 people attending Playgym sessions per year / 80% are Rushmoor residents
Other sources of funding	Subscriptions and fees Fund raising
Performance indicators to be monitored	Number of residents able to benefit by participating in this club
Financial position of applicant	Income £534,559 Expenditure £517,680 Reserves £244,630
Council objectives	People and Communities – supporting our communities and meeting local needs by providing opportunities for people to socialise, personal development and live healthier lifestyles
Aims of organisation / general comments	To enable young people to take up gymnastics in a safe environment with top level coaches enabling them to achieve their potential; as well as providing other sporting and recreational opportunities for the whole community
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	1 st Cove Scout Group Gower Lodge, Farnborough
Rent Relief requested	20% (£192) Annual rent = £960
Previous Rent Relief	20% (£192) Annual rent = £960
Previous grants	None
Rate relief	£497
Membership / Rushmoor residents assisted	70 members / 70 Rushmoor residents
Other sources of funding	Subscriptions, fundraising and rental income from community groups
Performance indicators to be monitored	Number of Rushmoor residents benefiting from this scouting group
Financial position of applicant	Income £20,244 Expenditure £26,217 Reserves £16,686 (£10.2k is ring fenced for extension work & £3k as a contingency fund for emergency repairs)
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for young people and helping them fulfil their potential
Aims of organisation / general comments	To provide scouting opportunities, adventurous activities and personal development for young people aged 6 - 25 years
Application recommendation	2017/18: 20% (as it is currently) 2018/19: 20% 2019/20: 20%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	2 nd Aldershot Scout Group Church Hill, Aldershot
Rent Relief requested	100% Annual rent = £715
Previous Rent Relief	100% Annual rent = £625
Previous grants	2014 - £1,000 towards cost of hut refurbishment
Rate relief	£492
Membership / Rushmoor residents assisted	162 members / 162 Rushmoor residents
Other sources of funding	Subscriptions and fundraising
Performance indicators to be monitored	The number of young people able to benefit through membership of this scout group
Financial position of applicant	Income £13,233 Expenditure £16,091 Reserves £4,574
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for young people and helping them fulfil their potential
Aims of organisation / general comments	To provide scouting opportunities for young people to develop their potential and life skills
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	4 th Aldershot Scout Group Western Road, Aldershot
Rent Relief requested	100% Annual rent = £735
Previous Rent Relief	100% Annual rent = £735
Previous grants	2013 – £1,000 toward the cost of replacing equipment
Rate relief	£318
Membership / Rushmoor residents assisted	53 members who are all Rushmoor residents
Other sources of funding	Subscriptions and hall hire
Performance indicators to be monitored	The number of young people able to benefit through membership of this scout group
Financial position of applicant	January – May 2016: Income £3,122 Expenditure £2,271 Reserves £851
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for young people and helping them fulfil their potential
Aims of organisation / general comments	To provide scouting opportunities for young people aged 6 – 18 years
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	6 th Farnborough Scout Group Cheyne Way, Farnborough
Rent Relief requested	100% Annual rent = £335
Previous Rent Relief	100% Annual rent = £335
Previous grants	None
Rate relief	£258
Membership / Rushmoor residents assisted	47 members / 47 Rushmoor residents
Other sources of funding	Membership fees
Performance indicators to be monitored	The number of young people that are able to benefit through membership of this scout group
Financial position of applicant	Income £8,208 Expenditure £8,161 Reserves £5,832
Council objectives	People and Communities – supporting our communities and meeting local needs by improving opportunities for young people and helping them fulfil their potential
Aims of organisation / general comments	To provide scouting opportunities and the development of young people as per the Scouting Associations' "Policy, Organisation and Rules" document
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

FINANCIAL ASSISTANCE TO VOLUNTARY ORGANISATIONS

SUMMARY SHEET

Name of applicant	14 th Aldershot Scout Group North Lane, Aldershot
Rent Relief requested	100% Annual rent = £760
Previous Rent Relief	100% Annual rent = £760
Previous grants	2011 – £500 towards cost of tents (RYF)
Rate relief	£338
Membership / Rushmoor residents assisted	105 members / 95 Rushmoor residents
Other sources of funding	Fundraising, members subscription fees
Performance indicators to be monitored	The numbers of young people able to benefit through membership of this scout group
Financial position of applicant	Income £8,770 Expenditure £8,521 Reserves £3,001
Council objectives	People and Communities – supporting our communities and meeting local needs to promote the development of young people to achieve their full potential
Aims of organisation / general comments	To provide scouting opportunities to promote the development of young people to achieve their full potential
Application recommendation	2017/18: 100% 2018/19: 90% 2019/20: 80% - 90%

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AGENDA ITEM No. 8

Cabinet
10 January 2017

Head of Community and Environmental Services
Report No. COMM1703

Key Decision - No

Community Development – Staff changes and review of Playschemes.

