

AGENDA

Adult Social Care and Strategic Housing Scrutiny Committee

Date: **Monday 27 July 2009**

Time: **9.30 am**

Place: **The Council Chamber, Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of the meeting.

For any further information please contact:

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Agenda for the Meeting of the Adult Social Care and Strategic Housing Scrutiny Committee

Membership

Chairman	Councillor PA Andrews
Vice-Chairman	Councillor AE Gray
	Councillor ME Cooper
	Councillor H Davies
	Councillor BA Durkin
	Councillor MJ Fishley
	Councillor KG Grumbley
	Councillor MD Lloyd-Hayes
	Councillor JE Pemberton
	Councillor GA Powell
	Councillor RV Stockton

Non Voting

GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS

The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.

A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.

Whether an interest is prejudicial is a matter of judgement for each Councillor. What Councillors have to do is ask themselves whether a member of the public – if he or she knew all the facts – would think that the Councillor's interest was so important that their decision would be affected by it. If a Councillor has a prejudicial interest then they must declare what that interest is. A Councillor who has declared a prejudicial interest at a meeting may nevertheless be able to address that meeting, but only in circumstances where an ordinary member of the public would be also allowed to speak. In such circumstances, the Councillor concerned will have the same opportunity to address the meeting and on the same terms. However, a Councillor exercising their ability to speak in these circumstances must leave the meeting immediately after they have spoken.

AGENDA

		Pages
1.	APOLOGIES FOR ABSENCE To receive apologies for absence.	
2.	NAMED SUBSTITUTES To receive details of any Member nominated to attend the meeting in place of a Member of the Committee	
3.	DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.	
4.	MINUTES To approve and sign the Minutes of the meeting held on 22 June 2009.	1 - 4
5.	SUGGESTIONS FROM MEMBERS OF THE PUBLIC ON ISSUES FOR FUTURE SCRUTINY To consider suggestions from members of the public on issues the Committee could scrutinise in the future.	
6.	PRESENTATION BY THE CABINET MEMBER (ENVIRONMENT AND STRATEGIC HOUSING) The Cabinet Member (Environment and Strategic Housing) will comment on the key achievements or topics for improvement in the past year in his programme area as it relates to the Committee; what matters will need to be addressed in the coming year and issues with which he may wish to involve Scrutiny in the future.	
7.	AN INTRODUCTION TO THE HOMES AND COMMUNITIES AGENCY To provide an overview of the Homes and Communities Agency (HCA), and receive a presentation.	5 - 8
8.	AFFORDABLE HOUSING – DELIVERY PROGRAMME 2009/2011 To receive a report on the Affordable Housing delivery programme.	9 - 16
9.	SAFEGUARDING BOARD, ADULT SOCIAL CARE - IMPROVMENT PROGRAMME To receive a presentation on the work of the Safeguarding Board, Adult Social Care.	
10.	IMPLEMENTATION OF FRAMEWORKI AND COMMON ASSESSMENT FRAMEWORK – PROGRESS REPORT To receive a progress report on Frameworki, the new integrated social care record system.	Report to Follow
11.	UPDATE ON THE CONTRACT FOR LEARNING DISABILITY SERVICES WITH MIDLAND HEART To update the committee on the partnership agreement with Midland Heart, to provide accommodation and Support for Adults with a Learning Disability in Herefordshire.	Report to Follow

12. PROVIDER SERVICES REVIEW – PROGRESS REPORT

To receive a progress report on the Provider Services Review.

13. COMMITTEE WORK PROGRAMME

To consider the Committee's Work Programme.

PUBLIC INFORMATION

HEREFORDSHIRE COUNCIL'S SCRUTINY COMMITTEES

The Council has established Scrutiny Committees for Adult Social Care and Strategic Housing, Childrens' Services, Community Services, Environment, and Health. A Strategic Monitoring Committee scrutinises corporate matters and co-ordinates the work of these Committees.

The purpose of the Committees is to ensure the accountability and transparency of the Council's decision making process.

The principal roles of Scrutiny Committees are to

- Help in developing Council policy
- Probe, investigate, test the options and ask the difficult questions before and after decisions are taken
- Look in more detail at areas of concern which may have been raised by the Cabinet itself, by other Councillors or by members of the public
- "call in" decisions - this is a statutory power which gives Scrutiny Committees the right to place a decision on hold pending further scrutiny.
- Review performance of the Council
- Conduct Best Value reviews
- Undertake external scrutiny work engaging partners and the public

Formal meetings of the Committees are held in public and information on your rights to attend meetings and access to information are set out overleaf

PUBLIC INFORMATION

Public Involvement at Scrutiny Committee Meetings

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There are also two other ways in which you can directly contribute at Herefordshire Council's Scrutiny Committee meetings.

