

MEETING

HOUSING COMMITTEE

DATE AND TIME

MONDAY 27TH JUNE, 2016

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 Shimon Ryde BSc (Hons)

Melvin Cohen
Daniel Thomas
Ross Houston

Bridget Perry
Adam Langleben
Kath McGuirk

Tim Roberts

Substitute Members

Maureen Braun
Arjun Mittra

Charlie O-Macauley
Richard Cornelius

Peter Zinkin
Phil Cohen

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Requests must be submitted to Jan Natynczyk 020 8359 5129 Email: jan.natynczyk@barnet.gov.uk

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

Andrew Charlwood – Head of Governance

Governance Service contact: Jan Natynczyk 020 8359 5129 Email: jan.natynczyk@barnet.gov.uk

Media Relations contact: Sue Cocker 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of the Previous Meeting	1 - 4
2.	Absence of Members	
3.	Declarations of Members Disclosable Pecuniary Interests and Non-Pecuniary Interests	
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5.	Public Questions and Comments (if any)	
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Decisions of the Housing Committee

6 April 2016

Members Present:-

AGENDA ITEM 1

Councillor Tom Davey (Chairman)
Councillor Shimon Ryde (Vice-Chairman)

Councillor Melvin Cohen	Councillor Adam Langleben
Councillor Val Duschinsky	Councillor Bridget Perry
Councillor Ross Houston	Councillor Tim Roberts
Councillor Jim Tierney (substitute for Councillor Kath McGuirk)	

Apologies for Absence

Councillor Kath McGuirk

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 1 February 2016 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Councillor Kath McGuirk.

3. CHAIRMAN'S STATEMENT

The Chairman made the following statement with regard to Purdha and the Members Items on the agenda:

“Members are reminded that as we are in the pre-election period, no reference may be made to candidates, political parties or their manifestos, nor must any speech be worded so as to influence voters. Members’ items have been permitted on the basis that they are requests for factual information, and the discussion must be contained to this. Any deviation from this will result in the committee having to move towards a decision on the item immediately.

In addition, 1 item on the agenda (strawberry vale) is not subject to a committee vote, but rather a chairman’s decision. The item on regeneration sites sales as worded is not subject to a chairman’s decision (but response would be contained to officer held info).

The item referring to affordable housing is not for this committee to consider, but can be requested to P&R, or the information can be requested from officers outside of the meeting (which is the quickest route) alternative, the item could be brought as a members item by councillor Houston to P&R.

It is also the case that members are allowed one members item each per meeting, and as such, no amendments/ motions can be proposed by members who have submitted a members' item, nor their substitutes.”

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

The Committee considered the following Members Items:-

<p>Cllr Tim Roberts</p>	<p>Update on Strawberry Vale from Peabody</p> <p>That Peabody be invited to come to the 6 April Housing Committee to update us on progress to restore the gas supply at Strawberry Vale, and interim measures taken to assist residents in the meantime.</p> <p>The Committee received representations from Councillor Mittra and Councillor Moore.</p> <p>The Chairman stated that he had chosen not to invite Peabody to the meeting on this occasion, that the Committee would be kept informed of progress and that it might be necessary to invite Peabody to a future meeting.</p>
<p>Cllr Kath McGuirk</p>	<p>Progress on meeting affordable housing targets</p> <p>To ask for an update on meeting the council's affordable housing target of 40% affordable housing across all</p>

	<p>development in the borough, including the current breakdown of affordable housing secured on each development in the last 5 years, and on each development with planning consent going forward. Please also include the rent/intermediate breakdown and, if available, the level of rent.</p> <p>It was noted that this issue was properly within the remit of Policy and Resources Committee. However, Members were entitled to request this information and highlight it to other Members.</p> <p>RESOLVED that Officers be requested to supply this information to Members.</p>
<p>Cllr Ross Houston</p>	<p>Sales of homes on regeneration estates</p> <p>To ask for an update on the number of homes sold to UK or EU residents and the number of homes sold to non UK/EU residents on the council's regeneration estate developments (figures to include those sold off-plan).</p> <p>It was agreed that the Chairman would request Officers to ask developers to supply this information on the basis that some of the developers may not wish to share or even hold this information.</p>
<p>Cllr Adam Langleben</p>	<p>Social housing tenure on new Grahame Park development</p> <p>To ask for the fourth time for the full details and specifics of social unit tenure on the regenerated Grahame</p>

	<p>Park Estate. Specifically about the replacement social units' status as social housing in perpetuity.</p> <p>It was noted that this information could be found in the Annual Report submitted to Assets Regeneration and Growth Committee, dated 17 March 2016.</p>
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7. COMMITTEE FORWARD WORK PROGRAMME

There was not a Work Programme on this occasion.

8. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 7.54pm

	<p>Housing Committee</p> <p>27 June 2016</p>
<p>Title</p>	<p>Petition for the Committee’s Consideration – Reject Barnet Homes unilateral Decision to remove service tenancies of housing caretakers</p>
<p>Report of</p>	<p>Head of Governance</p>
<p>Ward</p>	<p>East Finchley</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>No</p>
<p>Enclosures</p>	<p>None</p>
<p>Officer Contact Details</p>	<p>Salar Rida, Governance Officer Email: salar.rida@barnet.gov.uk Tel: 020 8359 7113</p>

<p>Summary</p>
<p>This item provides Members of the Committee with a petition that was referred up from the Finchley and Golders Green Area Committee on 30th March 2016.</p>

<p>Recommendations</p>
<p>That, following discussion of the petition the Committee provides instruction in one of the ways as highlighted at section 5.4.2 of the report.</p>

1. WHY THIS REPORT IS NEEDED

- 1.1 At its meeting on 30th March 2016, the Finchley and Golders Green Area Committee referred the petition – which concerns Barnet Homes and service tenancies of housing caretakers – to the relevant thematic committee, which in this case was the Housing Committee. The detail of this petition is as follows:

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Reject Barnet Homes unilateral decision to remove service tenancies of housing caretakers	Tenants and residents of Elmshurst Crescent Estate	This petition calls on the council to reject Barnet Homes unilateral decision to remove service tenancies of housing caretakers forcing them to accept a flexible tenancy, possible eviction from their homes and a vast increase in rent for their accommodation.	169

- 1.2 In accordance with the Council's Constitution, Public Participation Rules, petitions which receive 25 signatures and over, but less than 2,000 signatures, will be considered by the relevant Area Committee. The Area Committee has the power to refer such petitions to the relevant thematic committee – the Finchley and Golders Green Area Committee exercised this power at its meeting on 30th March 2016 and referred the petition to the Housing Committee for consideration.

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is a constitutional requirement for relevant thematic committees to consider petitions referred up from area committees.
- 2.2 There are no recommendations contained in this report. The instruction of the Housing Committee is therefore requested.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

- 4.1 The committee's decisions will be minuted and any actions arising implemented through the relevant Commissioning Director or the committee, where appropriate, at a future meeting.

5. IMPLICATIONS OF DECISION

- 5.1 As and when issues raised through petitions are received such relating issues 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 Social Value

- 5.3.1 Petitions provide an avenue for members of the public to request the council to take an appropriate action in relation to specific issues.

5.4 Legal and Constitutional References

- 5.4.1 Paragraph 7.6 of the council's Public Participation and Engagement Rules, as outlined in the council's constitution, states that area committees can formally refer a petition to a relevant thematic committee.

- 5.4.2 Paragraph 7.7 of the same section states that a thematic committee, when considering a petition, can take the following actions:

- Take no action
- Note the petition
- Agree a recommended course of action
- Instruct an officer to prepare a report for a future meeting of the Committee on the issue(s) raised

5.5 Risk Management

- 5.5.1 Failure to deal with petitions received from members of the public in a timely way and in accordance with the provisions of the council's Constitution carries a reputational risk for the authority.

5.6 Equalities and Diversity

- 5.6.1 Pursuant to the Equality Act 2010 ("the Act"), the council has a legislative duty to have 'due regard' to eliminating unlawful discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advancing equality of

opportunity between those with a protected characteristic and those without; and promoting good relations between those with protected characteristics and those without. The ‘protected characteristics’ are age, race, disability, gender reassignment, pregnancy, and maternity, religion or belief and sexual orientation. The ‘protected characteristics’ also include marriage and civil partnership, with regard to eliminating discrimination.

5.7 **Consultation and Engagement**

5.7.1 None in the context of this report.

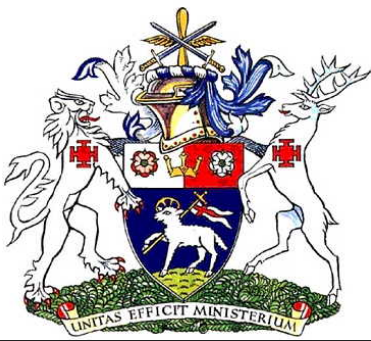
5.8 **Insight**

5.9 The Council Constitution, Public Participation and Engagement provides a function that enables residents to engage with the Council. This process offers the opportunity for residents to bring a matter to the attention of the council and therefore requests that an action be considered and determined as outlined at section 5.4.2 of this report.

6. **BACKGROUND PAPERS**

6.1 The submitted petition as reported to the Finchley and Golders Green Area Committee, 30 March 2016, Agenda Item 10:
<http://barnet.moderngov.co.uk/documents/s30844/Petitions.pdf>

AGENDA ITEM 7



Housing Committee

27 June 2016

Title	Members Items
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
Officer Contact Details	jan.natynczyk@barnet.gov.uk , 0208 359 5129

Summary

The report provides detail of the Members Items submitted for the Housing Committee to consider at its meeting of 27 June 2016.

Recommendation

That the Housing Committee’s instructions are requested in relation to the items submitted by Members.

1. WHY THIS REPORT IS NEEDED

1.1. THE FOLLOWING MEMBERS ITEMS HAVE BEEN RECEIVED:

Cllr Adam Langleben	Ladywell Pop-up Village: Using Modern Methods of Construction to tackle temporary accommodation The council currently has an overspend on expensive temporary accommodation for homeless households. In order to try and reduce the council's spend in this area I ask the committee to look at LB Lewisham's Ladywell Pop-up Village project that utilises a vacant site earmarked for regeneration for temporary accommodation for 96 people for up to 4 years. The project uses fastbuild modular architecture with off-site construction delivering 24 homes and 8 units for commercial and civic use. The units are de-mountable and can be re-used on other sites in different configurations as needed. LB Lewisham believe the project will deliver a reduction in their spend on temporary accommodation. I ask that the committee receive a briefing on this project in order to assess whether LB Barnet could do something similar.
Cllr Ross Houston	Local Lettings Policy To ask the Housing Committee to consider introducing a local lettings policy to ensure that local people benefit first and foremost from local regeneration and the council's plans for developing new homes. As part of this request I ask that the committee look at best practice from other London boroughs, in particular LB Islington where local residents on any council estate that is being regenerated or where infill development is taking place are offered any new homes being built there first, based on need through their housing allocations scheme. In subsequent rounds once housing need is filled, new homes will be reserved for other local residents living on the estate who wish to move to a new property of the same size. After that remaining homes are let according to the council's housing allocations policy. see: http://www.islington.gov.uk/publicrecords/library/Housing/Information/Guidance/2012-2013/(2013-03-28)-Local-lettings.pdf
Cllr Kath McGuirk	Affordable home ownership To ask for a report to come to the next Housing Committee setting out what affordable home ownership products are available for residents in Barnet, and assessing their

	affordability for the different household income levels in the Borough.
Cllr Tim Roberts	<p>Brent Cross North</p> <p>To ask for the Housing Committee to be given an update on the progress of the Brent Cross North development in relation to the housing element. Please could the update include details of the project timelines, and how the project will feed in to the council's affordable housing strategy.</p>

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.

	<h2>Housing Committee</h2> <h3>27 June 2016</h3>
<p style="text-align: right;">Title</p>	<p>Delegation of Part VII Housing Act 1996 function</p>
<p style="text-align: right;">Report of</p>	<p>Commissioning Director, Growth and Development</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>None</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Chloe Horner, Commissioning Lead- Housing, chloe.horner@barnet.gov.uk, 020 8359 4775</p>

Summary

The Council has delegated numerous Part VII Housing Act functions to Barnet Homes. At periods of high demand, such as when there is large scale rehousing of non-secure tenants from regeneration estates, it may be necessary to provide extra capacity for certain tasks. This report seeks authorisation to additionally delegate the homelessness review function under Section 202 of the Housing Act 1996 to RMG Limited (Residential Management Group).

Section 202 reviews require extensive knowledge of homelessness legislation and case law. Engaging the services of a specialist organisation will assist in meeting the statutory timescale to complete the reviews.

