



## RUSHMOOR BOROUGH COUNCIL

# COMMUNITY POLICY AND REVIEW PANEL

*at the Council Offices, Farnborough on  
Thursday, 17th November, 2016 at 7.00 pm*

**To:**

Cllr M.D. Smith (Chairman)  
Cllr M.S. Choudhary (Vice-Chairman)

Cllr R. Cooper  
Cllr Jennifer Evans  
Cllr A. Jackman  
Cllr S.J. Masterson  
Cllr J.J. Preece  
Cllr P.F. Rust  
Cllr J.E. Woolley

Enquiries regarding this agenda should be referred to the Lauren Harvey,  
Democratic and Customer Services, 01252 398827  
[lauren.harvey@rushmoor.gov.uk](mailto:lauren.harvey@rushmoor.gov.uk).

# **A G E N D A**

1. **MINUTES – (Pages 1 - 4)**

To confirm the Minutes of the Meeting held on 15th September, 2016 (copy attached).

2. **FIRST WESSEX GARAGE SITES –**

Michelle Rooks-Dawson, Head of Development Sales and Assets, and Richard Paine from First Wessex, David Quest from Quest Estates (Chartered Surveyors and Valuers) and Glyn Burton from Hampshire Garages Investment Ltd. will be attending the meeting to discuss the proposed transfer of garage sites.

3. **HEALTH AND WELLBEING –**

To receive and update on Health and Wellbeing in Rushmoor from the Environmental Health Manager, Colin Alborough.

4. **PREPAYMENT METERS – (Pages 5 - 6)**

The Panel to hold an initial discussion on the approach to the Notice of Motion submitted to the Council meeting on Thursday, 6th October, 2016 (copy attached).

5. **PRIVATE SECTOR HOUSING SURVEY – (Pages 7 - 8)**

To note the written update on the progress of the Private Sector Housing Survey (copy attached).

6. **WORK PROGRAMME – (Pages 9 - 16)**

To note the Community Policy and Review Panel's work programme for 2016/17 (copy attached).

## **MEETING REPRESENTATION**

Members of the public may ask to speak at the meeting on any of the items on the agenda by writing to the Panel Administrator at the Council Offices, Farnborough by 5.00 pm three working days prior to the meeting.

Applications for items to be considered for the next meeting must be received in writing to the Panel Administrator fifteen working days prior to the meeting.

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## COMMUNITY POLICY AND REVIEW PANEL

Minutes of the meeting held on Thursday, 15th September, 2016 at Council Offices, Farnborough at 7.00 pm.

### **Voting Members**

Cr. M.D. Smith (Chairman)  
Cr. M.S. Choudhary (Vice-Chairman)

Cr. R. Cooper  
Cr. Jennifer Evans  
Cr. A. Jackman

Cr. S.J. Masterson

Cr. J.J. Preece  
Cr. P.F. Rust  
Cr. J.E. Woolley

### **8. MINUTES –**

The Minutes of the Meeting held on 9th June, 2016 were approved and signed by the Chairman.

### **9. FIRST WESSEX AND SENTINEL HOUSING ASSOCIATIONS – POTENTIAL MERGER –**

The Panel welcomed Mr. Peter Walters, Chief Executive of First Wessex, to the meeting, who had been invited to attend to explain the reasons behind the planned merger between First Wessex and Sentinel Housing Association.

Mr. Walters wanted to assure Members that, essentially, the merged association aimed to use their combined strength to improve services and build more homes. It was the intention for the two housing associations to be one association by April, 2017. It was noted that Government policy had had an impact on housing associations due to the introduction of the 1% rent reduction scheme over a four year period. The merger was aiming to make significant cost reductions and also enable the new association to borrow funding for new developments.

Other reasons for the proposal included the geographical location of the housing stock held by the associations; First Wessex had stock in northern and southern Hampshire, including Portsmouth and Southampton, and Sentinel's stock covered most of the middle of Hampshire. The Panel was shown a map of the First Wessex and Sentinel stock, which covered their main areas of operation. This showed Members that the combined stock left no gaps and totalled 30,000 homes in and just outside the County. Both housing associations had been known for providing 'top performing' services and the larger footprint would result in the association being closer to their customers, therefore minimising travel. It was noted that the intention was to remain as local to Hampshire as possible and not exceed 30,000 homes.

