

MEETING

HOUSING COMMITTEE

DATE AND TIME

MONDAY 27TH APRIL, 2015

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

TO: MEMBERS OF HOUSING COMMITTEE (Quorum 3)

Chairman: Councillor Tom Davey
Vice Chairman: Councillor Lisa Rutter

Councillors

Val Duschinsky
Bridget Perry
Shimon Ryde

Ross Houston
Adam Langleben

Kath McGuirk
Tim Roberts

Substitute Members

Maureen Braun
Peter Zinkin

Alison Cornelius
Charlie O'Macauley

Jim Tierney
Amy Trevethan

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

Governance Service contact: Faith Mwende 020 8359 4917 faith.mwende@barnet.gov.uk

Media Relations contact: Sue Cocker 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

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Decisions of the Housing Committee

2 February 2015

Members Present:-

AGENDA ITEM 1

Councillor Tom Davey (Chairman)
Councillor Lisa Rutter (Vice-Chairman)

Councillor Val Duschinsky	Councillor Bridget Perry
Councillor Ross Houston	Councillor Shimon Ryde
Councillor Adam Langleben	Councillor Tim Roberts
Councillor Kath McGuirk	

Also in attendance

Apologies for Absence

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED - That the minutes of the meeting held on 27 October 2014 be agreed a correct record.

2. ABSENCE OF MEMBERS

There were none

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Ross Houston declared a non-pecuniary interest relating to agenda item 13 'Commissioning and Delivery of Housing Services and the Management of the Barnet Housing Stock' as he is a council appointed member of the Barnet Group Board of which Barnet Homes is a subsidiary.

Councillor Tim Roberts declared a pecuniary interest relating to agenda item 14 'Fees and Charges: Environmental Health – Private Sector Housing' as he is a joint owner of a privately let property in the borough. It was noted that he had not been one of those members that had sought a special dispensation when a private sector housing report was last considered at council meeting on 15 July 2014.

Councillor Shimon Ryde declared a non-pecuniary interest in agenda item 12 'Approval of Further Changes to Housing Allocations Scheme' as he is a Board Member of a Housing Association.

Councillor Adam Langleben declared a non-pecuniary interest relating to agenda item 14 'Fees and Charges: Environmental Health – Private Sector Housing' as he rents in the private housing sector.

4. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

There were none.

5. ASSISTANCE TO COUNCIL LEASEHOLDERS IN RECEIPT OF MAJOR WORKS BILLS

The Committee agreed to vary the agenda to consider this item first

The Committee noted the published Addendum report which provided updated information, replacing paragraph 1.6 in the report.

Councillor Alison Moore provided an oral representation on this item.

Having considered the report and Addendum report the Committee:

RESOLVED

1. That the Committee approve an amendment to the repayment arrangements for service charges and to the terms of discretionary loans being offered by the council to resident and some non-resident leaseholders across the borough as detailed in paragraph 1.6 (as amended).

2. That officers model the cost of extending the improved terms to apply retrospectively to outstanding capital works bills, and of applying terms on the basis of the cumulative value of capital works bills, and that Councillor Davey and Councillor Houston be authorised to agree an extension of the improved terms following consideration of this data.

6. MEMBERS' ITEM - COUNCILLOR HOUSTON - VIABILITY REPORTS

Following consideration of the Member's item in the name of Councillor Ross Houston Councillor Houston, seconded by Councillor Kath McGuirk, moved the following motion:

That viability reports and independent assessments should be documents which are made publicly available to members of the council and the public as a default position, and this should be a condition where a development is on council land.

The votes were recorded as follows:

In Favour	4
Against	5
Abstain	0

The motion was declared lost.

Immediately following the decision, four members of the Committee supported a referral of the decision to Council. The reasons given for the referral were that this is a matter of public concern in the borough, and that wider issues have been raised as part of an

inquiry in West Hendon, where there is currently a petition of around 75,000 signatures. It was also noted that this matter is being tested in the courts.

RESOLVED – That this matter be referred to Council.

7. MEMBERS' ITEM - COUNCILLOR MCGUIRK - BARNET HOMES MANAGEMENT AGREEMENT

The Committee agreed to consider this item at the same time as consideration of agenda item 13 'Commissioning and Delivery of Housing Services and the Management of the Barnet Housing Stock'.

8. MEMBERS' ITEM - COUNCILLOR ROBERTS - MUTUAL HOUSING PROVIDERS

Councillor Tim Roberts agreed that his Member's Item could be noted by the committee.

9. MEMBERS' ITEM - COUNCILLOR LANGLEBEN - BARNET REGENERATION ESTATES

Following consideration of the Member's item in the name of Councillor Adam Langleben the Committee considered the following request:

To ask for the committee to grant all longstanding non-secure tenants on Barnet's regeneration estate flexible tenancies of 5 years.

Upon being put to the vote, the votes were recorded as follows:

In favour	4
Against	5
Abstain	0

The motion was declared lost.

Immediately following the decision, four members of the Committee supported a referral of the decision to Council. The reason given for the referral was that councillors have a duty of care towards this group of people who are caught in unique circumstances, and that all councillors are likely to have a view on this matter.

RESOLVED – that this matter be referred to Council.

10. EMPTY PROPERTY TASK AND FINISH GROUP FOLLOW UP

Following consideration of the report, the Committee

RESOLVED

1. That the Committee note the follow up action taken in relation to the recommendations from Cabinet in relation to long term empty properties.
2. That the Committee note that the funding of empty property work is dependent on external funding and as such proactive work to tackle empty properties is at risk when the funding ceases.

3. That senior officers be requested to lobby central government to continue funding the empty property work
4. That officers come back to the committee with proposals once the funding runs out.

11. ANNUAL REVIEW OF COUNCIL DWELLING RENTS AND SERVICE CHARGES FOR 2015/16

The Committee noted that the paragraphs stated in the recommendations section of the report as 1.6 and 1.7 should have been listed as paragraphs 1.5 and 1.6. The Committee considered the report.

The Committee;

RESOLVED

1. That the Committee approve the proposed rent increase of Consumer Prices Index (CPI) plus 1% for council dwellings as set out in paragraph 1.5 and to recommend for adoption by Policy and Resources Committee so as to take effect from 1 April 2015.
2. That the Committee approve the proposed increase in service charges as set out in paragraph 1.6, and to recommend for adoption by Policy and Resources Committee so as to take effect from 1 April 2015.

12. REVIEW OF REGULATION OF HOUSES IN MULTIPLE OCCUPATION

Having considered the report the Committee

RESOLVED

1. That the Committee note:
 - a) The results of the evidence gathering exercise completed to date and that further evidence will be gathered.
 - b) The role that Additional Licensing could play in improving the current approach to HMO enforcement.
 - c) That a borough wide Additional Licensing scheme could complement the introduction of an Article 4 Direction under the Town and Country (General Permitted Development) Order 1995 in controlling the condition of existing houses in multiple occupation.
2. That the Committee authorise the Commissioning Director – Growth and Development:
 - a. To carry out a public consultation on the introduction of an Additional Licensing Scheme based on the proposals outlined in section 1.11 of this report, over a minimum 10 week period.

- b. That in the event that the borough wide consultation indicates that an area based scheme would be a more appropriate approach, a further public consultation exercise be undertaken in relation to an area based scheme.
- c. To bring a further report to a future meeting of the Housing Committee, for the Committee to consider the findings of the public consultation(s) together with details of an evidence base, so that the Committee can determine whether an Additional Licensing Scheme (borough wide or area based) should be adopted in Barnet.

13. APPROVAL OF FURTHER CHANGES TO HOUSING ALLOCATIONS SCHEME

The Committee considered the report.

RESOLVED – That the report be amended to delete the word ‘severe’ from the second to last bullet point in paragraph 3.9 of Appendix 2.

The Committee then voted on the report as amended, and the votes were recorded as follows:

In Favour	5
Against	0
Abstain	4

RESOLVED

That the Committee approve the proposed revisions to the Council’s Housing Allocations Scheme.

14. COMMISSIONING AND DELIVERY OF HOUSING SERVICES AND THE MANAGEMENT OF THE BARNET HOUSING STOCK

The Committee considered the report and the related Members item raised by Councillor McGuirk. The Committee noted in particular the proposed timetable for the review of the Barnet Homes Management Agreement, and emphasised the importance of the review findings being available for consideration by the Committee in June 2015 with a view to the new Management Agreement commencing from October 2015. In light of this timetable, Cllr McGuirk agreed to withdraw her Members Item.

RESOLVED

1. That the Committee approve the extension of the Management Agreement with Barnet Homes for a further year from 1 April 2015 to 31 March 2016, subject to approval by the Social Housing Regulator, acting on behalf of the Secretary of State.
2. That the Committee approve the development with Barnet Homes of a refreshed Delivery Plan for Housing Management and Housing Options Services for 2015/16, to be submitted for Housing Committee approval in April 2015.

3. That the Committee approve the approach adopted to review housing services, as set out in section 6, and receive a further report at a future meeting on the preferred option(s) for future delivery.

15. FEES AND CHARGES: ENVIRONMENTAL HEALTH - PRIVATE SECTOR HOUSING

Councillor Tim Roberts left the room during consideration and voting on this item.

