

MEETING

HOUSING COMMITTEE

DATE AND TIME

MONDAY 14TH JANUARY, 2019

AT 7.30 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG

TO: MEMBERS OF HOUSING COMMITTEE (Quorum 3)

Chairman: Councillor Gabriel Rozenberg
Vice Chairman: Councillor Shimon Ryde BSc (Hons)

Daniel Thomas
Laithe Jajeh
Julian Teare

Thomas Smith
Paul Edwards
Ross Houston

Ammar Naqvi
Tim roberts

Substitute Members

Rohit Grover
Geof Cooke

Richard Cornelius
Charlie O-Macauley

Anthony Finn
Kath McGuirk

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. Therefore, the deadline for this meeting is 9 January 2019 at 10AM. 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: Gareth Greene 020 8359 7039

ASSURANCE GROUP

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ORDER OF BUSINESS

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Decisions of the Housing Committee

27 November 2018

Members Present:-

AGENDA ITEM 1

Councillor Gabriel Rozenberg (Chairman)

Councillor Shimon Ryde (Vice-Chairman)

Councillor Daniel Thomas

Councillor Laithe Jajeh

Councillor Julian Teare

Councillor Thomas Smith

Councillor Paul Edwards

Councillor Ross Houston

Councillor Ammar Naqvi

Councillor Tim Roberts

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 10 October 2018 be agreed as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor Ross Houston:

Non-pecuniary interest in agenda item 7, Business Planning, by virtue of being a Council appointed Director for Barnet Group.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. BUSINESS PLANNING 2019-2024

This report stated that the development of the council's Corporate Plan and Medium Term Financial Strategy had been aligned to cover the next five years (2019-2024). This paper set out the priorities for the Housing Committee that make-up the corporate plan, as well as committee specific priorities. It also set out the allocated budget for the

Housing Committee and how it will meet its financial targets. The indicative savings proposal for the Housing Committee for 2019-2024 was £2.73m.

The budget projections through to 2024 were indicative figures. The budget would be formally agreed each year as part of the council budget and council tax setting process, and therefore could be subject to change.

A final budget would be considered by Policy and Resources Committee on 20 February 2019 before being recommended to Council on 5 March 2019. The final Corporate Plan would be published following this.

The Chairman commented that doing 'more with less' by finding ways to meet targets, whilst making savings had been very impressive. He also emphasised the greater involvement of Opendoor Homes.

The Chairman also assured the Committee that 2.17 on page 16 of the report, which referred to the transfer of some Council homes to Opendoor Homes as they became empty, was reflected in H6 of the proposed savings on page 17 of the report. There would be more detail of this at the January 2019 meeting of this Committee.

Members also commented/asked for clarification as follows:

- Opendoor would be able to accelerate itself as a RA;
- Some Members felt that 65% was still not affordable;
- Were the Council looking to buy at auction – Officers replied that this was not currently the case, as the current system was set up to be quite cautious and risk averse. Buying at auction in future would depend on the appetite of this Committee to move in that direction;
- Voids – The Chief Executive of Barnet Homes reported that the this would be very much the same through Opendoor's Homes;
- The Chairman confirmed that there would not be a reduction in homes transferred which were currently used for temporary accommodation;
- Members asked if any thoughts had been given to prefabricated homes. The Chairman confirmed that there had been some initial conversations about this;
- The Chief Executive confirmed that there were 320 new homes in the pipeline and other options were also being pursued.

RESOLVED that

- 1. The corporate priorities (Appendix A) be noted and the additional priorities approach to delivery (as set out in Appendix B) be approved;**
- 2. Following a vote on each of the savings proposals H1 to H6 at Appendix C and subject to any equalities impact assessments, the savings proposals be agreed and referred to Policy and Resources Committee for eventual decision by Council.**
- 3. The votes were as follows**

H1

For	10
Against	0

Abstained	0
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H2

For	10
Against	0
Abstained	0

H3

For	10
Against	0
Abstained	0

H4

For	10
Against	0
Abstained	0

H5

For	6
Against	4
Abstained	0

H6

For	6
Against	4
Abstained	0

8. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

The chairman ruled the following item as urgent:

Willow House, East Finchley – Fire

The Chairman felt that it was important that the Committee should receive an update of the fire at Willow House and reported that there would be a detailed report to the January 2019 meeting.

The Chairman was pleased to report that everyone was safe and invited the Chief Executive of Barnet Homes to give a more detailed update.

Consequently, it was noted/reported that:

- Most people were out within 10 minutes;
- The fire was under control by 2am;
- 13 flats were significantly damaged;
- Most families were put into respite accommodation;
- The arrangements for re-housing were outlined and community groups were being consulted.

The Chairman thanked Barnet Homes for the rapidity of its response to the emergency and also thanked Councillors involved in the process.

The meeting finished at 7pm



Housing Committee

14 January 2019

Title	Quarter 2 2018/19 Housing Performance Report
Report of	Councillor Gabriel Rozenberg – Committee Chairman
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	None
Officer Contact Details	Alaine Clarke, Head of Performance and Risk alaine.clarke@barnet.gov.uk

Summary

This report provides an update on the Theme Committee priorities in the Corporate Plan 2018/19 Addendum for **Quarter 2 (Q2) 2018/19**, including budget forecasts for revenue and capital, progress on activities, performance of key indicators and any high level risks.

Officer Recommendations

- The Committee is asked to review the financial, performance and risk information for Q2 2018/19 and make any referrals to Policy and Resources Committee or Financial Performance and Contracts Committee in accordance with the terms of reference of these Committees.**

1. PURPOSE OF REPORT

Introduction

- 1.1 The Housing Committee has responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, and commissioning of environmental health functions for private sector housing. The priorities for the year ahead (see table 1) are set out in the Corporate Plan 2018/19 Addendum, which is available online at <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/corporate-plan-and-performance>
- 1.2 This report provides an update on these priorities for **Q2 2018/19**, including budget forecasts for revenue and capital, progress on activities, performance of key indicators and any high-level risks.
- 1.3 This report is in addition to the Q2 2018/19 Strategic Performance Report to Policy and Resources Committee (11 December 2018) and the Q2 2018/19 Contracts Performance Report to Financial Performance and Contracts Committee (17 December 2018). These reports can be found on the committee section of the council's website at <https://barnet.moderngov.co.uk/ieDocHome.aspx?bcr=1>

Table 1: Housing Committee priorities for 2018/19

Priorities	Key activities
Building compliance and fire safety	<ul style="list-style-type: none">• Implement the enhancements to tower block fire safety• Ensure that commercial tenants understand their responsibilities in relation to keeping buildings safe
Tackling homelessness	<ul style="list-style-type: none">• Explore the proposal to develop up to 200 units of factory-built temporary accommodation on N11 site• Install the Qmatic appointment system to enable Housing Options to better manage demand by moving to an appointment-only service• Create new referral pathways with partners to improve housing and support options for key customer cohorts
Driving up the quality of the private rented sector	<ul style="list-style-type: none">• Implement the new policy for issuing Civil Penalties under the Housing and Planning Act 2016• Review the dataset for Houses in Multiple Occupation (HMOs) in the borough to inform targeted enforcement action at non-licensed premises• Monitor compliance by landlords with their licence conditions on a risk basis
Providing suitable housing to support vulnerable people	<ul style="list-style-type: none">• Open the extra care scheme at Moreton Close (renamed Ansell Court)• Deliver 330 homes for affordable rent by Opendoor Homes, including 10% wheelchair accessible• Build an additional two extra care housing schemes• Implement the Severe Weather Emergency Protocol and the joint protocol with Onwards and Upwards

Budget forecasts

- 1.4 The forecast **revenue outturn** (after reserve movements) for Q2 2018/19 for **Housing Needs and Resources** and the **Housing Revenue Account (HRA)** is set out in table 2.

Table 2: Revenue forecast (Q2 2018/19)

Service	Revised Budget	Q2 18/19 Forecast	Variance from Revised Budget Adv/(fav)	Reserve Movements	Q2 18/19 Forecast after reserve movements	Variance after Reserve Movements Adv/(fav)	Variance after Reserve Movements Adv/(fav)
	£000	£000	£000	£000	£000	£000	%
Housing Needs and Resources (Barnet Homes)	6,926	6,957	31	0	6,957	31	0.4

Service	Revised Budget	Q2 18/19 Forecast	Variance from Revised Budget Adv/(fav)	Reserve Movements	Q2 18/19 Forecast after reserve movements	Variance after Reserve Movements Adv/(fav)	Variance after Reserve Movements Adv/(fav)
	£000	£000	£000	£000	£000	£000	%
HRA Other Income and Expenditure	11	(151)	(163)	0	(151)	(163)	1423.7
HRA Regeneration	837	664	(173)	0	664	(173)	(20.7)
HRA Surplus/ Deficit for the year	(754)	(394)	360	0	(394)	360	47.8
Interest on Balances	(95)	(119)	(24)	0	(119)	(24)	(25.6)
Housing Revenue Account	0	0	0	0	0	0	0.0

1.5 The forecast **revenue outturn** (after reserve movements) for **Housing Needs and Resources** is £6.957m; a forecast overspend of £0.031m. The forecast includes mitigations in place, including acquisition of affordable properties to replace temporary accommodation, additional Flexible Homelessness Support Grant and appropriate recharging of costs to the HRA. The current main risks to the forecast are around increases in demand for temporary and emergency accommodation. There are currently approximately 1,600 households in temporary accommodation outside of the Regeneration Estates. It is expected the cost of servicing these properties will be £24.400m in 2018/19 which is being managed within the forecast variance referred to above.

The **HRA** has a forecast **revenue outturn** of £0.0m. The net variation on **HRA Other Income and Expenditure** relates to additional rental income due to lower than expected stock loss to date, reduced housing management costs and reduced income from garage rentals and service charges. Whilst the net position on **HRA Regeneration relates** to income expected to be recovered from developer partners.