1. Identifying Areas for Scrutiny

At the meeting the Chairman will ask the members of the public present if they have any issues which they would like the Scrutiny Committee to investigate, however, there will be no discussion of the issue at the time when the matter is raised. Councillors will research the issue and consider whether it should form part of the Committee's work programme when compared with other competing priorities.

Please note that the Committees can only scrutinise items which fall within their specific remit (see below). If a matter is raised which falls within the remit of another Scrutiny Committee then it will be noted and passed on to the relevant Chairman for their consideration.

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(Please note that the Scrutiny Committees are not able to discuss questions relating to personal or confidential issues.)

Remits of Herefordshire Council's Scrutiny Committees

Adult Social Care and Strategic Housing

*Statutory functions for adult social services including:
Learning Disabilities
Strategic Housing
Supporting People
Public Health*

Children's Services

Provision of services relating to the well-being of children including education, health and social care.

Community Services Scrutiny Committee

*Libraries
Cultural Services including heritage and tourism
Leisure Services
Parks and Countryside
Community Safety
Economic Development
Youth Services*

Health

*Planning, provision and operation of health services affecting the area
Health Improvement
Services provided by the NHS*

Environment

*Environmental Issues
Highways and Transportation*

Strategic Monitoring Committee

*Corporate Strategy and Finance
Resources
Corporate and Customer Services
Human Resources*

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- Inspect background papers used in the preparation of public reports for a period of up to four years from the date of the meeting. (A list of the background papers to a report is given at the end of each report). A background paper is a document on which the officer has relied in writing the report and which otherwise is not available to the public.
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HEREFORDSHIRE COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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HEREFORDSHIRE COUNCIL

MINUTES of the meeting of Adult Social Care and Strategic Housing Scrutiny Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Monday 22 June 2009 at 9.30 am

Present: Councillor PA Andrews (Chairman)
Councillor AE Gray (Vice Chairman)

Councillors: WU Attfield, H Davies, BA Durkin, KG Grumbley and RV Stockton

In attendance: Councillor L O Barnett (Cabinet Member, Social Care Adult) and Councillors WLS Bowen and PJ Edwards

109. APOLOGIES FOR ABSENCE

Apologies were received from Councillors GA Powell, ME Cooper and MD Lloyd-Hayes.

110. NAMED SUBSTITUTES

Councillor WU Attfield substituted for Councillor Lloyd-Hayes.

111. DECLARATIONS OF INTEREST

Councillor AE Gray declared an interest for Agenda Item 8, Revenue Budget Monitoring, as a provider of care for people with learning disabilities.

112. MINUTES

The Committee noted the Minutes of the meeting held on the 25 March 2009.

In reply to a question regarding the transfer of data from the Clix system to Frameworki, the Associate Director of Integrated Commissioning reported that the data had been transferred successfully, and the process had now reached the point whereby all data had been transferred and the lack of detail in data recording on the Clix system was being exposed. Significant extra resource was being used to clear up the data.

She went on to say that there were difficulties surrounding how Frameworki connected into the corporate finance system. This meant that where staff were recording data for the PCT or the Council, it would have to be entered twice or collected onto a spreadsheet and then uploaded. Care then had to be taken with the integrity of the data. A report would be provided to the next meeting of the Committee.

RESOLVED:

That (a) In order to ensure that adequate budgetary management for the Adult Social Care Service and Health Service was possible, it was recommended that the appropriate financial package to allow Frameworki to interface with the corporate financial system was acquired as a matter of urgency.

and;

(b) That the minutes of the meeting held on the 25 March 2009 be confirmed as a correct record and signed by the Chairman.

113. SUGGESTIONS FROM MEMBERS OF THE PUBLIC ON ISSUES FOR FUTURE SCRUTINY

There were no suggestions from members of the public.

114. LOCAL INVOLVEMENT NETWORK - OBSERVER

The Committee considered a report to invite a representative of the Local Involvement Network to attend meetings of the Committee as an observer.

Resolved:

THAT (a) the Local Involvement Network be invited to nominate up to two representatives to attend and contribute to meetings of the Committee;

and;

(b) the term of office of the nominee (s) should be at the relevant organisation's discretion, subject to the nomination being reconfirmed after the four-yearly elections to this Council.

115. PRESENTATION BY THE CABINET MEMBER (ENVIRONMENT AND STRATEGIC HOUSING)

This item was deferred to the next meeting of the Committee.