Recommendations

1. **The Committee approve the contracting out of Section 202 reviews to RMG Limited.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The Council created Barnet Homes, as an Arm's Length Management Organisation (ALMO), to manage the Council's housing stock and deliver the Decent Homes Programme in 2004. A new Management Agreement for Barnet Homes to deliver a range of housing services, including homelessness and allocations, was implemented in April 2016 following a review and challenge process.
- 1.2 The Management Agreement sets out the services that are delegated to Barnet Homes. These include statutory Council duties such as those related to homelessness. This includes making decisions on applications made under the Housing Act 1996 Part VII.
- 1.3 In recent times, due to increasing demand generally, but also because of planned regeneration programmes from time to time, there is greater demand and resources required to complete homelessness review decisions under Section 202 of the Housing Act 1996 within the statutory time scales.
- 1.4 Barnet Homes has considered various options to meet the increased demand and maintain performance in meeting the statutory time scale; including recruiting extra specialist staff and offering additional pay for conducting reviews to existing experienced officers. These options have not been successful and there continue to be issues of capacity at times of high demand.
- 1.5 There are few external providers of the reviews service, with only two that the Council is aware of: Homeless Reviews Limited and RMG Limited. The latter provides the housing options service for Westminster City Council and Barnet Homes has requested authorisation to appoint RMG Limited.
- 1.6 If the recommendation in this report is approved, the Council and Barnet Homes will enter into a Service Level Agreement with RMG Ltd and ensure that all financial and contractual obligations are met.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The function of conducting Section 202 reviews under the Act can be carried out by other persons as authorised by the authority whose function it is.
- 2.2 There has been a significant increase in the reviews case load since January 2015 as a result of rehousing non-secure tenants from regeneration estates. This has resulted in an increase in appeals relating to the suitability of accommodation that has been offered in the rehousing process. The case load has increased and Barnet Homes has been struggling to meet the target. Increasing capacity through the use of a specialist appeals company will ensure that performance can be maintained.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 One option is to do nothing and to not contract out Section 202 reviews to RMG Limited but this would mean that it is difficult to maintain standards of service at times of high demand and in particular make it difficult for the Council to meet its statutory targets. This option is not recommended.
- 3.2 The reviews function is currently staffed by one experienced officer who is able to manage the reviews and appeals workload during periods of normal demand. It is evident however that the current resource is not sufficient during peaks in such work, such as when there is high activity with rehousing, which is on-going over the next five years with the regeneration of Barnet's housing estates.
- 3.3 The reviews and appeals function is very specialist and requires someone that has an in depth knowledge of homelessness law and has the ability to see the wider impact of their decisions on the council. The skill set requires not only knowledge but also a fine eye for detail and excellent written and verbal skills which are not readily available in the market place. Barnet Homes has tried to recruit through a specialist agency and has offered additional pay for conducting reviews to experienced officers in Housing Options. However, this has not proved successful and this option is therefore not recommended.

4. POST DECISION IMPLEMENTATION

- 4.1 The Council and Barnet Homes will enter into a contract/Service Level Agreement with RMG Limited to conduct reviews under Section 202, Part VII Housing Act 1996, specifying procedure and setting out performance levels and targets. These will be monitored to ensure that they are fit for purpose.
- 4.2 The requirement for extra capacity will be reviewed on an annual basis.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Council's Corporate Plan for 2015 to 2020 sets out the borough's priorities based on the core principles of fairness, responsibility and opportunity to make sure Barnet is a place where "responsibility is shared fairly" and "where services are delivered efficiently to get value for money for the taxpayer". Contracting out Section 202 reviews will ensure that reviews are delivered efficiently, even at times of high demand, and within the statutory timescale.
- 5.1.2 In addition the contracting out supports the Council's Housing Strategy 2015 to 2020 priorities to "provide effective and efficient housing services" and "early intervention and homelessness prevention".

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

- 5.2.1 Section 202 reviews will be funded on a review by review basis and in accordance with the terms and conditions set out in a Service Level Agreement between the Council, Barnet Homes and RMG Ltd. Costs to the Council will be met from the existing Management Fee paid to Barnet Homes.

There are no further resource implications for the Council.

- 5.2.2 There are few providers of the reviews service and Barnet Homes is only aware of two providers operating within the local area. One of these providers is not considered by Barnet Homes to have the requisite skills to undertake the work. RMG Limited is considered to offer a quality service and already provide similar services to Westminster City Council, the London Boroughs of Lambeth, Islington, Redbridge and Newham and St Albans City Council. The reviews will be funded out of the management fee paid to Barnet Homes and paid for on a case by case basis. The total value of this contract is deemed to be less than £10,000 and as such, in accordance with the Council's Contract Procedure Rules, the Council is required to use a reasonable means of selection. As this service is funded from the existing budget for Barnet Homes and it is a specialised area with limited competition, it is proposed to proceed on the basis of a single tender action.

5.3 Social Value

- 5.3.1 The Council and Barnet Homes considered social value considerations when identifying the requirements for the contracting out of homelessness reviews and appeals and there were no social value issues identified.

5.4 Legal and Constitutional References

- 5.4.1 The Local Authorities (Contracting Out of Allocation of Housing and Homelessness Functions) Order 1996 enables the authority to contract out the Section 202 review function. Regulation 3 of the Order states:

'Contracting out of homelessness function

Any function of an authority which is conferred by or under Part VII of the Act (homelessness) ..., except one which is listed in Schedule 2 to this Order, may be exercised by, or by employees of, such person (if any) as may be authorised in that behalf by the authority whose function it is'.

- 5.4.2 The Council's Constitution, Part 3 Responsibility for Functions, Appendix A sets out the terms of reference for the Housing Committee which include specific responsibilities for the Housing Strategy (incorporating Homelessness Strategy), working with Barnet Homes, RSLs and social housing providers to ensure the optimum provision of housing and associated facilities for those who require social housing, and to authorise procurement activity within the remit of the Committee and any acceptance of variations or extensions if within budget in accordance with the responsibilities and thresholds set out in the Contract Procedure Rules.
- 5.4.3 Paragraphs 8.2 and 9 of the Council's Contract Procedure Rules set out the relevant requirements and method to enter in to a contract valued at up to £10,000.

5.5 Risk Management

- 5.5.1 The review function is a specialist area and requires an in-depth understanding of homelessness law. Appeals that arise out of review decisions, or delays in completing these, can be significant, including expensive legal costs and potential reputational damage. It is therefore

important that the Council secures suitably qualified people to carry out homelessness reviews.

5.5.2 It will be essential that the contract and performance is monitored and managed to ensure that reviews are completed satisfactorily and that statutory targets are met.

5.6 Equalities and Diversity

5.6.1 The Equality Act 2010 sets out the Public Sector Equality Duty which requires public authorities **to have due regard** to the need to:

- eliminate discrimination, harassment, victimisation and other conduct prohibited by the Act,
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not,
- foster good relations between persons who share a relevant protected characteristic and persons who do not.

5.6.2 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

5.6.3 Homeless households are generally more diverse and deprived than the population as a whole. They are more likely to be younger, from a diverse range of backgrounds, and single families with children. It is not considered that the decision sought in this report would result in any adverse impact to any of the protected groups.

5.7 Consultation and Engagement

5.7.1 No specific consultation and engagement has been required for this report.


5.8 Insight

5.8.1 No insight data has been used in this report.

6 BACKGROUND PAPERS

6.1 Housing Committee Housing Committee 29 June 2015, decision item 9- Commissioning and delivery of housing services and management of the Barnet housing stock.

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=8264&Ver=4>

	<p>Housing Committee</p> <p>27 June 2016</p>
<p>Title</p>	<p>Temporary Accommodation Placements and Procurement Policies</p>
<p>Report of</p>	<p>Commissioning Director, Growth and Development</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>No</p>
<p>Enclosures</p>	<p>Appendix 1- Temporary Accommodation Placements Policy Appendix 2-Temporary Accommodation Procurement Policy</p>
<p>Officer Contact Details</p>	<p>Kate Laffan, Assistant Director, Housing Options, Barnet Homes. kate.laffan@barnethomes.org, 020 8359 4829</p>

<p>Summary</p>
<p>This report outlines proposals to introduce a temporary accommodation placements policy and a temporary accommodation procurement policy to assist the Council in making decisions about procuring and placing homeless households into affordable temporary accommodation.</p>
<p>The Supreme Court judgement on <i>Nzolameso v City of Westminster</i> recommended that local authorities produce and publish policies on allocating and procuring temporary accommodation. A placements policy has been in place since 2013 and this has been updated to include the <i>Nzolameso</i> case. This report will ensure that the Council meets the requirements set out in this judgement and will formalise our current practice.</p>

Recommendations

1. That the Housing Committee approves the introduction of the temporary accommodation placements policy as set out in Appendix 1 of this report.
2. That the Housing Committee approves the introduction of the temporary accommodation procurement policy as set out in Appendix 2 of this report
3. That the Committee agree that the temporary accommodation placements policy should be published as a separate document from the Council's Housing Allocations Scheme.
4. That the Committee agree that the temporary accommodation procurement policy policies should be published as a separate document from the Council's Housing Allocations Scheme
5. That approval for any future minor amendments to these policies is delegated to the Commissioning Director for Growth and Development and in consultation with the Chairman of the Housing Committee.

1. WHY THIS REPORT IS NEEDED

- 1.1 Affordable in-borough temporary accommodation has become increasingly scarce which means that the Council has to consider procuring accommodation and placing homeless households into more affordable locations outside of the borough.
- 1.2 A snapshot of the number of units affordable to the Council at Local Housing Allowance (LHA) rates on Rightmove has fallen from 5.6% in September 2014 to 1.4% in February 2016. Let2barnet both sources properties for homeless applicants in the private sector, whilst also providing incentives for households who have found their own accommodation. The number of people finding their own accommodation has reduced. 54% of Let2Barnet customers found their own accommodation in 2013/14. This has reduced to 21%.
- 1.3 Consequently Barnet Council places households into temporary accommodation outside the borough. In order to determine suitability of accommodation, the local authority is required to have regard to the needs of the household and to safeguard the welfare of any children. Failure to meet these requirements brings the risk of costly legal challenge resulting in court orders requiring specific placements and compensation.
- 1.4 The Supreme Court judgement on *Nzolameso v City of Westminster* recommended that local authorities produce, approve and publish policies on allocating and procuring temporary accommodation.
- 1.5 Ms Nzolameso a single mother of 5 children had lived in London since 2000 in the Private Rented Sector (PRS). Ms Nzolameso was benefit capped in 2012

and consequently unable to afford her rent. She was evicted in 2012. Ms Nzolameso made a homelessness application to Westminster Council and was found to be unintentionally homeless. She was offered a 5 bedroom property in Milton Keynes due to the shortage of affordable accommodation in Westminster. Ms Nzolameso rejected the offer as it was too far from her children's school, her GP and support network.

- 1.6 The Supreme Court quashed the Council's decision stating that the Council had not made necessary enquiries into the practicalities of moving school, whether school places were available, and the implication of Ms Nzolameso's medical conditions.
- 1.7 The Supreme Court Judgement stated that local authorities are obliged to:
 - "Secure accommodation within their district, in so far as is reasonably practicable"
 - "Secure accommodation that is as close as possible to where they were previously living".
- 1.8 The Housing Committee is therefore requested to approve the temporary accommodation placements policy (Appendix 1) and procurement policy (Appendix 2).

2. REASONS FOR RECOMMENDATIONS

- 2.1 The introduction of these policies will help the Council meet the recommendations of the Supreme Court.
- 2.2 These policies will give greater transparency in decision making and will provide guidelines to officers procuring and allocating temporary accommodation. This will ensure that decisions to place households in temporary accommodation are more robust and resistant to challenge. It will ensure that the Council takes all reasonable steps to procure accommodation and place households in accommodation in locations that are affordable and take full account of a household's specific needs, including those of any dependent children.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Without these temporary accommodation policies in place Barnet Council will remain open to costly and time-consuming legal challenges. Therefore it is not recommended that the Council proceeds without implementing the temporary accommodation placements and procurement policies.

4. POST DECISION IMPLEMENTATION

- 4.1 The temporary accommodation placement and procurement policies will be implemented with immediate effect once a decision has been made.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The temporary accommodation policies ensure officers make robust decisions and mitigate against the risk of greater legal costs and having to provide more costly in-borough temporary accommodation. This aligns with the Council's Corporate Plan:

- Where services are delivered efficiently to get value for money for the taxpayer.

5.1.2 The policies also support the London Borough of Barnet's Housing Strategy 2015-2025 that aims to:

- Provide suitable housing for vulnerable people by providing appropriate housing for homeless households.
- Deliver efficient and effective services by ensuring that the procurement of temporary accommodation is as effective as possible.

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

5.2.1 There are no direct additional resource implications presented by the recommendations.

5.2.2 Properties are procured in line with Barnet Homes' procurement rules and consistent with Barnet Homes' Management Agreement.

5.2.3 The average net cost to the Council of a 2 bedroom temporary accommodation in-borough is £2,117pa, whereas an out-of-borough 2 bedroom accommodation has an average net cost to the Council of £1,286pa. Making greater use of out-of-borough accommodation will therefore be of financial benefit to the Council and help to manage General Fund homelessness pressures. In the financial year 2015/16 an overspend of £0.213m resulted despite additional funding of £0.584m being provided.

5.3 Social Value

5.3.1 Having consideration to the Public Services (Social Value) Act 2013, there are no specific social values considerations arising from these policies.

5.4 Legal and Constitutional References

5.4.1 The Supreme Court Judgement on *Nzolameso v City of Westminster* (2015) recommended that local authorities produce and publish policies on allocating and procuring temporary accommodation. The Court also recommended the policies should be up to date and should be democratically approved by members.

5.4.2 Constitution, Part 3, Responsibility for Functions, Appendix A sets out the terms of reference of the Housing Committee. This includes Housing Strategy (Incorporating Homelessness Strategy) and working with Barnet Homes to

ensure the optimum provision of housing and associated facilities for those who require social housing.

5.5 Risk Management

- 5.5.1 The policies will provide robust guidelines to Barnet Homes for procuring and allocating temporary accommodation
- 5.5.2 The policies will help ensure decisions are properly evidenced and therefore more robust and resistant to challenge. Without these temporary accommodation policies in place Barnet Homes will remain open to costly and time-consuming legal challenges.
- 5.5.3 Appeals officers can review decisions made with reference to these published policies to decide if decisions meet with the authorities obligations.
- 5.5.4 Affordability is a key element of suitability; accommodation will not be suitable unless it is affordable a snapshot of the number of units affordable at Local Housing Allowance (LHA) rates on Rightmove shows that the availability of affordable units has remained low: 5.6% of units in September 2014 and 1.4% in February 2016. Barnet Council therefore relies heavily on less expensive out-of-borough placements to help meet demand. These policies will ensure the Council complies with the requirements of the Supreme Court decision, for example, that consideration is given to the impacts of moving on access to health care or a child's schooling. This will help increase the robustness of decisions made, therefore reducing the financial risk of having to provide a greater volume of expensive in-borough temporary accommodation.