The issue around other mergers was raised, as some had not been successful. Mr. Walters expressed the opinion that the merger between First Wessex and Sentinel was one of equal partners. Both had successfully increased their own stock over the years and were of the view that it was important to continue to build low-cost housing.

The Panel noted what the new association would aim to achieve:

- Financial strength to build more homes and provide better services
- Maintain a high level of expertise
- Keep to 20 local authority areas
- Be an influential partner of choice
- Deliver at least 1,250 new homes per year of mixed tenure
- Create efficiencies
- Social purpose and customer focus as the core ethos
- First class repairs service
- Value for money
- Fast forward to digital shift

Questions were raised concerning the locality of the new association and whether this would impact customers. However, it was confirmed that the new association aimed to maintain a local presence and would expect staff to spend more time out in the community.

To conclude, it was noted that the due diligence process was scheduled to be completed by the end of October, 2016, provided no issues were found, consent would be sought from funders to vary the covenants attached to borrowing arrangements with a view for the organisation to take effect from April, 2017.

Mr. Walters answered Member questions and the Panel **NOTED** the presentation.

## 10. **HOUSING AND HOMELESSNESS STRATEGY –**

The Panel welcomed Ms. Zoe Paine and Ms. Sally Ravenhill, Strategy and Enabling Managers, who had been invited to the meeting to update the Panel on the progress made on the development of the Housing and Homelessness Strategy. It was noted that the strategy was required to fulfil the statutory obligation to have a Homelessness and Tenancy Strategy in place. The 2017-2021 strategy would be a continuation of the work from the previous strategy.

It was noted that homelessness had risen in the Borough by 58% since 2010/11, which had had an impact on the local community, residents service providers and the Council's housing staff. The reduction in housing support services had led to loss of accommodation for a number of people, which was one of the reasons for the increase in homelessness. Other reasons included parental eviction and loss of private sector accommodation. Key housing issues in the Borough included welfare reform, the high housing demand and

affordability issues, housing conditions and the pressure on social rented housing stock.

Members heard that before drafting the strategy, a number of consultations had been carried out:

- Partner consultation – April 2016
- Online consultation – June 2016
- Cabinet Member for Health and Housing and the Housing Strategy Standing Group – July 2016
- Homelessness Review – Summer 2016

The Panel discussed the outcomes of the online consultation, which had received 222 responses. It was noted that the Housing Strategy Standing Group had met and discussed the proposed structure, raised some of the challenges and agreed the proposed objectives and actions.

It was noted that the strategy aimed to tackle the key issues through four strategic themes:

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

These themes were discussed in more detail with the Panel, including what they aimed to achieve and the challenges that they were likely to face. It was noted the draft was due to be completed by 14th October, 2016. The next stage would then be to present the draft to the Housing Strategy Standing Group. In addition, Members requested that a draft should also be taken to a full Panel meeting before seeking Cabinet approval in December.

The Panel **NOTED** the Report and **AGREED** that an update on the draft of the strategy be brought to the Panel before Cabinet approval is sought.

#### 11. **WORK PROGRAMME –**

The Panel noted the work programme for the 2016/17 Municipal Year.

The Meeting closed at 9.13 p.m.

M.D. Smith  
CHAIRMAN

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### NOTICE OF MOTION – PRE-PAYMENT METERS

The following Notice of Motion was considered at the Council Meeting on Thursday, 6th October, 2016:

"This Council welcomes the Christians Against Poverty report "The poor pay more" that exposes the regressive pricing many Rushmoor residents face through pre-payment meters for energy.