116. REVENUE BUDGET OUTTURN 2008/09 AND THE BUDGET 2009/10

The Committee considered an update on the 2008-09 final outturn position for Adult Social Care and Strategic Housing and the outlined 2009-10 budget position. The Management Accounting Manager reported that the position on the Adult Social Care Budget showed deterioration from the January position, resulting in a final outturn of an overspend of £713k. The main area of overspend was that of the Learning Disabilities budget (£726k), where several different factors had influenced the outturn position. The amount of expenditure assessed as meeting Continuing Healthcare criteria has been included in the accounts based on the application of agreed assessment criteria. There were seventeen new residential packages agreed as well as increases in homecare and supported accommodation costs. These increases were partly offset by transport and vacancy savings and increased client contributions

He went on to say that the Older People budget had been over spent by £313k as a result of increased domiciliary costs, partly caused by the 'red alert' in hospitals during December and January when patients had been discharged earlier than normal. There were also cost increases that had come about as a result of more complex care needs and an increase in the level of 'top-up' payments.

In reply to a question, the Director of Integrated Commissioning said that the Elmhurst building in Hereford had now been declared surplus to requirements for Adult Social Care, and had been returned to Property Services for redistribution or disposal.

In reply to a further question, he said that there was no contingency within the Adult Social Care budget to cover the overspend, but there was in the Council's overall budget. The Cabinet Member (Social Care Adults) added that it was important that the mechanisms for budgeting should be sorted out as soon as possible, as she did not feel

that she currently had confidence in the budget setting process or, indeed, the budget itself.

The Director of Integrated Commissioning added that it should also be borne in mind that the Council was intending to top slice 5% off the Area Based Grants. The Cabinet Member (Social Care Adults) said that whilst she supported efficiency savings, care should be exercised when concentrating on these areas, as those who lost out would be vulnerable people.

117. INTEGRATED COMMISSIONING (SOCIAL CARE) PERFORMANCE OUT TURN 2008/09

The Committee received a report on the national performance indicators position and other performance management information for the Integrated Commissioning (Social Care) Directorate.

The Associate Director Integrated Commissioning reported that the end of year out turn position was positive, and showed improvement across most indicators although many did not reach the target set. For some indicators, the target set was within or above top band 5 UK performance (eg D54 - percentage of equipment and adaptations delivered within 7 working days), so failure to hit the target could indicate a problem with how that target had been set rather than with performance.

She went on to say that only two indicators had failed to either maintain or improve their national banding for performance. Of these, C29 (People with physical disabilities helped to live at home) was measured by small numbers and so may indicate a statistical anomaly rather than a drop in performance. Further work was underway to explore and rectify potential problems. The other indicator to drop was C51 (measuring the take up of direct payments). This indicator had been affected by the success of the take up of Individual Budgets (a similar process but not counted in the same way by the Department of Health). This was a temporary feature, because in the new National Indicator set both direct payments and Individual Budgets were included in the count of NI 130, and that this indicator was performing well.

She went on to draw the Committees attention to Appendix 1 of the report. She said that indicator C28 (Intensive home care) would no longer be recorded as an indicator. It was a difficult indicator to measure in rural areas.

RESOLVED:

THAT:

- (a) the report on Integrated Commissioning (Social Care) performance be noted;**
- and;**
- (b) areas of concern should continue to be monitored.**

118. STRATEGIC HOUSING PERFORMANCE OUT TURN 2008/09

The Committee noted the report on the national performance indicators position and other performance management information for the Strategic Housing Division within the Regeneration Directorate.

The Head of Strategic Housing Services reported that the Local Area Agreement targets for 2009/10 and 2010/11 had been reconsidered in consultation with the Government Office of the West Midlands. A reduction in the Number of Affordable Homes delivered had been negotiated as a result of the economic downturn. The targets agreed for the

numbers of affordable homes to be delivered in 2009/10 and 2010/11 were 220 and 275 respectively. The target for NI156 – Number of Households in Temporary Accommodation had not been renegotiated; this was also a target that was set by the Department of Communities and Local Government to reduce the use of Temporary Accommodation by 2010.

The Council had been swift to respond to the changes in the market, and was remodelling supply to meet demand. At the end of the year the target NI 156 had been reached to reduce the numbers of households in temporary accommodation - this would continue to be a challenge for the forthcoming year as the Department for Communities and Local Government Target was to reduce the number of households further with the target being set at 82 for 2009/10.

It was noted that delays in receiving information of potential properties that had been brought back into use delayed the reporting on target BV64 during the year. Data had been received and validated, and the target had been exceeded due to regular monitoring of the delivery plan over the 12 month period and working in partnership with key housing providers across the County.