5.6 Equalities and Diversity

- 5.6.1 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
- 5.6.2 Analysis of data has shown that women and members of Barnet's black and minority ethnic communities are over represented among those living in temporary accommodation. Of those in temporary accommodation the main applicant is female in 65% of households, and consequently single parent households are predominantly female lead. Over 70% of households in temporary accommodation are from non-white households, compared to around 40% of the Borough's population as a whole.
- 5.6.3 It is not expected that these groups will be adversely affected by implementing the temporary accommodation policies set out in this report. However the impact will be monitored to ensure that these groups are not adversely affected.

- 5.6.4 The policies will enable the Council to make appropriate decisions on placing households who have protected characteristics, particularly women and lone parents who are more likely to be women, fairly and in accordance with their specific requirements. It will also ensure that the Council can meet its obligations under the Children's Act 2004, for example, ensuring that children can still access their education even if they are moved outside of the borough.
- 5.6.5 All units of accommodation that is procured through the temporary accommodation procurement policy will meet minimum standards and in placing households into accommodation out of the borough the Council will consider the needs of protected groups.
- 5.6.6 The allocation to different types of temporary accommodation will also be more transparent as a result of implementing the temporary accommodation placements policy.

5.7 Consultation and Engagement

- 5.7.1 The placements policy was originally introduced in 2013 after extensive consultation. These updates are required to the existing policy as a result of a Supreme Court judgement.

5.8 Insight

- 5.8.1 None

6.0 BACKGROUND PAPERS

- 6.1 None

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**London Borough of Barnet
Temporary Accommodation Placement Policy**

Version Control

Item	Reason for Change	Version	Author	Date
1.				
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Last Review Date:	March 2016	Next Review Date:	April 2017
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1. Overview

- 1.1 This Policy will provide a framework for the fair allocation of suitable temporary accommodation within and outside of the London Borough of Barnet. This policy applies to the allocation of temporary accommodation secured under Part VII of the Housing Act 1996.
- 1.2 Whilst all accommodation we provide is self-contained, there is an insufficient supply of affordable, local, temporary accommodation. Temporary accommodation may therefore be;
- In borough, out-of-borough or out-of-London
 - Short term or long term
- 1.3 Taking into account all known and relevant facts relating to the household, including dependent children, officers will endeavour to place all households within or as close as possible to the London Borough of Barnet. This policy outlines which households will have priority for the differing units of accommodation that become available.
- 1.4 This policy does not prevent a household from considering other housing options, including asking the Council for advice, support and assistance in relocating to more settled accommodation or making their own accommodation arrangements.

2. Prioritisation

- 2.1 If the local authority has a duty to secure accommodation, an assessment will be carried out to determine the requirements of the household including the children. The assessment will determine whether the household has:
- Priority to be located in the London Borough of Barnet
 - Priority to be located close to the London Borough of Barnet
 - No priority to be located either within or close to the London Borough of Barnet
- 2.2 The award of an 'In-borough' or 'Close to Borough' location priority does not guarantee the provision of temporary accommodation within those areas, rather priority for such accommodation should it be available and suitable for the needs of the household.
- 2.3 Where the household is in receipt of welfare benefits, this may place additional constraints on the availability of affordable accommodation, including constraints on its type and location.
- 2.4 In accordance with the Children's Act the Council will have due regard to the principal needs of any children in the household, and the need to safeguard and promote the children's welfare. In particular, regard will be had to any disruption to

schools and education, medical care, social work, other key services and other support.

2.5 The Council will have due regard to matters concerning public safeguarding and protection and will work with all relevant organisations to ensure the suitability of accommodation.

2.6 The Council will have due regard to the Equality Act 2010 in ensuring that the needs of households with protected characteristics are met in determining the location of the temporary accommodation.

3. Priority for accommodation within the borough

3.1 Priority for available in-borough accommodation will be given to certain households who the Council has assessed as having a particular need to be housed within the London Borough of Barnet. Households who satisfy one or more of the following criteria will be considered as having a priority for accommodation within the London Borough of Barnet:

- Those who are receiving treatment for a physical or mental health condition from a specialist hospital unit which cannot be transferred to another NHS service or where they are at a critical point in their treatment.
- Children subject to a Child Protection Plan in the London Borough of Barnet which cannot be transferred to another local authority without causing serious detriment to a child's welfare.
- Children subject to a Statement of Special Educational Needs in the London Borough of Barnet which cannot be transferred to another local authority without causing serious detriment to the child's welfare.
- In accordance with the criteria set out within the Allocation Scheme, those who have a longstanding arrangement to provide essential care to another resident of the London Borough of Barnet who is not part of the household.
- Other circumstances which demonstrate an exceptional need which cannot be met outside of the London Borough of Barnet.

3.2 An 'In-borough' priority does not guarantee an in-borough placement, but should suitable and affordable accommodation be available within that area, it does give that household priority over others without this assessed priority.

4. Priority for accommodation close to the borough

4.1 'Close to Borough' priority is defined as priority for accommodation located within a specific travelling distance of the London Borough of Barnet by public transport.

4.2 Applicants or their household members to be housed with them who satisfy one or more of the following criteria will qualify for 'Close to Borough' priority:

- Those who are continuously employed within the London Borough of Barnet for 16 hours or more per week in a role which cannot be transferred to another area. Wherever practicable the Local Authority will seek to place such households within 90 minutes travelling distance by public transport from their place of employment which is in accordance with the DWP guidelines on reasonable travelling times for employment
- Women who are on maternity leave from employment and meet the above criteria will also be prioritised for placements close to the London Borough of Barnet. Wherever practicable the Local Authority will seek to place such households within 90 minutes travelling distance by public transport from their place of employment.
- Children who are enrolled in GCSE, AS, or A level courses in the London Borough of Barnet, with public exams to be taken within the current or next academic year. Wherever practicable the Local Authority will seek to place such households within 75 minutes journey time to and from school using public transport, this is in accordance with timescales recommended by the Department for Education for children of secondary school age.
- Other exceptional circumstances, where applicants demonstrate an exceptional need to be housed close to the London Borough of Barnet.

4.3 Such priority does not guarantee a placement within the suggested travelling distance of the London Borough of Barnet by public transport, but should suitable and affordable accommodation be available within that area, it does give the household priority over others without that assessed priority.

5. No priority for accommodation within or close to the borough

5.1 Applicants who meet none of the 'In-borough' or 'Close to Borough' criteria may be offered properties further afield than 90 minutes travelling distance of the London Borough of Barnet by public transport, when no suitable property is available within these areas.

6. Priority for long term temporary accommodation

6.1 Long term temporary accommodation is accommodation provided or managed by the Council, a Registered Provider or private company on behalf of the Council.

6.2 Priority will be given to households who;

- Have been accepted as requiring assistance in accordance with s.193 of the Housing Act 1996
- Have other exceptional circumstances that the Council considers appropriate to be offered long term temporary accommodation

6.3 Short term temporary accommodation is accommodation managed by a private company and paid for on a nightly basis. This type of accommodation will normally

be given to households who have been accepted as requiring assistance in accordance with s.188 of the Housing Act 1996.

7. Multiple priorities

- 7.1 Where there are multiple priorities identified i.e. where there are conflicting schooling, medical and employment needs it will be determined by the Council as to which priority it chooses to give weight to in the event that not all needs can be met.

8. Move on from temporary accommodation

- 8.1 Where the Council determines that a placement does not meet the legally defined standards of suitability as a result of incorrect information from the temporary accommodation provider at the time of placement, through a change of circumstances or through the production of new information it will seek to make an urgent offer of alternative accommodation as soon as one that is suitable and affordable becomes available.
- 8.2 Where the Council determines that a placement does meet the legally defined standards of suitability but considers that an alternative offer of accommodation would better meet the needs of the applicant and their household it will seek to make an offer of alternative accommodation. Such an offer will only be made in the event that a property which is suitable and affordable becomes available and which is not required for a household who have been assessed to have a more urgent need for the placement.

9. Notification of placements outside Barnet

- 9.1 Where a placement is made outside Barnet, notification will be made in accordance with s.208 of the Housing Act 1996 to the host borough.

10. Monitoring

- 10.1 The Council continuously monitors the numbers in temporary accommodation to help ensure that budgetary pressures can be monitored and reported upon and that data regarding housing needs can be used to procure appropriate temporary accommodation. Monitoring will include data regarding the protected characteristics of households and where they are placed.

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**London Borough of Barnet
Temporary Accommodation Procurement Policy**

Version Control

Item	Reason for Change	Version	Author	Date
1.				
2.				
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Last Review Date:	Jan 2016	Next Review Date:	April 2017
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1. Introduction

- 1.1 This document sets out the Council's policy for the acquisition of suitable privately owned properties for use as temporary accommodation for households towards whom a duty to secure accommodation has been accepted or have been accepted as requiring assistance under the Housing Act 1996.
- 1.2 This document should be read in conjunction with the London Borough of Barnet's Temporary Accommodation Placements Policy.
- 1.3 The Council does not have sufficient units of temporary accommodation (TA) within its own owned and managed stock, and as a result we depend on the supply of privately owned properties to meet our obligations to provide TA to homeless households. Changes to the local housing market and other factors largely outside the Council's control have made it increasingly difficult to obtain properties for use as TA in the borough and in surrounding areas that meet the standards that are required. This policy is intended to ensure that sufficient numbers of suitable properties are obtained for the anticipated demand for TA in the ensuing twelve months. The policy, and associated demand projections, will be reviewed every year.

2. Key principles

- 2.1 The approach of Barnet Homes to the acquisition of suitable properties is informed by the following key principles:
 - The objective of Barnet Homes is to procure sufficient units of TA to meet the anticipated demand for properties in each financial year.
 - Where possible these units will be in the borough of Barnet, however Barnet Homes may acquire properties in a range of other locations where it appears the supply of units in the borough will not be sufficient for the anticipated demand.
 - Where there is a shortfall in the number of 'in-borough' units, the TA Placements policy will be applied to determine which households are offered those units, and which households will be offered properties in other locations
 - In addressing the shortfall, Barnet Homes will endeavour to acquire units in boroughs and which are close to the borough in order to minimise as far as possible the distance between the borough itself and the location of TA being offered to households who cannot be accommodated within the borough. These 'nearby boroughs' are; Brent, Camden, Enfield, Haringey, Harrow and Hertsmere.
 - Where the demand for accommodation is such that it is unlikely to be possible to acquire sufficient properties for all homeless households in Barnet and in nearby boroughs, Barnet Homes may acquire properties in other locations, which can be offered to homeless households applying the approach set out in the TA Placements Policy
 - In making decisions on the acquisition of properties for TA, Barnet Homes may take into account the resources available for the provision of TA, the difficulties of procuring sufficient units of TA at affordable prices in the borough, and the practicalities of acquiring accommodation in nearby areas.

3. Temporary accommodation provision

- 3.1 Barnet Homes currently provides as much TA as possible using properties which are already owned by the Council. These include a number of self-contained hostels and vacant general needs units on regeneration estates. There are currently approximately 1,000 of both of these types of properties available. This number is likely to reduce gradually as the regeneration scheme progresses and properties are required to be decanted for demolition.
- 3.2 In January 2016 the number of households in TA stood at over 2,900. It is therefore essential that privately owned properties are used as part of the TA 'portfolio' in order to fulfil the Council's duties.
- 3.3 Barnet Homes currently acquires privately owned properties in the context of a Framework Agreement which appoints 'preferred suppliers' to negotiate with property owners and make properties available to Barnet Homes under the Framework.
- 3.4 Barnet Homes also sources from private landlords and secured under lease for use as long-term TA.

4. Anticipated demand for temporary accommodation

- 4.1 The number of households requiring TA is unlikely to reduce significantly in the coming year for a range of reasons, including the limited supply of secure accommodation and the continuing high level of homeless presentations by households with a local connection to the borough. At least 2,900 properties are likely to be required at any given point, with some seasonal variations but a general requirement of around that figure or higher. Some properties currently in use are also likely to be handed back to their owners during the year, creating an additional requirement of as many as 150 properties in addition to the numbers needed for newly homeless households. Between April 2015 and January 2016 there were 750 units of TA sourced to meet demand an average of 17 new properties each week.
- 4.2 Barnet, being the most populous London Borough, is expecting to see a population increase of 83,000 over the next 30 years, adding further inflationary pressures to the PRS housing market in Barnet. Further, the availability of affordable supply in Barnet is restricted, partially owing to the borough being situated in a Broad Rental Market Area (BRMA) that includes a number of more affordable places to live, including Enfield and Haringey. This has led to increasing numbers of households approaching Barnet Homes for assistance due to their inability to access the private sector market.
- 4.2 Given this level of demand it is certain that Barnet Homes will not be able to meet the need for TA using only properties within the borough. There are also 3 very severe challenges in acquiring properties in nearby boroughs, most of which are experiencing steeply rising property prices, increasing private sector rents, fierce competition for supply and other trends, the effect of which is to reduce the number of properties in the borough or in nearby boroughs which may become available for use as TA.
- 4.3 The procurement policy for 2016/17 assumes that it will be necessary to procure properties in a range of locations beyond the borough itself and the surrounding area. All properties procured under the policy will be as close to the borough as is reasonably practicable, given the financial constraints within Barnet Homes operates and the practical difficulties which can prevent units being procured in Barnet or nearby boroughs.