Summary and Recommendations

This paper sets out changes to the staffing within Community Development to ensure the continued delivery of priority work linked to skills and employment, tackling deprivation, social cohesion and young people.

Due to fluctuating numbers attending the Wavell Community Campus playschemes, the cost of provision and the fact that there are other providers in the area, it is proposed to consolidate our playschemes by moving them to the Connaught Leisure Centre. Given the playschemes are self-funding at the Connaught Leisure Centre and they have capacity to expand, this will help with their sustainability.

Given the above changes, it is proposed to delete the Children and Young People's Officer post, which is currently vacant, and cover their work by expanding the role of the Neighbourhood Development Officer (cohesion), Health and Physical Activity Officer and by identifying further opportunities with the voluntary sector and our leisure contractors.

Given the high priority Cabinet have put on skills and employment and the successful outcomes being achieved with partners from the business and voluntary sectors, it is proposed to make permanent the increased hours being apportioned to the Neighbourhood Development Officer (employment and skills) and the Employment Support Officer.

The above will enable the Council to continue to deliver its high priority areas and through more efficient use of resources deliver some financial savings.

Cabinet is recommended to approve the staff changes set out in this paper and that our playschemes provision is concentrated at the Connaught Leisure Centre.

Introduction

- This paper seeks approval for staffing changes to ensure the continued delivery of priority work areas, in particular around Skills and Employment and to reduce

our resource commitment by concentrating our playschemes provision at the Connaught Leisure Centre.

- Within Community Development there are two vacant G5 posts, a Neighbourhood Development Officer (cohesion) and a Children and Young People's Officer. The Cohesion and Integration Partnership Officer post was also withdrawn, as external funding for the Gurkha Settlement Programme work has ceased.
- Interim measures have been in place to cover the work around playschemes, social cohesion and youth work. To optimise the skills and employment opportunities from the influx of new businesses, expansion of construction projects and the emphasis being placed on corporate social responsibility, Cabinet agreed to fund £42k until October 2017, to increase the hours of the Neighbourhood Development Officer (employment and skills) and employ a part time Employment Support Officer.

Key work areas

- The Community Development team have taken the opportunity to review the work priorities, develop more sustainable delivery and propose a revised staffing structure (see attached) that will deliver some savings.
- The Councils neighbourhood and borough wide response to deprivation has been streamlined with increased partnership working in place. The Rushmoor Strategic Partnership, recognising the Community Development team is key in the delivery this work, endorsed this approach.
- The Community Development team support the Prospect Estate Big Local by carrying out the Councils role as the Local Trusted Organisation. This includes line management of the staff and ensuring funding requirements are met. The team also lead on the employment strand of the neighbourhood work.
- Cohesion and integration work has been reduced in line with available resources, with the team concentrating on the priority risk areas around regional migration, race hate, community safety and tensions. The team continue to support the integration and equalities agenda and are engaged in community capacity building to reduce the level of officer support required.
- The team support employment and skills initiatives such as, Skilled Up, the Rushmoor Employment and Skills Zone, National Skills Academy for Construction, Welfare reform and the benefit Cap project, to help secure local employment and support our economic development strategy

- Through Borough wide community development work the team provide an enabling role by responding to community needs and issues, engaging with residents, community and voluntary sector partners as well as other public sector bodies. This includes securing external funding and providing a range of grants.
- They provide support for vulnerable children and young people through diversionary youth work in priority neighbourhoods including the Prospect Friday night youth club and Street games.
- The team deliver the holiday playschemes at the Wavell School site. Since the Children and Young People's Officer retired, there is no team member with the capacity, qualifications and experience to run the Playscheme to meet Ofsted requirements. We have introduced temporary arrangements to manage the scheme up until March 2017. This paper considers the opportunity to consolidate the Council run playschemes at the Connaught Leisure Centre.
- The team include the Town Twinning officer who supports the Twinning Association with their activities.