1.6 The projected **capital outturn** at Q2 2018/19 for **Housing Needs and Resources** is £67.595m (accelerated spend of £17.057m) and for the **HRA** is £39.889m (slippage of £1.983m).

Table 3: Capital forecast (Q2 2018/19)

Service	18/19 Revised Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	Q2 18/19 Forecast	Forecast variance from Approved Budget	Forecast variance from Approved Budget
	£000	£000	£000	£000	£000	%
Empty Properties	1,843	0	0	1,843	0	0.0
Alexandra Road	0	0	0	0	0	0.0
Chilvins Court	0	0	0	0	0	0.0
Out of Borough Acquisition	0	0	0	0	0	0.0
Direct Acquisitions	23,000	0	17,000	40,000	17,000	73.9
Modular Homes	300	0	0	300	0	0.0
Opendoor	22,000	0	0	22,000	0	0.0
Pinkham Way Land Release	1,500	0	0	1,500	0	0.0
Microsites	1,895	0	57	1,952	57	3.0
Housing Needs and Resources (Barnet Homes)	50,538	0	17,057	67,595	17,057	33.8

Service	18/19 Revised Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	Q2 18/19 Forecast	Forecast variance from Approved Budget	Forecast variance from Approved Budget
	£000	£000	£000	£000	£000	%
Major Works (excl. Granville Road)	5,670	0	0	5,670	0	0.0
Regeneration	1,200	0	0	1,200	0	0.0
Misc - Repairs	2,785	0	0	2,785	0	0.0
M&E/GAS	5,715	0	0	5,715	0	0.0
Voids and Lettings	3,605	0	0	3,605	0	0.0
Advanced Acquisitions (Regen Estates)	275	0	0	275	0	0.0
Moreton Close	6,274	0	0	6,274	0	0.0
Dollis Valley	30	0	0	30	0	0.0
Extra Care Pipeline	50	0	931	981	931	1862.0
Burnt Oak Broadway Flats	250	0	0	250	0	0.0
Upper and Lower Fosters Community Led Design	1,669	0	0	1,669	0	0.0
Development Pipeline Stag	931	0	504	1,435	504	54.1

Service	18/19 Revised Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	Q2 18/19 Forecast	Forecast variance from Approved Budget	Forecast variance from Approved Budget
	£000	£000	£000	£000	£000	%
House						
HRA Fire Safety Programme	13,418	0	(3,418)	10,000	(3,418)	-25.5
HRA (Barnet Homes)	41,872	0	(1,983)	39,889	(1,983)	-4.7

1.7 The **Housing Needs and Resources** capital programme is showing accelerated spend of £17.057m. This is due to property acquisitions for use as temporary accommodation being brought forward. The Cheyne project is expected to bring on units at a much slower rate than planned. As a result, the direct acquisition programme has been re-prioritised and is expected to achieve 60 acquisitions, 33 more than the 27 forecast at Period 4.

The forecasted capital expenditure on the **HRA** capital programme is £39.889m against a revised budget of £41.872m, resulting in a forecast variance of £1.983m. The Fire Safety Programme is forecasting slippage of £3.418m, which was over accelerated in a previous period when planned expenditure was at an early stage. The Extra Care Pipeline is expected to start construction towards the end of the financial year resulting in an accelerated spend of £0.931m, expenditure will be incurred for Barnet Homes' development fees and build costs. Stag House is planned to complete in 2018/19 and as a result the 2019/20 budget has been accelerated £0.504m.

Committee priorities

- 1.8 The update on Committee priorities includes performance and risk information as follows:
- Progress on activities
 - Performance of key indicators¹
 - High level risks from the Corporate Risk Register²
 - Strategic issues/escalations related to Theme Committee.
- 1.9 An overall status for each of the Committee's priorities is shown in table 4. This reflects the Q2 2018/19 position on budget forecasts, progress on activities, performance of key indicators and any high-level risks.

Table 4: Overall status for priorities (Q2 2018/19)

¹ RAG rating reflects the percentage variance of the result against the target as follows: On target = GREEN (G); Up to 9.9% off target = AMBER (A); 10% or more off target = RED (R). The Direction of Travel (DOT) status shows the percentage variation in the result since last year e.g. Improving (↑ I), Worsening (↓ W) or Same (→ S). The percentage variation is calculated as follows: Q2 18/19 result minus Q2 17/18 result equals difference; then difference divided by Q2 17/18 result multiplied by 100 = percentage variation. Any results not for three months of a quarter are illustrated by (c) = cumulative from start of financial year; (s) snapshot at end quarter; or (r) rolling 12 months.

² The Corporate Risk Register includes strategic risks (strategic and business critical risks) and high level (scoring 15 and above) service/joint risks (service and contract delivery risks). All risks are managed in line with the council's risk management framework. The risk registers are live documents and the Q2 2018/19 Corporate Risk Register provides a snapshot in time (as at end September 2018).

Housing Committee priorities	Overall status
Building compliance and fire safety	Green
Tackling homelessness	Red
Driving up the quality of the private rented sector	Green
Providing suitable housing to support vulnerable people	Amber

Building compliance and fire safety

- 1.10 An update on fire safety issues, including progress with implementing the £30m package of fire safety improvement works for council properties managed by Barnet Homes was published in a Members Briefing on 10 October 2018. The briefing paper is available online at: <https://www.barnet.gov.uk/citizen-home/council-and-democracy/governance/Members-briefings.html>

The replacement of the cladding system to the three blocks at Granville Road continues to progress well and is ahead of schedule. The cladding and removal of the mast climbers to is scheduled to be completed during October 2018 and there will be some remedial works to be undertaken at low level. A grant application was submitted to the Government in August 2018 requesting £5m for cladding replacement works and confirmation of a decision on the application is expected in Q3.

Work has continued to deliver the remainder of the £30m fire safety improvement programme, which was agreed at Housing Committee in June 2018 (see <https://barnet.moderngov.co.uk/documents/s46912/Fire%20Safety.pdf>). The works include installation of sprinkler systems for blocks of flats with 10 or more floors and a single escape stairwell and installation of fire detection systems. Various schemes have commenced physical works onsite and the design works for Longford Court, which includes the first sprinkler system installation, is nearing completion. Detailed design surveys continue to be undertaken to other high-rise blocks across the borough and tender documents for these works are being prepared.

Following further statements issued by the Government regarding systemic failures discovered within the fire door industry, updated fire risk assessments have been undertaken or are in progress for all blocks that contain GRP composite doors. There are 5,000 of these doors in the stock. A replacement door type has been selected for installation and the doors are being tested in November 2018 ahead of a wide-scale replacement programme commencing.

It was recommended to the Housing Committee in June 2018 that consideration be given to extending the fire safety programme to include low and medium rise flats. Barnet Homes have considered options for this, however there is further work to be undertaken to develop a fuller set of recommendations, which will be reported to Housing Committee in January 2019.

A programme has commenced to ensure fire safety compliance by tenants of council-owned shops under flats. Each lease is being evaluated to ensure the appropriate action (or access to each property) can be implemented. Tenants in the shops under flats were notified in writing in October 2018 of their obligation under the lease to either carry out fire safety related works or to provide access for the council to ensure the property is compliant.

- 1.11 There are two key indicators linked to this priority in the Corporate Plan. Both indicators have met the quarterly target.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
Scheduled fire risk assessment completed (council housing) on time	Bigger is Better	96.7%	100%	100%	100% (G)	New for Q3	New for Q3	No benchmark available
Priority 0 and 1 fire safety actions completed on time	Bigger is Better	100%	90%	90%	100% (G)	New for Q3	New for Q3	No benchmark available

1.12 There are no high level risks linked to this priority.

Tackling homelessness

1.13 The Homelessness Reduction Act 2017 (the **HR Act**) has continued to impact upon the statutory homelessness service, with officers reporting spending 60-70% of their time on administrative processes. This administrative burden has impacted on prevention performance, with preventions below target for the second consecutive quarter. To address these administrative issues, updates are being made to streamline processes on the IT system 'Jigsaw'. Representatives from the Ministry for Housing, Communities and Local Government shadowed the Housing Options Service in October 2018 and their feedback recognised the need for more frontline resources due to high caseloads. Mitigations through the recruitment of agency staff, piloting the Customer Portal within Jigsaw and the allocation of older legacy cases to specific officers will allow frontline officers to dedicate more time to case work. The outcomes from these mitigations are being monitored.

While demand on the homelessness service remains stable, the HR Act has seen an increase in the proportion of single applicants accessing the service, with single applicants making up 58% of all applications (compared to 46% last year). However, since 1 October 2018 other public bodies have a new 'Duty to Refer' individuals who may be at risk of homelessness to a local authority's housing service. This new duty will likely increase overall demand on the Housing Options Service. A portal within Jigsaw manages these referrals and communications have been circulated to public bodies to increase their understanding of the HR Act and the Duty to Refer.

A Rough Sleeper Co-ordinator has been recruited as part of the Rough Sleeper Initiative. The first of four Rough Sleeper counts was carried out on 26 September 2018, with only two rough sleepers found; lower than the known number of rough sleepers who reside in the borough. An advisor from the Ministry for Housing, Communities and Local Government will provide support to the Co-ordinator to develop a more realistic picture of rough sleeping in Barnet and help determine where to allocate resources.

There has been a continued focus on improving supply through the private rented sector, acquisitions and new build development. 87 'out of London' properties were procured through phases 1 and 2 of the acquisitions programme; phase 3 is underway with 22 completions and more than 50 other units with legal instructions. In addition, 12 of 13 units built through Opendoor Homes have been let.