RESOLVED

That the Committee recommend the fees and charges set out in Appendix A to this report to be presented to Policy and Resources Committee for approval.

16. COMMITTEE FORWARD WORK PROGRAMME


The Committee considered the Forward Work Programme. Amendments were agreed to the programme to:

- Move the Housing Strategy item to the first possible meeting of the committee in June/ July of the next municipal year; and
- Add an item to the agenda for 27 April 2015 to report back a summary of feedback following consultation on the Housing Strategy

17. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

There were none.

The meeting finished at 8.40 pm

	AGENDA ITEM 5
	<h2>Housing Committee</h2> <h3>27 April 2015</h3>
Title	Member’s Item – Engagement with Registered Providers
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
Officer Contact Details	Faith Mwende, Faith.Mwende@Barnet.gov.uk , 020 8359 4917

<h3>Summary</h3>
The report provides detail of a Member’s item submitted for the Housing Committee to consider at its meeting of 27 April 2015.

<h3>Recommendation</h3>
That the Housing Committee’s instructions are requested in relation to the item submitted by a Member at paragraph 1 below

1. WHY THIS REPORT IS NEEDED

- 1.1 Councillor Ross Houston has requested that a Member's Item be considered on the following matter

"To ask the Housing Committee to consider and discuss how the Council engages with Registered Providers at both a local and strategic level both in terms of policy / commissioning and scrutiny of performance as Performance & Contract Management Committee does not monitor RPs and there should be an agreed process for engagement."

2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

- 5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.


5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 Email to Governance Service, dated 15 April 2015.

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	AGENDA ITEM 6
	<h2>Housing Committee</h2> <h3>27 April 2015</h3>
Title	Member’s Item – Briefing on the Housing Needs Assessment
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
Officer Contact Details	Faith Mwende, Faith.Mwende@Barnet.gov.uk , 020 8359 4917

<h3>Summary</h3>
The report provides detail of a Member’s item submitted for the Housing Committee to consider at its meeting of 27 April 2015.

<h3>Recommendation</h3>
That the Housing Committee’s instructions are requested in relation to the item submitted by a Member at paragraph 1 below

1. WHY THIS REPORT IS NEEDED

- 1.1 Councillor Kath McGuirk has requested that a Member's Item be considered on the following matter

"To ask for a detailed briefing on the Housing Needs Assessment used in the draft Housing Strategy to calculate the number of affordable homes the council believes they will need to deliver to meet current and future housing need."

2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

- 5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 **Equalities and Diversity**

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

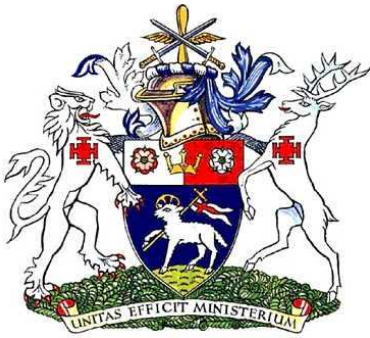
5.6 **Consultation and Engagement**

5.6.1 None in the context of this report.

6. **BACKGROUND PAPERS**

6.1 Email to Governance Service, dated 15 April 2015.

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	AGENDA ITEM 7
	<h2>Housing Committee</h2> <h3>27 April 2015</h3>
Title	Member's Item – Secure and non-secure tenants on Grahame Park and Dollis Valley
Report of	Head of Governance
Wards	Colindale and Underhill
Status	Public
Enclosures	None
Officer Contact Details	Faith Mwende, Faith.Mwende@Barnet.gov.uk , 020 8359 4917

<h3>Summary</h3>
The report provides detail of a Member's item submitted for the Housing Committee to consider at its meeting of 27 April 2015

<h3>Recommendation</h3>
That the Housing Committee's instructions are requested in relation to the item submitted by a Member at paragraph 1 below.

1. WHY THIS REPORT IS NEEDED

- 1.1 Councillor Tim Roberts has requested that a Member's Item be considered on the following matter:

"To ask that the Housing Committee receives an update on how the council is dealing with existing secure tenants and non-secure tenants over the current and next phases of the regeneration."

2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

- 5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 **Equalities and Diversity**

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.6 **Consultation and Engagement**

5.6.1 None in the context of this report.

6. **BACKGROUND PAPERS**

6.1 Email to Governance Service, dated 15 April 2015.

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AGENDA ITEM 8



Housing Committee

27 April 2015

Title	Member's Item – Barnet Regeneration Estates
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
Officer Contact Details	Faith Mwende, Faith.Mwende@Barnet.gov.uk , 020 8359 4917

Summary

The report provides detail of a Member's item submitted for the Housing Committee to consider at its meeting of 27 April 2015.

Recommendation

That the Housing Committee's instructions are requested in relation to the item submitted by a Member at paragraph 1 below.

1. WHY THIS REPORT IS NEEDED

- 1.1 Councillor Adam Langleben has requested that a Member's Item be considered on the following matter

"To ask for a briefing on the recent decision to increase rents for West Hendon estate tenants by around £20 a week to reach target rent levels. Please could officers provide background information to this decision, and details of when and how this was communicated to tenants, as well as details of the timescales tenants are being asked to comply with the rent increase. Please could the housing committee also be provided with details of how this will be dealt with for the other regeneration estates."

2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 Email to Governance Service, dated 15 April 2015.

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	AGENDA ITEM 9
	<h2>Housing Committee</h2> <h3>27th APRIL 2015</h3>
Title	Barnet Homes Delivery Plan 2015/16
Report of	Commissioning Director Growth and Development
Wards	All
Status	Public
Enclosures	Appendix : Barnet Homes 2015-16 Delivery Plan
Officer Contact Details	Cath Shaw, Commissioning Director Growth and Development cath.shaw@barnet.gov.uk Tim Campbell, Interim Contract Manager tim.campbell@barnet.gov.uk

<h2>Summary</h2>
The report sets out the Services to be delivered by Barnet Homes in 2015/16.

<h2>Recommendations</h2>
1. That the Committee note the Delivery Plan for Housing Management and Housing Options Services for 2015/16.

1. WHY THIS REPORT IS NEEDED

- 1.1 The Committee in February 2015 resolved
- That the Committee approve the extension of the Management Agreement with Barnet Homes for a further year from 1 April 2015 to 31 March 2016, subject to approval by the Social Housing Regulator, acting on behalf of the Secretary of State.
 - That the Committee approve the development with Barnet Homes of a refreshed Delivery Plan for Housing Management and Housing Options

Services for 2015/16, to be submitted for Housing Committee approval in April 2015.

- That the Committee approve the approach adopted to review housing services, as set out in section 6, and receive a further report at a future meeting on the preferred option(s) for future delivery.
- 1.2 This committee is asked to note the Delivery Plan for Housing Management and Housing Options Services for 2015/16, attached at Appendix 1.

2. BACKGROUND

- 2.1 Barnet Homes is an Arm's Length Management Organisation (ALMO), a not-for-profit company, part of The Barnet Group which is wholly owned by the Council. It was established in 2004, following a stock options appraisal in accordance with government requirements, to provide a delivery vehicle to improve the condition of the Council's housing stock through the Decent Homes programme.
- 2.2 The 10-year Management Agreement with Barnet Homes ended in March 2014. It has since been extended to March 2016.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The ending of the current 10-year Management Agreement has provided the opportunity for the Council to review what it wants the Housing Services to deliver to meet its corporate objectives, and to consider the most appropriate delivery model for new housing functions and services.
- 3.2 Officers are currently working with The Barnet Group through a series of challenge workshops to develop a new long term agreement for Housing Services.
- 3.3 The Delivery Plan at Appendix 1 enables the continuation of the ALMO in its current form with a clear set actions, commitments and measures to delivering the relevant sections of the Housing Commissioning Plan in 2015/16.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 4.1 Officers have identified that there is no requirement for the Delivery Plan to be approved by Housing Committee. The Plan is therefore submitted for noting only. The alternative of not having a Delivery Plan was effectively ruled out by the 2 February Housing Committee decision.

5. POST DECISION IMPLEMENTATION

- 5.1 Officers will continue to work with The Barnet Group to provide a clear longer-term specification of the Housing Services to be provided in support of the

Housing Strategy and Commissioning Plan. Officers will also challenge Barnet Homes through a series of workshops to demonstrate the added value that the ALMO can bring in the delivery of the specified housing services in the future.

- 5.2 The outcome will be a report to the June Housing Committee setting out the scope and Heads of Terms for new Management Agreement with Barnet Homes for consultation with residents and a more detailed submission to the October Housing Committee for approval.