Playschemes

- The Council used to provide playschemes at Oak Farm, King George V Playing Fields, Queens Road North Camp, Wavell Community Campus and Connaught Leisure Centre. Due to increased competition from other voluntary and private providers and reduced demand, the Council schemes are now only provided at the Wavell Community Campus and Connaught Leisure Centre. Places for People also now provide holiday day care/play at the Farnborough Leisure Centre.
- The Connaught Leisure Centre manage their own play scheme which regularly attracts 30 children a day during the holiday periods and at £18 a day it provides a surplus to help with the financial sustainability of the centre. They have the capacity and would welcome any additional children.
- Demand for the Wavell play scheme is inconsistent varying from 15 to 30 children a day and due to the facility hire and associated charges payable to the school is run at a subsidy of around £7.5K a year. To cover the subsidy the Council would need to double its charge from £17 to £34 a day which given the considerable competition from other providers in the area (see plan attached), charging from £20-£30 a day, would be unsustainable.

- The Council also allocate a day a week from our Children and Young People Officer to manage the playschemes, require separate storage for the equipment and assistance on a regular basis from our maintenance team to help transport equipment and set up.

Skills and Employment

- The skills and employment work is developing opportunities generated by new business, major developments and social enterprises to support long term unemployed and economically inactive residents, that face multiple barriers to employment, back into work. This enhances their life chances, provides a route out of poverty, reduces benefit dependency, increases self-esteem, makes a positive contribution to mental health and helps the council and partners with many of the demands placed on services.
- Whilst unemployment figures in Rushmoor are below the national average there remains a core of people in our borough in need of targeted employment support, which includes an average of 190 young people not in education and needing routes into employment or training. The council is well positioned to lead the coordination and delivery of this employment agenda and to support pockets of unemployment in the borough that require locally tailored solutions.
- The Rushmoor Employment and Skills Zone (RESZ), which is co-ordinated by the Council, have supported the development of several local initiatives some of which have been duplicated by other local authorities. Programmes include the National Skills Academy for Construction (NSAC), Skilled Up, apprenticeship schemes and support for social enterprises that now provide employment and training opportunities for job seekers. This has led to around 1,000 local residents securing employment or apprenticeship opportunities.
- RESZ engages with around 70 organisations including, Department for Work and Pensions, First Wessex, Rushmoor Voluntary Services, Step by Step and the Vine as well as a variety of local businesses, including, Decathlon, Smyth's Toys, Premier Inn, Weatherspoon's, Farnborough International, Village Hotel, Costco, Vue Cinema and Morrison's.
- Skilled Up is a construction based training programme working with some of the hardest to reach job seekers in the borough. Many of those taking part in the programme face multiple barriers to employment and need intensive support. The programme teaches a range of construction based skills and provides a non-classroom learning environment where participants are supported to study for health and safety certification and the Construction Skills Certification Scheme card. These qualifications are needed to secure work on construction sites and

when achieved are positioning people for employment in the opportunities generated through the NSAC programme.

- Skilled Up has engaged with 150 jobseekers to date that have completed the practical element of the Construction Skills Certification Scheme. Of these 65 have progressed to further volunteering or training with 40 having secured longer term employment. This has been funded with £150k from the DWP and £60k from European funds. It is now operating on a self-funding basis securing revenue from the work it undertakes. Skilled Up is estimated to have saved £200k on benefits and the jobseekers have completed work for the Council valued at around £200k.
- The NSAC programme is working with an increasing number of construction companies including, Grainger, Careys, Bellway, Wates, MACE and Osbornes, which will generate more than 400 opportunities for work experience, apprenticeships, traineeships, curriculum support and on-site training over the next ten years. As the number of developers delivering employment and skills plans increases, the complexity of managing and monitoring these programmes will require a robust framework for delivery to be in place, with sufficient staff resource to manage the programmes and facilitate links with local education and employment support providers.
- The RESZ have also supported the placement of 150 apprentices in the commercial and public sector, supported work trials, work experience and internships. The Council are also supporting the Hampshire Apprentice Partnership Scheme and will maximise our return from the Apprenticeship Levy. They have worked closely with a number of Social Enterprises including, the Source, the Vine and Parkside.
- RESZ will continue to be an important tool for information sharing amongst partners. This will be key given the increased number of opportunities generated through the NSAC, Skilled Up, apprenticeships, corporate social responsibility, the role out of Universal Credit, welfare reforms, work to address income and skills deprivation in the borough and the changing climate for delivery of adult skills.

Proposals

- It is proposed that the staffing structure is revised (current and proposed attached) to ensure we have the capacity to meet our corporate priorities, particularly around skills and employment, deprivation, cohesion, young people and deliver savings.