He went on to say that a Rough Sleepers Count had been undertaken in September 2008 during which 7 individuals were found to be sleeping rough in Herefordshire. 5 of the 7 were foreign nationals. The homeless and housing advice service was currently consulting with representatives from the homelessness directorate of the DCLG on approaches which can prevent / resolve incidences of rough sleeping amongst migrant workers and in particular those with no recourse to public funds. A Rough Sleepers Strategy Group would be convened in order to focus on reducing numbers. In reply to a question from the Chairman, the Head of Strategic Housing said that the homelessness hostel in Ross-on-Wye was now empty, in line with the Council's strategy to reduce the use of inappropriate hostels. In the present economic climate the Council's Housing Association partners were struggling, and as a result attempts were being made to key in as much Homes and Communities Agency partnership funding as was possible.

In reply to an additional question, he agreed that more could be done to match households against the appropriate housing and that some bungalows had been delivered, but that such housing represented a large footprint for development.

RESOLVED:

THAT:

- (a) the report on Strategic Housing performance be noted;**
- and;**
- (c) areas of concern should continue to be monitored.**

119. WORK PROGRAMME

The Committee noted the Work Programme.

RESOLVED: That the work programme be approved and reported to the Strategic Monitoring Committee.

The meeting ended at 12.05 pm

CHAIRMAN

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	27 JULY 2009
TITLE OF REPORT:	AN INTRODUCTION TO THE HOMES AND COMMUNITIES AGENCY
PORTFOLIO AREA:	ENVIRONMENT & STRATEGIC HOUSING

CLASSIFICATION: Open

Wards Affected

County-wide

Purpose

To provide an overview of the Homes and Communities Agency (HCA), and receive a presentation.

Recommendation

THAT subject to any comments the Committee wish to make the report and presentation be noted.

Key Points Summary

- The Homes and Communities Agency (HCA) is responsible for the delivery of the National Affordable Housing Programme and the allocation of resources associated with its delivery.
- The HCA has developed a business process called the 'Single Conversation'. The process supports engagement with a wide range of stakeholders, including local authorities aimed at supporting the delivery of the range of housing, regeneration, infrastructure and community priorities.

Alternative Options

- 1 This report is for information, therefore, alternative options are not applicable.

Reasons for Recommendations

- 2 This report is for information only.

Introduction and Background

- 3 The Homes and Communities Agency (HCA) is the national housing and regeneration agency for England, with an annual investment budget of more than £5bn. The HCA was formed on 1 December 2008.
- 4 The HCA is a non-departmental public body and their sponsor government department is Communities and Local Government (CLG).
- 5 The HCA's Board is responsible for ensuring that the HCA carries out its functions effectively. The Chairman and members are appointed by the Secretary of State for Communities and Local Government.
- 6 The Agency was formed in conjunction with the Tenants Services Authority, the new regulator for affordable housing. Also launched on 1 December 2008, the TSA took over the regulatory powers of the Housing Corporation.
- 7 The Memorandum of Understanding between the Homes and Communities Agency and the Tenants Services Authority formally sets out how the two organisations will work together on areas of common interest. Being charged with delivering affordable housing and championing tenants' rights, the HCA and TSA have identified building sustainable communities as being top of their joint agendas.
- 8 By engaging local authorities in a 'single conversation' on all aspects of housing and regeneration, the HCA aims to connect local ambition with national targets. The Single Conversation is the HCA's most important business process – it is the way in which they agree and secure delivery at the local level in support of our national objectives. By working in an open and transparent way with local authorities and others they aim to become local government's best delivery partner, abling to secure more and reach better outcomes for each place.

Key Considerations

- 9 The HCA's priorities for the West Midlands are to:
 - a. Align housing and regeneration resources to support growth, place-making and housing renewal, and to deliver the government's targets for affordable homes.
 - b. Form partnerships and joint ventures to help unlock investment in areas including economic development, transport, education and health, and to create sustainable communities that meet the needs of local people.
 - c. Work with partners and stakeholders to develop new solutions to the challenges we face and to ensure high quality in all developments.
 - d. The National Affordable Housing Programme (NAHP) seeks to increase the supply of affordable homes in England. From 2008-11, the HCA will invest £8.4bn in affordable housing through the NAHP. Lead Partners will deliver 155,000 new homes and each year, a proportion of the homes built will be made available for low cost home ownership and social rent.

Community Impact

- 10 The HCA aims to support sustainable development within local communities by working with a range of partners, including local authorities to address local issues.

Financial Implications

- 11 There are no financial implications in this report. However, the HCA provides funding direct to a range of delivery partners, including Registered Social Landlords, to enable the development of affordable housing

Legal Implications

- 12 There are no legal implications relating to this report.

Risk Management

- 13 There are no risks associated with this report

Consultees

- 14 There are no consultees as the report is for information only.

Appendices

- 15 None.