6. IMPLICATIONS OF DECISION

6.1 Corporate Priorities and Performance

- 6.2 As a not-for-profit company fully-owned by the Council, the ALMO provides the benefit of management focused on housing services, a commitment to resident involvement, strong links with the local area, a fixed geographical focus, and close partnership working with the Council and other stakeholders.
- 6.3 Barnet Homes has successfully delivered improvements to the stock and services, whilst ensuring that any surpluses in its operating budgets are available to return to the Council.
- 6.4 The inclusion of the housing options service has enabled the provision of a more holistic and customer-focused housing services for those who are most in need and support for young people and households to become more independent, a key element of the Corporate Plan priority to support families and individuals that need it.
- 6.5 Barnet Homes and the Barnet Group are in a potentially pivotal position to transform services to contribute to the strategic objectives and the financial position of the Council.
- 6.6 Opportunities exist for Barnet Homes to be more involved in complementary policy agendas building on the existing joint working with the Council on welfare reform. This includes help into work, digital inclusion, health and social care, as well as potentially offering out their management services for example into private rented stock and building new properties either alone or as part of a joint venture. This could make a crucial contribution to Council priorities in the future.
- 6.7 The challenges are the need to deliver efficiencies and value for money within a balanced Housing Revenue Account, to maintain and improve existing services, to support general fund savings, and to demonstrate suitable

capacity and skills within the ALMO to deliver the Council's housing priorities for the future.

6.8 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

6.1 Barnet Homes currently receive £29.045m to cover management costs for their assigned housing functions and the management of the HRA. The existing costs within Barnet Homes are sufficiently covered by the current annual budget provided to them.

6.2 Barnet Homes have reduced their general fund management costs by £0.3m in 15/16 due to the prior closure of Barbara Langstone hostel. They have also committed to delivering £4.2m HRA savings from the HRA management fee over a 5 year period. This will be achieved through a variety of efficiencies, driven by a transformation programme. These savings are reliant upon a delivery plan and may need to be amended to reflect its implementation covering the period up to 2019/20. The achievement of the savings will be closely monitored to ensure they are delivered.

6.3 **Legal and Constitutional References**

6.4 The Local Authority has provided the necessary authority to extend the agreement with Barnet Group Ltd, and the consent of the Homes and Communities Agency was obtained on 19 March 2015.

6.5 The Constitution, Annex A To Responsibility for Functions - Membership and Terms of Reference of Committees and Partnership Boards' sets out the responsibilities of the Housing Committee which includes responsibility for:

“Housing strategy (incorporating homelessness strategy): Work with Barnet Homes, RSLs and social housing providers to ensure the optimum provision of housing and associated facilities for those who require social housing.

To approve any non-statutory plan or strategy within the remit of the Committee that is not reserved to Full Council or Policy and Resources.”

6.6 **Risk Management**

6.7 The extension of the current Management Agreement for a further year enables stability while providing a platform for the development of longer term arrangements. The 2015/16 Delivery Plan ensures fit for purpose interim arrangements.

6.8 **Equalities and Diversity**

6.9 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies **to have due regard** to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
- advance equality of opportunity between people from different groups
- foster good relations between people from different groups

6.10 The Barnet Group operates an equalities strategy which fully supports the Council's equalities aims and principles.

6.11 The aims of the review include providing support to vulnerable people.

6.12 Equalities Impact Assessments will be included as part of the corporate project management methodology.

6.13 **Consultation and Engagement**

6.14 A clear preferred option for future long term arrangements will be recommended to Committee members in June 2015.

6.15 The outcomes from the review will determine the nature and extent of the consultation and engagement required.

7. **BACKGROUND PAPERS**

7.1 Agenda and draft minutes Housing Committee February 2015:

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=7937&Ver=4>

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Barnet Homes

2015-16 Delivery Plan

Document control	
Document description	This document sets out the actions (commitments) and measures (Performance Indicators) to delivering the relevant sections of the Housing Commissioning Plan.
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1. Introduction

This Delivery Plan is a refresh of the 2014/15 Delivery Plan and sets the framework for the delivery of Housing Management and Homelessness Services to be provided by Barnet Homes. It marks the transition from the existing ten-year Management Agreement with Barnet Homes which expired on 31st March 2014. The Council has agreed to extend this until March 2016 and to develop a new long-term agreement with The Barnet Group for the delivery of Housing services from April 2016.

2. Delivering the Barnet Corporate Plan

The Council's Corporate Plan sets the overall framework for each of the Committee's individual Commissioning Plans.

Barnet Council, working with local, regional and national partners, will strive to make sure that Barnet is the place:

1. Of opportunity, where people can further their quality of life.
2. Where responsibility is shared, fairly.
3. Where people are helped to help themselves, recognizing that prevention is better than cure.
4. Where services are delivered efficiently to get value for money for the taxpayer.

2.1. Housing Committee context and priorities

The Housing Committee's draft 2015-2020 Commissioning Plan sets the context and takes forward the Corporate Plan objectives for the services within its remit.

A rapidly increasing population in Barnet has resulted in increased demand for housing and rising housing costs. In addition, there has been a significant shift in tenure, which has seen owner occupation reduce and private renting increase by about 10% respectively between 2001 and 2011. Over the next ten years it is expected that renting will rise to comprise 50% of the housing accommodation in Barnet.

The following emerging strategic priorities are being consulted upon as part of the draft housing strategy:

- **Increasing the Housing Supply**, including the use of the Council's own resources to build new houses

- **Delivering homes that people can afford**, including homes for rent at local housing allowance levels and low cost home ownership.
- **Sustaining quality in the Private Rented Sector**, including the use of discretionary powers to control poorly managed houses in multiple occupation.
- **Continuing to help those that need assistance** by Tackling Homelessness, with a focus on prevention as well as making best use of existing housing stock.
- **Providing suitable housing to support vulnerable people**, including older residents, those with disabilities and mental health problems and young people leaving care
- **Ensuring that housing finances are optimised** to maximise the amount of money to invest in delivering new homes, including a review of the rents policy.
- **Working with Barnet Homes** to review the housing services to ensure that they are fit for the future, able to deliver the Council's wider objectives and deliver efficient and effective services to residents.

The Housing Committee Commissioning Plan:

<http://barnet.moderngov.co.uk/documents/s19549/Appendix%20A6%20-%20Housing%20Committee%20Commissioning%20Plan.pdf>

3. Outcomes 2015-2020

The Housing Committee has set a number of key outcomes to be achieved in the next 5 years.

Priority	Key Outcomes	Target
Increasing Housing Supply	Delivering large numbers of new homes with an appropriate mix of size and tenure through its growth and regeneration programmes	500 additional homes on HRA land by 2020

Priority	Key Outcomes	Target
Delivery of Affordable Housing	<p>Identifying the number of affordable homes needed and delivering these.</p> <p>In particular:</p> <ul style="list-style-type: none"> • Housing Strategy has identified Barnet's approach to providing affordable homes • Housing Needs Assessment has identified the amount of affordable housing needed • Affordable Housing Supplementary Planning Document has set out how much affordable housing will be sought from new developments as part of the planning process • A new Framework Agreement with the GLA will set out our approach to delivery of affordable homes in the context of the London Housing Strategy • The HRA Business Plan has set out the investment priorities for new and existing council homes and the developments on Council land that deliver affordable housing and maximise benefits to the Council. 	40% of homes on new developments to be affordable.
Council Housing and Housing Needs Services	<p>Barnet has arrangements in place for providing housing and homelessness services that deliver high satisfaction amongst residents and minimises the number of people being admitted to emergency temporary accommodation in particular:</p> <ul style="list-style-type: none"> • The Housing Strategy has set out objectives for Housing Services in Barnet • The future of homelessness and housing management services beyond 2014/15 has been established • The contribution of homelessness and housing management services to the Council's overall aims has been developed 	81% of Barnet Homes residents very or fairly satisfied with the service provided
Providing suitable housing to support vulnerable people	<p>Barnet is delivering homes with an appropriate mix of size and tenure for the needs of vulnerable groups through its growth and regeneration programmes in particular:</p> <ul style="list-style-type: none"> • New integrated specialist housing including extra care • Wheelchair accessible housing • Continuation of the Winter Well programme • Creating a supported housing pathway for children leaving care • Creating a supported housing pathway for people with mental health needs which promotes independence and recovery 	<ul style="list-style-type: none"> • 100 additional integrated specialist housing units including extra care units • 10% of new housing provision to be suitable for wheelchairs • 100% of new housing provision to be lifetime homes

Priority	Key Outcomes	Target
Tackling Homelessness	<p>Homelessness and use of emergency accommodation has been minimised in particular:</p> <ul style="list-style-type: none"> • Development of a detailed Homelessness and Temporary Accommodation action plan • Budget monitoring will help to contain costs associated with use of emergency accommodation • Housing Allocations Scheme will ensure that scarce affordable housing is targeted at those in need and making a contribution to the borough • Tenancy Strategy will ensure that more council housing is made available for those who need it 	<ul style="list-style-type: none"> • No more than 500 in Emergency Temporary Accommodation (ETA). • No Households in Bed and Breakfast. • No more than the London Average percentage of those households in ETA pending enquiries or found to be intentionally homeless. • No less than the London Average of homeless preventions.
Financial contribution to the Council	<p>The Council will work to review the current arrangements with The Barnet Group to assess value for money and to explore options for the future delivery of services to meet the Councils strategic needs. This will include options for the delivery and management of new homes and a mixed economy of private, social and affordable rents. Revised arrangements will be in place by April 2016.</p>	<ul style="list-style-type: none"> • General fund saving of £300k for 2015/16. • 20% reduction of management costs in the HRA for the period from 2016-20. This equates to a baseline adjustment of £4.2 million

4. Commitments for 2015-2016

What Barnet Homes will deliver towards our desired outcomes.