- It is proposed to replace the Neighbourhood Development Officer (cohesion) post (G5) but to expand the role to include cohesion and youth deprivation work.
- Given the high priority Cabinet have put on skills and employment it is also proposed to make permanent the arrangements for employment and skills by increasing the hours of our Neighbourhood Development Officer (employment and skills) from 22.5 hours to 37 hours and our Employment and Support Officer (18 hours). The Employment Support Officer also works on a casual basis with Skilled Up and is funded by external projects.
- It is proposed to consolidate the Councils play scheme provision at the Connaught Leisure Centre. This is due to a number of factors including the staff and financial costs associated with the Wavell playschemes, the alternative provision in the area and the distances users are prepared to travel, with many coming from outside the Borough (plan attached). Any additional children relocating to the Connaught Leisure Centre will help with the sustainability of this facility.
- With the consolidation of the playschemes at the Connaught Leisure Centre it is proposed to delete the Children and Young People's officer post (G5). If this is not taken forward, recruitment of a suitably qualified part time officer (0.2 FTE G5 circa £10k pa) would need to take place to manage the Wavell playschemes.
- The remaining priority areas of young people's work around sports development, healthy lifestyles, youth deprivation and supporting the Local Children's partnership will be covered by a combination of the Neighbourhood Development Officer (cohesion and youth deprivation), Health and Physical Activity Officer and further work with the voluntary sector and our leisure contractors.

Financial implications

- The deletion of the Children and Young People's Officer post will save £45k pa and the consolidation of the Playscheme at the Connaught Leisure Centre will save £7.5k pa. The permanent arrangement for the employment and skills work will cost £42k pa.
- Overall, this will save £31.5k in 2017/18 and £10.5k from 2018/19 onwards and enable us to continue the priority work on Employment and Skills. If we cease the work on Employment and Skills from October 2017 this would save £52.5k pa in 2017/18 onwards.




	2017/18 Draft Budget based on current arrangement	2018/19 Draft Budget based on current arrangement
	£	£
DE 0120 Neighbourhood Development Officer	45,000	45,000
DE 2050 Children/Young People Officer	45,000	45,000
Rushmoor Employment and skills zone temporary budget (ends 30/09/2017)	21,000	-
Casual Playscheme staffing and supplies & services less income	7,500	7,500
	118,500	97,500
	2017/18 Proposal	2018/19 Proposal
	£	£
DE 0120 Neighbourhood Development Officer	45,000	45,000
DE 2050 Children/Young People Officer	-	-
Rushmoor Employment and skills zone budget continuation	42,000	42,000
Casual Playscheme staffing and supplies & services less income	-	-
	87,000	87,000
Potential Saving	- 31,500	- 10,500