1.14 There are ten indicators linked to this priority in the Corporate Plan; and **new homes completed** (linked to another priority for Assets, Regeneration & Growth Committee) has been included for information. The **new homes completed** and **affordable housing completions** are 'Monitor only' indicators for the quarter; both have worsened since last

year. Of the remaining nine indicators, one is monitored annually and will be reported later in the year; three have met the quarterly target; and four have not met the quarterly target.

- **New homes completed** - the London Plan annual target for Barnet is 2349 and Barnet has projected that 3100 new homes will be completed in 2018/19 from a combination of regeneration schemes, The Barnet Group and private developers/developments. Surveys are undertaken in July/August of each year to confirm the number of completions in the preceding year, whereby progress on all outstanding planning consents is undertaken. Figures are based on Building Control records and do not take into account records of Approved Inspectors (private building control companies) or allow for a time-lapse in properties being completed and paperwork being recorded. New homes will only be counted as completed where a phase or the total development is completed, which means a number of completed new homes may not be counted until the wider scheme is at completion stage. The number of housing completions is also dependent on the number of schemes granted planning permission. 211 new homes were completed by the end of Q2, including 114 from regeneration schemes. The regeneration schemes are expected to contribute 311 new homes towards the target of 3100.
- **Affordable housing completions - 16 affordable homes were completed in Q2**, compared with 113 last year. This is significantly lower than last year, but the target of 294 is expected to be achieved by year-end. 183 affordable homes are expected to be completed in Q3. However, the figures should be treated with caution as developments can slip into the following quarter and developments due to complete in the next financial year could complete earlier than expected.
- **Average re-let time for routine lettings (Red Amber Green (RAG) rated AMBER) – 14.3 days against a target of 13.25 days.** An issue with a Mears sub-contractor providing repair and maintenance services on empty properties has impacted on performance. The sub-contractor was removed from the Barnet Homes repairs contracts mid-quarter and replaced with a new sub-contractor, which led to an immediate improvement in the work. However, this was not enough to achieve the target this quarter. Performance, whilst not achieving target, still represents a top quartile benchmarking result (ranked 1 out of 4 London Boroughs).
- **Homelessness preventions (RAG rated RED) – 419 against a target of 552.** The HR Act has impacted on staff capacity to deliver on casework, which has reduced prevention outcomes. Barnet Homes have put in place interventions to increase the capacity for casework, including recruiting additional agency staff; moving legacy cases away from Housing Needs Officers; streamlining administrative processes in Jigsaw; and opening up a customer portal for engagement in Jigsaw. These interventions are aimed at increasing capacity to move the balance towards casework rather than administration and it is expected that performance in this area will significantly improve in Q3.
- **Emergency Temporary Accommodation (RAG rated RED) - 316 against a target of 200.** Whilst the overall number of households in Temporary Accommodation has fallen to 2519 (target 2675), the number of households in Emergency Temporary Accommodation (ETA) has continued the same trend as previous quarters due to a sustained lack of affordable supply of longer-term accommodation, providers requesting units be handed back at lease end and the Barnet Homes compliance programme ending lease arrangements. These challenges should be recognised in the context of the HR Act requirements introduced in April 2018, which have created increased levels of demand. Mitigations put in place to manage demand included managing the number of placements into Private Rented Sector lettings and preventing ETA admissions through the Accommodation Solution Project, which helped to prevent 18 households being transferred

into ETA. Whilst it is expected that performance will improve throughout the remainder of the year, it is not anticipated that the target will be achieved.

- **Current arrears as a percentage of debit (RAG rated AMBER) – 3.5% against a target of 3.2%.** This equates to £1.993m arrears of a £57.756m annual debit. The introduction of Universal Credit in May 2018 may have led to a fall of housing benefits receipts. This was coupled with a reduced amount of rent collected. A short-term improvement focusing on areas with high levels of rent arrears has been introduced to improve performance.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
New homes completed	Bigger is Better	2208 ³	3100	Monitor	211	↓ W -25%	282	No benchmark available
Affordable housing completions	Bigger is Better	303 ⁴	294	Monitor	16	↓ W -86%	113	No benchmark available
New homes that are affordable (net) (Annual)	Bigger is Better	27% ⁵	40%	N/A	Due in Q4 18/19	N/A	N/A	Rank 14 (out of 33 London Boroughs) (2017, GLA) ⁶
Average re-let time for routine lettings (days) (s)	Smaller is Better	10.7	12	13.25	14.3 (A)	↓ W -18%	12.17	Rank 1 (out of 4 London Boroughs) (Q1 18/19, Housemark)
Respondents very or fairly satisfied with repairs and maintenance	Bigger is Better	98.7%	96%	96%	98.2% (G)	↓ W -0.6%	98.8%	Rank 1 (out of 5 London Boroughs) (Q1 18/19, Housemark)
Homelessness preventions (c)	Bigger is Better	1140	1110	552	419 (R)	↓ W -21%	532	Rank 9 (out of 22 London Boroughs) (17/18, DCLG)
Households in Temporary Accommodation (r)	Smaller is Better	2579	2600	2675	2519 (G)	↑ I -5.8%	2675	Rank 29 (out of 32) (Q4 17/18, DCLG)
Families with Children in Temporary Accommodation	Smaller is Better	62.9%	Monitor	Monitor	60.6%	↑ I -5.9%	64.4%	No benchmark available
Households placed directly into the private sector by Barnet Homes (c)	Bigger is Better	644	625	312	329 (G)	↑ I +1.2%	325	No benchmark available

³ This is a confirmed end of year result (2,208) as of October 2018. The final result will be published in the GLA Annual Monitoring Report in 2019.

⁴ This is a confirmed end of year result (303) as of October 2018. The final result will be published in the GLA Annual Monitoring Report in 2019.

⁵ This is a confirmed end of year result (27%) as at October 2018. The final result will be published in the GLA Annual Monitoring Report for 2019.

⁶ The GLA Annual Monitoring Report is published in May each year, prior to the final results being confirmed in the summer. Therefore, the benchmarking refers to the final results published in the previous summer (summer 2016) for the 2015/16 financial year. Barnet's 2015/16 result was 12%, as published in summer 2016.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
Emergency Temporary Accommodation (s)	Smaller is Better	244	200	200 ⁷	316 (R)	↓ W +82%	174	Rank 12 (out of 33 London Boroughs) (Q4 17/18, DCLG)
Current arrears as a percentage of debit (s)	Smaller is Better	3.3%	3.1%	3.2%	3.5% (A)	→ S	3.5%	Rank 2 (out of 4 London Boroughs) (Q1 18/19, Housemark)

1.15 There are no high level risks linked to this priority.

Driving up the quality of the private rented sector

1.16 Housing Enforcement Officers in the **Private Sector Housing** team have been trained to serve Fixed Penalty Notices (FPNs) under the Housing and Planning Act 2016. Two appeals have been received against FPNs served and a further five intentions were served. A review has been undertaken with Corporate Anti-Fraud Team (CAFT) to obtain better data for targeted HMO enforcement action; and a week of action visiting properties thought to be unlicensed was undertaken in Burnt Oak in September 2018. This included visiting all residential premises in the town centre and disseminating information on HMO Licensing and Empty Property Grants. Whilst there was no access to some premises, the team identified some non-licensed HMOs and some empty properties for follow up enforcement action. Two Emergency Prohibition Orders were served in relation to two HMOs where the properties were found to be causing an imminent risk to the tenants. These required immediate vacation of the premises by the tenants for their safety.

The team has continued to use all relevant enforcement tools to drive up the quality of private rented properties. Targeted enforcement action has been taken against non-licensed HMOs, with three successful cases taken against four landlords and associated companies for failure to license and manage their properties. The cases dealt with eleven offences and £15,000 fines were granted plus over £7,000 costs. Further cases are with HB Public Law for prosecution for failure to licence. Such prosecutions for failure to licence and conditions compliance have resulted in an increase in licence applications following publicity around the cases. The team have ensured further success in the redevelopment of empty properties with the threat of Compulsory Purchase Order (CPO) encouraging landlords into action.

The team supported Gas Safety Week in September 2018 with communications of key messages linked to gas safety for tenants and reminding landlords of their legal responsibilities.

1.17 There are four indicators linked to this priority in the Corporate Plan. Two are annual indicators and will be reported later in the year. Two indicators are 'Monitor only' for Q2 and have improved since last year.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	

⁷ The target is 200 at any point in time due to the supply of accommodation and demand availability.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
Empty properties brought back into residential use	Bigger is Better	224	100	Monitor	32	↑ I +78%	18	No benchmark available
Private tenanted properties with Category 1 hazards reduced to Category 2 hazards	Bigger is Better	170	165	Monitor	88	↑ I +300%	22	No benchmark available
Accredited landlords (Annual)	Bigger is Better	667	5% increase on 17/18 result	N/A	Due in Q4 18/19	N/A	N/A	No benchmark available
HMOs licenced under the mandatory scheme (Annual)	Bigger is Better	355	Increase of 20 on 17/18 result	N/A	Due in Q4 18/19	N/A	N/A	No benchmark available

1.18 There are no high-level risks linked to this priority.

Providing suitable housing to support vulnerable people

1.19 The new extra care scheme at Ansell Court remains on track for completion in December 2018, with the handover taking place in January 2019. This will deliver 53 extra care homes for letting with an emphasis on dementia.

Elmshurst Crescent (now known as Gordon Court) was completed in September 2018, as part of the Opendoor Homes programme, but the wheelchair accessible home requires further bespoke adaptations for the specific client to be housed there and this will now be completed in the next quarter.

1.20 There is one indicator linked to this priority in the Corporate Plan. This is a 'Monitor only' indicator for the quarter. No wheelchair or accessible units are expected to be delivered until Q3.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
Delivery of 10% affordable homes as wheelchair or accessible units ⁸	Bigger is Better	0% ⁹	10%	Monitor	0 units	→ S	0 units	No benchmark available

1.21 There are no high-level risks linked to this priority.

Contract indicators – by exception

⁸ 330 homes are being delivered for affordable rent by Opendoor Homes, including 10% wheelchair or accessible units.