Commitments allocated to Barnet Homes	Key deliverables	Key milestones	Benefit
Working with the Council to develop new longer term management arrangements	<ul style="list-style-type: none"> • Revised long term management agreement • Recruitment of new Chief Executive 	<ul style="list-style-type: none"> • Challenge sessions completed - June 15 • Recommendations agreed at Hsg Committee - June 15 • Recruitment of new group CEO for TBG commences – July 15 • New long term management agreement signed - Oct 15 • Implement Agreed actions arising from new Agreement from October 15 • New TBG CEO in post – Nov 15 • New agreement commences – April 16 	Long term agreed approach to delivery of the Housing Strategy & Commissioning Plan for housing management, homelessness and other agreed services
Delivering savings	<p>£300k General Fund reduction</p> <p>And £240k HRA savings 2015/16</p> <p>Implementation of transformation projects</p> <p>for overall 20% HRA savings 2015-2020</p>	<ul style="list-style-type: none"> • Completion of Saffron replacement and the implementation of CRM and document management systems – Sept 2015 • Mobile working and First Touch solution implemented – Sept 15 • Agile working and compressed accommodation achieved at Barnet House – Oct 15 • Caretaking Service review completed – 	Financial Savings to the Council

Commitments allocated to Barnet Homes	Key deliverables	Key milestones	Benefit
		March 16	
Developing new homes	<p>Completion of new build projects for 2016/17</p> <p>Delivery of agreed wheelchair units</p> <p>Sign off of future development pipeline for delivery</p>	<ul style="list-style-type: none"> • 51 extra care homes start on site - Sept 15 • 40 new council homes built – March 16 including 4 (10%) wheel chair units 	New Affordable Housing
Delivering the Homelessness and TA action plan	Reduced cost pressures on Barnet Council	<ul style="list-style-type: none"> • Revision of Homeless and TA action plan agreed by LBB – Sept 15 • Rehousing non secure tenants from regeneration estates – March 16 • Care Leavers protocol agreed with Onwards and Upwards team – July 15 	Addressing the growing demands for Temporary Accommodation
Delivering the Successful Tenancies strategy	<p>Mitigation plan for impacts of Universal Credit implemented</p> <p>Employment and training opportunities for residents</p>	<ul style="list-style-type: none"> • First Universal Credit cases to be supported – April 15 • Piloting new rent collection methods utilising “RentSense” software implemented – July 15 • TBG leverage on local economy reassessed – Dec 15 • Graduate and apprenticeship programme refreshed – Dec 15 • Employment and training for residents 	<p>To maximise the combined impact of partnership working through the Benefit Cap Task Force including getting applicants work ready and into employment</p> <p>To anticipate the challenges of Universal Credit and to maximise income collection</p> <p>To minimise</p>

Commitments allocated to Barnet Homes	Key deliverables	Key milestones	Benefit
		outcomes report published – Feb 16	potential homeless presentations through sustaining tenancies

5. Governance arrangements

This section outlines the interim governance relationship between Barnet Homes and the Council pending review as part of the development of a new long-term agreement with The Barnet Group.

The detailed Governance structure can be found at Appendix 2

5.1. Contract Governance

	Attendees	Frequency	Nature	Escalation route
Performance Review Group	Barnet Homes: Operations and Finance Managers; LBB: Contract Manager; CSG Finance Manager; Re Strategy Manager	<i>Monthly</i>	Scrutiny of Performance and Budgets	Commercial Director; Delivery Board; Performance and Contract Monitoring Committee
Strategic Review Group	BH: Executive Officers; LBB: Commissioning Director; Contract Manager; Partnership Relationship Manager	<i>Quarterly</i>	Review output of Performance Review Group in relation to Strategic Objectives	Commercial Director; Partnership Group
Partnership Group	The Barnet Group: Board Members; Executive Team LBB: Strategic Directors; Adults; Growth and Development; Commercial and Customer Services	6 monthly	Agree key objectives and strategic direction of the partnership	Housing Committee; Strategic Commissioning Board

5.2. Additional Governance

	Attendees	Frequency	Nature	Escalation route
Barnet Homes Scrutiny	The Barnet Group Board and Barnet Homes Performance Advisory Group	Monthly or as required	Internal and External Scrutiny of Performance and Budgets.	Council nominated board members;
Programmes	Development Pipeline Programme Board. BH Development Team	Monthly or as required	Delivery of projects as required, contribution to commissioning projects	As per programme governance

5.3. Change Requests

This section sets out the change process for any in-year changes to activities that have been commissioned.

An amendment to the Current Delivery Plan and Management Agreement may be triggered by either the Council or Barnet Homes. Change requests and any agreement will be formally recorded and agreed. Changes include

- additional or cancelled KPIs
- changes in performance targets
- changed outcomes or priorities
- changes to the revenue or capital budgets
- changes to the Agreement wording
- specific instructions to undertake activity

Changes to the Agreement shall be agreed between the London Borough of Barnet and Barnet Homes and formally recorded utilising either the Change Notice from London Borough of Barnet or a Change Request from Barnet Homes.

If a change is required by the Council it will issue a Change Notice to Barnet Homes, requesting a change to the Delivery Plan or Management Agreement. Barnet Homes shall respond in 10 working days by completing and returning the Change Notice either accepting the change and identifying the implementation plan, or stating the reason why the change cannot be implemented.

If a change is required by Barnet Homes it will issue a Change Request to the Council, and the Council shall respond within 10 working days by completing and returning the Change Request Form, either approving or rejecting the proposed change.

A Change Notice or Change Request Form shall be signed off by the Commissioning Director for the Council.

The Change Notice must be fully completed in order for the change to take effect. Each change shall be noted in a continually updated copy of the Agreement which shall be maintained and retained by the Lead Client Relationship Manager, LBB Commercial Team.

6. Finances

Barnet Homes 2015/16 Fixed Management Fee			
	Year 14/15	Efficiency Savings	Year 15/16
	£	£	
Barnet Homes Core Management Fee HRA	17,435,327	(150,000)	17,285,327
Repairs & Maintenance Management Fee HRA	7,650,000	(50,000)	7,600,000
Total BH excl. Housing Options	25,085,327	(200,000)	24,885,327
Housing Options HRA Mgt Fee	1,155,323	(40,000)	1,115,323
Housing Options GF Mgt Fee	3,010,627	(300,000)	2,710,627
Housing Options TA GF	309,000		309,000
Additional Finance and HR Support - HRA	5,959		5,959
Additional Finance and HR Support - GF	19,041		19,041
Total BH Housing Options Mgt Fee	4,499,949	(340,000)	4,159,949
Total Barnet Homes Management Fee	29,585,276	(540,000)	29,045,276

Housing Options 2015/16 SLA Funding

	£
Fixed SLA Accommodation	146,000
Fixed SLA Facilities Management	69,000
Fixed SLA Payroll	7,100
Fixed SLA HR	8,500
Fixed SLA Customer Care	35,000
Fixed SLA IT	171,718

Total	437,318
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HRA CAPITAL		
	2014/15	2015/16
	Budget @ Q3	Original Budget
	£	£
Major Works (excl Granv Rd)	7,637,015	9,401,650
Granville Road	19,917	273,000
Regeneration	3,773,378	3,151,190
Misc - Repairs	1,316,100	941,600
M&E/ GAS	12,542,760	16,571,881
Voids and Lettings	1,979,500	1,712,000
Existing Stock	27,268,669	32,051,321
New Affordable Homes	549,938	7,750,000
Advanced Acquisitions (Regen Estates)		4,773,000
Moreton Close		4,934,000
New Build	549,938	17,457,000
Total HRA	27,818,607	49,508,321

The Barnet Group Capital		
	2014/15	2015/16
	Budget @ Q3	Original Budget
	£	£
Hostel Refurbishment Programme	122,000	148,252
Alexandra Road	33,000	
Total The Barnet Group	155,000	148,252

7. Dependencies

This section outlines the key dependencies on other Delivery Units and Partners that may affect the delivery of Commissioning outcomes.