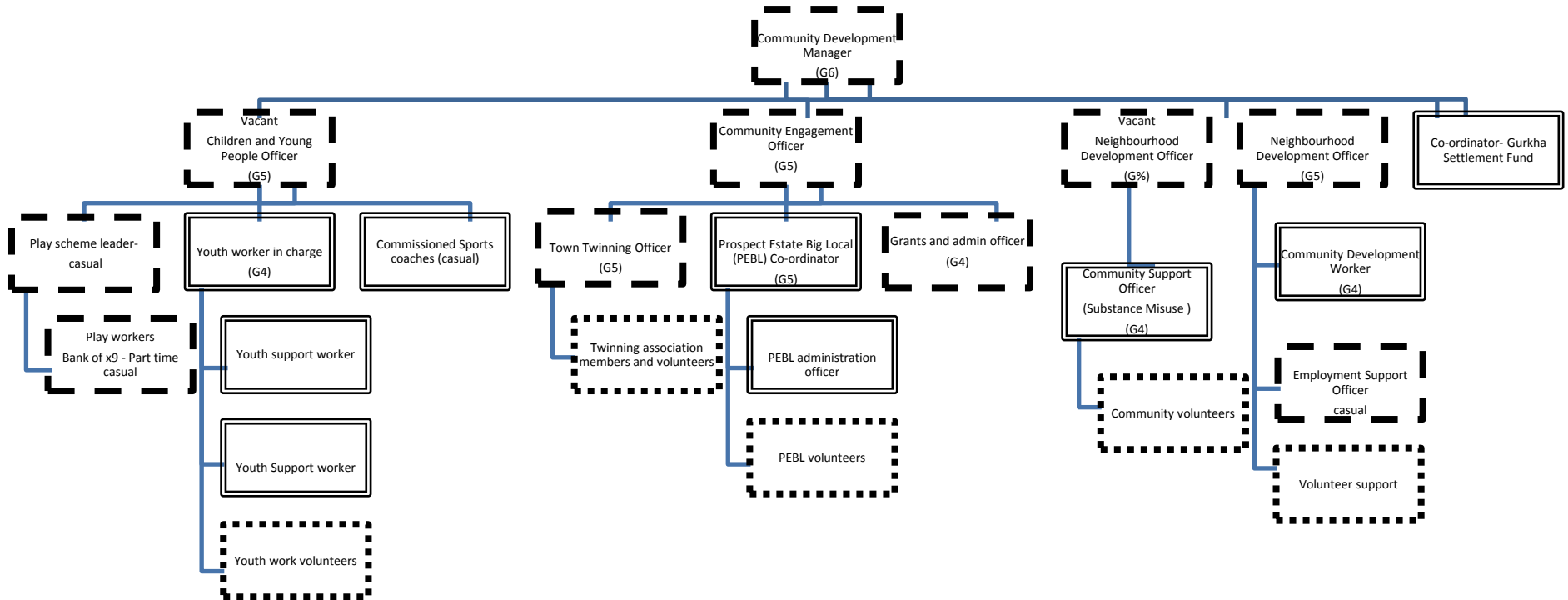
Recommendations

- Cabinet is recommended to approve the staff changes set out in this paper and that our Playschemes provision is concentrated at the Connaught Leisure Centre.

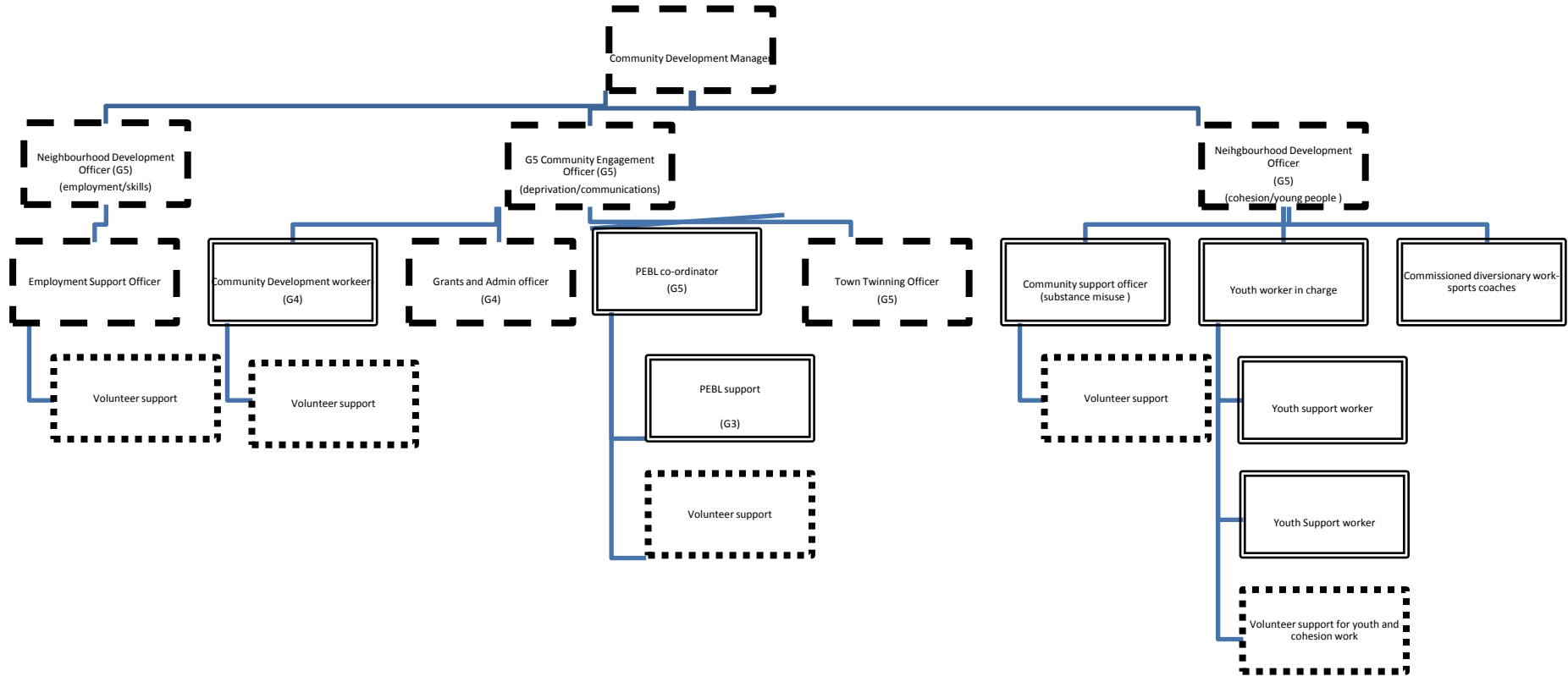
Peter Amies – Head of Community and Environmental Services.