⁹ No wheelchair or accessible units were completed in 2017/18.

1.22 In addition to the key indicators linked to the priorities in the Corporate Plan, The Barnet Group (TBG) reports on a suite of operational contract indicators (KPIs). Four contract indicators (relevant to Housing Committee) have not met the quarterly target.

- **New build starts on site (RAG rated AMBER) - 83 homes against a target of 87 homes from tranche 3 across sites.** Planning consent has been obtained for 19 of the 21 sites within tranche 3, which represents 80% of the programme. The first site was completed this quarter at Gordon Court. There has been a significant increase in onsite activity with 12 schemes live covering 132 homes in the build phase. 45% of the programme is either completed or onsite. Despite this progress transfer of land, title issues and planning conditions continue to take time to resolve resulting in the large number of schemes waiting to go onsite. Time lost to the programme as a result remains a significant concern to costs and overall delivery.
- **Emails responded to within 5 working days (RAG rated RED) - 80% against a target of 95%.** 80% of emails received into the Customer Contact Centre were responded to within 5 working days, with the average response time at 3.87 days. Customer emails are often more complicated than telephone calls, requiring several replies before the query is resolved. This can be resource intensive and if a high number of emails are received then it is easy to fall behind target. To manage customer emails, individual targets for Customer Service Officers have been introduced for completing emails and will be reported on a weekly basis. Spot checks are also being undertaken to manage the quality of email responses.
- **Customers that Rate website as ‘Good’ (RAG rated AMBER) – 38.4% against a target of 40%.** Performance has been adversely affected by low return rates and a tendency for respondents to focus on other service aspects aside from the website. A website improvement plan forms part of our Customer Access Strategy.
- **Desk phones answered (RAG rated AMBER) – 87% against a target of 95%.** Barnet Homes are using both Skype and desk phones to answer customer calls. As a result, not all calls have been captured within this methodology. The indicator/target is likely to be removed in future.

Indicator	Polarity	17/18 EOY	18/19 Target	Q2 18/19			Q2 17/18	Benchmarking
				Target	Result	DOT	Result	
New build starts on site	Bigger is Better	97	264	87	83 (A)	80	↑ +3.8%	No benchmark available
Emails responded to within 5 working days	Bigger is Better	New for 18/19	95%	95%	80.0% (R)	New for 18/19	New for 18/19	No benchmark available
Customers that Rate website as ‘Good’	Bigger is Better	New for 18/19	40%	40%	38.4% (A)	New for 18/19	New for 18/19	No benchmark available
Desk phones answered	Bigger is Better	New for 18/19	40%	95%	87.0% (A)	New for 18/19	New for 18/19	No benchmark available

Strategic issues/escalations

1.24 There are no strategic issues/escalations for Policy and Resources Committee.

2 REASONS FOR RECOMMENDATIONS

- 2.1 These recommendations are to provide the Committee with relevant financial, performance and risk information in relation to the priorities in the Corporate Plan 2018/19 Addendum. This paper enables the council to meet the budget agreed by Council on 6 March 2018.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 None.

4 POST DECISION IMPLEMENTATION

- 4.1 None.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The report provides an overview of performance for Q2, including budget forecasts for revenue and capital, progress on activities, performance of key indicators and any high level risks.

- 5.1.2 The Q2 2018/19 results for all Corporate Plan indicators are published on the Open Barnet portal at <https://open.barnet.gov.uk/dataset>

- 5.1.3 Robust budget, performance and risk monitoring are essential to ensure that there are adequate and appropriately directed resources to support delivery and achievement of council priorities and targets as set out in the Corporate Plan.

- 5.1.4 Relevant council strategies and policies include the following:

- Corporate Plan 2015-2020
- Corporate Plan - 2016/17, 2017/18 and 2018/19 Addendums
- Medium Term Financial Strategy
- Performance and Risk Management Frameworks.

- 5.1.5 The priorities of the council are aligned to the delivery of the Health and Wellbeing Strategy.

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

- 5.2.1 The budget forecasts are included in paragraphs 1.4 to 1.7 above. More detailed information on financial performance will be provided to Financial Performance and Contracts Committee.

5.3 Social Value

- 5.3.1 The Public Services (Social Value) Act 2012 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. The council's contract management framework oversees that contracts deliver the expected services to the expected quality for the agreed cost. Requirements for a contractor to deliver activities in line with Social

Value will be monitored through this contract management process.

5.4 Legal and Constitutional References

5.4.1 Section 151 of the Local Government Act 1972 states that: “without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs”. Section 111 of the Local Government Act 1972, relates to the subsidiary powers of local authorities.

5.4.2 Section 28 of the Local Government Act 2003 (the **LG Act**) imposes a statutory duty on a billing or major precepting authority to monitor, during the financial year, its income and expenditure against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the authority must take such action as it considers necessary to deal with the situation. Definition as to whether there is deterioration in an authority’s financial position is set out in sub-section 28(4) of the LG Act.

5.4.3 The council’s Constitution (Article 7 – Committees, Forums, Working Groups and Partnerships) sets out the responsibilities of all council Committees. The responsibilities of the Housing Committee include:

- (1) Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.
- (2) To submit to the Policy and Resources Committee proposals relating to the Committee’s budget for the following year in accordance with the budget timetable.
- (3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.
- (4) To receive reports on relevant performance information and risk on the services under the remit of the Committee.

5.4.4 The council’s Financial Regulations can be found at Article 16 of the Council’s Constitution at:

<https://barnet.moderngov.co.uk/documents/s49777/17FinancialRegulations.doc.pdf>

5.5 Risk Management

5.5.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. All high level risks (scoring 15 or above) associated with the priorities for this Committee are outlined in the report.

5.6 Equalities and Diversity

5.6.1 The Equality Act 2010 requires organisations exercising public functions to demonstrate that due regard has been paid to equalities in:

- Elimination of unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advancement of equality of opportunity between people from different groups.
- Fostering of good relations between people from different groups.

5.5.2 The Equality Act 2010 identifies the following protected characteristics: age; disability; gender reassignment; marriage and civil partnership, pregnancy and maternity; race; religion or belief; sex and sexual orientation.

5.5.3 In order to assist in meeting the duty the council will:

- Try to understand the diversity of our customers to improve our services.
- Consider the impact of our decisions on different groups to ensure they are fair.
- Mainstream equalities into business and financial planning and integrating equalities into everything we do.
- Learn more about Barnet's diverse communities by engaging with them.

This is also what we expect of our partners.

5.5.4 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

5.5.5 Progress against the performance measures we use is published on our website at: <http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=9460&Ver=4> (Item 12)

5.7 Corporate Parenting

5.7.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

5.8 Consultation and Engagement

5.8.1 Consultation on the Corporate Plan 2015-2020 was undertaken between summer 2013 and March 2015. Consultation on the new Corporate Plan 2019-24 was carried out in the summer 2018. The Corporate Plan will be approved by Council in March 2019.

5.9 Insight

5.9.1 The report identifies key budget, performance and risk information in relation to the Corporate Plan 2018/19 Addendum.

6 BACKGROUND PAPERS

6.1 Council, 6 March 2018 – approved 2018/19 addendum to Corporate Plan <http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=9162&Ver=4>

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	<h2>Housing Committee</h2> <h3>14th January 2019</h3>
<p style="text-align: right;">Title</p>	<p>Private Sector Housing Enforcement Proposals</p>
<p style="text-align: right;">Report of</p>	<p>Cllr Rozenberg</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>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix 1- Private Sector Housing Team Performance Data since the commencement of Additional HMO Licensing Appendix 2- Proposed milestones to increase housing enforcement activity and HMO licensing applications Appendix 3- Case studies</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Belinda Livesey – Group Manager (Private Sector Housing) 0208 359 7438 belinda.livesey@barnet.gov.uk</p>

Summary
<p>Following approval of the draft Housing Strategy this paper sets out proposals for expanding the existing approach taken by Barnet Council in relation to supporting responsible tenants and making sure that landlords provide safe accommodation.</p>

Recommendations
<p>This report recommends that the Housing Committee:</p> <ul style="list-style-type: none"> • Approve reinvestment of income obtained through Financial Penalty Notices (FPNs) into increasing the amount and type of work undertaken by the Private Sector Housing Team. • Subject to contractual agreement approve the creation of two additional posts for 23 months to undertake housing enforcement and HMO licensing activities

- **Subject to contractual agreement approve the creation of an additional post for up to 23 months to investigate the viability of Selective Licensing in Barnet**
- **Delegate responsibility to approve additional staffing funded through FPN income to the Deputy Chief Executive.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The high cost of home ownership in Barnet has resulted in a tenure shift and a significant increase in the number of people in privately rented accommodation. The use of private rented sector accommodation has increased from 17% of households in 2001 to 26% in 2016.
- 1.2 It is therefore increasingly important to improve standards in the private rented sector.
- 1.3 This report provides detail around the proposals contained in the draft Housing Strategy having regard to the Government's 2017 Housing White Paper '*Fixing our Broken Housing Market*' and to the Mayor of London's Draft Housing Strategy.
- 1.4 The Private Sector Housing Team in Re deal with all aspects of private sector housing enforcement including:
- Licensing of houses in multiple occupation (HMOs)
 - Bringing empty properties back into residential use
 - Investigating requests for help in securing repairs to private accommodation

Property improvements are achieved through advice, mediation, HMO licensing and statutory action. Appendix 3 contains case studies demonstrating some of the work completed by the service.