5. Instructions to suppliers

- 5.1 Much of the procurement of individual properties is vested in the managing agents working on Barnet Homes behalf. Barnet Homes must ensure that the suppliers meet the quality of TA required as well as the regulatory standards. Barnet Homes must ensure that suppliers are compliant with the Temporary Accommodation Procurement policy and Barnet Homes Managing Agents Guidelines.
- 5.2 The decision whether to use a particular property which is being offered by a supplier is made by Barnet Homes, and must be informed by applying the key principles of the Temporary Accommodation Procurement policy.
- 5.3 The managing agents who procure TA on Barnet Homes' behalf are aware of the standard of accommodation required by the Council and of the Temporary Accommodation Procurement policy.
- 5.4 All managing agents are under a standing instruction to procure as many properties as possible in the borough; to procure properties in nearby boroughs wherever possible; and to procure properties as close to the borough as possible when considering other areas.
- 5.5 Where it may be possible for suppliers to deliver cost-effective arrangements for TA in other areas, managers in Barnet Homes are authorised to approve these arrangements where it appears clear that
- On the basis of trends in supply and demand Barnet Homes cannot be confident of comprehensively meeting its obligations to homeless households using only the properties likely to be acquired in the borough and in nearby areas, and
 - It is likely there will also be a shortfall in the number of available units located in areas between the borough and nearby areas and the location of the potential acquisition and
 - The properties in question meet the physical standards set out in Barnet Homes Managing Agents Guidelines, and
 - The properties being offered represent good value for money when considered in the context of the Council's overall expenditure on TA.
- 5.6 Where units are acquired in other areas by applying the above criteria, the Temporary Accommodation Placements Policy will be applied in the process of matching each individual property to a homeless household. Each property will only be offered to an applicant when Barnet Homes has satisfied itself that it is suitable for the homeless household, taking into account the household's individual circumstances and the characteristics of the property.

6. Process for acquisitions

- 6.1 The process by which individual properties are offered to Barnet Homes by suppliers, and the property standards required, are set out in Barnet Homes Managing Agents Guidelines for TA procured under the Framework Agreement.

- 6.2 Before agreeing to the use of a specific unit, officers in Barnet Homes are responsible for ensuring that the acquisitions process in Barnet Homes Managing Agents Guidelines has been followed, and that the acquisition of the unit is consistent with the principles of the Temporary Accommodation Procurement Policy as set out above.
- 6.3 Where there are not likely to be sufficient units in the borough and nearby boroughs to meet demand, officers in Barnet Homes can authorise the acquisition of properties elsewhere in order that it will be possible to meet the Council's obligations.
- 6.4 When properties have been acquired Barnet Homes will go on to consider which households should be offered them, applying the Temporary Accommodation Placements Policy.


7. Financial considerations

- 7.1 The difficulties experienced by Barnet Homes in procuring TA in the borough and in nearby boroughs are largely related to the wider housing market and the availability to owners and landlords of other options which are more financially attractive (including letting properties to households not dependent on Housing Benefit). In light of this Barnet Homes keeps under review the rates paid and other financial incentives it offers to managing agents and property owners, and will implement increases in these incentives where there is a business case for doing so.
- 7.2 Barnet Homes is obliged to provide services within the budgetary limits set by the Council, and to seek value for money in all its dealings with third parties. For these reasons it is not possible for the Council to pay 'market rents' for properties in the borough, or in any area, where to do so would create a severe financial imbalance between the maximum obtainable rent (based on the Housing Benefit subsidy arrangements for TA) and the amount payable to the agent or owner. In seeking to provide suitable accommodation in the borough or as close to it as possible, Barnet Homes cannot set aside its obligations to the Council Tax payer and other sources of funding. These considerations represent a significant impediment to obtaining as many units of TA in the borough or nearby as would be desirable to fulfil the principles of the Temporary Accommodation Placements Policy and the Temporary Accommodation Procurement Policy.
- 7.3 Barnet Homes and the suppliers with whom it works in partnership are committed to maximising the supply of properties in or near the borough for use as TA. The Temporary Accommodation Procurement Policy reflects this objective while taking account of the difficulties in procuring sufficient units of TA in the borough, and the practical and financial constraints in obtaining properties of a sufficiently high standard in nearby areas.
- 7.4 Barnet Homes also has regard to the right of homeless applicants to request a review of the suitability of any temporary accommodation provided to them under section 193 of the Housing Act 1996, and of the requirements of the Homelessness (Suitability of Accommodation) (England) Order 2012.

8. Standards in temporary accommodation

- 8.1 Barnet Homes is committed to ensuring that all properties acquired for use as TA, meet the Temporary Accommodation Management Guidelines and the Private Sector Leasing Property Standards.

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	<h2>Housing Committee</h2> <h3>27 June 2016</h3>
<p style="text-align: right;">Title</p>	<p>Effectiveness of the private landlords incentive scheme</p>
<p style="text-align: right;">Report of</p>	<p>Commissioning Director, Growth and Development</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix 1– Review of the Private Landlords Incentive Scheme</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Kate Laffan, Assistant Director, Housing Options, Barnet Homes. kate.laffan@barnethomes.org, 020 8359 4829</p>

Summary

The private sector landlord's incentive scheme has been in operation for almost four years now and has helped over 1,300 households find affordable homes. The private landlords incentive scheme is a vital tool in helping the Council prevent homelessness for those households who approach for assistance. Those eligible for assistance from the private landlord incentive scheme are those the Council would be expected to assist under the Housing Act 1996. These are households that are either homeless or threatened with homelessness and to whom the Council would otherwise provide temporary accommodation. The provision of alternative private rented sector supply provides better outcomes for both residents (in offering affordable and sustainable housing solutions) and the Council (through reducing reliance on more expensive temporary accommodation). With private sector supply, households supported through this scheme are given the opportunity to resettle and reduce dependency on the Council.

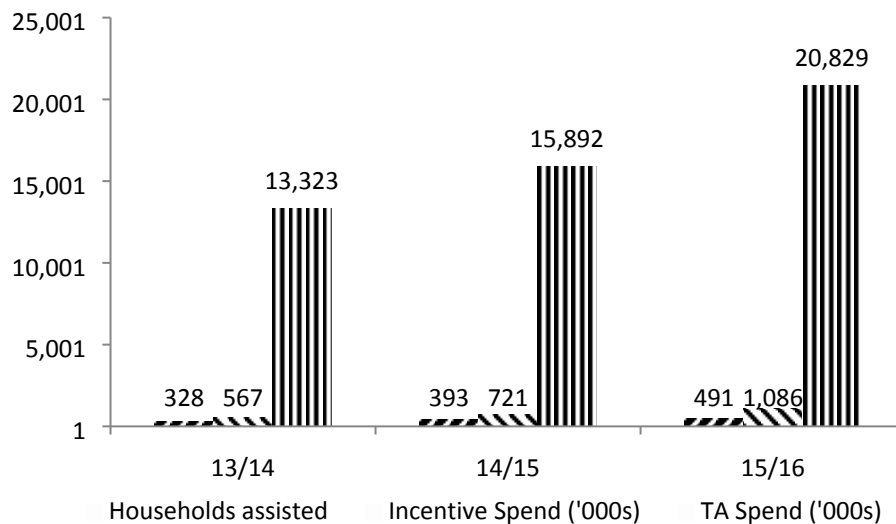
If there was no cash incentive scheme, according to current projections, the Council would have to house 2,000 more households in temporary accommodation by March 2020 at a net cost to the General Fund of £9.408mm per annum. This is much greater than the costs of providing the cash incentive scheme which are projected to be a total of £4.911 million.

Recommendations

1. That the Committee note the contents of the report and Appendix 1.

1. WHY THIS REPORT IS NEEDED

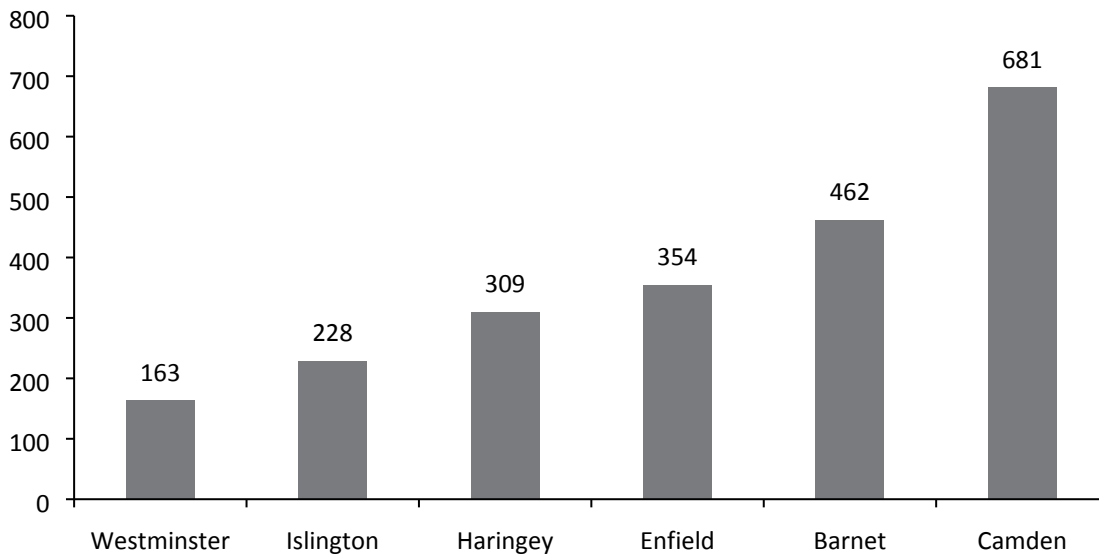
- 1.1 At the meeting of 29 June 2015, the Housing Committee resolved that a report be submitted to a future meeting on private rented sector landlord incentives, comparing Barnet on a 'like for like' basis with other similar boroughs. The review is provided in Appendix 1.
- 1.2 To help provide affordable alternative housing solutions for homeless households, Barnet Homes developed its' Let2Barnet service in 2012. The former rent deposit scheme service was re-modelled and external expertise brought in from the estate agency and sales industries to help overhaul the service.
- 1.3 Since the introduction of the private landlords' incentive scheme, the level of expenditure and the number of households assisted has increased in correlation. Whilst spend on incentives has almost doubled from £567,000 in 2013/14 to £1,086,000 in 2015/16, Temporary Accommodation spend has increased by £7.5 million (£13,323,000 to £20,829,000) in that time.



- 1.4 The service offered to landlords consists of a negotiated cash incentive payment to offset rent deposit and rent in advance requirements seen in the private market, and a personalised after care service to ensure tenancies are sustainable. Analysis has shown that after 12 months of living in Let2Barnet secured private rented sector accommodation only 2% of households assisted have subsequently gone into temporary accommodation.

1.5 Barnet is not alone in operating a private sector landlords incentive scheme to help meet homeless demand, and is competing against other boroughs who pay higher incentives to help applicants access private sector supply. Little information is shared by boroughs on how many households are assisted into the PRS. However, from the P1E prevention data an indication of this can be obtained. The 'Assisted to obtain alternative accommodation' P1E can include other schemes, though many of these are likely to be those assisted into the PRS. This data shows Barnet to be performing well against those in our sub-region.

P1E - Assisted to obtain alternative accommodation - 2014/15 (North London sub-region)



2. REASONS FOR RECOMMENDATIONS

2.1 The Committee is asked to note the contents of the review provided in Appendix 1 which explains the benefits of having a private landlord incentive scheme. These include providing additional affordable housing for homeless households and reducing the cost to the Council in terms of provision of more expensive temporary accommodation. The private sector lettings that are established through the incentive scheme are a key way in which the Council and Barnet Homes can help prevent homelessness and help households access the private rented sector.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 Not applicable.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The private sector landlord's incentive scheme aligns with the Council's Corporate Plan 2015 to 2020. Through increasing affordable housing options for homeless households and reducing dependency on the Council's homelessness services, the incentive scheme meets the Corporate Plan priorities:

- Where services are delivered efficiently to get value for money for the taxpayer.
- Where people are helped to help themselves, recognising that prevention is better than cure.

5.1.2 Preventing and tackling homelessness is a key priority in the Council's Housing Strategy 2015 to 2025. Operating a landlord incentive scheme increases access to the private rented sector for housing applicants who would otherwise be homeless and require temporary accommodation.

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

5.2.1 As described in Appendix 1, each household assisted through the cash incentive scheme would have likely otherwise been placed into temporary accommodation, placing significant further pressure on the Council's General Fund. The following table shows the estimated benefit of the cash incentive scheme:-

	2016/17	2017/18	2018/19	2019/20	Total
1. Number of private lettings with incentives	500	500	500	500	2,000
2. Annual Cost of private lettings with incentives (£'000s)	1,174	1,209	1,245	1,283	4,911
3. Equivalent TA demand met (all demand met by TA on an even basis throughout the year with a 2% incentive fail rate)	250	735	1,210	1,675	3,870
4. Equivalent TA demand cost (£2,397.20 ¹ pa net per unit multiplied by 3 above) (£'000s)	599	1,762	2,936	4,111	9,408
5. Cost avoidance (£'000s)	-575	553	1,691	2,828	4,497

5.2.2 If there was no cash incentive scheme, according to current projections, the Council would have to house 2,000 more households in temporary accommodation by March 2020 at a net cost to the General Fund of £9.408mm per annum. This is much greater than the costs of providing the cash incentive scheme which are projected to be a total of £4.911 million.

¹ average net cost of 2-bed unit secured through interim temporary accommodation providers, excluding any bad debt provision

Tenancy sustainment levels are high- only 2% of households placed in the PRS between April 2015 and February 2016 returned to temporary accommodation and required further assistance from us

5.2.3 All landlord incentive payments are made in accordance with the Barnet Homes financial and procurement regulations which meet the same standards as those set by the Council.

5.2.4 There are no other direct resources implications presented by the recommendation.

5.3 **Social Value**

5.3.1 Having consideration to the Public Services (Social Value) Act 2013, there are no specific social value considerations arising out of this report.

5.4 **Legal and Constitutional References**

5.4.1 The private landlord's incentive scheme helps households access private sector accommodation and enables the Council to meet its' prevention and homelessness duties under part 7 of the Housing Act 1996.