Background Papers

Housing and Regeneration Act 2008 (Chapter 17)

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	27 JULY 2009
TITLE OF REPORT:	AFFORDABLE HOUSING – DELIVERY PROGRAMME 2009/2011
PORTFOLIO AREA:	ENVIRONMENT & STRATEGIC HOUSING

CLASSIFICATION: Open

Wards Affected

County-wide

Purpose

To describe the range of activities being undertaken to promote the delivery of affordable housing across the County, and provide an indication of likely delivery over the period 2009/2011.

Recommendation

THAT subject to any comments the Committee wish to make the report be noted.

Key Points Summary

- Distinct shortage of affordable housing in Herefordshire associated with the impact of high house prices and low average wage levels, with 4,863 currently registered with Home Point.
- Unitary Development Plan (UDP) provides the planning framework under which affordable housing can be delivered, although this will be replaced by the emerging Local Development Framework.
- The Homes and Communities Agency (HCA) is the new housing and regeneration delivery agency for England, responsible for the delivery of the National Affordable Housing Programme (NAHP) and the allocation of resources associated with its delivery.
- Regional Spatial Strategy (RSS) partial review has indicated a preferred option of 16,600 new homes in Herefordshire up to 2026 with a further 1,200 possibly in rural areas. Over the period 2006-2026, 289 per annum are required to be affordable.
- The priority to deliver affordable housing is reflected within Herefordshire Sustainable Community Strategy and the Council has agreed a Local Area Agreement target to deliver more affordable homes.
- A range of options are being utilised to maximise the delivery of affordable housing although there is a lack of funding to enable delivery from regional and local

resources.

Alternative Options

- 1 Options to deliver affordable housing can vary across the country, and new initiatives are continually being introduced. At the time of writing this report, it is considered that the options outlined in this report are tailored to successfully meet local housing needs across the County.
- 2 Where Government initiatives have recently been announced and are yet to be evaluated by Strategic Housing, these have been identified within the report.

Reasons for Recommendations

- 3 This report is for information only

Introduction and Background

- 4 The Adult and Social Care & Strategic Housing Scrutiny Committee has requested information on how affordable housing is currently being delivered across the County to meet local housing need.
- 5 There is a distinct shortage of affordable housing in Herefordshire associated with the impact of high house prices and low average wage levels. As at the 1st July 2009 there were 4,863 households on the Home Point waiting list for housing and the Council has been experiencing high levels of demand for homelessness and housing advice services due to associated housing stress.
- 6 The shortage of affordable housing is reflected across the Country with similar degrees of housing market stress being experienced in rural authorities bordering Herefordshire and across the West Midlands.
- 7 The Housing Needs and Development Team (HNDDT) are responsible for increasing the supply of affordable housing through a wide range of activities. Located within Strategic Housing Services the team work alongside the Homelessness and Housing Advice Team, Private Sector Housing and Home point to ensure that the housing needs of vulnerable groups are met. Solutions offered by Strategic Housing can also include grants to improve properties from small repairs through to adaptations which can help someone remain living independently in their own home. In many instances, therefore, Strategic Housing interventions can resolve housing needs without requiring a person to move home. However, there is an overriding need for more affordable housing within the County.
- 8 The Unitary Development Plan (UDP) provides the planning framework under which affordable housing can be delivered. The plan was prepared to address meeting emergent need only, with a requirement of 2300 new affordable homes over the plan period (2006/2011). Housing market, migration and economic factors have created a more challenging picture of affordable housing need in Herefordshire since the evidence base for the UDP was established. Close working within the Regeneration Directorate is seeking to address how to bridge the gap between current working practices within the existing UDP and the more flexible emerging LDF.
- 9 The Homes and Communities Agency (HCA) is the new housing and regeneration delivery agency for England, bridging national affordable housing targets and local ambitions. The HCA is therefore responsible for the delivery of the National Affordable

Housing Programme (NAHP) and the allocation of the resources associated with its delivery.