- 1.5 The table in Appendix 1 shows some key aspects of the Private Sector Housing Team performance data since the commencement of Additional HMO Licensing in 2016.
- 1.6 Accreditation through the London Landlord Accreditation Scheme is actively supported by Barnet to try to improve the quality of landlords in an increasing sector. The London Landlord Accreditation Scheme (LLAS) awards accreditation to reputable landlords who undergo training and comply with a code of conduct. Accredited landlords are able to display the LLAS logo as a badge of good practice and access a range of products and incentives including local authority grants, leasing schemes and discounts on fees for licences and other charges. Accreditation with LLAS is free and lasts for five years. To become accredited with LLAS or ATLAS, landlords must:
- complete a one-day development course
 - agree to comply with a code of conduct

- be a fit and proper person.
- 1.7 Accreditation is promoted in Barnet through:
- Reduced HMO licensing fees for accredited landlords
 - Empty Property Grants
 - Waiver of fees for the service of enforcement notices if LLAS training is completed
 - Reduction in Fixed Penalty Notices if LLAS training is completed
- 1.8 The Private Sector Housing Team performs well using all available tools to improve property standards, but it is acknowledged that there are still a high number of unlicensed HMOs in the borough. There are also areas of poor housing where tenants are less likely to ask the local authority for help, and proactive enforcement action is required to improve the standards of private tenanted accommodation in these areas
- 1.9 From the data collection exercise completed as part of the consultation exercise for Additional HMO Licensing, indications were that there are over 3,000 HMOs in the borough that would fall within the scope of the proposed scheme.
- 1.10 Whilst there are many well managed properties in the private sector in Barnet, there are also landlords who are not managing their properties appropriately and leaving their tenants at risk. These fall into several categories:
- In the worst cases, the “rogue” landlords purposefully leaving their tenants in poor accommodation for example rooms overcrowded and conversions poorly carried out.
 - Ill-informed landlords who have not found out about their responsibilities for example in relation to fire safety.
 - Anecdotally there has also been an increase in Rent to Rent properties, with property owners thinking that they are letting to a single family, but one tenant has then sublet the house to multiple tenants, converting lounges and dining rooms into unsafe lettings.
 - There is also a significant issue with landlords obtaining a licence and then not complying with any of the conditions, without significant coercion.
- 1.11 Increasing amounts of time are being taken up with:
- Landlords trying to avoid licensing or reducing the occupancy of their premises so that that property is no longer licensable. In the year to date (seven months), 29 Temporary Exemptions from licensing have been served, compared to 35 in the whole of 2016-17.
 - Obtaining compliance with HMO licencing conditions.

- Significant enforcement action. There are currently over 20 Financial Penalty Notices at varying stages of implementation and these are leading to an increase in out of court negotiations involving solicitors.
- 1.12 The challenge remains to set a balance between dealing reactively with tenants in immediate need, proactively targeting the worst accommodation in the borough, processing HMO licences, ensuring that conditions are complied with, and locating and taking enforcement action against non-compliant landlords.
- 1.13 Feedback from other boroughs indicates that where they have Selective Schemes involving all tenanted premises in the borough/specific areas, it is easier to administer the HMO Licensing schemes. This is because all that is required to prove that a licence is needed, is that a property is let in the private rented sector.
- 1.14 The draft Housing Strategy introduces the **LEAD** agenda, increasing the focus on **L**icensing, **E**nforcement, **A**dvice and **D**ata:
- Considering the case for Selective Licensing in some areas of the borough for tenanted accommodation other than HMOs.
 - Additional resources for the Private Sector Housing Team.
 - Improving the information and advice available for tenants on their rights and obligations.
 - Making better use of the data available to ensure that enforcement activities are targeted to areas and properties where it will be most effective and reduce resources wasted on following up non-licensable premises.
- 1.15 The challenge remains that the council has limited resources and these must be prioritised across non- income generating services that are required to support those in most need.
- 1.16 Appendix 2 contains proposals to increase housing enforcement activity and HMO licensing applications. To complete this work three additional officers will be required and this should be funded through additional HMO Licensing applications and income from FPNs.

2 REASONS FOR RECOMMENDATIONS

- 2.1 The proposals contained in the draft Housing Strategy cannot be delivered without providing additional resource to the existing Private Sector Housing Team. The aim would be, subject to contractual agreement, to expand the amount of housing enforcement and HMO licensing activity whilst investigating

Selective Licensing over the next twelve to eighteen months. At this stage, the staffing provision will be reviewed depending on the outcome of the investigations into the viability of Selective Licensing for Barnet.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Do nothing – as an option this will not increase the amount of housing enforcement activity completed in the borough, and this is not considered an appropriate response given the number of unlicensed HMOs and the increase in size of the private rented sector in Barnet.

4 POST DECISION IMPLEMENTATION

- 4.1 Review and agree any contractual implications.
- 4.2 Commence recruitment for suitable enforcement officers. There is a national shortage of housing enforcement officers so recruitment to these posts could be difficult and involve a significant induction period.
- 4.3 Appendix 2 contains the proposed milestones to increase housing enforcement activity and HMO licensing applications.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 This report is in accordance with the council's Corporate Plan 2015-2020 which is based on the core principles of fairness, responsibility and opportunity to make sure Barnet is a place:

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

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

- 5.2.1 **Finance & Value for Money:** The additional staffing costs will be met through HMO licensing fees and income from FPNs linked to housing enforcement activity. This is subject to contractual agreement. To ensure a balanced budget, the income will be closely monitored and the staffing situation reviewed if income projections are not on target.

- 5.2.5 **Procurement:** At this time, there are no procurement implications.
- 5.2.6 **Staffing:** There is a national shortage of Housing Enforcement Officers so recruitment to these posts could be difficult and salary costs high.
- 5.2.7 **Property:** At this time, there are no property implications.
- 5.2.8 **IT:** Additional IT will be required for any new staff employed.
- 5.2.9 **Sustainability:** At this time, there are no sustainability implications. Improving private rented housing provides an opportunity to reduce energy use and carbon dioxide emissions through improving poor heating and inadequate insulation provision through reduction of Category 1 hazards. Each HMO licence contains the following licence conditions regardless of which scheme it falls within:

“The licence holder shall ensure that all units of living accommodation including sleeping and bath/shower rooms are equipped with an adequate means of fixed space heating (meaning a fixed gas or electrical appliance, or an adequate system of central heating) operable at all times and available at all times, taking into account affordability, the presence of thermal insulation, the location of the appliance, ease of use and performance. Heating appliances in bath/shower rooms must be suitable for use in such locations and be suitably sited within the room. Heating installations must in all other respects, comply with the council’s Adopted Standards for Houses in Multiple Occupation”

“The licence holder shall ensure that any roof voids are insulated with 270mm deep mineral wool (or equivalent) insulation between the joists taking care to maintain roof ventilation and to avoid the overheating of proximate electrical cables. Otherwise the installation is to be in accordance with the manufacturer’s/suppliers’ instructions”

5.3 Social Value

- 5.3.1 Through the licensing of HMOs and housing enforcement action, the highest risk accommodation in the borough is improved to help protect the lives of vulnerable persons. The Private Sector Housing Team will continue to try and target the worst performing landlords.
- 5.3.2 All enforcement action is taken in line with the Regulatory Services Enforcement Policy which ensures that any action taken is transparent and proportionate in relation to the offence.

5.4 Legal and Constitutional References

- 5.4.1 Under the council’s Constitution, Article 7, Committees, Forums, Working Groups and Partnerships, the Housing Committee has the following specific responsibilities (amongst others):

- Responsibility for housing matters including commissioning of environmental health functions for private sector housing.

- Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.

5.4.2 Under the Rent Repayment Orders and Financial Penalties (Amounts Recovered) (England) Regulations 2017 a local housing authority may apply any financial penalty recovered under section 249A of the Housing Act 2004 to meet the costs and expenses (whether administrative or legal) incurred in, or associated with, carrying out any of its enforcement functions in relation to the private rented sector. Any amount recovered as a financial penalty which is not used in this way must be paid into the Consolidated Fund.

5.5 Risk Management

5.5.1 The more legal action that is taken by the council, the more exposed the local authority is to legal challenge.

5.5.2 As the posts are to be funded from HMO licensing and FPN income, there is a risk that due to legal challenge or process issues that the income may not be obtained to cover the costs. The income will be closely monitored and the staffing situation reviewed if income projections are not on target.

5.5.3 Securing licensing applications can be very resource intensive.

5.5.4 As many boroughs are currently introducing additional and selective licensing schemes and the mandatory licensing scheme criteria has expanded difficulties recruiting any new staff required may arise which could cause delays in scheme administration.

5.6 Equalities and Diversity

5.6.1 The Corporate Plan 2015-2020 sets the Strategic Equalities Objective, which is: that citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer. Changes to policies and services are analysed in order to assess the potential equalities impacts and risks and identify any mitigating action possible before final decisions are made.

5.6.2 The Equality Act 2010 sets out the Public Sector Equality Duty which requires public bodies to have due regard to the need to:

- eliminate discrimination, harassment and 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

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

5.6.5 It is considered that HMO licensing and housing enforcement action requiring the improvement of accommodation has an overall positive impact for landlords, tenants, residents and businesses by virtue of the potential improvement to the quality and management of accommodation in the borough. Any enforcement action taken is in line with the Regulatory Services Enforcement Policy.

5.7 Consultation and Engagement

5.7.1 There has been no specific consultation on the approach detailed in this report. Extensive consultation was undertaken prior to the introduction of the Additional HMO Licensing Scheme.