5.4.2 The Council's Constitution, Part 15, Responsibility for Functions, Appendix A sets out the terms of reference of the Housing Committee. This includes (amongst other responsibilities):

- Housing Strategy (Incorporating Homelessness Strategy);
- Working with Barnet Homes to ensure the optimum provision of housing and associated facilities for those who require social housing;
- Approving any non-statutory plan or strategy within the remit of the Committee that is not reserved to Full Council or Policy and Resources

5.5 **Risk Management**

5.5.1 This report seeks no decision from the Committee and the recommendation does not present any additional risks.

5.6 **Equalities and Diversity**

5.6.1 A full equalities impacts assessment was completed for the Council's overarching Housing Strategy and housing allocations scheme both of which have been reviewed by the Housing Committee. Those eligible for assistance from the private landlord incentive scheme are those that are either homeless or threatened with homelessness. These are households that the council would otherwise be expected to assist under the Housing Act 1996 and provide temporary accommodation. It is considered that the private landlord's

incentive scheme has a positive overall impact for all homeless applicants approaching the Council for assistance, increasing household's options in helping them access affordable private rented sector accommodation.

5.7 Consultation and Engagement

5.7.1 No consultation is required.

5.8 Insight

5.8.1 Not applicable.

6. BACKGROUND PAPERS

6.1 None.

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

1.0 Summary

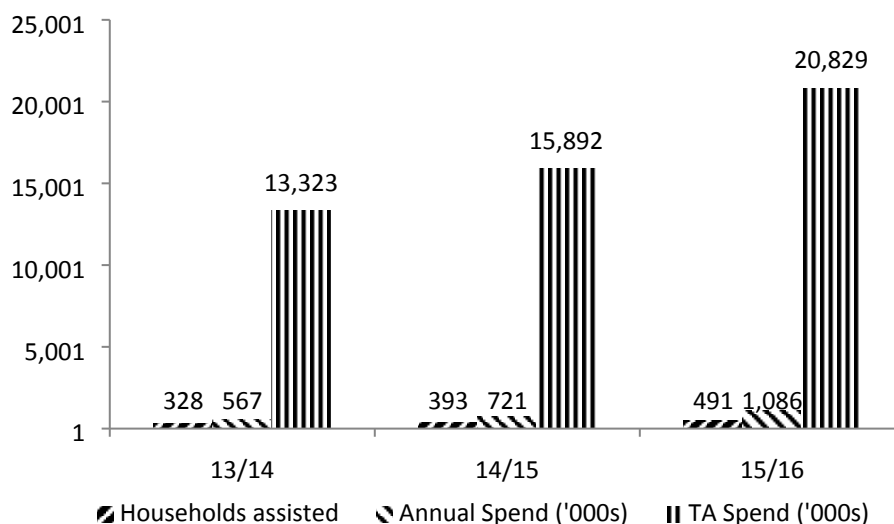
Barnet Homes developed its’ Let2Barnet service in 2012. The former rent deposit scheme service was re-modelled and external expertise brought in from the estate agency and sales industries to help overhaul the service.

The private sector landlords’ incentive scheme has been in operation for almost four years now. It has helped over 1,300 households find affordable homes. The private landlords incentive scheme is a vital tool in helping the Council prevent homelessness for those households who approach for assistance.

The provision of alternative private rented sector supply provides better outcomes for both residents (in offering affordable and sustainable housing solutions) and the Council (through reducing reliance on more expensive temporary accommodation). Households supported through this scheme are given the opportunity to resettle and reduce dependency on the Council.

2.0 The cost of delivering the private landlords incentive scheme

Since the incentive scheme was introduced, the level of incentive expenditure and the number of households assisted has increased against a background of growing temporary accommodation (TA) expenditure.



Whilst spend on incentives has almost doubled since 2013/14, TA spend has increased by £7.5 million in that time. It is therefore crucial that robust systems are in place to safeguard payments and protect against fraud. Barnet Homes has robust checks in place to guard against fraud. These include measures such as landlord verification, a comprehensive list of documents required from landlords, and a multi-level management authorisation of payments.

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

Effective marketing strategies coupled with private sector expertise have enabled the service to successfully house over 1,300 households since April 2013. This has provided better outcomes for both residents (in offering affordable and sustainable housing solutions) and the Council (through reducing reliance on more expensive temporary accommodation).

The service offered to landlords consists of a negotiated cash incentive payment to offset rent deposit and rent in advance requirements seen in the private market, and a personalised service which includes an after care service to help ensure tenancies are sustainable and retain landlord custom.

Barnet Homes has been successful in containing PRS incentive rate inflation despite PRS market rent inflation escalating. However, it is predicted that incentives will continue to rise over the coming years to keep pace with private sector rents and remain competitive. The predicted incentive inflation is expected to rise to an average cost of almost £2,600 by 2020/21.

Predicted incentive inflation (unit cost)

	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Ave Cost (£)	2,181	2,207	2,303	2,372	2,443	2,517	2,592

In 2015/16 the Council spent almost £1.1m on securing private rented accommodation. With this funding, Barnet Homes was able to help resettle almost 500 households at an average cost of around £2,200 per household.

Each household assisted through the cash incentive scheme would have likely otherwise been placed into temporary accommodation, placing significant further pressure on the Council’s General Fund. The following table shows the estimated benefit of the cash incentive scheme:-

	2016/17	2017/18	2018/19	2019/20	Total
1. Number of private lettings with incentives	500	500	500	500	2,000
2. Annual Cost of private lettings with incentives (£’000s)	1,174	1,209	1,245	1,283	4,911
3. Equivalent TA demand met (all demand met by TA on an even basis throughout the year with a 2% incentive fail rate)	250	735	1,210	1,675	3,870
4. Equivalent TA demand cost (£2,397.20 ¹ pa net per unit multiplied by 3 above) (£’000s)	599	1,762	2,936	4,111	9,408

¹ Average net cost of 2-bed unit secured through interim temporary accommodation providers, excluding any bad debt provision

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

5. Cost avoidance (£'000s)	-575	553	1,691	2,828	4,497
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The impact of the cash incentives is realised over the medium to long-term. For example, providing temporary accommodation will cost c£3,000 per annum for a 2-bed household (compared to the current average incentive rate of £2,600 for a 2 bed household through the incentive scheme), and this cost will be incurred each year the household remains in temporary accommodation. The graph above highlights the impact of meeting demand in year. If the cash incentive scheme were to cease, the General Fund would be shouldering the cost of housing 2,000 more households by March 2020 at a net cost of £4.68m per annum, compared to the benefits delivered through the cash incentive scheme which would mean that cost is significantly less at £0.78 million.

2.1 Benchmarking

Barnet is not alone in operating a private sector landlord’s incentive scheme to help meet homeless demand. Barnet is competing against other boroughs that are looking to procure within the region including within Barnet. Those boroughs are willing to pay higher incentives to help applicants access private sector supply. The table below indicates the level of incentives available in other boroughs in February 2016 for 2-bed properties.

Borough	Incentive Paid	Weekly LHA ²	Average PRS rent ³
Barnet	Up to £3,000 cash incentive and up to £4,500 for a 2 year AST	£255.34	£323.80
Brent	£4,000 cash incentive and up to £4,500 for a 2 year AST	£242.33	£346.15
Camden	£4,500 cash incentive (plus deposit bond if for 2 year AST)	£302.33	£480.00
Enfield	£3,000 cash incentive	£255.34	£288.46
Haringey	£4,000 cash incentive and a 4 week deposit bond	£255.34	£345.00
Harrow	£3,000 (£1,000 cash deposit plus £2,000 incentive)	£242.33	£298.85
Waltham Forest	£4,000 cash incentive	£229.58	£288.46
Watford	£3,500 cash incentive	£196.96	£265.38

Little information is shared by boroughs on how many households are assisted into the PRS. However, from the P1E prevention data an indication of this can be obtained.

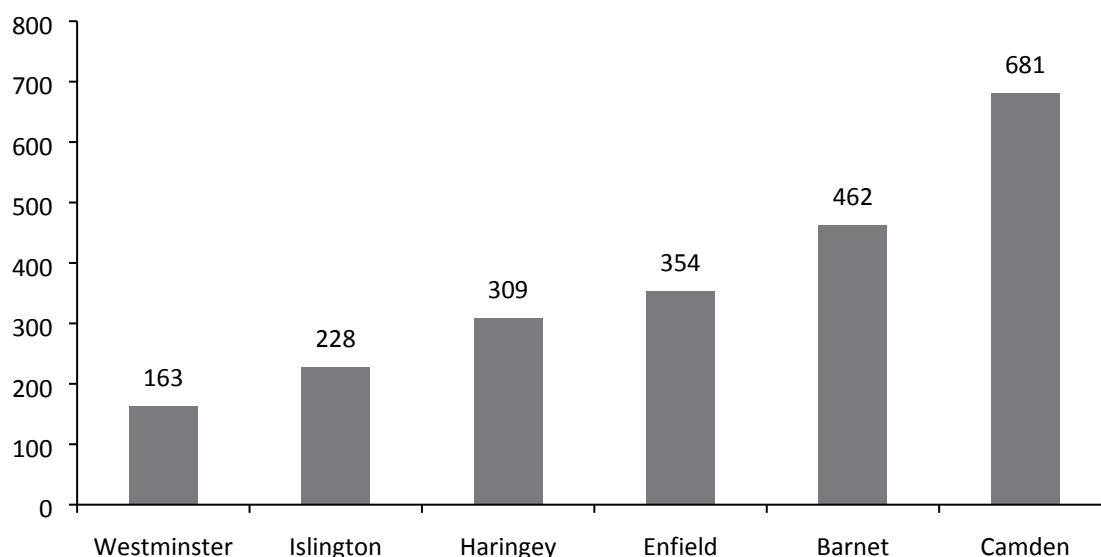
² Outer North London Broad Rental Market Area (BRMA) April 2016

³ From Private Rented Market Statistics May 2016 published by Valuation Office Agency

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

The ‘Assisted to obtain alternative accommodation’ P1E can include other schemes, though many of these are likely to be those assisted into the PRS. This data shows Barnet to be performing well against those in our sub-region.

P1E - Assisted to obtain alternative accommodation - 2014/15 (North London sub-region)



2.2 The benefits of the cash incentive scheme

There are a number of key benefits afforded by the private landlords’ incentive scheme:

- It is an important vehicle used to help the Council prevent homelessness for those households who approach for assistance.
- It provides better outcomes for residents through offering affordable housing solutions.
- It provides better outcomes for the Council through reducing reliance on more expensive temporary accommodation.
- Households supported through this scheme are given the opportunity to resettle and reduce dependency on the Council.
- The average length of stay in temporary accommodation is 7 years, whilst the majority of applicants who move into the private rented sector request no further assistance (as illustrated by the 2.1% of households in the table below who required further assistance after 12 months of living in a Let2Barnet tenancy). This equates to a potential **long-term saving of over £18k per household** at current prices for each household moving into the private rented sector through the incentives scheme.

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

- Tenancy sustainment levels are high –research conducted over the period April 2015 to February 2016 suggests that after 12 months, over 77% of households renewed their tenancy, and 21% moved on and required no further assistance from the Council. Only 2% returned to temporary accommodation and required further assistance from us.

Sustainment after 12 months	No:	%
Households contacted	287	100.0%
Still in their properties	222	77.4%
Moved on	59	20.6%
In TA	6	2.1%

2.3 How does the incentive scheme compare with the private market?

Landlords renting their properties could broadly expect to receive the following for a 2 bedroom property in Barnet:

	Private Market	Let2Barnet
6 weeks rent in advance	£1,650	
6 weeks deposit	£1,650	
Incentive		£2,600
Tenant Rent	£285 per week	£255.34 per week
Total revenue year 1	£16,470	£15,878
Total revenue year 2	£14,820	£13,278

As highlighted by the table above the incentive scheme helps customers’ access properties that are otherwise unaffordable. The £3,300 cost of 6 weeks rent in advance and 6 weeks deposit is more expensive than the incentive offered. Additionally, the rent in the PRS could typically be in the region of £30 per week more expensive in this scenario. Whilst landlords letting in the private market would receive more rental income and be required to register their deposit, the cash incentive offered through the let2barnet scheme has no such requirement so landlords are entitled to use the incentive as they see fit. This enables landlords to use incentive payments to help top-up rents received in the first year of the tenancy. In future years however, there is a comparative shortfall of at least £30 per week when compared with the private market. With LHA rates frozen for this and the next 3 years, this shortfall is expected to grow.

2.4 What more could be done to improve the incentives scheme?

Appendix 1 – Review of the private landlord’s incentive scheme (April 2016)

In the past we have offered bonds, rent in advance and deposits to help increase access to affordable private sector properties, with varying degrees of success, however the cash incentive scheme has received the most positive feedback from our landlords. This has also been borne out in our results with performance demonstrating their popularity.

Barnet Homes has considered attempting to source accommodation for longer-terms but this has proven difficult. Wherever possible Barnet Homes seeks to secure 2 year Assured Shorthold Tenancies for our customers, and offer landlords a slightly higher premium for doing so. However many landlords offering property to rent are reluctant to enter into long term agreements mainly due to uncertainties brought about by welfare reforms.

Barnet Homes is constantly reviewing the services offered through its’ let2barnet service to ensure they remain competitive and fit for purpose. With uncertainties over the impact of future welfare reforms and both Registered Social Landlords and accommodation providers only interested in providing temporary accommodation where boroughs underwrite or guarantee rents, the private landlords cash incentive scheme is currently the only viable method of meeting housing demand whilst reducing dependency on the Council.