Key Considerations

- 10 The Regional Spatial Strategy (RSS) partial review has indicated a preferred option level of 16,600 new homes for Herefordshire up to 2026 with a further 1,200 possible, if the representations of Government Office are accepted and incorporated. Approximately 8,300 are proposed to be delivered within Hereford City as the settlement of significant development, with the remainder dispersed across the market towns and rural areas. Over the period 2006 to 2026, 289 per annum are required to be 'affordable' under indicative proposals.
- 11 The priority to deliver affordable housing is reflected within Herefordshire's Sustainable Community Strategy, The Council's Corporate Plan and there is an agreed Local Area Agreement (LAA) target to deliver more affordable homes focussed on National Indicator 155 (Number of additional affordable homes acquired and built).
- 12 Following negotiations, Herefordshire Council has agreed the following LAA targets under National Indicator 155 with the Government Office for the West Midlands (GOWM):-of
 - o 200 for 2008/9,
 - o 220 for 2009/10
 - o 275 for 2010/11.
- 13 During 2008/9, 208 affordable homes were built/acquired, of which Registered Social Landlords (RSLs) provided 53% with 47% provided by Private Developers and Low Cost Home Ownership options.
- 14 The Housing Needs and Development Team work in partnership with eight RSL partners under a Social Housing Agreement, which set outs our broad expectations to delivering affordable housing across the County.
- 15 Two of the council's preferred delivery partners are Lead Partners for the HCA and can access funds directly, with the remainder having entered into partnership arrangements with these lead Registered Social Landlords to enable access to funding.
- 16 The delivery of affordable homes is a key aspect of the work of the Housing Needs and Development Team, however, the assessment of housing needs is crucial in establishing where affordable Housing should be delivered within the County and in what number.
- 17 The assessment of need is undertaken, primarily through a 4 year rolling programme of local housing need studies, across rural areas. Whilst in 2 year of the current programme, to the number of previous studies undertaken means that by the end of 2009/10 all main rural areas will have been surveyed.
- 18 Historically, Market Towns have been surveyed on a similar programme, using a sample methodology to identify emerging housing need.
- 19 In accordance with guidance from the West Midlands Regional Assembly the council is now working towards a Local Housing Market Area Assessment in an attempt to

identify the gaps in current market and affordable housing provision. This is work in progress and is anticipated to be completed during the Autumn, to inform the emerging Local Development Framework.

- 20 Home Point Data is also used to identify the demand and current housing need within existing market town and rural areas.
- 21 To summarise, the overall estimated affordable housing needs across the County ranges from 325 – 1113 per annum dependent upon the methodology used.
- 22 To deliver against the agreed LAA Target of 220 for 2009/2010, the following approaches are being taken:-
- a. Developer's contributions - in the form of completed units through the planning system (Planning Gain) with nil grant input. This has been key to the success of our delivery programme over recent years. The economic down-turn has had a negative impact on delivery, with 6 strategic sites stalling, of which 3 are unlikely to see delivery in the near future. However, through continued negotiation and support the remaining three sites are now in a position to start on site during the Autumn. In addition, through the input of grant on smaller sites, 85 further affordable units have been negotiated above the 35%.
 - b. RSL contributions – this relates to sites provided for 100% affordable housing which requires grant input primarily from the HCA and the RSL's own capital reserves/private finance. Whilst this has not historically provided significant numbers, the provision anticipated to be provided during 09/10 was 186 units, although only 61 units of these are likely to be delivered in year due to funding or planning issues which will be covered later in the report.
 - c. Low Cost Home Ownership Products - the Government has introduced a range of products to enable first time buyers to access the housing market. The Council is able to signpost households to partner organisations to maximise housing numbers delivered in Herefordshire through available schemes.
 - d. In addition to national schemes, the council supports the delivery of locally developed products including Mortgage Rescue, Do it Yourself Shared Ownership and Festival Property Purchase. These products play an important part of balancing the housing market as well as sustaining communities, and have over the years contributed an average of 53 affordable units per annum. Herefordshire Council's Mortgage Rescue Scheme was a key inspiration for the national scheme launched by the Government in 2008/09.
 - e. Bringing Empty properties back into use also contributes to meeting the needs of local people, although this may include open market housing to ensure the housing stock is increased and to address a range of housing needs. During 2008/9 a total of 153 empty properties were brought back into use, of which 41 had been vacant for more than 6 months. This is achieved through advice & assistance, Temporary Social Housing (TSH) funding and through various leasing arrangements with the council and through managing agents.
- 23 The HNDDT are also currently evaluating the following options which may be

considered to have a positive impact on increasing delivery.

- a. Community Land Trusts (CLT), where local communities offer land to build and regulate the allocation and management of the properties to meet local housing needs.
- b. The ability for local authorities to commence building their own stock, although this is primarily directed at local authorities that have retained their stock, rather than those that have been successful in transferring.
- c. The CLG Kickstart Programme to provide developers with financial assistance where strategic sites have stalled due to the current financial market. Some sites have been identified with RSL partners and initial discussions are being pursued through the HCA.