The Council therefore:

- welcomes the Government's recent focus on this issue and calls for it to consider the report and its recommendations that pre-payment meter charges are reduced so that they are in line with regular tariffs;
- will press all providers of social housing in our borough to give their tenants the option of moving from pre-payment meters to regular tariffs **and that wherever possible that this should be without charge**; and
- will seek to ensure that all social housing tenants are provided with energy saving advice to help them reduce their costs."

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### COMMUNITY POLICY & REVIEW PANEL

17TH NOVEMBER, 2016

#### PRIVATE SECTOR HOUSING SURVEY UPDATE

This briefing paper provides an update on the Private Sector Housing Survey, attached is a graph that shows the hazards that have been identified.

The Survey so far:-

- Area1 - 580 properties
- Area2 - 518 properties
- Area3 - 560 properties
- Area 4 - 838 properties
- Area 5 - 467 properties
- Area 6 - 775 properties
- Area 7 - 372 Properties visited all 1st visits completed 122 2nd visits to be carried out

In total 4,110 properties have been visited and we have had a steady stream of cases requiring further action by the officers

Within the properties referred 138 hazards have been identified as defined in the HHSRS. Fire hazards were identified as the most prevalent with 26 cases being for a lack of smoke/fire detection.

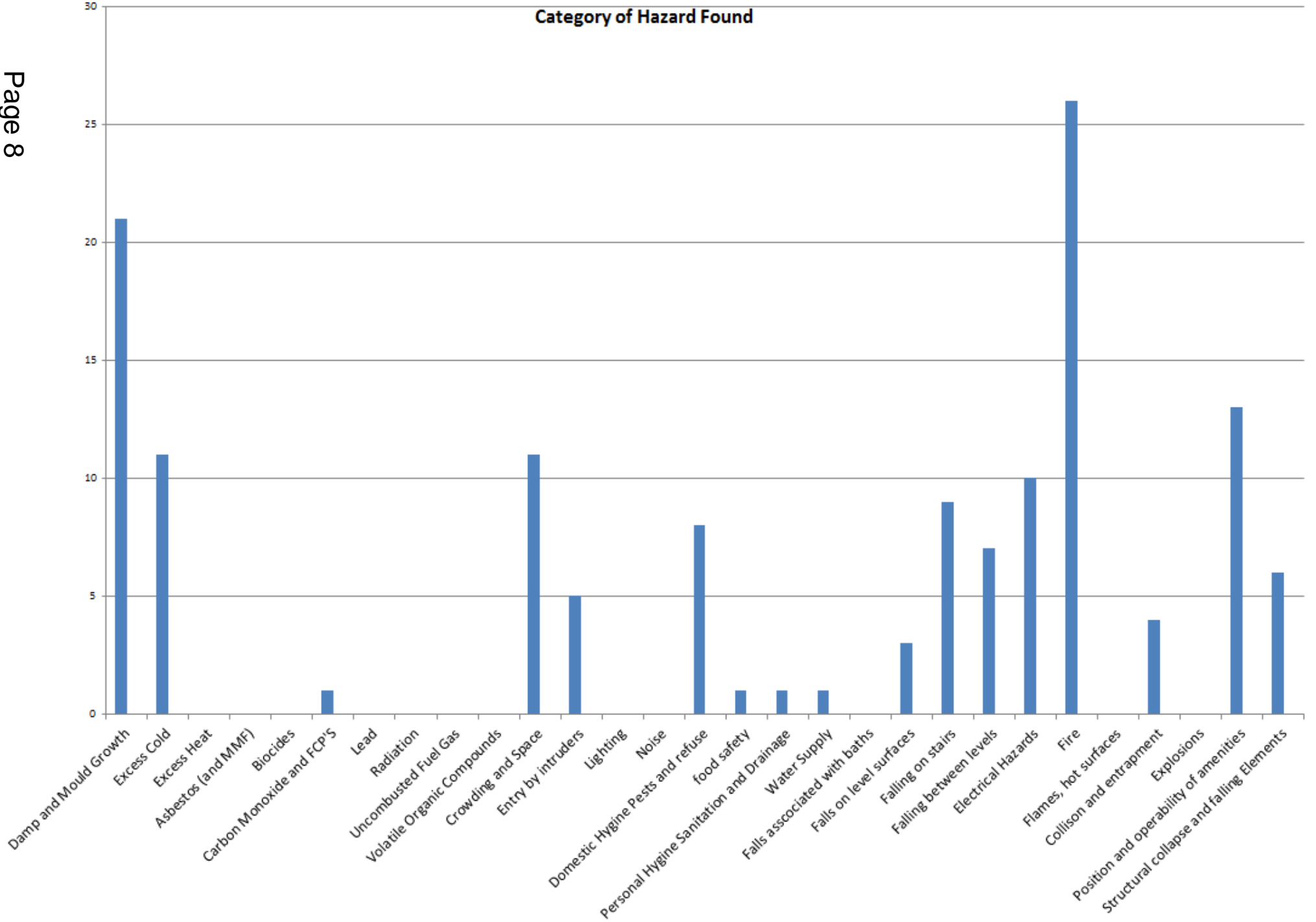
Area 7 is due for completion by the end of next week. As expected, moving in to Farnborough has presented different challenges and we are finding that there are fewer disrepair cases, but the number of small HMO's being identified has increased. This means that each case referred is more complex and time consuming for the team. We are prioritising the cases and whilst we are unable to act on them instantly, they are being dealt within a reasonable timescale. I expect this to be the case in areas 8 and 9.