5.7.2 Consultation is ongoing in relation to the draft Housing Strategy.

6 BACKGROUND PAPERS

None

Appendix 1

Private Sector Housing Team Performance Data since the commencement of Additional HMO Licensing

	2015-16	2016-17	2017-18	2018- 7 months
Mandatory HMO Licences issued	64	85	153	86
Additional HMO Licences issued	No scheme	128	245	91
Total number of licensed premises in the borough	149 HMOs in total	371 HMOs in total	710 HMOs in total	831 HMOs in total
Requests for help in securing repairs to private accommodation	1,488	1,628	1,349	679
Category 1 hazards reduced (through informal and formal action)*	202	211	190	144
Landlords accredited under the London Landlord Accreditation Scheme	592 YTD March 2016	632 YTD March 2017	671 YTD March	838 (Dec)
Empty properties brought back into use	229	120	222	106
Appeals to the First Tier Tribunal received	0	2	1	2

Appeals to the First Tier Tribunal defended	0	2	1	2 withdrawn
FPNs served	n/a	n/a	0	1 (£11,200 for Failure to Licence an HMO)
FPN intentions served	n/a	n/a	0	20
Successful prosecutions	17 successful prosecutions since March 2016. 1 case for failure to licence was used by the tenants to support a Rent Repayment Order leading to a repayment of £5,000 of rent to the tenants.			

***The Housing Health and Safety Rating System (HHSRS)** is used to assess if there are hazards that could put the health of occupiers or visitors at risk. Common hazards relate to Overcrowding, Damp and Mould, Excess Cold, Fire and risk of Falls. Hazards are rated according to how serious they are and the risk to health caused by them. A category 1 hazard is the most serious threat to health. The HHSRS takes into account any extra risk to young children or older people. Local Authorities must take action to reduce category 1 hazards. The action will range from a notice requiring work to an Emergency Prohibition Order requiring immediate cessation of the use of the premises by tenants due to the serious risk to health. Four of these have been served to date this year, a 50% increase on the same period last year.

Appendix 2

Proposed Milestones to increase housing enforcement activity and HMO licensing applications

Objective	Target Date	Outcome
Investigate the case for Selective Licensing	2019/20	<ul style="list-style-type: none"> • Project officer recruited • Initial data analysis completed • Initial report to Housing Committee • Data analysis completed • Evidence base, consultation questionnaire, Case for Selective Licensing, Schedule of Proposed Fees, Terms and Conditions, and FAQs drafted • Consultation exercise completed (minimum 12 weeks) • Consultation data collated and reviewed • Response to consultation published • Committee report and Equalities Impact Assessment drafted and presented to the appropriate boards • Report to Housing Committee in April 2020 • Report to Secretary of State (if required) • Three month statutory lead in between scheme approval and scheme commencement
Review the information available for tenants on their rights and obligations	April 2019	<ul style="list-style-type: none"> • Webpages reviewed • Monthly electronic messaging to landlords and tenants
Pilot a monthly	February-April 2019	<ul style="list-style-type: none"> • Monthly tenant drop in session

tenant drop in session		to be piloted and usefulness reviewed
Increase the amount of housing related enforcement including proactively targeting areas in most need	2019/20	<ul style="list-style-type: none"> • 220 category 1 hazards reduced (or alternative remedial action taken for example Prohibition Order served). • We expect at least a minimum of 25 FPNs to be served in line with the Regulatory services Enforcement Policy. • A minimum of 70 HMO licence applications received by the additional HMO Licensing Officer plus completion of associated conditions compliance and enforcement work
Increase the amount of HMO licensing activity	2019/20	<ul style="list-style-type: none"> • 1,150 licensed HMOs (including reissuing licences for those that expire in 2019)
Increase the number of accredited landlords in the borough	2019/20	<ul style="list-style-type: none"> • 900 (accreditation linked to HMO Licensing conditions, Empty Property Grant conditions, and potential reductions in FPNs and notice charges)
Investigate the business case for using additional data analysis tools to assist in positive identification of licensable HMOs	July 2019	<ul style="list-style-type: none"> • Business case investigated for using additional data analysis tools to assist in positive identification of licensable HMOs and implemented if found to be viable

Case Studies demonstrating the work completed by Housing Enforcement Officers

HMO Licensing Case Study

The council was made aware of an unlicensed, two-storey property following noise complaints from neighbouring residents.

Barnet's Enforcement Team found that nine different tenants under different letting agreements were sharing a single kitchen and bathroom, with no satisfactory means of fire escape or fire detection.

One of the more dangerous lettings was formed by placing a partition in the kitchen which, in the event of a kitchen fire, would leave the tenant completely trapped.

After the District Judge had seen the photos of the undersized rooms, he concluded that the owner was aware that an HMO licence was required for the property and that the letting of undersized rooms was strictly prohibited.

Housing Enforcement Case Study

Following referral from the London Fire and Emergency Planning Authority (LFEPA) an HMO was inspected above a shop with one means of escape in case of fire blocked with rubbish and accumulations and the other through the shared kitchen. Due to the risk to the occupiers an Emergency Prohibition Order was served that evening requiring immediate vacation of the property and the dwellings within it. The occupiers were sign posted to Barnet Homes for assistance.

Empty Property Case Study

In 2013 a serious house fire ravaged through a semi-detached house in Colindale leaving the owner and his family being forced to move out to another address. The property was left in a poor condition with a collapsed roof. The owner fell ill and the house lay empty, in a poor and rapidly deteriorating condition.

After about a year, the neighbours grew concerned at the lack of progress in restoring the house and complained to their local Councillor. Empty properties impact on local communities leaving residents in fear of increased criminal behaviour and public health issues and worrying about the detrimental impact on their

properties. The owner was offered advice, support and financial assistance by the Empty Property Officer to try and ensure that the property was brought back into residential use swiftly. Unfortunately, progress remained slow.

In situations where properties have been empty for a long time, are in a poor condition and owners are not progressing with property renovations and/or reoccupation of the premises Compulsory Purchase powers are used. The final step of this process is the forced sale of the property to the local authority. In this case the council took steps to make a Compulsory Purchase of the property which had the effect of spurring the owner into action. The house was restored and the family moved back in.

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	<h2>Housing Committee</h2> <h3>14th January 2019</h3>
Title	Private Sector Housing New Fee for 2019/20
Report of	Councillor Gabriel Rozenberg
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix A – Proposed New Fee for 2019/20
Officer Contact Details	Belinda Livesey – Group Manager (Private Sector Housing) 0208 359 7438 belinda.livesey@barnet.gov.uk

Summary
This report seeks to obtain approval for a proposed new fee for 2019/20 to support the Commissioning Business Plan, and delivery of the front-line service within the Private Sector Housing Team in Re.

Recommendations
That the Housing Committee review this report and approve the new fee for 2019/20 as set out in Appendix A and refer the fee to Policy and Resources Committee to note.

1. WHY THIS REPORT IS NEEDED

1.1 Fees and charges are reviewed on an annual basis to ensure that the costs of

chargeable services are covered and the council is achieving value for money. This report recommends a new fee for services within the Private Sector Housing Team in Re. Any fees which are being increased by less than the rate of inflation plus 2% are not included in this report as their approval method is via a Delegated Powers Report.

- 1.2 The Housing Health and Safety Rating System (HHSRS) is a risk-based assessment evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in residential premises.
- 1.3 In November 2018 an addendum was produced to the HHSRS in relation to high-rise residential buildings with unsafe cladding (and allow for a more robust assessment). It supplements the hazard profile for fire as given in the HHSRS Operating Guidance. The addendum deals specifically with high-rise residential buildings (those 18 metres high and over) with such cladding, some aspects of this guidance will be relevant to other residential buildings containing flats or apartments. The addendum remains in draft format until it completes its 40 days parliamentary process on 24 January 2018.
- 1.4 A new fee is proposed in Appendix 1 to ensure that any costs incurred through the need to employ a Fire Safety Engineer prior to service of an enforcement notice under the Housing Act 2004 can be recouped.

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is recommended that the Housing Committee consider the proposed new fee for 2019/20 as it is considered good practice to review fees and charges to ensure that the costs of providing the services are recouped.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative approach would be not to introduce this fee. This is not however considered to be good practice and would expose the council to the risk of not recovering the cost of the provision of the service. This would not be appropriate.
- 3.2 Given the financial pressures currently faced by the council the only viable option for continuing to provide services is to levy an appropriate fee or charge where appropriate.

4. POST DECISION IMPLEMENTATION

- 4.1 If the Committee approves the recommendation then the fee will be referred to Policy and Resources Committee to note as part of the council wide budget setting. Once the budget is approved by full Council all fee and charges will be posted on the council's website. The new fee will be implemented from 1st April 2019.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The Corporate Plan 2015-2020 is based on the core principles of fairness, responsibility and opportunity to make sure Barnet is a place:

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

The council's priorities include:

- High quality services maintained whilst reducing unit costs to the lowest amongst Barnet's statistical neighbours.

5.1.2 Fees and charges need to be reviewed to ensure value for money and cost recovery. This complies with the 2015-2020 Corporate Plan priority for Barnet to be in the lowest 25% of all Councils (Boroughs and County Councils) for expenditure per head of population. The Fees and Charges review is a means of ensuring that net costs are kept under control.

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

5.2.1 **Finance & Value for Money:** With public and Member expectations increasing, the review of fees and charges ensures that sufficient resources are made available to manage and prioritise those expectations.

5.2.2 This discretionary fee will aim to ensure effective cost recovery for delivering the statutory service. The discretionary fee will be charged in conjunction with the charge for service of a statutory notice/order under the Housing Act 2004.

5.2.3 The Constitution requires that all new charges and charges that are proposed to be increased by more than inflation plus 2%, are agreed by the relevant Theme Committee and also reported to Policy and Resources Committee for noting. CPI annual inflation for July 2018 was 2.5%.

5.2.4 This fee will vary from case to case depending on the size of the building to which the report relates. As such there is no actual unit cost. The fee is cost recovery depending on the charge incurred plus the arrangement fee.

5.2.5 **Procurement:** At this time, there are no procurement implications.

5.2.6 **Staffing:** At this time, there are no staffing implications.