24 The delivery programme for 2009/2011 is detailed below and is based on a pipeline of schemes known to the HNDT.

Affordable Housing Delivery Programme 2009/11 *					
	Total Dwellings anticipated	Green	Amber	Red	Approx Grant £
Hereford City Growth Point	905	593	75	237	46,730,500
Market Towns	502	31	452	19	10,779,179
Rural Villages below 3,0000	332	107	184	41	13,641,420
Totals	1739	731	711	297	71,151,099
Excludes LCHO Products	160				

Anticipated - schemes that are known to the LA

Green - schemes that are certain to be delivered

Amber - schemes that have a degree of uncertainty on whether they will progress

Red - schemes that are very unlikely not to proceed

* due to slippage the programme is now 2009/14

Community Impact

25 There is generally a mixed response to delivering affordable housing within existing communities, particularly in the rural areas. To address any misconception/barriers, extensive consultation has, and continues to take place across rural areas. Since 2007 over 28 local community consultative events have taken place. The event is delivered by the HNDT Housing Development Officers, the Rural Housing Enabler (where appropriate), Architects, and the RSL who is likely to deliver the new homes.

26 They are designed to engage the community in delivery by providing a range of information e.g. sample Section 106 local connection criteria, Home Point data, Housing needs data and the key issues for the communities. The residents are asked about their views on any proposals that may be available or alternatively to provide

information on potential development sites or empty properties. This has proved successful in garnering community support to delivering but inevitably lengthens development delivery timescales.

- 27 To ensure that the events are advertised as widely as possible, various forms of media are used including Hereford Times' Village News, Hereford Admag via Home Point. Flyers are also distributed to the Chair's of Parish Councils for wider circulation, in particular parish magazines and also leaflet drops.
- 28 Further engagement with Parish Councils is supported by the Housing Needs and Development Team, both prior to formal consultation events and in subsequent 'walkabouts' of villages to identify potential development sites. This enables the development partners to access local knowledge in the process of selecting sites and helps potential obstacles to be discussed and addressed at an early stage where possible.
- 29 Wherever possible, affordable housing that is delivered within rural villages is subject to a Section 106 agreement which establishes local lettings criteria to ensure local housing needs are prioritised.

Financial Implications

- 30 The affordable housing programme is primarily sourced through the HCA's National Affordable Housing Programme (NAHP). The Council's development partners bid to the HCA for funding with support from Strategic Housing. Bids are assessed on a range of criteria including the degree to which they meet local and regional strategic priorities and provide value for money.
- 31 Housing Capital reserves have diminished significantly since the capital receipt of £10.4m resulting from Large Scale Voluntary Transfer in 2002. Allowing for Capital provision to support planned Disabled Facilities Grant expenditure in 2010/11 and assuming full spend on current Capital budgets the Housing Capital Reserves balance is expected to be approximately £82,000 at the end of 2010/11. This means there is not expected to be any capacity within Strategic Housing Capital Reserves to support a locally funded affordable housing programme beyond 2009/10 unless through a successful bid for funding through the Corporate Capital Bidding Process which the HNDT will seek to submit later in the year.
- 32 The HNDT have been allocated the following capital resources as identified in table 1, to deliver the 2009/10 programme, totalling £4,057,805m

Table 1 – allocation of Local Authority Resource for 09/10 delivery

Corporate (prudential borrowing)	Housing (Capital Reserves)	Affordable housing to be provided
£	£	
500,000	100,000	Do it yourself shared ownership (10 units)
600,000	300,000	Mortgage Rescue (15 units)
200,000	100,000	Empty properties (8 units)

-	2,152,805	Various schemes - Funding allocated in previous years and awaiting completion of schemes (approx 28 units)
-	80,000	1 Venns Lane, Hereford – refurbishment of empty property into 1 x 4 bed affordable unit (1 unit)
-	25,000	Shared Ownership for Learning Disabilities (1 unit)
1,300,000	2,757,805	
£4,057,805		Total funding available for 09/10

- 33 The Housing Needs and Development Team are currently preparing a development brief to invite key RSL partners to submit proposals for costed options to develop affordable housing on selected sites in the ownership of the Council. The Cabinet gave agreement to undertake an options appraisal and review of Council-owned land at its meeting of 19th March 2009. The proposals submitted would be subject to an options appraisal and decision-making process by the Council but may provide some opportunities for limited affordable housing development.

Legal Implications

- 34 There are no legal implications

Risk Management

- 35 The current financial market has seen national house builders withdraw from delivering key strategic sites which will affect the delivery at local level. The HNDDT are continuing to negotiate and support through seeking HCA grant for additionality, which can include changing sales units to rental and seeking more than the minimum of 35% affordable. 85 additional units have been secured to date.
- 36 The HCA have also launched a new Kick start initiative where schemes have stalled and grant funding would enable delivery. The HNDDT is currently reviewing schemes that have been delayed to maximise available funding.
- 37 The HCA are continuing to seek efficiency savings across the build programme which has resulted in a direct impact on rural delivery. The HCA have only been supporting grant levels in the region of £50,000. Due to the complexities of delivering rural schemes with additional infrastructure and other costs, this has been difficult to achieve. However, after lobbying the HCA, it would appear that schemes above the guidelines are now being considered and RSL partners are being supported to submit rural schemes for funding.
- 38 Due to the increased pressures on the available HCA NAHP, Regional funding for cities and market towns is currently fully committed. The HNDDT will be working with the RSLs to maximise the rural programme and encourage RSLs to submit rural schemes for funding.
- 39 The HNDDT are currently working with private developers/estate agents to identify any newly built empty properties with a view to supporting RSLs to purchase and convert unsold property to affordable or intermediate rental units. Whilst the initial interest

from the sector was poor, a further trawl of the open market is currently taking place.