	<h2>Housing Committee</h2> <h3>27 June 2016</h3>
<p style="text-align: right;">Title</p>	<p>Housing Commissioning Plan - 2016/17 addendum</p>
<p style="text-align: right;">Report of</p>	<p>Commissioning Director, Growth and Development</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix A: Housing Commissioning Plan - Annual Report 2015/16 Appendix B: Housing Commissioning Plan - 2016/17 addendum</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Chloe Horner- Commissioning Lead, Housing Tel: 0208 359 4775. Email: chloe.horner@barnet.gov.uk</p> <p>Tom Pike – Strategic Lead, Programmes and Performance Tel: 0208 359 7058. Email: Tom.Pike@barnet.gov.uk</p> <p>Cath Shaw- Commissioning Director, Growth and Development Tel: 0208 359 4716. Email: cath.shaw@barnet.gov.uk</p>

<h2>Summary</h2>
<p>In June 2015, the Housing Committee approved a five-year Commissioning Plan for the period 2015-20, which sets out the Committee’s priorities and outcome performance measures across its core areas of responsibility – including increasing the housing supply, sustaining quality in the private rented sector, tackling homelessness and delivering effective and efficient services. All Theme Committees agreed five-year Commissioning Plans.</p> <p>This report provides an update on the Housing Committee Commissioning Plan for 2015/16 (Appendix A) and presents refreshed targets for 2016/17 in an addendum to the Commissioning Plan (Appendix B).</p>

Recommendations

1. That the Committee note progress against the Housing Committee Commissioning Plan in 2015/16 (Appendix A)
2. That the Committee review and approve the addendum to the Housing Committee Commissioning Plan for 2016/17 (Appendix B).

1. WHY THIS REPORT IS NEEDED

1.1 The council's **Corporate Plan** 2015-20 was agreed by full Council in April 2015. It sets the strategic priorities and direction for the council to 2020 and targets against which progress is measured. These targets will be refreshed for 2016/17 and will be presented to Full Council in April for agreement. The Corporate Plan is structured around the council's priorities of:

- **Responsible growth and regeneration** – which is essential for the borough, to revitalise communities and provide new homes and jobs – and for the council to generate revenue to spend on local services. The council will approach regeneration in a responsible way – replacing what needs to be replaced and protecting the things that residents love about the borough, such as its green spaces.
- **Managing demand for services** – with a growing population, demand for services is increasing which puts pressure on resources. Since 2010, we've successfully met a 25% budget gap largely through efficiency savings and delivering services differently; in order to meet a further 25% budget gap to 2020, we'll focus on doing more to manage demand for local services.
- **Transforming services and doing things differently** – we will continue to look at how local services can be redesigned to make them more integrated and intuitive for the user, and more efficient to deliver.
- **Community resilience** – as the council does less in some areas, residents will need to do more. We're working with residents to increase self-sufficiency, reduce reliance on statutory services, and tailor services to the needs of communities.

1.2 Last year, each Theme Committee agreed a five year Commissioning Plan covering the period 2015-20. Commissioning plans set out the strategic priorities and outcome performance measures for each Committee, with targets to be refreshed annually. On 29 October 2015, following consultation, the Housing Committee agreed its five-year Commissioning Plan, which set out the following priorities:

- Increasing housing supply and delivery of affordable homes
- Council housing, housing needs and tackling homelessness
- Sustaining quality, particularly in the private rented sector
- Providing suitable housing to support vulnerable people

- 1.3 As we move into the second year of delivery of these Plans, each Theme Committee will be asked to agree a 2016/17 addendum to their plans, which sets out the Quarter 4/End of Year position against 2015/16 targets and refreshed targets for 2016/17. This will give Committees the opportunity to review and consider their priorities for the year ahead and the associated targets against which progress will be measured. The addendum to the Housing Committee Commissioning Plan for 2016/17 is provided at Appendix B.
- 1.4 Following the Chancellor's Autumn Budget Statement in November 2015 and the provisional Local Government Funding Settlement in December 2015, the council's overall budget forecast to 2020 worsened slightly. The refreshed 2016/17 targets, therefore, reflect the need for the Committee to make a more significant contribution to the council's overall savings in the next four years than previously anticipated.

Summary of Quarter 4/End of Year position against commissioning intentions and 2015/16 targets

- 1.5 On **housing supply and the delivery of affordable housing**, the Housing Strategy was agreed in October 2015 and provides the framework for increasing the supply of affordable housing, subject to viability, within the borough. 256 affordable homes were recorded as being completed at the end of 2015/16. The total number of housing completions will be verified later in the year when it is reconciled with data from the Greater London Authority (GLA).
- 1.6 This was the first year of the GLA's 2015 to 2018 Affordable Homes Programme. Higher levels of affordable completions can be expected in the later years when more schemes will actually be built out. A recent report by BNP Paribas on the delivery of affordable homes by London borough from 2009 to 2015 found that Barnet had delivered 5,029 affordable homes- only Tower Hamlets, Newham and Southwark had delivered more¹. The Policy and Resources Committee is responsible for the borough's Local Plan and affordable housing target. The Local Plan is being reviewed later in the year.
- 1.7 The council is also on track to deliver 40 additional homes on HRA land. By the end of March 2016, all six sites were progressing with two completed, 18 homes were completed and occupied by the end of May 2016 (Green Lane, Brent Place and Wade Court) with another 4 completed and awaiting highways work before being occupied (Bedford Road). The remaining 18 homes are due to be completed by June 2016 (Tarling Road and Haldene Place).
- 1.8 On **housing needs service and tackling homelessness**, a new 10 year Management Agreement for the provision of Housing Services was agreed by Barnet Homes and the council following a robust 'Challenge Process' in 2015.

¹ https://www.realestate.bnpparibas.co.uk/upload/docs/application/pdf/2016-05/how_the_new_mayor_can_tackle_the_housing_crisis.pdf?id=p_1665689

The agreement came into effect on 1 April 2016 and includes a comprehensive register of services provided. Barnet Homes have a Temporary Accommodation Action Plan to maximise prevention, manage demand, and increase affordable supply. Since the action plan was implemented at the beginning of 2015/16, the number of homelessness preventions has increased to 905 (up 73 on last year) and the numbers in temporary accommodation has reduced to 251 (compared with 455 last year). To further optimise homelessness prevention activity in 2016/17, additional specialist tenancy sustainment resource is being brought in.

- 1.9 On **sustaining quality in the private rented sector**, the council is performing significantly above the 60% target on compliance with licencing requirements for Houses with Multiple Occupation (HMOs) at 80%. Consultation on proposals for an extended scheme of licencing HMOs has been completed, and proposals for implementation of the scheme were agreed by Housing Committee in February 2016. The scheme is scheduled to go live from July 2016.
- 1.10 On **providing suitable housing to support vulnerable people**, an Accommodation Strategy for vulnerable adults is in development; and projected need across client groups has been produced. Market shaping work will take place in Quarter 1 2016/17 to facilitate market engagement in a new accommodation offer. For children leaving care, a joint protocol between Barnet Homes and the Onwards and Upwards team has been in place since May 2015, which clarifies roles in relation to housing referrals and support. A training flat for use by care leavers is available at a Barnet Homes hostel and the Service Level Agreement for this was renewed in September 2015. Barnet Homes attends bi-weekly surgeries to provide care leavers with housing advice at the Onwards and Upwards offices in North Finchley

Further information is available in Appendix A.

Summary of 2016/17 priorities and targets

- 1.11 Key priorities in 2016/17 include more emphasis on homelessness prevention to manage demand for services. This is reflected in a new target on Barnet Homes placing households into the private rented sector and minimising the number of tenancy failures and evictions from council accommodation by increasing the use of tenancy sustainment.
- 1.12 A further emphasis for 2016/17 is on providing effective and efficient services as this is a key objective in the Housing Strategy. Targets have been included around average re-let times for routine voids and the percentage of satisfied repairs services customers.

Next steps

- 1.13 The proposed addendum to the Housing Committee Commissioning Plan, including refreshed targets for 2016/17, is set out in Appendix B. Members are invited to review and agree the document.

- 1.14 Following agreement, the Committee will receive a progress report during the year against the Commissioning Plan and associated in-year targets. The Committee will be asked to agree refreshed targets for 2017/18 in March 2017 and this process will continue through to 2020.
- 1.15 Performance and Contract Management Committee will continue to review progress against the Council's Corporate Plan and the performance of both internal and external Delivery Units. The 2016/17 addendums to the Commissioning Plans will enable Performance and Contract Management Committee to focus on the key areas of performance for different service areas.

2 REASONS FOR RECOMMENDATIONS

- 2.1 A key element of effective strategic and financial management is for the council to have comprehensive business plans in place that ensure there is a clear strategy for addressing future challenges, particularly in the context of continuing budget and demand pressures (resulting from demographic and legislative changes), delivering local priorities and allocating resources effectively.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 There is no statutory duty to publish Committee Commissioning Plans but it is considered to be good practice to have comprehensive business plans in place for each Committee – which set out priorities and how progress will be measured – to ensure that the council's vision for the future is clearly set out and transparent.

4 POST DECISION IMPLEMENTATION

- 4.1 Revisions to the Commissioning Plan will be communicated internally and with key stakeholders.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 This report invites Members to review and approve the addendum to the Commissioning Plan for 2016/17 enclosed at Appendix B.

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

- 5.2.1 In addition to continuing budget reductions, demographic change and the resulting pressure on services pose a significant challenge to the council. The organisation is facing significant budget reductions at the same time as the population is increasing, particularly in the young and very old population groups.

5.2.2 The Commissioning Plan has been informed by the council's Medium Term Financial Strategy, which sets out the need to make savings of £81m by 2020.

5.3 Social Value

5.3.1 The Public Services (Social Value) Act 2013 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders.

5.4 Legal and Constitutional References

5.4.1 All proposals emerging from the business planning process must be considered in terms of the council's legal powers and obligations, including its overarching statutory duties such as the Public Sector Equality Duty.

5.4.2 The [council's Constitution, in Part 15 Annex A, Responsibility for Functions, states](#) the functions of the Housing Committee include (amongst other responsibilities):

- a) Housing Strategy (incorporating Homelessness Strategy);
- b) 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;
- c) Promoting the better integration of privately rented properties in to the Borough's framework;
- d) All matters related to Private Sector Housing including Disabled Facility Grants;
- e) Housing licensing and housing enforcement.
- f) 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.

5.5 Risk Management

5.5.1 The council has an established approach to risk management. Key corporate risks are assessed regularly and reported to Performance and Contract Management Committee on a quarterly basis.

5.6 Equalities and Diversity

5.6.1 The general duty on public bodies is set out in section 149 of the Equality Act 2010.

5.6.2 A public authority must, in the exercise of its functions, have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.6.3 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
- a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 5.6.4 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- 5.6.5 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, the need to tackle prejudice; and promote understanding.
- 5.6.6 Compliance with the duties in this section may involve treating some persons more favourably than others but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.
- 5.6.7 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 5.6.8 It also covers marriage and civil partnership with regard to eliminating discrimination.
- 5.6.9 In agreeing the Corporate Plan, the council is setting an updated strategic equalities objective and reiterating our commitment to delivering this. The strategic equalities objective is as follows:
- Citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer.
- 5.6.10 The Housing Strategy, on which the Commissioning Plan is modelled, included an equalities impacts assessment which found that there was a positive impact for all residents.

5.7 Consultation and Engagement

- 5.7.1 The original Corporate Plan and Commissioning Plans were informed by extensive consultation through the Budget and Business Planning report to Council (3 March 2015).

5.7.2 The consultation aimed to set a new approach to business planning and engagement by consulting on the combined package of the Corporate Plan, Commissioning Plans, and budget. In particular it aimed to:

- Create a stronger link between strategy, priorities and resources
- Place a stronger emphasis on commissioning as a driver of the business planning process.
- Focus on how the Council will use its resources to achieve its Commissioning Plans.

5.7.3 To allow for an eight week budget consultation, consultation began after Full Council on 17 December 2014 and concluded on 11 February 2015. Further consultation on the budget for 2016/17 has been undertaken following Policy and Resources Committee on 16 December 2015.

6 BACKGROUND PAPERS

6.1 None.

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Housing Committee Commissioning Plan - Annual Report 2015/16

The tables below provide an update on the Housing Committee Commissioning Plan for 2015/16, against each of the Commissioning priorities:

- Increasing housing supply and delivery of affordable housing
- Council housing and housing needs services and tackling homelessness
- Sustaining quality in the private rented sector
- Providing suitable housing to support vulnerable people

INCREASING HOUSING SUPPLY AND DELIVERY OF AFFORDABLE HOUSING			
Commissioning Intention	RAG	Commentary	Service
Increasing the supply of new homes	Green Amber	The Housing Strategy was agreed in October 2015 and provides the framework for increasing the supply of housing within the borough.	Commissioning Group
New homes that will meet the needs of Barnet's households	Green Amber	All six sites relating to the 40 new homes commissioned are progressing with two completed in February and March 2016. The remaining four sites will complete by June 2016. A successful launch of the schemes took place with the Leader and Deputy leader of the Council at Brent Place where five new homes were completed in March.	Barnet Homes
Delivering Homes that people can afford	Green Amber	The Housing Strategy was agreed in October 2015. Barnet Homes are in the process of completing 40 new affordable homes for rent, and the Council has agreed in principle to loan Barnet Homes funds for building a further 320 new homes on Council owned land.	Commissioning Group

Ref	Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service	
SPI	BH/C1	Additional Homes provided on HRA land	Apr 2015 - Mar 2016	3	40	8 ¹ (R)	Improving	N/A	Barnet Homes

¹ All 40 homes are due to be completed and occupied by June 2016.