We are working well towards meeting our target of completing the 12 areas by the end of March 2017 and will be taking a pro-active approach should we complete them earlier, by going back to some of the areas again. As you know things move on so quickly in the private rented sector that I think that this will be worthwhile, if we have time.

**Report Author** – Hilary Smith, Private Sector Housing Manager

**Head of Service** – Qamer Yasin, Head of Environmental Health and Housing

### Category of Hazard Found



## COMMUNITY POLICY AND REVIEW PANEL WORK PROGRAMME

Set out below are the key issues which form the Panel's on-going work programme. The topics covered reflect the following:

- the development of a new policy for recommendation to the Cabinet
- scrutiny of the process of the way in which decisions have been or are being made
- reviewing issues of concern to local people or which affect the Borough
- review of performance and delivery of specific services
- monitoring and scrutinising the activities of others
- items raised by Members and agreed by the Panel for consideration
- review of policies and proposals developed by others

The purpose of the work programme is to identify the way in which topics are being dealt with and the progress made with them. An update will be submitted to each meeting of the Panel.

# HEALTH AND HOUSING PORTFOLIO

## ACCOUNTABILITY AND AREAS OF RESPONSIBILITY

### Housing Matters

- To carry out the Council's strategic housing and enabling role by identifying housing need and considering and developing initiatives to meet that need through work with the statutory, voluntary and private sectors.
- To consider, approve and keep under review the Housing Strategy in accordance with Department of the Environment, Transport and the Regions guidelines.
- To deal with matters relating to registered social landlords operating in the Borough and commit capital expenditure to develop new and improved affordable housing in the Borough.
- To carry out the Council's statutory duties under the homelessness legislation including the provision of a comprehensive free housing advice service and the responsibility for a homelessness strategy.
- To monitor and review the portfolio of temporary accommodation for the homeless and review that provided by registered social landlords.
- To maintain a housing register, allocations scheme and choice in lettings policies and the nominations policies and agreements with registered social landlords.
- To deal with all matters relating to the condition, repair, improvement, adaptation and energy efficiency of private sector dwellings, including houses in multiple occupation pursuant to the Housing Act 2004.
- To carry out the Council's statutory duties in relation to the licensing of houses in multiple occupation, pursuant to the Housing Act, 2004.

- To provide Private Sector Renewal Grants for the repair and adaptation of dwellings, in accordance with legislation and the Private Sector Housing Renewal Strategy.
- To carry out the Council's responsibilities under the home energy legislation, particularly in relation to energy efficiency and fuel poverty.