- 40 There is evidence of increased need from the Housing Advice and Homelessness Team, Mental Health and Learning Disability services to provide both temporary and permanent accommodation to reduce the use of B & B and promote independent living for more vulnerable households. Research is due to commence on the current role of the private sector in meeting need and finding ways to address affordability issues to maximise this alternative housing option.
- 41 Diminished Housing Capital Reserves will have an impact on the delivery of local priority schemes e.g. DIYSO/Mortgage Rescue scheme (MRS). However the local Mortgage Rescue Scheme is deemed to be best practice by the Department of Communities and Local Government and the HNDDT have influenced national policy makers to seek external funding from the NAHP.
- 42 Taking into account the impact of regional funding challenges and the ongoing impact of the economic downturn on the Housing market, there is therefore a risk that the LAA target of 220 homes to be delivered during 09/10 will not be met. Preliminary indications are that we may expect to deliver 191 affordable homes during 2009/10 but efforts are underway to identify alternative development options.

Consultees

- 43 There are no consultees as the report is for information only.

Appendices

- 44 None.

Background Papers

- 45 None identified

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	27 JULY 2009
TITLE OF REPORT:	WORK PROGRAMME
PORTFOLIO AREAS:	ADULT SOCIAL CARE AND ENVIRONMENT & STRATEGIC HOUSING

CLASSIFICATION: Open

Wards Affected

County-wide.

Purpose

To consider the Committee's work programme.

Recommendation

THAT subject to any comment or issues raised by the Committee the Committee work programme be approved and reported to the Strategic Monitoring Committee.

Introduction and Background

1. As reported to Council in May, work is ongoing on the response to the findings of the external healthcheck of the scrutiny function, undertaken by the Leadership Centre, which is also looking at the Council's governance arrangements as a whole and Member Development. Members of the Strategic Monitoring Committee have met informally to discuss the findings, some of which relate to the content of annual Work Programmes. Further work is being programmed. Work Programmes of all the Scrutiny Committees will need to be reconsidered in the light of these discussions. The Committee should have the opportunity to consider a revised work programme at its next meeting.
2. Pending the outcome of the above work, and in accordance with the Scrutiny Development Plan, a report on the Committee's current work programme is made to each of the scheduled quarterly meetings of this Scrutiny Committee. A copy of the work programme is attached as an appendix
3. The programme may be modified by the Chairman following consultation with the Vice-Chairman and the Director in response to changing circumstances.
4. Should any urgent, prominent or high profile issue arise, the Chairman may consider calling an additional meeting to consider that issue.

Further information on the subject of this report is available from David Penrose, Democratic Services Officer on (01432) 383690.

5. Should Members become aware of any issues they consider may be added to the scrutiny programme they should contact the Director of Integrated Commissioning, the Director of Regeneration or the Democratic Services Officer to log the issue so that it may be taken into consideration when planning future agendas or when revising the work programme.

Background Papers

- None identified.

Adult Social Care and Housing Scrutiny Committee Work Programme 2009/10
Work Programme Presented for Consideration on 27 July 2009

2 October 2009	
Items	<ul style="list-style-type: none"> • Budget • Performance Monitoring • Presentation by The Cabinet Member (Social Care Adults) • Joint Commissioning – progress report • Review of Cabinet's Response to the Joint Scrutiny Review Of The Transition From Leaving Care To Adult Life • Disabled Facility Grant
Scrutiny Reviews	<ul style="list-style-type: none"> • Carers' Review • Scoping Statement – Transfer from hospital to Home
14 December 2009	
Items	<ul style="list-style-type: none"> • Budget • Performance Monitoring • Joint Commissioning – progress report • Review of Cabinet's Response to the Scrutiny Review of the Support to Carers in Herefordshire.
Scrutiny Reviews	
25 January 2010	
Items	<ul style="list-style-type: none"> • Budget • Performance Monitoring
Scrutiny Reviews	
31 March 2010	
Items	<ul style="list-style-type: none"> • Budget • Performance Monitoring • Joint Commissioning – progress report
Scrutiny Reviews	
Other issues	
<ul style="list-style-type: none"> • Home Care Services 	

Further additions to the work programme will be made as required