Delivery Unit	Dependent on for:	Other DUs dependent on Barnet Homes for:
Adults and Communities	<ul style="list-style-type: none"> • ASB MARAC, MAPPA, Safeguarding • Client side engagement for Development - i.e. delivery of Extra Care Housing and Wheelchair Units • Administration of Leaving care payments. • Mental Health checks. • Temporary Accommodation social services booking and payments. 	<p>Adaptations</p> <p>Support of Care leavers and vulnerable adults</p>
CSG	<ul style="list-style-type: none"> • Housing Benefit (HB) assessments (new claims & Change-of-circumstances). • HB and cash files upload to QL. • Administration of payenet and payments made through the payment telephone line. • Administration of arrears write offs. • Administration of salary and pension deductions. • Credit union and third party deductions – payroll. • BACS • Direct debit verification and up load. • Management of I.T and Hardware. Including IT network, software upgrade and Help desk • Telephones (inc report and call recording) / Blackberry provision / Telephones – out of hours support (as our provision by Mears is linked via the LBB phone network) 	<p>Delivery of controlled accounts</p>
Family Services	Safeguarding	Suitable accommodation for children leaving care

Delivery Unit	Dependent on for:	Other DUs dependent on Barnet Homes for:
HB Law	<ul style="list-style-type: none"> • Rent arrears works • ASB • Regeneration secure s10a etc. • Regeneration non secure • Disrepair defence • Non access works – gas etc. • Contract advice • Right-to-buy (RTB) applications and transactions • Leasehold arrears works • Tenancy and lease management work • Alterations – associated agreements and charges • RTB Conveyancing • Development - i.e. legal packs, land registry, contracts • Attendance at court (we have no right of audience) • PCOL administration • Homeless advice 	
Property Services	<ul style="list-style-type: none"> • RTB valuations • RTB lease plans • Alterations – planning permissions etc. • Development - i.e. site assembly briefs, liaison with statutory bodies, easements, appropriation etc 	Tenancy information and advice on disposals
R^e	<ul style="list-style-type: none"> • Environmental Health - partnership working to deal with environmental nuisance. • Planning • Building control • Regeneration team – progress of scheme, amendments to phasing plans etc (also linked to the LBB appointed development partners) 	Support for empty homes initiative

Delivery Unit	Dependent on for:	Other DUs dependent on Barnet Homes for:
	<ul style="list-style-type: none"> Development – Planning, Highways, Building Control, other professional services 	
Street Scene	<ul style="list-style-type: none"> Ground maintenance on housing land Refuse collection and recycling on housing estates Refuse consumables (bins) Responsive tree works Planned tree works including tree surveys Development – i.e. lighting, trees and refuse 	Support for recycling initiatives
Parking and Infrastructure	<ul style="list-style-type: none"> Removal of abandoned vehicles on housing land Street lighting on some housing estates 	
Finance	<ul style="list-style-type: none"> HB Law – Housing Options legal costs are paid directly by the Council's GF budgets and not funded from BH's management fee income. CSG – Responsibility for managing HRA Model. 	Information exchange
Other	<ul style="list-style-type: none"> Security provision at Barnet House (esp. 2nd floor reception) Housing benefit LBB payments system (suggest check with rents team as not sure if this actually sits with us of LBB) Post room services (collection and sorting of incoming mail, collecting, franking and posting outgoing mail) HRA money for capital works Authorisation of variations to spend CAFT - Tenancy fraud investigations and resulting action 	

8. Customers and risk

8.1. Equalities

The Council expects its partners to demonstrate that they have paid due regard to equalities by:

- Working in partnership and in accordance with LBB Equalities policy at all times;
- Producing a Delivery Unit profile of data on service users and to use it in the analysis of specific and cumulative impact of their proposals;
- Mainstreaming equalities into Delivery Unit workstreams and processes;
- Ensuring fair decision making at Delivery Unit level;
- Promoting engagement;
- Supporting Commissioning Group with all aspects of implementing the Equalities policy including Action Plan, the equalities aspects of the Business planning process, the production of the annual equalities report achieving the Strategic and other Equality objectives; and,
- Demonstrating compliance with Equality Act 2010 and Public Sector Equality Duty.

The Barnet Group's Equality Strategy has four key areas of focus:

- Our People – Acting as a critical friend and working with HR in improving equality for staff
- Accessibility – Identifying improvements needed for increasing ease of access to services
- Customer Insight - Understanding the needs of our customers helps us deliver efficient services which customers want and need
- Self-assessment - Using external equality frameworks and our own in-house health check to carry out self-assessments

Responding to Individuals is one of the Barnet Group's corporate values and is at the heart of the Barnet Group Equality Strategy. The strategy's objectives are to deliver services to customers that respond to their needs and to create a working environment that is inclusive for all colleagues.

The Barnet Group's Equalities objectives 2015/16:

- **Collecting data** relating to protected characteristics and monitor service delivery and to identify trends and propose actions relating to the use of:
 - temporary accommodation, and
 - housing applications
- **Equality Impact Assessments** of significant service changes including

- Universal Credit
- Tenancy Strategy
- Allocations policy

8.2. Issues and Risk Management

Emerging issues will be recorded by the Lead Client Relationship Manager, LBB Commercial team on an issues log. The log will be reviewed at the monthly performance review meetings, and either resolved, elevated to a change request or escalated to the Barnet Homes Strategic Review Group

Barnet Homes shall operate a sound system of internal control including appropriate risk management processes and should comply with the Council's Risk Management Policy. Barnet Homes will maintain its own risk register for risks identified within their business and management processes.

LBB will record risks pertaining to its corporate objectives in the Council's risk management system (JCAD). A small number of risks may be joint risks, i.e. a shared risk where both parties have a role in managing the risk. Joint risks will be recorded in the Council's risk management system (JCAD) with the responsibilities and actions of each party clearly defined. The principles on how a joint risk will be managed are as follows:

- LBB Contract manager will assign the risk and facilitate the management and monitoring of the risk.
- The actions tab, in JCAD, will be used to assign and manage activity to individuals
- 3rd party access to JCAD should be limited and will be considered on a case by case basis.

Monitoring Risks

All risks will be monitored regularly through the monthly performance review meetings, as part of business as usual and escalated whenever required including new emerging risks that would score 12 or more and/or any serious risk incidents that occur.

Quarterly contract performance reporting will include joint risks and significant operational risks (both with a rating of 12 or more using LBB's scoring methodology) with the full risk register (held by LBB and including those rated below 12) appended to the performance summary. A short summary of the main barriers and potential barriers to the delivery of the Commitments, KPIs and PIs set out within the Management Agreement.

Appendix 1: Performance Indicators

The following Indicators are reported to the Quarterly Performance and Contract Monitoring Committee

Strategic Indicators (reported as *measures of success* in achieving the Barnet Corporate Plan)

PI Number	Commissioning Priority	Definition	Target	Benchmarking
BH001	Tackling Homelessness	Number of households placed in emergency temporary accommodation (ETA)	Quarterly No more than 500	Table 784A CLG P1E Live Tables. Comparison: All London Authorities
BH002	Tackling Homelessness	Number of Homelessness Preventions	Annually No less than 700	DCLG P1e Returns: All London Boroughs
BH003	Tackling Homelessness	Length of Stay in ETA	Quarterly Monitor No target	Local Indicator. No Comparative data
BH004	Delivering efficient and effective services to residents	HRA: Current tenant arrears as a percentage of the annual rent debit	Quarterly Q1 = 3.30% Q2 = 3.00% Q3 = 3.10% Q4 = 2.80%	HouseMark. Comparison: London Organisations
BH005	Delivering efficient and effective services to residents	General Fund: Temporary Accommodation arrears as percentage of debit	Quarterly Q1 = 6.43% Q2 = 6.00% Q3 = 6.50% Q4 = 5.50%	Local Indicator. No Comparative data

Critical Indicators

PI NO	Indicator description	Definition	Target	Benchmarking
BH006	Delivery of Affordable Homes	Additional Homes provided on HRA land	40 by March 2016	ALMO New Build Numbers?

PI NO	Indicator description	Definition	Target	Benchmarking
BH007	Tackling Homelessness	Percentage of those households in ETA pending enquiries or found to be intentionally homeless	Quarterly No more than 37%	Table 784A CLG Live Tables (Extract). Comparison: All London Authorities
BH008	Tackling Homelessness	Number of families living in Bed and Breakfast >6 weeks	Quarterly No more than 0	DCLG P1e Returns: All London Boroughs
BH009	Tackling Homelessness	Numbers in Temporary Accommodation	Monitor No Target	DCLG P1e Returns: All London Boroughs
BH010	Financial contribution to the Council	General Fund HNR Costs	Annually £300k reduction 2015/16	No Comparative Data
BH011	Tackling Homelessness	Total number of Private Rented Sector lettings achieved	Quarterly Q1 = 82 Q2 = 84 Q3 = 86 Q4 = 72 total 324	No Comparative Data
BH012	Tackling Homelessness	Percentage of statutory homeless appeals completed on time	Quarterly No less than 100%	No Comparative Data
BH013	Delivering efficient and effective services to residents	Average re-let time routine lettings (calendar days)	Quarterly 24	HouseMark. Comparison: London Organisations
BH014	Delivering efficient and effective services to residents	Leasehold service charges collected as a percentage of service charges due	Quarterly No less than 100%	Housemark. Comparison: London Organisations
BH015	Delivering efficient and effective services to	Percentage of respondents very or fairly satisfied with	Quarterly 95%	Housemark. Comparison: London Organisations

PI NO	Indicator description	Definition	Target	Benchmarking
	residents	repairs and maintenance		
BH016	Delivering efficient and effective services to residents	Percentage of estates rated as 3 or 4 (satisfactory or very good)	Quarterly 90%	Housemark. Comparison: London Organisations
BH017	Delivering efficient and effective services to residents	Percentage of dwellings with a valid gas safety certificate	Quarterly No less than 100%	Housemark. Comparison: London Organisations

Customer Experience Indicators (CEI)

BH CE001	Satisfaction with call handling	Monthly No less than 80%	Local Indicator. Comparison: Trend
BH CE002	Freedom of Information responses in 20 days	Monthly No Less than 100%	Local Indicator. Comparison: Trend
BH CE003	% of calls answered	Monthly No Less than 92%	Local Indicator. Comparison: Other Delivery Units within LBB
BH CE004	Complaints responded to within 10 days	Monthly 90%	Local Indicator. Comparison: Other Delivery Units within LBB
BH CE005	Number of Stage 3 Complaints Upheld	Monthly No more than 1	Local Indicator. Comparison: Other Delivery Units within LBB
BH CE006	Members Enquiries closed in 10 days	Monthly No less than 100%	Local Indicator. Comparison: Other Delivery Units within LBB
BH CE007	Average Wait time	Monthly 10 Mins	Local Indicator. Comparison: Other Delivery Units within LBB
BH CE008	Customer satisfaction with face to face	Monthly 70%	Local Indicator. Comparison: Trend

Additional **Management Performance Indicators** are monitored by Barnet Homes and reviewed by the monthly Performance Review Group (LBB and Barnet Homes).