5.2.7 **Property:** At this time, there are no property implications.

5.2.8 **IT:** At this time, there are no IT implications.

5.2.9 **Sustainability:** At this time, there are no sustainability implications.

5.3 Social Value

5.3.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits.

5.4 Legal and Constitutional References

5.4.1 Under section 49 of the Housing Act 2004 a local housing authority may make such reasonable charge as they consider appropriate as a means of recovering certain administrative and other expenses incurred by them in:

- serving an Improvement Notice under section 11 or 12
- making a Prohibition Order under section 20 or 21;
- serving a Hazard Awareness Notice under section 28 or 29;
- taking Emergency Remedial Action under section 40;
- making an Emergency Prohibition Order under section 43; or
- making a Demolition Order under section 265 of the Housing Act 1985 (c. 68)

5.4.2 The expenses are, in the case of the service of an Improvement Notice or a Hazard Awareness Notice, the expenses incurred in:

- determining whether to serve the notice,
- identifying any action to be specified in the notice, and
- serving the notice.

5.4.3 The expenses are, in the case of Emergency Remedial Action under section 40, the expenses incurred in:

- determining whether to take such action, and
- serving the notice required by subsection (7) of that section.

5.4.4 The expenses are, in the case of a Prohibition Order under section 20 or 21 of this Act, an Emergency Prohibition Order under section 43 or a Demolition Order under section 265 of the Housing Act 1985, the expenses incurred in:

- determining whether to make the order, and
- serving copies of the order on persons as owners of premises.

5.4.5 Article 7 of the council's Constitution, 'Committees, Forums, Working Groups and Partnerships' sets out the terms of reference of the Housing Committee including:

- Responsibility for housing matters
- including housing strategy, homelessness,
- social housing and housing grants,
- commissioning of environmental health functions for private sector housing.

5.4.6 Article 7 also states that Policy and Resources Committee are responsible for determining fees and charges for services which are the responsibility of the committee.

5.5 Risk Management

5.5.1 The fee proposed within this report are based on recovery of costs incurred by the council. There will nonetheless remain an element of reputational, legal and financial risk.

5.6 Equalities and Diversity

5.6.1 The Corporate Plan 2015-2020 sets the Strategic Equalities Objective, which is: that citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer. Changes to policies and services are analysed in order to assess the potential equalities impacts and risks and identify any mitigating action possible before final decisions are made.

5.6.2 The Equality Act 2010 sets out the Public Sector Equality Duty which requires public bodies to have due regard to the need to:

- eliminate discrimination, harassment and 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

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

5.6.4 The proposed fees have been reviewed against the protected characteristics and it is considered that there will not be any specific adverse impact on any of the groups.

5.6.5 It is considered that housing enforcement action requiring the improvement of accommodation has an overall positive impact for landlords, tenants, residents and businesses by virtue of the potential improvement to the quality and management of accommodation in the borough.

5.6.4 In addition, there are potential benefits arising from the increased choice of high quality, well-managed affordable housing.

5.7 Consultation and Engagement

5.7.1 The fees and charges will be included within the council wide budget consultation.

6 BACKGROUND PAPERS

6.1 [HHSRS Operating Guidance](#)

Appendix 1 – Proposed New Fee from 1st April 2019/20 – Note any charge increase less than 4.5% (2% plus estimated 2.5% inflation) being dealt with via DPR)

Description of charge	Unit	Subject to VAT	Current charge excluding VAT	Proposed Charge excluding VAT	Legislative provision to charge	Basis for charging
Add on fee to Housing Act 2004 notice/order - cost of a Fire Safety Engineer Report if obtained	Actual cost of a Fire Safety Engineer Report if obtained Per notice/order	Included in cost	New	Actual cost of obtaining a report plus arrangement costs.	S49 Housing Act 2004	Cost recovery (discretionary)

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	<h2>Housing Committee</h2> <h3>14 Jan 2019</h3>
<p style="text-align: right;">Title</p>	<p>Fire Safety – progress update</p>
<p style="text-align: right;">Report of</p>	<p>Councillor Gabriel Rozenberg</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>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix 1: Fire safety and the council’s response to the Grenfell Tower fire disaster</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Paul Shipway, Strategic Housing Lead, paul.shipway@barnet.gov.uk 0208 359 4924</p>

<h2>Summary</h2>
<p>This report provides an overview of progress with the council’s response to the Grenfell Tower fire disaster, including replacement of cladding on council tower blocks at Granville Road, and improvements to fire safety in other council blocks.</p> <p>In addition, the council has completed a review of private sector tower blocks in the borough and identified those with cladding, and sought information from owners in respect of action that they are taken to address this.</p>

<h2>Officers Recommendations</h2>
<ol style="list-style-type: none"> 1. That the committee notes the progress to date with high priority fire safety works including the positive progress in completion of replacing the cladding at Granville Road. 2. That the committee agrees a revised programme of fire safety works for council dwellings as set out in Appendix 1, to include:

- Installation of sprinkler systems in high rise blocks with 10 or more floors and more than one stairwell
- Installation of sprinklers to sheltered housing blocks and hostels
- Replacement of composite fire doors
- Works to low and medium rise blocks

3. That the Committee agrees that, subject to approval by Policy and Resources Committee, an additional £16.9m is allocated from the council's Housing Revenue Account to meet the full cost of the revised programme in 2. Above. This is in addition to the amount of £30m previously agreed, bringing the total amount to £51.9m, noting that £5m of the total will be in the form of government grant for the recladding of Granville Road High Rise Blocks.

4. That the Committee agrees that as set out in paragraph 1.4 of the report, where a leaseholder is not required to agree to the installation of a sprinkler and interlinked alarm system in their flat under the terms of their lease, that the installation will be offered at nil cost, with no requirement to pay annual maintenance charges for the first five years following installation. After five years the annual maintenance charges would be phased in over five years in 20% increments.

1. WHY THIS REPORT IS NEEDED

- 1.1 Reports have previously been made to Housing Committee setting out the council's approach to ensuring the safety of residents following the Grenfell Tower fire disaster in June last year.
- 1.2 The Housing Committee has previously agreed that £30m should be invested in meeting the costs of removal and replacement of cladding on towers at Granville Road and a programme of high priority and desirable fire safety improvements to other council tower blocks, and this report provides information about progress with these works.
- 1.3 The Housing Committee in June 2017 also agreed that Barnet Homes should be instructed to develop fire safety works for low and medium rise council dwellings and provide the Housing Committee with costed proposals, which are now set out in Appendix 1.
- 1.4 Approximately 50% of leaseholders in stock affected by fire safety improvements would not be required to accept installation or meet the cost of sprinkler systems under the terms of their lease. The overall fire safety of council buildings will be improved if these leaseholders agree to the installation of sprinklers in their property, and it is proposed that these leaseholders are offered the installation free of charge. In addition, it is proposed that for these leaseholders, no ongoing maintenance is charged for 5 years, following which maintenance charges would be phased in over 5 years in 20% increments. More information about this proposal is included in appendix 1.
- 1.5 The Government has announced further measures to tackle unsafe cladding in the private sector.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The council needs to ensure the safety of residents living in Barnet, and the Housing Committee has previously agreed to develop a fire safety programme that meets best practice in relation to council housing.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The council could continue to rely on statutory regimes to ensure residents' safety, however it is considered that a more proactive approach is needed.
- 3.1 The council could decide not to proceed with the full package of works identified by Barnet Homes, however this would be inconsistent with the commitment made by the Housing Committee to move towards best practice in relation to fire safety in the residential housing stock. It would also be inconsistent with the independent review of Building Regulations and Fire Safety published in May 2018 which seeks to move towards an outcomes driven focus on fire safety, rather than one of minimum compliance levels with statutory obligations.

4. POST DECISION IMPLEMENTATION

- 4.1 Barnet Homes will continue to progress a programme of works to improve fire safety as set out in Appendix 1 and develop proposals for a programme of fire safety works for low and medium rise council flats.
- 4.2 Officers will liaise with the Government on dealing with unsafe cladding in the private sector.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 This report aligns with the Corporate Plan objective to prioritise the delivery of quality services, by investing in the highest standard of fire safety measures for residents living in council properties.
- 5.1.2 The improvement of fire safety in council housing blocks and other housing tenures will also ensure the continuing health and wellbeing of residents.

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

- 5.2.1 The full programme of fire safety works recommended in this report is £51.9m, which includes £30m of works previously agreed by Housing Committee subject to the approval of the Policy and Resources Committee in June 2018.
- 5.2.2 The Government announced that it will fully fund the cost of replacement of ACM cladding on council and housing association properties that has failed fire safety tests. The council has now received confirmation that it will receive £5m towards the cost of re-cladding 3 tower blocks at Granville Road, meaning that the net cost of the full programme of works is anticipated to be £46.9m.

5.2.3 Following completion of works, ongoing maintenance costs associated with the additional fire safety measures are expected to be in the region of £675k per annum, some of which will be recoverable in the form of service charges.

5.2.4 The HRA Business Plan has been reviewed and is able to accommodate this additional expenditure on the fire safety programme. The programme will be funded mainly from the Major Repairs Allowance and borrowing where required

5.3 Social Value

5.3.1 Social Value considerations will be considered in the individual investment decisions.

5.4 Legal and Constitutional References

5.4.1 The council's Constitution Article 7.5 Responsibility for Functions, states that the Housing Committee is responsible for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing

5.4.2 The council's Constitution Article 7 also enables the Housing Committee to make recommendations to Policy and Resources Committee on issues relation to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.

5.4.3 The Housing Act 2004 requires local authorities to keep the housing conditions in their area under review and to inspect the same if it considers a category 1 or 2 hazard (as defined by the Act) exists and gives powers to intervene where they consider housing conditions to be in breach of the same.