### Care in the Community Matters

- To undertake the Council's role in respect of care in the community policy issues, social needs and supporting people in conjunction with appropriate other organisations, including the County Council, Primary Care Trust, health trusts and the voluntary sector.
- To monitor and review services to the local community in relation to the Health and Housing Portfolio and administering grants as appropriate, in particular to the Hampshire Youth Bureau, Step by Step, Relate and the local home improvement agency.

### Health Matters

- To liaise and co-ordinate with local health organisations and bodies to improve facilities in the Borough.
- To work in partnership with local health organisations and bodies to promote the health needs of the Borough and in particular to support the activities of the Healthy Rushmoor Alliance.
- To exercise the Council's functions in relation to health education and to participate in local and national initiatives and campaigns as appropriate.

# SCRUTINY

DATE RAISED	ISSUE	CURRENT POSITION	PROCESS AND TIMETABLE	CONTACT (SERVICE MANAGER)
<b>HOUSING MATTERS</b>				
11.12.03	<b>First Wessex (FW) - Performance and Review</b>	FW to attend one meeting of the Community Panel each year to cover scrutiny, performance and delivery. Two Joint FW and RBC joint Business Meetings to be held as a pilot arrangement. Items for the Panel meeting to be submitted to the Head of Environmental Health Housing Services in advance.	<p>The FW / RBC Business meeting took place on Thursday, 23 July, 2015 the next business meeting will take place in 2016.</p> <p>FW attended the meeting of the Panel on <b>4 February, 2016</b>. They will be invited to provide the Panel with an update during the 2016/17 Municipal Year.</p> <p>On 15 September, 2016, Peter Walters attended the meeting of the Panel to advise Members on the proposed merger between First Wessex and Sentinel Housing Association.</p>	Qamer Yasin Head of Environmental Health and Housing Tel. (01252) 398640 Email: qamer.yasin@rushmoor.gov.uk
15.06.06	<b>Registered Providers of Social Housing Review Group (RPSHs)</b>	<p>The RPSH Review Group has been set in order for Members to meet with Registered providers of social housing.</p> <p>The emphasis of the meetings was to question the landlords on:</p> <ul style="list-style-type: none"> <li>• housing management,</li> <li>• maintenance of property</li> </ul>	<p>Appointments to the Group were made at the Panel meeting on 9 June, 2016 for the 2016/17 Municipal year.</p> <p>An outcome report of the Review for 2016/17 would be submitted to the meeting of the Panel at the end of the Municipal Year.</p>	Qamer Yasin Head of Environmental Health and Housing Tel. (01252) 398640 Email: qamer.yasin@rushmoor.gov.uk

DATE RAISED	ISSUE	CURRENT POSITION	PROCESS AND TIMETABLE	CONTACT (SERVICE MANAGER)
Page 12		<ul style="list-style-type: none"> <li>• the environment</li> <li>• tenant involvement</li> <li>• customer service</li> <li>• with development issues being secondary.</li> </ul>		

**HEALTH MATTERS –**

Jan, 2007	<p><b>Health Issues</b></p> <p>Monitoring and influencing the configuration and delivery of local health services.</p> <p>Review the implications of the Government's White Paper and to engage with the Director of Public Health, local GPs and Frimley Park Hospital.</p>	<p>The Panel has a key role in monitoring and influencing the public health agenda. The Panel has agreed that a Health Issues Standing Group would be appointed to discuss any current and future consultation relating to health issues / changes in the area. The outcome of the meeting would be submitted to the Panel for agreements.</p>	<p>The Group was appointed to at the meeting of the Panel on 9 June, 2016.</p> <p>Meetings of the Health Issues Standing Group to be organised for 2016 /17 Municipal Year and a programme of work to be developed for the Year.</p>	<p>Andrew Lloyd Chief Executive Tel. (01252) 398397 Email. andrew.lloyd@rushmoor.gov.uk /</p>
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**CARE IN THE COMMUNITY**

DATE RAISED	ISSUE	CURRENT POSITION	PROCESS AND TIMETABLE	CONTACT (SERVICE MANAGER)
04.09.07	<b>Neighbourhood Renewal Strategy</b>	An update of the Neighbourhood Renewal Strategy was presented to the Panel on 4 February, 2016.	An update due to be provided to the Panel in the 2016/17 Municipal Year.	Ian Harrison, Corporate Director Tel. (01252) 398400 ian.harrison@rushmoor.gov.uk