These include:

- Emergency Temporary Accommodation procurement at Local Housing Allowance rates
- End to end time major adaptations
- % voids major works
- Void turnaround times major works
- Repairs first time fix
- Satisfaction voids condition, lettings process, major works, gas, complainants satisfied with handling of ASB case
- Rent arrears evictions
- % Sickness

Appendix 2: Governance Structure

The Delivery Plan will be supported by the following monitoring groups:

- TBG Partnership Group
- Barnet Homes Strategic Review Group
- Barnet Homes Performance Review Group

Terms of Reference

TBG PARTNERSHIP GROUP					
Chair	LBB Strategic Director Commissioning	LBB Members	LBB Strategic Director Commissioning Commissioning Director Adults; Commissioning Director, Growth & Development Partnership Relationship Manager	Barnet Group Members	TBG Chair of Board Councillor Board Member Chief Executive BH Director of Operations Director of YCB BH Director of Growth and Development Director of Corporate Services
The group will meet six monthly and at such other periods as agreed by the parties.					
Role					
<p>The role of the TBG Partnership Group is to:</p> <ul style="list-style-type: none"> • Agree key objectives and strategic direction of the partnership • Consider growth and new opportunities to help LBB and TBG to meet their corporate objectives • Review progress of TBG against its Business Plan and its contribution to the LBB Corporate Plan • To receive feedback on LBB key projects and objectives • Resolve strategic disputes that cannot be resolved by the Barnet Homes Strategic Review Group 					

BARNET HOMES STRATEGIC REVIEW GROUP

Chair	Commissioning Director, Growth & Development	LBB Members	Commissioning Director, Growth & Development Contract Manager Partnership Relationship Manager	Barnet Group Members	Chief Executive The Barnet Group Barnet Homes Director of Operations The Barnet Group Director of Business Services
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The Strategic Review Group shall consist of a minimum of three (3) and maximum of six (6) members from the Authority and its strategic advisory support (Re) and a minimum of three (3) and a maximum of six (6) members from the Barnet Group.

The group will meet quarterly, following the Quarterly LBB Delivery Unit Board and at such other periods as agreed by the parties

Role

The role of the Strategic Review Group is to make recommendations to the Council and to The Barnet Group, which the Council and TBG may accept or reject at their complete discretion. In particular the Strategic Review Group:

- Subject to the Partnership Group SRG above, agrees strategic direction and priorities of Barnet Homes
- Receives feedback on key strategic issues from the partnership
- Reviews the outcomes and objectives of the agreed Delivery Plan and the performance of the partnership
- Is the main resolution point for disagreements or clarifications of instruction, including change control requests
- Reviews by exception intervention areas, recovery plans or emerging issues of concern

Functions

- Handles dispute resolution for disagreements that cannot be resolved in the Performance Review Group
- Sets Objectives for the Change Projects
- Reviews outputs of the Performance Review Group in relation to Strategic Objectives
- Reviews Intervention actions and Recovery Plans as agreed by LBB Delivery Unit Board

BARNET HOMES PERFORMANCE REVIEW GROUP					
Chair	LBB Contract Manager	LBB Members	LBB Contract Manager Finance Manager (CSG) Strategic Manager (Re)	BH Members	BH Director of Operations BH Head of Finance BH Head of Housing Options BH Head of Environment BH Head of Property BH Head of Customer Services BH Information and Data Manager
<p>The Performance Review Group shall consist of a minimum of two (2) members from the Authority and its strategic advisory support (Re) and a minimum of two (2) members from the Barnet Group.</p>					
<p>The group will meet monthly and will also agree the Barnet Homes quarterly performance report.</p>					
Role					
<p>The role of the Performance Review Group is to receive regular reports on the delivery of services and performance against the Core Performance Indicators agreed in the LBB annual Business Plan, and the Key Performance Indicators and the Management Performance Indicators agreed with LBB Strategic Commissioner Housing and Environment.</p>					
Functions of the Performance Review Group					
<ul style="list-style-type: none"> • To consider monthly performance reports provided by Barnet Homes – including the extended suite of Management Performance Indicators. • To consider the spend of LBB budgets and significant variances • To review issues, risks and consider appropriate escalation where they cannot be resolved, or where they have a wider potential impact • To review progress on the Key objectives and projects • To consider change requests • To agree quarterly performance reports to the Delivery Unit Board and Performance and Contract Monitoring Committee 					

	AGENDA ITEM 10
	Housing Committee 27 April 2015
Title	Summary of Feedback Following Consultation on the Draft Housing Strategy
Report of	Commissioning Director, Growth and Environment
Wards	All
Status	Public
Enclosures	Appendix 1- Results of Online Survey Appendix 2- Summary of Written Responses
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Summary

The Council has undertaken a public consultation on the draft Housing Strategy. The consultation included an online survey as well as presentations to Barnet Homes Performance Advisory Group, The Landlords Forum, and a Housing Forum meeting. This report summarises the outcomes of the consultation. The Housing Committee will be asked to approve a revised version of the draft Housing Committee at the next meeting.

Recommendations

1. That the Committee note the feedback following the consultation on the draft Housing Strategy

1. WHY THIS REPORT IS NEEDED

- 1.1 The Council has developed a new draft Housing Strategy to meet the key current housing challenges in the borough. The strategy contains the following six key priorities:
- Increasing the housing supply,
 - Delivery of homes that people can afford,
 - Sustaining the quality of the private rented sector,
 - Tackling homelessness,
 - Providing housing related support to vulnerable people,
 - Providing high quality services.
- 1.2 A 12 week public consultation was undertaken between 6 January 2015 and 31 March 2015. This report summarises the responses received. The consultation included an online survey as well as presentations to the Housing Forum, Barnet Homes' Performance and Advisory Group and Barnet Landlords Forum.

Survey responses

- 1.3 In total 93 people, including tenants, residents and community organisations, responded to an online survey at <http://engage.barnet.gov.uk/>. The results indicate that there is general support for all the priorities set out in the draft Housing Strategy. The results are summarised in Table 1 below.

Table 1- summary of responses to the online survey

Priorities	Agree	Disagree	Neutral	Don't know
Increase housing supply	73.11%	15.06%	5.38%	6.45 %
Deliver more homes that people can afford	70.00%	17.78%	6.67%	5.56%
Sustain the quality of the private rented sector	73.33%	15.56%	6.67%	4.44%
Tackle homelessness	69.32%	15.91%	9.09%	5.68%
Deliver housing to support vulnerable people	80.24%	5.82%	9.30%	4.65%
Deliver efficient and effective services to residents	76.82%	10.98%	8.54%	3.66%

- 1.4 73% of respondents agreed that increasing housing supply should be a key priority of the draft Housing Strategy with 15% disagreeing. However, under this proposal some concerns were raised about the level of affordable housing that is being delivered in the borough. Concerns were also raised about the level of development and whether the borough has sufficient infrastructure to

support the amount of new homes that are planned over the 10 year period of the draft Housing Strategy.

- 1.5 70% of respondents agreed that delivery of homes people can afford should be a key priority with 18% disagreeing. Concerns were raised in the comments on this priority about the proposed rent policy for council homes and whether tenants would be able to sustain tenancies with rents charged at 80% of the average private rented sector market or Local Housing Allowance rates.
- 1.6 73% of respondents agreed that sustaining the quality of the private rented sector should be a key priority with 16% disagreeing. Respondents felt that it was important to improve standards in the private rented sector through landlord accreditation and more environmental health interventions. Concerns were raised about high rents and the lack of security of tenure in the private rented sector.
- 1.7 69% of respondents agreed that tackling homelessness should be a key priority with 16% disagreeing. In the comments section respondents considered that the delivery of more affordable housing is key to tackling homelessness. Concerns were raised about the impact on households who have to move out of the borough away from their support networks.
- 1.8 Delivering housing to support vulnerable people was supported by 80% of respondents with 6% disagreeing. Particular comments were raised about adults with learning disabilities and young care leavers and the need to support these groups to lead more independent lives.
- 1.9 77% of respondents agreed with the final priority to deliver efficient and effective services to residents with 11% disagreeing.
- 1.10 The full results of the online survey are contained in Appendix 1.