Current Community Development Team structure

 - RBC funded,  externally funded,  unpaid volunteer

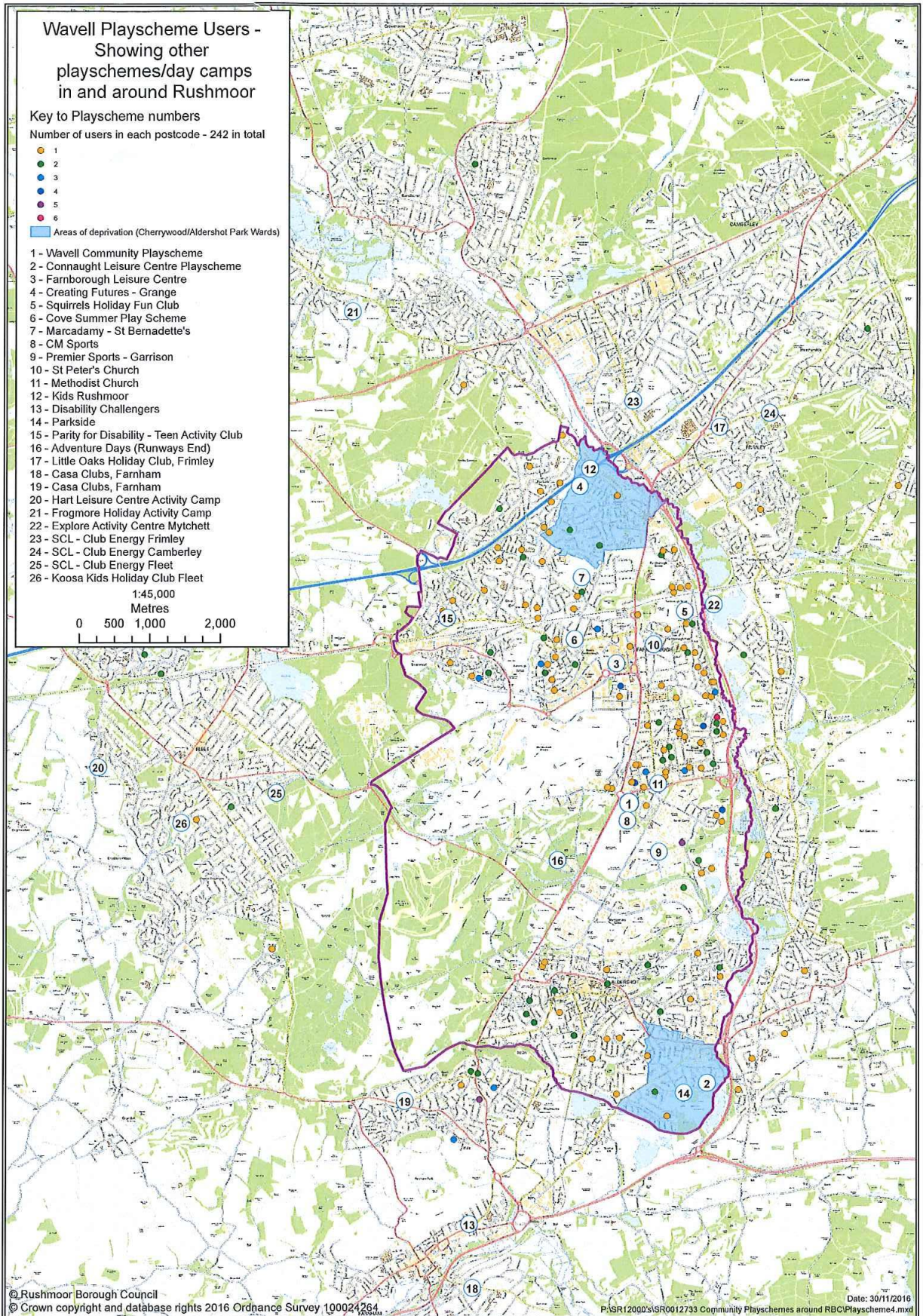


Taking forward savings opportunities - draft community development team structure



APPENDIX A





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