Appendix A

Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
CPI	Re/S17 (Annual)	Percentage of New Build homes that are affordable	Apr 2015 - Mar 2016	31%	40%	18% ² (R)	Worsening	N/A	Re
CPI	CG/S6 (RPS)	Percentage of residents who list affordable housing as a concern	Autumn 2015	29% (Autumn 2014)	Monitor	36% (Autumn 2015)	Worsening	London 23% (Autumn 2014, RPS)	Barnet Homes

COUNCIL HOUSING AND HOUSING NEEDS SERVICES AND TACKLING HOMELESSNESS			
Commissioning Intention	RAG	Commentary	Service
Housing Services provision that meets the needs of Barnet's residents	Green	Following a robust 'Challenge Process' in 2015, Barnet Homes and the Council have agreed and signed a 10 year Management Agreement for the provision of Housing Services. The agreement came into effect on 1 April 2016 and includes a comprehensive register of services provided, the quality of which will be ensured through annual delivery plans and an ongoing performance management framework.	Barnet Homes
Reducing Homelessness and the use of Temporary Accommodation	Green Amber	Barnet Homes have a Temporary Accommodation Action Plan to maximise prevention, manage demand, and increase affordable supply. Since the action plan was implemented at the beginning of 2015/16, the number of homelessness preventions has increased to 905 and the Let2barnet Team has increased procurement to 491 affordable units. However, Quarter 4 2015/16 saw a further minor increase of 0.3% in the number of people accessing temporary accommodation to 2,941 (from 2,931 in Quarter 3 2015/16). To further optimise homelessness prevention activity in 2016/17, additional specialist tenancy sustainment resource is being brought in. Further work has commenced with the Council to identify additional mitigations for reduced homelessness and the use of temporary accommodation.	Barnet Homes

² The final outturn for number of new homes completed (REGENKPI01) will not be known until later in the year when the data recorded on completions will be reconciled with the Greater London Authority data. Currently 256 affordable homes have been completed against a target of 1,453.

Appendix A

Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
CPI	CG/S18	Percentage of respondents very or fairly satisfied with the service provided by their social housing provider (Barnet Homes)	Jan-Mar 2016	Not available	81%	81% (G)	Not available	Not available	Barnet Homes
SPI	BH/S1	Numbers in Emergency Temporary Accommodation (ETA)	As at 31 March 2016	455	500	251 (G)	Improving	Barnet: 16 th in London (Q3 2015/16, DCLG)	Barnet Homes
SPI	BH/C3	Number of households living in Bed and Breakfast	As at 31 March 2016	0	0	0 (G)	Same	Barnet: Top quartile in London 24 boroughs in London have households in B&B accommodation and 13 of these had families with children in for longer than 6 weeks (Q3 2015/16, DCLG)	Barnet Homes
SPI	BH/C2	Percentage of those households in Emergency Temporary Accommodation pending enquiries or found to be intentionally homeless	As at 31 March 2016	31.4%	37%	32.5% (G)	Worsening	Barnet: 23 rd in London (Q3 2015/16, DCLG)	Barnet Homes
CPI	BH/S2	Number of homelessness preventions	Apr 2015 - Mar 2016	832	700	905 (G)	Improving	London 2 nd quartile (2014/15, DCLG)	Barnet Homes

SUSTAINING QUALITY IN THE PRIVATE RENTED SECTOR			
Commissioning Intention	RAG	Commentary	Service
Supporting good landlords in the Private Rented Sector and intervening where necessary	Green Amber	Consultation on proposals for an extended scheme of licensing Houses in Multiple Occupation (HMO's) has been completed, and proposals for implementation of the scheme were agreed by Housing Committee in February 2016. The scheme is scheduled to go live from July 2016.	Commissioning Group

Ref	Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service	
SPI	EH04B	Number of private tenanted properties with Category 1 Hazards reduced to Category 2 Hazards	Apr 2015 - Mar 2016	203	165	243 (G)	Improving	Ealing 101 (2013/14) 31 (Q1 2014/15) (LBB survey)	Re
CPI	EH021 (Re/S6)	Compliance with licensing requirements for Houses in Multiple Occupation	Apr 2015 - Mar 2016	61.9%	60%	80% (G)	Improving	Not available	Re
SPI	EH02J	HMOs licensed in a timely manner (90 days or less)	Apr 2015 - Mar 2016	100%	60%	92.9% (G)	Worsening	Ealing 4% (2013/14) 3% (Q1 2014/15) (LBB survey)	Re
SPI	EH11	Number of accredited landlords	Apr 2015 - Mar 2016	NEW	483	588 (G)	Not Available	Not available	Re
SPI	EH10	Increasing number of Houses in Multiple Occupation licenced under the mandatory scheme	Apr 2015 - Mar 2016	NEW	171	191 (G)	Not available	Not available	Re

PROVIDING SUITABLE HOUSING TO SUPPORT VULNERABLE PEOPLE			
Commissioning Intention	RAG	Commentary	Service
Increased supply of alternatives to residential care (supported living and independent housing) for vulnerable people	Green Amber	The Accommodation Strategy for vulnerable adults is in development. Projected need across client groups has been produced. Barnet is leading West London Alliance (WLA) collaborative commissioning for supported living and residential care. Market shaping work will be scheduled in Q1 2016/17 to facilitate market engagement in a new accommodation offer.	Adults & Communities
Providing sustainable housing options for children leaving care	Green	A joint protocol between Barnet Homes and the Onwards and Upwards team, which clarifies roles in relation to housing referrals and support, has been in place since May 2015. A training flat for use by care leavers is in place at a Barnet Homes hostel and the Service Level Agreement for this has been renewed in September 2015. Barnet Homes attends bi-weekly surgeries to provide care leavers with housing advice at the Onwards and Upwards offices in North Finchley. Managers from the Onwards and Upwards team and Barnet Homes meet regularly to resolve and issues around the protocol and discuss specific cases that need focused attention, for example care leavers who are in rent arrears in temporary accommodation. Barnet Homes has developed three 'Get Real' homes, which offer innovative, supported shared accommodation for 16-21 year olds (11 rooms). Following a successful bid, the GLA has confirmed a funding award to Barnet Homes through 'Platforms for Life' government initiative that will enable the development of two more 'Get Real' houses, which will provide accommodation for a further 10 young people.	Barnet Homes
Providing sustainable housing options for people with mental health needs	Green Amber	The Accommodation Strategy has been drafted and providers and clients are being consulted. Work has commenced on a collaborative approach with NCL and the CCG. The Supported Living specification has been drafted and pricing models are being considered.	Commissioning Group

Appendix A

Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
	CG/S13	Additional integrated specialist housing including extra care	Apr 2015 - Mar 2016	Not available	52	Project to be delivered in 2016/17	Not available	Not available	Commissioning Group
SPI	CG/S21	Provide additional wheelchair housing	Apr 2015 - Mar 2016	Not available	10% of new housing provision	Project to be delivered in 2016/17	Not available	Not available	Commissioning Group

Key:

Ref	RAG Rating	Percentage of Targeted Improvement Achieved	
CPI = Corporate Plan Indicator for 2016/17	Green	100% or more	Target is met or exceeded
SPI = Commissioning Plan Indicator for 2016/17	Green Amber	>80% <100%	Target not met, but 80% or more of targeted improvement achieved
	Red Amber	>65% <80%	Target not met, but 65-80% of targeted improvement achieved
	Red	<65%	Target not met, and less than 65% of targeted improvement achieved

HOUSING COMMITTEE

Commissioning Plan 2015 – 2020

2016/17 addendum & targets

This document is an addendum to the **Housing Committee Commissioning Plan 2015 – 2020**, which sets out a revised narrative and updated indicators/targets for 2016/17. The full Commissioning Plan can be found here: <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/corporate-plan-and-performance.html>

1. CONTEXT FOR COMMISSIONING PLAN

Unlocking the opportunities of growth

Barnet is a growing borough, driven by a combination of a strengthening national and local economy and locally led investment in regeneration, skills and economic development. Over the next five years, this growth will bring opportunities for residents, businesses and the council. The council will work to ensure that all residents can benefit from the opportunities that growth will bring – by helping people to help themselves – whilst protecting what people enjoy about Barnet: Its parks and open spaces; its excellent schools; and its diversity.

All parts of the public sector face the same challenges of reduced budgets and increasing demand for services. As the money received from Government reduces to zero over the next few years, all councils will need to become financially independent and generate revenue locally – through Council Tax, Business Rates and, where appropriate, by becoming more commercially minded. This means that growth – as well providing new homes, jobs, schools, transport infrastructure, parks, leisure centres and community facilities – is necessary to grow the local tax base and generate money to spend on local services.

Living within our means, with a renewed focus on managing demand for services

Most residents and businesses will benefit from a growing economy without too much interaction with the council. For those people, it is our responsibility to get the basics right: To provide an attractive environment; empty the bins; keep the streets clean; and make it easier to make transactions such as paying Council Tax or requesting a parking permit online.

However, some residents will need a little extra help to take advantage of the opportunities of a growing economy and we're working more closely with our local partners, such as the NHS, Barnet Homes, Jobcentre Plus, and our local colleges and university, to provide that. By working more closely with other parts of the public sector, providing more homes and helping people into work, we can also help to manage demand for local services and relieve some of the pressure.

We tackled the £75 million budget gap we faced between 2010 and 2015 head on and managed the challenge without a big impact on frontline services. We embraced the need to do things differently and have made some bold decisions to live within our means. In order to close a further budget gap of £81 million by 2020 we will continue to look at how we can reduce bureaucracy but, increasingly, our focus will turn to how we can help manage demand for services.

Transforming local services

Our 'Commissioning Council' approach means that we're not bound by the status quo. Our focus is less on who provides a service – the council, a private company, a national charity or group of local volunteers – and how it is provided, and more on ensuring that each service is necessary, meets the needs of residents and represents value for money. For every service, we will consider the case for delivering them differently, focusing on the best outcomes for our residents.

For some services, this approach to service transformation has resulted in partnerships with the private sector, such as our contracts with Capita to provide our 'back office' and customer services,

and create a Joint Venture to provide our developmental and regulatory services – a model which sees a proportion of income generated by trading those services returned to the Barnet taxpayer.

For other services, transformation means doing things differently with our in-house services, such as increasing the size and effectiveness of our foster care service to reduce the need for costlier residential care, or working in partnership with other parts of the public sector to deliver more intuitive services for residents which save us money, such as our joint employment programmes.

Investing for the future

Despite needing to reduce our day to day spending, we will continue to invest in the essential infrastructure of the borough. Our financial strategy will see £565 million of capital investment between 2016 and 2020, funded from capital receipts, borrowing, revenue and external grants.

Resources will be invested in transport (including roads, pavements and a new Thames Link station at Brent Cross); housing – with 20,000 to be built over the next decade, the most in outer London; schools – to ensure we continue to provide places for those that need them, building on the 7,500 new places created over in the last six years; leisure facilities – with new leisure centres built at Victoria Recreation Ground and Copthall – and the creation of 3 new ‘community hubs’ across the borough.

More resilient communities

Doing things differently will require the council to change its relationship with residents over the next few years. Where it will not be possible for the council to do as much as it has done in the past, we will support residents and community groups to be more resilient and do more for themselves and their neighbours. Across all of our services, we will look at opportunities for residents to get more involved – whether it’s helping to maintain the borough’s parks and green spaces, or volunteering in one of the borough’s libraries.

2. OUR APPROACH TO MEETING THE 2020 CHALLENGE

The council’s Corporate Plan sets the framework for each of the Theme Committees’ five year commissioning plans. Whether the plans are covering services for vulnerable residents or about universal services such as the environment and waste, there are a number of core and shared principles, which underpin the commissioning outcomes.

The first is a focus on fairness: Fairness for the council is about striking the right balance between fairness towards the more frequent users of services and fairness to the wider taxpayer and making sure all residents from our diverse communities – young, old, disabled and unemployed benefit from the opportunities of growth.

The second is a focus on responsibility: Continuing to drive out efficiencies to deliver more with less. The council will drive out efficiencies through a continued focus on workforce productivity; bearing down on contract and procurement costs and using assets more effectively. All parts of the system need to play their part in helping to achieve better outcomes with reduced resources.

The third is a focus on opportunity: The council will prioritise regeneration, growth and maximising income. Regeneration revitalises communities and provides residents and businesses with places to live and work. Growing the local tax base and generating more income through growth and other sources makes the council less reliant on Government funding; helps offsets the impact of budget reductions and allows the council to invest in the future infrastructure of the Borough.

Planning ahead is crucial: The council dealt with the first wave of austerity by planning ahead and focusing in the longer-term, thus avoiding short-term cuts and is continuing this approach by extending its plans to 2020.

3. CORPORATE PLAN PRIORITIES

We apply these principles to our Corporate Plan priorities of: **growth and responsible regeneration; managing demand for services; transforming services; and more resilient communities.**

<p>Fairness</p>	<ul style="list-style-type: none"> • Fairness for the council is about striking the right balance between fairness towards more frequent users of services and to the wider taxpayer • Managing demand for services – since 2010, we’ve successfully met a 25% budget gap largely through efficiency savings and delivering services differently; in order to meet a further 25% budget gap to 2020, we’ll focus on doing more to manage demand for local services • This will require a step change in the council’s approach to early intervention and prevention, working across the public sector and with residents to prevent problems rather than just treating the symptoms. 	<ul style="list-style-type: none"> • Fairness means that we seek a balance between focussing limited resources on people who are in genuine housing need and people with support needs whilst recognising that the council can help meet wider housing needs in the borough by providing hundreds of new homes. • We also recognise the contribution to the community that residents who are working, volunteering and training in our housing allocations scheme.
<p>Responsibility</p>	<ul style="list-style-type: none"> • More resilient communities – as the council does less in some areas, residents will need to do more. We’re working with residents to increase self-sufficiency, reduce reliance on statutory services, and tailor services to the needs of communities • In doing so, the council will change its relationships with residents, with residents, who will need to become more resilient and do more to keep Barnet a great place. All parts of the public service system must play their 	<ul style="list-style-type: none"> • Responsibility means that low income residents will be supported into employment and training so that they can reduce their reliance on housing benefit. • Where residents cannot afford to live in the borough the council will support them to move to an area where they can afford to live. • Private sector landlords will take responsibility for the management of their properties and be supported in this through landlord accreditation and licencing.