Other responses to the consultation

- 1.11 Barnet Homes Performance Advisory Group (PAG) is a group of volunteer Barnet Homes tenants and leaseholders committed to improving housing services for tenants and leaseholders, as well as scrutinising Barnet Homes performance and complaints. The PAG was supportive of aspects of the draft Housing Strategy, particularly the proposals around sustaining quality in the private rented sector through increased landlord accreditation. PAG members raised concerns about the level of affordable housing being re-provided on the regeneration estates and the potential impact on homelessness of the proposal to charge higher rents to council tenants.
- 1.12 Barnet Housing Forum includes a number of housing association and support agency partners. The Forum was generally supportive of the draft Housing Strategy.. Attendees were also invited to complete the online survey.

- 1.13 The Landlord Forum is attended by landlords and letting agencies operating in Barnet. Feedback at the forum was generally positive with regards to the proposals in the draft Housing Strategy to extend the licensing of Homes in Multiple Occupation.
- 1.14 There were eight written responses to the consultation. They were received by The Barnet Group, Fizzy Living LLP, Mill Hill Neighbourhood Forum, a resident, prospective parliamentary candidates and the Barnet Labour Group Housing Commission. A summary of the written responses is contained in Appendix 2.
- 1.15 Officers are currently considering the responses to the consultation and will bring forward a revised draft Housing Strategy to committee at the next meeting. This will take account of the feedback and comments received. Officers are currently considering how to proceed on a range of issues, including:-
- The approach to setting council rents and the level of rental income required to enable the delivery of more affordable homes.
 - Whether increased rents for existing tenants will enable the council to provide additional services.
 - Support given to non-secure tenants on regeneration estates.
- 1.16 In addition, officers are considering a number of minor points and drafting improvements.

2 REASONS FOR RECOMMENDATIONS

- 2.1 The draft Housing Strategy has been designed to meet the key current housing challenges in the borough and to meet the Council's statutory requirement to have a Homelessness Strategy.
- 2.2 The continued supply of good quality housing to accommodate a rapidly growing and changing population is one of the biggest challenges facing London. Every one of London's [32] boroughs will need to contribute to meeting it. The challenge for Barnet – expected to be London's most populous borough by the end of 2015 – is significant, but also brings opportunities.
- 2.3 Barnet's is expected to grow by a further 22% over the next 30 years. Within that, the number of children and older people will increase significantly. This means that not only does Barnet need more housing, but also that the type of housing required is changing to reflect the borough's evolving demographic profile.
- 2.4 Barnet is an expensive place in which to live, both in terms of buying a home and renting a home. This means that the number of households who require help with their housing has increased.
- 2.5 There has been a shift in tenure in Barnet. Home ownership has fallen whilst private renting has increased as more people have found it difficult to buy their

own home due to higher prices and reduced availability of mortgages. Rents are also rising and are increasingly beyond the reach of low income households which means that some people will need to consider living in more affordable areas outside of the borough.

- 2.6 The Council has had to make significant reductions in its expenditure, and is determined to provide services in a more cost effective way to maintain quality and improve customer satisfaction. The reform of council housing finance provides an opportunity to invest in housing in a way that reduces some of those costs.
- 2.7 Whilst Barnet is a relatively wealthy place, more than 20,000 households have been affected by the Government's welfare reforms which are designed to help people back into work. The Council has worked in partnership with Barnet Homes and Job Centre Plus to assist households affected by the overall benefit cap move into more affordable accommodation or enter employment.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The Council could decide to not develop a new housing strategy but this would mean that important decisions on housing investment would not be based on a robust and up-to-date evidence base. It may also be difficult to secure external funding for regeneration schemes if the borough's housing strategy does not reflect the London Mayor's housing objectives described in the new draft London Housing Strategy.

4 POST DECISION IMPLEMENTATION

- 4.1 The Council is currently reviewing the responses to the consultation and will bring forward a revised draft Housing Strategy for consideration and approval by the Housing Committee at the next meeting.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Council's Corporate Plan 2013/16 includes as a priority outcome "To maintain the right environment for a strong and diverse local economy". Barnet is a popular place in which to live and has high demand for a limited supply of council and housing association housing. Developing the Housing Strategy is a key element of the Housing Committee Commissioning Plan 2015-2020 which describes the overall vision as "Barnet is a place where housing helps individuals and families who add economic, social, civic or cultural value to communities, to live as owners or renters of property".
- 5.1.2 The spatial expression of the Housing Strategy is provided by the Local Plan. An updated Affordable Housing Supplementary Planning Document (SPD) is currently being drafted. This will set out the Council's approach to securing affordable housing and growth whilst ensuring that we get the right homes in the right places for sustainable vibrant mixed communities. The SPD will be

considered by the Policy and Resources Committee after public consultation and will reflect the final draft of the Housing Strategy.

5.1.3 The Mayor's statutory London Housing Strategy was approved by the Secretary of State in October 2014. This aims to put in place the resources to deliver more than 42,000 homes a year across the Capital. The Mayor also aims to increase opportunities for home ownership, improve the private rented sector and ensure working Londoners have priority for affordable homes to rent. The Greater London Authority is currently working with boroughs to develop Framework Agreements on how new affordable housing will be delivered. Barnet's strategy will have to be in "general conformity" with the London Housing Strategy.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 The draft Housing Strategy and associated report will detail the resources implications of the Council's housing plans, including the use of the Housing Revenue Account additional borrowing headroom of £28m. The Council has developed an investment model to make decisions about how to spend the headroom and the housing strategy will be a key document to shape and support these decisions.

5.2.2 Any decision on increasing council dwelling rents will need to take into account how many homes the Council wishes to build as the increased revenue will be used to support the delivery of new council homes.

5.2.3 The introduction of the overall benefit cap (as part of the Government's reform of welfare) from August 2013 means that some households will not be able to afford the rents charged in Barnet and other parts of London for temporary accommodation and private rented sector homes even where these fall within local housing allowance levels. The Council has been working with Job Centre Plus and Barnet Homes in a joint taskforce to assist households affected by the cap, either by entering employment or securing more affordable accommodation elsewhere.

5.3 Legal and Constitutional References

5.3.1 The Local Government Act 2003 makes provision for a local housing authority to have a housing strategy. The Greater London Authority Act 1999, as amended, requires a local housing authority in Greater London to ensure that any local housing strategy is in general conformity with the London Housing Strategy. The term local housing strategy includes any other statement of the local housing authority's policies or proposals relating to housing.

5.3.2 Annex A to the Responsibility for Functions Section of the Council's Constitution gives the Housing Committee specific responsibility in relation to the Housing Strategy (incorporating the Homelessness Strategy).

5.4 Risk Management

5.4.1 The existing strategy was last updated fully in 2010 and since then there has been a change in government and a number of key housing reforms. There is a risk that it does not take account of changes that have occurred in the wider housing market that has emerged since then and therefore is no longer considered to be fit for purpose and underpin other strategic housing decisions.

5.4.2 There is a risk that the existing strategy will not be in “general conformity” with the London Mayor’s Housing strategy, which could lead to loss of support from the Mayor in respect of delivering the capital’s housing objectives. This could lead to potential difficulties in obtaining funding for the borough’s housing plans.

5.5 Equalities and Diversity

5.5.1 An initial high level outline equalities impact assessment identified the need for a full equalities impacts assessment which will be completed and reported to the Housing Committee when the final draft of the Housing Strategy is submitted for approval. Feedback from the consultation will also feed in to the equalities impact assessment.

5.6 Consultation and Engagement

5.6.1 This report has summarised the public consultation that has been undertaken so far. In addition, a presentation will be given to the Older Person Partnership Board on 15 April 2015. This will also be fed into the final Housing Committee report in June 2015 which will consider whether amendments have to be made to the final strategy.

6 BACKGROUND PAPERS

6.1 Relevant previous decisions are indicated in the table below.

Item	Decision	Link
Cabinet 12 March 2010	Decision item 8 - approved the existing Housing Strategy	http://barnet.moderngov.co.uk/Data/Cabinet/201004121900/Agenda/Document%207.pdf
Cabinet 14 September 2011	Decision item 8 - approved Barnet’s approach to social housing reform	http://barnet.moderngov.co.uk/Data/Cabinet/201109141900/Agenda/Document%204.pdf
Cabinet Resources Committee 24 June 2013	Decision Item 6 - Local Authority New Housing Programme	http://barnet.moderngov.co.uk/documents/s9244/CRC%20LA%20New%20Build%20public.pdf
Assets, Regeneration & Growth Committee 9 July 2014	Decision Item 11 - Strategic Asset Management Plan principles for consultation	http://barnet.moderngov.co.uk/documents/s16064/Strategic%20Asset%20Management%20Plan%20principles%20for%20consultation.pdf

Policy and Resources Committee 21 July 2014	Decision Item 10 - Funding for an Extra Care Housing Scheme at Moreton Close, NW7 and Advance Acquisitions of Leasehold properties on Regeneration Estates	http://barnet.moderngov.co.uk/documents/s16154/Funding%20for%20an%20Extra%20Care%20Housing%20Scheme%20at%20Moreton%20Close%20NW7%20and%20Advance%20Acquisitions%20of%20Leasehold.pdf
Assets, Regeneration & Growth Committee 8 September 2014	Decision Item 12 - Barnet Development Pipeline	http://barnet.moderngov.co.uk/documents/s17356/Development%20Pipeline%20-%20Report.pdf
Housing Committee, 27 October 2014	Decision Item- Housing Strategy	http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=7936&Ver=4