## POLICY

DATE RAISED	ISSUE	CURRENT POSITION	PROCESS AND TIMETABLE	CONTACT (SERVICE MANAGER)
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## HOUSING MATTERS

2008/2010	<b>Housing and Homelessness Strategies 2011-2016 and Action Plan</b>	The Panel has appointed a Housing Strategy Group, comprising councillors and representatives from a range of organisations, to debate the key themes and issues, help set the objectives and aims, look at options and assist in formulating actions and targets for the Housing Strategy.	<p>The 2011-2016 Housing and Homelessness Strategy came to an end in March 2016. Consultation for the 2017-2021 had taken place in Spring 2016. Members would continue to play a key part in the development of the strategy.</p> <p>An update on the development of the new strategy was presented to the Panel on <b>15th September, 2016</b>.</p> <p>The Panel would continue to monitor the work of the Housing Options Team, the most recent update was provided to the panel on <b>4 February, 2016</b>.</p>	Qamer Yasin Head of Environmental Health and Housing Tel. (01252) 398640 Email: qamer.yasin@rushmoor.gov.uk
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DATE RAISED	ISSUE	CURRENT POSITION	PROCESS AND TIMETABLE	CONTACT (SERVICE MANAGER)
29.03.2012	<b>Welfare Reform</b>	<p>At the meeting of the Panel on 29<sup>th</sup> March, 2012, it was requested that this item would be added to the Panel's programme of work as a result of the significant changes to the Borough as a result of the Welfare Reform.</p> <p>The Panel agreed that a task and finish group should be established including the Cabinet Member for Concessions and Community Support in order to consider the preparation for the development of the council tax support scheme.</p>	<p>Ian Harrison provided details of the Welfare Reform and the requirement for local authorities to develop a local council tax support scheme at its meeting on 29<sup>th</sup> March, 2012. A task and finish Group was appointed to develop the support scheme.</p> <p>The Panel to receive yearly updates on progression.</p> <p>An update was presented to the Panel on <b>19 November, 2015</b>. A further update to be provided in the 2016/17 Municipal Year.</p>	<p>Ian Harrison, Corporate Director, Tel. (01252) 398400, Email. <a href="mailto:ian.harrison@rushmoor.gov.uk">ian.harrison@rushmoor.gov.uk</a></p>



# COMMUNITY POLICY AND REVIEW PANEL

## WORK FLOW – 2016 / 17

<b>9 June 2016</b>	Hilary Smith Hilary Smith	Redress Scheme Private Sector Housing Survey Appointments to Groups
<b>Mid-Cycle Meeting 21 July 2016</b>		
<b>15 September 2016</b>	Peter Walters Qamer Yasin	First Wessex and Sentinel Housing Association – Proposed Merger Housing Strategy 2017-2021
<b>Mid-Cycle Meeting 13 October 2016</b>		
<b>17 November 2016</b>	Michelle Rooks-Dawson Colin Alborough	First Wessex Garage Sites Health and Wellbeing Update
<b>Mid-Cycle Meeting 15 December 2016</b>		
<b>2 February 2017</b>		
<b>Mid-Cycle Meeting 2 March 2017</b>		

<b>6 April 2017</b>	Hilary Smith Zoe Paine	Final Private Sector Housing Survey Update Review of Registered Providers
<b>Future Items Suggested – Date to be Confirmed</b>	Public Health Monitoring Vanguard Update Welfare Reform Update	South East Coast Ambulance Service Mental Health

**Lead Officer**

Andrew Lloyd (Chief Executive)  
Tel. (01252) 398396  
Email. andrew.lloyd@rushmoor.gov.uk

**Panel Administrator**

Lauren Harvey  
Tel. (01252) 398827  
Email. lauren.harvey@rushmoor.gov.uk

Last update: 09 November 2016