	<p>part in helping to achieve priority outcomes with reduced resources</p> <ul style="list-style-type: none"> • The council will continue to take responsibility for getting the basics right as we approach the challenges ahead. This means doing the things our residents expect, such as maintaining an attractive environment; emptying the bins; keeping the streets clean; and making it easier to make transactions such as paying Council Tax or requesting a parking permit online • We will also invest in the infrastructure of the borough to ensure Barnet continues to be a great place to live and work – that means investment in transport; housing; jobs; school places; leisure centres and community facilities. 	
<p>Opportunity</p>	<ul style="list-style-type: none"> • The council will capitalise on the opportunities of a growing economy by prioritising regeneration, growth and maximising income • Responsible growth and regeneration is essential for the borough – by revitalising communities and providing new homes and jobs whilst protecting the things residents love about Barnet such as its open spaces. New homes and business locations also generate more money to spend on local services, which is increasingly important as the money received directly from Government reduces to zero • As we continue to deal with budget reductions to 2020, we will explore the opportunity this presents to transform local services and redesign them, delivering differently and better. We will focus on making services more integrated and intuitive for the user, and more efficient to deliver for the council and the wider public sector. 	<ul style="list-style-type: none"> • Opportunity means making sure that the council’s ambitious regeneration and growth programme brings long-term benefits for residents, including providing thousands of new homes for residents. This will include affordable homes for rent and homes for sale. The regeneration will also bring employment opportunities, new schools, shops and transport facilities. • The council will also work with private landlords to bring empty properties back into use for residents in housing need.

DRAFT

4. VISION FOR HOUSING

- We believe that people who contribute to the life of the Borough should be able to live here, in good quality homes that they can afford
- We want to help our older and disabled residents to continue enjoying an independent life in their own home
- For all residents of the Borough – be they council tenants, leaseholders or private renters – we want to continue to deliver efficient and effective housing services

5. COMMISSIONING PRIORITIES

Summary

- The best way to meet the borough's housing need is to **increase supply**. Barnet is responding, with **more than 20,000 new homes being built over the next 10 years – the most in outer London** – across our **major regeneration sites** and through a **future pipeline of brownfield redevelopment**.
- We will **reinvest rental income from the borough's social housing to build more affordable homes**, with over 8,000 affordable units being built over the next 10 years and we will **bring 1,000 empty properties back into use**.
- To **help renters**, we will put in place **measures to drive up the quality of the private rented market**, such as our landlord accreditation scheme and regulations for Houses in Multiple Occupation
- We will continue our work to **tackle homelessness** with a focus on **prevention, boosting the supply of housing to people who are homeless** and **efforts to manage demand** by helping people in temporary accommodation to **access housing in the private rented sector**

Housing Strategy

- Barnet's **Housing Strategy** – which sets out how the Council will meet the borough's housing challenges over the next 10 years - was **agreed by Full Council on 20 October 2015**, following a 12 week public consultation.
- With Barnet now the **most populous borough in London** and continuing to grow, the Housing Strategy details the Council's **housing priorities** over the next decade, including **work to build hundreds of new council homes** in addition to the **thousands of homes being built through the borough's regeneration schemes**.
- The Strategy is based around **six priorities** which include **increasing housing supply; delivering homes people can afford**; preventing and **tackling homelessness**; keeping the **quality of private rented homes high**.

Housing Supply and Affordable Homes

New homes delivered, with an appropriate mix of size and tenure through growth and regeneration programmes.

- To help meet the rising demand for housing, the Strategy outlines the council's ambition to **build hundreds of affordable homes on its own land** in the coming years with **40 currently under construction**.

- Working with **Barnet Homes**, the project has already seen the completion of the **first new council homes to be built in Barnet in over 20 years**.
- Following a Government Budget announcement in July, the Strategy describes how the Council will **set council rents in line with Government policy**. Council rents will be **reduced by 1% each year for four years** from April next year.
- Rents on newly built council homes will be **65% of the average market rent** or set at the **Local Housing Allowance rate** – whichever is lower. Income will be **reinvested** to help **build more homes that are affordable** in the borough.

Tackling Homelessness

Homelessness and use of emergency accommodation minimised.

- Work to **tackle homelessness** will continue with a focus on **prevention, boosting the supply of housing** to people who are homeless and efforts to **manage demand** by helping people in temporary accommodation to access housing in the private rented sector.
- Extensive work is already underway which brings together staff from Barnet Homes, the council's benefits service and Job Centre Plus to **assist people into employment**. For example, our Welfare Reform Task Force **engaged over 96% of residents** affected by the Benefit Cap, **helping over a third into employment**.

Suitable housing to support vulnerable people

Needs of vulnerable groups met through homes with an appropriate mix of size and tenure.

- Providing suitable housing to support vulnerable people.
- Barnet is delivering homes with an appropriate mix of size and tenure for the needs of vulnerable groups through its growth and regeneration programmes.

Quality in the Private Rented Sector

Good quality private rented sector that provides a key role in meeting the housing needs of the borough.

- Barnet's Housing Strategy will also **bring more empty properties back into use**, alongside proposals aimed at keeping the quality of **private rented homes** in the borough high by **cracking down on the minority of rogue landlords**.

6. TRANSFORMATION PROGRAMME

The council's *transformation programme* will help to deliver the £81 million savings required by the Medium Term Financial Strategy. The key benefits of the programmes, along with the expected costs of delivery and financial benefits are outlined in the tables below.

Key benefits

Area	Key benefit
Growth & Regeneration Portfolio	
Empty Properties	Two year pilot of additional investment to bring back more properties into use and provide houses for Barnet Homes to use for temporary accommodation (TA)
Temp Accommodation	Additional capacity within Barnet Homes to move households out of TA and prevent cases of homelessness
Adults Portfolio	
Housing and Support projects	Work with Barnet Homes, developers and private landlords to ensure that accommodation supports people to live independently, through home adaptations and accessible housing; co-habitation with carers and peers; use of specialist home support services including personal assistance, integrated assistive technology; and access to networks of local services

Programme cost and financial benefits

Project	Total cost	Total financial benefit
Growth & Regeneration Portfolio		
Barnet Homes Management Agreement	£150,000	Saving of £2.85m (Project closed)
Empty Properties	£147,000	More emphasis in early intervention and prevention will lead to a reduction in Temp Accommodation budget pressures
Temporary Accommodation	Funded from existing service budgets	
Adults Portfolio		
Housing & Support projects	Funded from existing service budgets	Savings in social care budgets through reduced use of expensive residential care
Your Choice Barnet		
Assistive Technology for care support		
Total	£297,000	

7. INDICATORS FOR 2016/17

The tables below outline how the Committee contributes to achieving the priorities of the Corporate Plan: Fairness - managing demand for services; Responsibility – more resilient communities; and Opportunity - transforming services and maximising the benefit of growth and responsible regeneration, along with the basket of indicators that will be used to monitor progress against these within the Corporate Plan (CPIs) and key indicators within Contracts and Management Agreements (SPIs).

Key:
CPI = Corporate Plan Indicator
SPI = Service Indicator

Responsible growth and regeneration (Opportunity)

HOUSING SUPPLY AND AFFORDABLE HOMES - New homes delivered, with an appropriate mix of size and tenure through growth and regeneration programmes.

- Build new affordable homes on council land
- Set council rents in line with Government policy

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
CPI	Re/S17 (Annual)	Percentage of New Build homes that are affordable ¹	256 affordable homes ²	40%	40%	40%	Re
CPI	CG/S6 (RPS)	Percentage of residents who list affordable housing as a concern	36% (Autumn 2015)	Monitor	Monitor	London average	Commissioning Group
CPI	NEW	Households placed directly into the private sector by Barnet Homes	NEW	NEW	500	500	Barnet Homes
CPI	BH/S4	Current arrears as a percentage of debit	3.24%	3.30%	3%	Top 25%	Barnet Homes
CPI	BH/S5	Temporary Accommodation arrears as a percentage of debit	5.04%	5.5%	4.95%	4.6%	Barnet Homes

¹ Definition subject to change with Housing and Planning Act

² This is provisionally 18% of all new projected completions but will be confirmed when verified later in the year

Appendix B

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
SPI	BH/C1	Additional Homes provided on HRA land	8	40	40 (Housing Strategy)	320 additional homes provided by 2019/20	Barnet Homes

Managing demand for services (Fairness)

TACKLING HOMELESSNESS - Homelessness and use of emergency accommodation minimised.

- Tackle homelessness and manage demand by helping people in temporary accommodation to access housing in the private rented sector

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
CPI	BH/S2	Number of homelessness preventions	937	700	900	900 TBC	Barnet Homes
CPI	BH/C4	Numbers of households in Temporary Accommodation	2,941	Monitor	2,700	Monitor	Barnet Homes
SPI	BH/S1	Numbers in Emergency Temporary Accommodation (ETA)	251	No more than 500 at financial year end	150	150	Barnet Homes
SPI	BH/S3	Length of stay in Emergency Temporary Accommodation (ETA)	63.1	Monitor	Monitor	Monitor	Barnet Homes
SPI	BH/C3	Number of households living in Bed and Breakfast	0	0	0	0	Barnet Homes
SPI	BH/C2	Percentage of those households in Emergency Temporary Accommodation (ETA) pending enquiries or found to be intentionally homeless	32.5%	37%	30%	28%	Barnet Homes

Appendix B

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
SPI	BH	Number of tenancy failures (evictions and abandonments)	35	TBC	35	35	Barnet Homes

SUITABLE HOUSING TO SUPPORT VULNERABLE PEOPLE - Needs of vulnerable groups met through homes with an appropriate mix of size and tenure.

- Provide suitable housing to support vulnerable people
- Deliver homes with an appropriate mix of size and tenure for the needs of vulnerable groups through growth and regeneration programmes

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
SPI	CG/S21	Delivery of 10% affordable homes as wheelchair or accessible units	10%	10%	10%	32 units	Commissioning Group

QUALITY IN PRIVATE RENTED SECTOR - Good quality private rented sector that provides a key role in meeting the housing needs of the borough.

- Bring more empty properties back into use and keeping the quality of private rented homes in the borough high

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
CPI	EH021	Compliance with licensing requirements for Houses in Multiple Occupation	80.0%	60%	60%	90%	Re
SPI	EH04A	Number of empty properties brought back into residential use	229	100	100	100	Re
SPI	EH04B	Number of private tenanted properties with Category 1 Hazards reduced to Category 2 Hazards	243	165	TBC – not less than 165	Category 1 hazards reduced in 165 properties	Re
SPI	EH02J	HMOs licensed in a timely manner (90 days or less)	92.9%	60%	TBC – not less than 60%	60%	Re

Appendix B


Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
SPI	EH11	Number of accredited landlords	588	483	Increase by 5% against final 15/16 Outturn	5% increase in the number of accredited landlords 570 (Housing Strategy)	Re
SPI	EH10	Increasing number of Houses in Multiple Occupation licenced under the mandatory scheme	191	171	191	Total number of licensed premises is increased by 20 annually	Re

DELIVER EFFECTIVE AND EFFICIENT SERVICES

- Provide effective and efficient housing services for residents

Ref		Indicator	2015/16 Actual	2015/16 Target	2016/17 Target	2019/20 Target	Service
CPI	CG/S18	Percentage of respondents very or fairly satisfied with the service provided by their social housing provider (Barnet Homes)	Reported every 2 years	81%	81%	81%	Barnet Homes
SPI	TBC	Average re-let time for routine lettings	20.9 days	24 days	15 days by the end of the year	HM Benchmarking 1st Quartile	Barnet Homes
SPI	TBC	Repairs Survey % Satisfied Customers	99%	95%	96%	95%	Barnet Homes

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	<p>Housing Committee 27 June 2016</p>
<p>Title</p>	<p>Housing Committee Work Programme</p>
<p>Report of</p>	<p>Commissioning Director- Growth and Development</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Enclosures</p>	<p>Appendix A - Committee Work Programme 2016/17</p>
<p>Officer Contact Details</p>	<p>Jan.natynczyk@barnet.gov.uk, 0208 359 5129</p>

Summary

The Committee is requested to consider and comment on the items included in the 2016/17 work programme

Recommendation

That the Committee consider and comment on the items included in the 2016/17 work programme

1. WHY THIS REPORT IS NEEDED

- 1.1 The Housing Committee Work Programme 2016/17 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 in accordance with the Council's strategic objectives and priorities as stated in the Corporate Plan.

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 2016-2017**

Contact: Jan Natynczyk 020 8359 5129 Email: jan.natynczyk@barnet.gov.uk

Title of Report	Overview of decision	Report Of (<i>officer</i>)	Issue Type (Non key/Key/Urgent)
20 October 2016			
Approval of changes to Local Tenancy Strategy	To approve changes	Commissioning Director, Growth and Development	Key
Registered Providers Annual Performance Review	To receive Annual Review	Commissioning Director, Growth and Development	Key
Housing Strategy Annual Report	To receive Annual Report	Commissioning Director, Growth and Development	Key
Barnet Homes Annual Commitments Plan	To receive Plan	Commissioning Director, Growth and Development	Key
Empty properties compulsory purchase orders	To compulsorily acquire underused or ineffectively used property for residential purposes where there is a compelling case in the public interest for its acquisition to meet general housing need in the area	Commissioning Director, Growth and Development	Key
8 February 2017			

Title of Report	Overview of decision	Report Of (<i>officer</i>)	Issue Type (Non key/Key/Urgent)
ADDITIONAL LICENSING SCHEME FOR HOUSES IN MULTIPLE OCCUPATION	Annual report.	Commissioning Director, Growth and Development	Key
Council dwelling rents and service charges for 2017	For approval	Commissioning Director, Growth and Development	Key
Empty properties compulsory purchase orders	To compulsorily acquire underused or ineffectively used property for residential purposes where there is a compelling case in the public interest for its acquisition to meet general housing need in the area	Commissioning Director, Growth and Development	Key
10 May 2017			
First Year Review of Additional Licencing of HMOs (depending on when designation starts)	For review	Commissioning Director, Growth and Development	Key

Title of Report	Overview of decision	Report Of (<i>officer</i>)	Issue Type (Non key/Key/Urgent)
Empty properties compulsory purchase orders	To compulsorily acquire underused or ineffectively used property for residential purposes where there is a compelling case in the public interest for its acquisition to meet general housing need in the area	Commissioning Director, Growth and Development	Key