Appendix 1- online survey responses

	To what extent do you agree/ disagree that the council should increase housing supply?	To what extent do you agree/ disagree that the council should deliver more homes that people can afford?	To what extent do you agree/ disagree with the proposal that the council should sustain the quality of the PRS?	To what extent do you agree/ disagree with the proposal that the council should tackle homelessness ?	To what extent do you agree/ disagree with the proposal that the council should provide suitable housing support to vulnerable people?	To what extent do you agree/ disagree with the proposal that the council should deliver efficient and effective services to residents?
Strongly agree	54 (58.06%)	47 (52.22%)	49 (54.44%)	42 (47.73%)	52 (60.47%)	52 (63.41%)
Tend to agree	14 (15.05%)	16 (17.78%)	17 (18.89%)	19 (21.59%)	17 (19.77%)	11 (13.41%)
Neither agree or disagree	5 (5.38%)	6 (6.67%)	6 (6.67%)	8 (9.09%)	8 (9.30%)	7 (5.54%)
Tend to disagree	5 (5.38%)	5 (5.56%)	8 (8.89%)	4 (4.55%)	3 (3.49%)	3 (3.66%)
Strongly disagree	9 (9.68%)	11 (12.22%)	6 (6.67%)	10 (11.36%)	2 (2.33%)	6 (7.32%)
Don't know	6 (6.45%)	5 (5.56%)	4 (4.44%)	5 (5.68%)	4 (4.65%)	3 (3.66%)
Total answered	93	90	90	88	86	82
Not answered	0	3	3	5	7	11

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Appendix 2- Written Responses to Draft Housing Strategy consultation

In addition to the online survey the Council received eight written responses to the draft Housing Strategy. The responses were from The Barnet Group, Barnet Labour Group's Housing Commission, the Labour Party Prospective Parliamentary Candidates for Hendon, Finchley and Golders Green and Chipping Barnet, Mill Hill Neighbourhood Forum, Fizzy Living and a local resident. The content of the responses are summarised under each draft Housing Strategy objective in the tables below.

Increasing housing supply

No	Comments
1	Questions about how the Housing Needs Assessment and requirements for new homes take account of households already living in Emergency or Temporary Accommodation and future pressures on homelessness.
2	Question about how the council intends to assist non-secure tenants when they are decanted from the regeneration estates and what impact will it have on the supply of affordable accommodation for all housing applicants given the extent of decanting due to take place?
3	Suggestion that council could increase affordable housing supply by buying out Right to Buy leaseholders in non-regeneration areas using the right of first refusal to buy back within the first 10 years of sale. Homes could then be let out to housing applicants.
4	Comments agreeing that it is important to ensure that new developments are of a high quality design, for example: <ul style="list-style-type: none"> • Good space and environmental standards. • Complimenting and enhancing the area's local character and identity.
5	Concerns about the risks of over-development, particularly high density flatted developments and lack of communal green space and concerns about the lack of other infrastructure to support the new communities (e.g.: schools, transport and health services).

Delivering homes that people can afford

No	Comments
1	The majority of comments on this priority were relating to the proposal to increase council rents to 80% market or LHA rate. They were mainly against the proposal. The key concerns raised included: <ul style="list-style-type: none"> • PRS rents in Barnet have become unaffordable for many working families. • Increasing council rents will substantially increase the housing benefits bill and mean more households are affected by the overall benefits cap.

Appendix 2- Written Responses to Draft Housing Strategy consultation

No	Comments
	<ul style="list-style-type: none"> • Council tenants, given local allocation policies, are already those most in need of assistance. Pegging council rents to the private sector may increase welfare dependency. • This proposal may push families who may just be managing without claiming housing benefit onto reliance on housing benefit. • It is likely to drive Right To Buy sales as the individual business case for those who can afford to buy will buy rather than pay higher rents thus reducing affordable housing supply • The strategy is silent on whether tenants will see any specific improvements in service, or a revised service offer as a result of the rents increase. <p>There was some recognition from one respondent that there is room to increase council rents above their current level and that increased rental income can assist the council in developing more affordable homes.</p>
2	<p>Suggestions to ensure that affordable housing is maximised through the planning system , for example:</p> <ul style="list-style-type: none"> • Set out specific targets for social rented housing. • Develop a Supplementary Planning Document that sets out clear expectations on value in viability reports, including that viability calculations should be transparent and public. • Establish a policy on the local marketing of properties to minimise off-plan sales.
3	<p>Suggestion that where the council must transfer land to secure delivery of affordable housing it should maintain a long-term interest in the land through retaining the freehold, keeping a long term equity stake in the value uplift of the land by adding covenants on disposal, and look at long term payback arrangements on private sector-led development.</p>
4	<p>Suggestion that Barnet Council should halt the West Hendon development, seek legal advice and review the current scheme.</p>
5	<p>Suggestion that on the regeneration schemes the same number of council homes should be provided as a minimum.</p>
6	<p>Suggestion that all longstanding non-secure temporary tenants on Barnet's regeneration estates should be granted secure tenancies</p>
7	<p>Suggestions on the development of new intermediate rent and low cost home-ownership products, for example:</p> <ul style="list-style-type: none"> • Intermediate rent based on a percentage of income. • Key worker housing for particular target groups of people including those who need to live close to where they work. • Mutual home ownership.

Appendix 2- Written Responses to Draft Housing Strategy consultation

No	Comments
8	Concern about how any low cost home ownership product created does not very quickly become recycled back into the buy to let market.

Sustaining quality of private rented sector

No	Comments
1	<p>Suggestion that the council should promote and plan for the delivery of purpose built PRS for a number of reasons, including:</p> <ul style="list-style-type: none"> • Demand for PRS housing continues to increase due to a range of factors including, mortgage constraints on access to owner-occupation, movement towards smaller household, more people opting to rent as a flexible life-style choice. • To provide flexibility and choice to new entrants to the labour market. • Encourage mobile middle income earners to move to the borough. • Reduce pressure and improve quality of existing local PRS market by increasing the supply of purpose built high quality PRS
2	<p>Suggestions to improve standards in private rented sector, including:</p> <ul style="list-style-type: none"> • License all private sector landlords in order to tackle rogue landlords, improving standards in the private rented sector and reducing anti-social behaviour. • Introducing a Decent Homes Standard based Kite mark for the private rented sector, including current minimum legal requirements. • Increase tenants awareness of their rights.
3	<p>Suggestion to set up a social lettings agency to offer a quality management service to private landlords for letting their properties at either market rent or affordable rent but the service is free of charge for tenants.</p>

Tackling homelessness

No	Comments
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Appendix 2- Written Responses to Draft Housing Strategy consultation

1	Suggestion that the draft strategy does not go into enough detail about homelessness prevention which is a big challenge for Barnet Council and Barnet Homes. The detail could be provided in a separate homelessness strategy.
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Other issues

No	Comments
1	Suggestion that public health outcomes should be included in the Housing Strategy.
2	Suggestion that overseas buyers should not be able to buy up properties and leave them empty for investment purposes.

AGENDA ITEM 11



Housing Committee

27 April 2015

Title	Housing Committee Work Programme
Report of	Commissioning Director- Growth and Development
Wards	All
Status	Public
Enclosures	Appendix A - Committee Work Programme April 2015 to May 2015
Officer Contact Details	Faith Mwende, Faith.Mwende@Barnet.gov.uk , 020 8359 4917

Summary

The Committee is requested to consider and comment on the items included in the 2014/15 work programme

Recommendation

That the Committee consider and comment on the items included in the 2014/15 work programme

1. WHY THIS REPORT IS NEEDED

- 1.1 The Housing Committee Work Programme 2014/15 indicates forthcoming items of business.
- 1.2 The work programme of this Committee is intended to be a responsive tool, which will be updated on a rolling basis following each meeting, for the inclusion of areas which may arise through the course of the year.
- 1.3 The Committee is empowered to agree its priorities and determine its own schedule of work within the programme.

2. REASONS FOR RECOMMENDATIONS

- 2.1 There are no specific recommendations in the report. The Committee is empowered to agree its priorities and determine its own schedule of work within the programme.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 N/A

4. POST DECISION IMPLEMENTATION

- 4.1 Any alterations made by the Committee to its Work Programme will be published on the Council's website.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Committee Work Programme is developed in accordance with the Council's strategic objectives and priorities as stated in the Corporate Plan 2013-16.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

- 5.3.1 The Terms of Reference of the Housing Committee are set out in the Constitution, Responsibility for Functions, Annex A.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 None in the context of this report.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 None

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**London Borough of Barnet
Housing Committee Work
Programme
April 2015 - May 2015**

Contact: Faith Mwende, Faith.Mwende@Barnet.gov.uk, 020 8359 4917

Subject	Decision requested	Report Of	Contributing Officer(s)
27 April 2015			
Housing Strategy	To note the feedback following the consultation on the draft Housing Strategy.	Commissioning Director, Growth and Development	Head of Strategy and Performance (Re), Housing Strategy and Business Improvement Manager (Re)
Barnet Homes Delivery Plan 2015/16	To note the Delivery Plan for Housing Management and Housing Options Services for 2015/16.	Commissioning Director, Growth and Development	Interim Contract Manager