5.5 Risk Management

5.5.1 Barnet Homes have a robust approach to carrying out fire risk assessments for all council dwellings. There is, however, a risk that if action is not taken to take account of lessons learned from the Grenfell Tower fire disaster that the safety of residents could be compromised.

5.5.2 The council will continue to work with the Government and the owners of other high rise residential and non-residential blocks, including Housing Associations and private owners to ensure that they are aware of their responsibilities in respect of fire safety.

5.5.3 The council has undertaken a review of its approach to fire safety and ACM cladding to ensure compliance with the Secretary of State direction issued in May 2018 and the ongoing safety of residents.

5.6 Equalities and Diversity

5.6.1 Under the Equality Act 2010, the council must have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regard to eliminating discrimination.

5.6.2 Investment in existing council housing stock will impact positively on existing council tenants who are generally more diverse than the wider population of the borough.

5.7 Corporate Parenting

5.7.1 The council assigns the highest priority for council housing to care leavers and foster carers (if they require a larger property to foster more children) through its Housing Allocation Scheme. Care leavers are placed into suitable accommodation when leaving care to allow a successful transition to independent living whilst also developing their skills by providing the right support to help them maintain their tenancies.

5.8 Consultation and Engagement

5.8.1 Residents living in high rise residential blocks owned by the council have been written to on various occasions by Barnet Homes to provide reassurance that their homes are safe. In addition, fire safety information has been provided to all tenants and leaseholders.

5.8.2 Residents of council homes will be consulted as part of reviews of fire safety systems in high rise council blocks. When works are being undertaken regular updates on these works are provided and meetings held with residents.

5.8.3 Leaseholders will be consulted as early as possible within the fire safety review process to ensure their views in relation to options and recommendations have been considered. Leaseholders will not be expected to contribute towards the cost of the removal of the cladding and its replacement at Granville Road. In addition, leaseholders will not be expected to contribute to the costs of undertaking category 1 fire safety works within the 26 high rise blocks.

5.9 Insight

5.9.1 Information about the council's housing stock held by Barnet Homes has been used to identify high rise residential blocks owned by the council.

5.9.2 Records held in the Building Control and Planning services have been used to identify blocks in the borough which have recently been re-clad, to enable contact with their owners.

6. BACKGROUND PAPERS

- 6.1 Housing Committee 21st June 2018 – Item 8 – Fire Safety Update
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9486&Ver=4>
- 6.2 Housing Committee 23rd October 2017 – Item 9 – Fire Safety Update -
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9237&Ver=4>
- 6.3 Housing Committee 26th June 2017 – Item 7 – Response to Grenfell Tower Fire
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9236&Ver=4>

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Appendix 1 – January 2019 Housing Committee

Fire safety and the council's response to the Grenfell Tower Tragedy

Introduction

1. This report provides a progress update on Fire Safety issues in Barnet, including progress with implementing a £30m package of fire safety improvement works for the council properties managed by Barnet Homes which includes the replacement of cladding at Granville Road, as well as proposals for taking forward additional works to low rise properties.

Barnet Council Housing Stock

2. There are 26 blocks of flats managed by Barnet Homes which have 6 or more floors (or 5 and more floors with a retrospectively fitted cladding system). Within the 26 blocks, 12 blocks have 10 or more floors. All 26 blocks have been inspected by Barnet Homes' fire risk assessors to determine a scope of works to each block. These inspections have included a sample of flats within each block.
3. As reported to Housing Committee in October 2017, a prioritised programme of works required to move beyond legislative compliance to deliver best practice in fire safety has been developed by Barnet Homes, including consideration of sprinkler systems, improved fire and smoke alarm systems and other measures presented to the committee.
4. The make-up of the approved budgets to date by the Housing Committee is as follows;

Granville Road cladding removal, recladding and associated costs	£8,122,900
Category 1 works	£9,220,433
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667
Total	£30,000,000.00
Anticipated income from central Government for Granville Road cladding removal and replacement	£7,000,000
Total anticipated funding required from HRA	£23,000,000

5. Following the government's announcement of the Social Sector ACM Cladding Remediation Fund, an application for funding was submitted by Banet Homes on behalf of the London Borough of Barnet. As Barnet Homes were able to achieve a £2.2m reduction from the original £8.1m budget, partly by delivering the project ahead of schedule, the application was for a sum of £5m against a forecast total project cost of around £5.9m. Around £900k of costs associated with the project

are not eligible for grant funding. The following table reflects the revised costs of the works at Granville Road together with the updated position on the grant funding.

Granville Road cladding removal, recladding and associated costs	£8,122,900
Category 1 works	£9,220,433
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667
Total approved at The Housing Committee - June 2018	£30,000,000.00
Cost saving for Granville Road recladding	£-2,200,000
Anticipated income from central Government for Granville Road cladding removal and replacement	£-5,000,000
Revised total	£22,800,000

Delivery of high priority (Category 1) fire safety works

6. Good progress has been made on the delivery of the high priority works together with a broader range of fire safety measures. A summary of the achievements to date are;

- A range of fire safety improvement measures have commenced with progress to date including;
 - Works to blocks on Grahame Park Estate have been completed. Further works within individual dwellings at Grahame Park have been incorporated into the forthcoming electrical project on the estate which is due to commence in the new year.
 - Works to blocks on the Whitefields Estate have been completed.
 - Works have commenced at blocks on the Silk and Shoelands Estate
 - Detailed survey and design works to include sprinkler systems have been undertaken to 4 high rise blocks. Barnet Homes are ready to commence leasehold consultation and engagement with residents at these locations.
- Fire Risk Assessments have been reviewed in light of the announcements affecting GRP composite flat front entrance fire doors, to blocks containing such doors.
- Increased communications with residents on fire safety through regular information in the residents' magazine At Home, targeted letters to specific locations and use of social media.
- A programme of fire safety visit to all flats in high-rise blocks is well underway. It is anticipated that these will be completed by June 2019 when residents are willing to provide access and that further attempts to gain access and undertake updates to those already completed will be done in conjunction with the delivery of the fire safety works programme.

7. The recladding of the three tower blocks at Granville Road was completed prior to October 2018, meaning that residents homes were once again insulated prior to the onset of the winter.

Further proposed works to high rise flats

Sprinklers to high rise dwellings with 10 or more floors and two stairwells

8. The Housing Committee at the 21 June 2018 meeting, has already approved to the installation of sprinklers to high rise dwellings with a single stairwell. It is proposed this recommendation is extended to include all blocks with 10 or more floors. This would add a further 5 blocks of flats to the works (including the 3 tower blocks at Granville Road). The estimated cost for these works is £3.22m. These works would be delivered between 2020 and 2022.

Proposed works to Sheltered Housing and Hostels

9. In considering the approach to fire safety the layout, design and construction type of the building should be taken into account. In addition, the likely profile of those living within the building should be carefully considered.
10. Whilst Sheltered Housing schemes are not care homes, it is often the case that residents require more support than exists in general needs housing. Sheltered Housing residents sometimes have visiting care workers and often have more limited mobility, would be slower to respond and may have less sensory awareness (such as smell, hearing and vision).
11. In these instances, the provision of a fire suppression system, such as sprinklers, would extend the survival prospects if a fire was to occur within the dwelling and a resident unable to self-evacuate. Fire alarm systems within sheltered housing settings are already set up to provide off site notification and a fire suppression system is highly likely to either prevent the spread of a fire or extinguish it until the emergency services arrive. The LFB and other fire and rescue services recognise the benefits of providing sprinklers in such settings and therefore strongly recommend the installation of such systems. It is therefore recommended that these are installed in Council Sheltered Housing homes, the cost of which is estimated to be £2.3m.
12. Hostels are normally occupied by a more transient and vulnerable group of residents and it is proposed sprinklers are installed in these locations (excluding those already earmarked for demolition/redevelopment). The estimated cost for this is £150,000.

Works to Low and Medium rise dwellings

13. The independent review of Building Regulations and Fire Safety undertaken by Dame Judith Hackett has focused initially on multi-occupancy higher risk residential buildings (HRRB's) that are 10 storeys or more in height. However, it is

important to recognise that fire safety is not just a matter limited to high rise homes. Of the 9,900 flats managed by Barnet Homes only 660 are in blocks of flats with 10 or more floors.

14. Using the previous definition adopted by Barnet Homes and LBB (6 or more floors, or five or more floors with a retrospective cladding system) less than 1,400 homes are included.
15. Whilst the Regulatory Reform (Fire Safety) Order 2005 focuses on communal areas, Barnet Homes have piloted some surveys which go over and above these requirements and include areas within dwellings. Within some properties areas for further improvements have been identified of a similar nature to that of the high-rise properties.
16. The recent fire at Willow House highlights that the impact of a fire within a low-rise block can be significant. The investigation into the fire has yet to be completed and therefore it is too early to draw any conclusion as to the cause of the fire. The fire caused damage to the roof, part of which collapsed. In addition, water used to extinguish the fire caused damage to flats located within the building below the point of the fire.
17. It is recommended that Barnet Homes extend its programme of fire safety works to include all blocks of flats and the following recommendations be adopted as a package of works to low and medium rise flats:
 - a. Fire Risk Assessments (FRA) - Barnet Homes have an ongoing programme of undertaking fire risk assessments to all blocks of flats. These are undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005. The frequency of the FRA's undertaken reflects the risk of the block and type of block. For example, sheltered housing and tower blocks have an annual FRA, whereas low and medium rise blocks are generally undertaken either on a two or five yearly cycle.

The Regulatory Reform (Fire Safety) Order is applicable to communal areas only. The order was introduced to consolidate many different Acts and other legal requirements covering a vast range of non-residential premises types. Therefore, the requirements of the Order do not extend to residential dwellings.

It is recommended that over the course of 12 months all blocks receive an updated fire risk assessment which would also include an inspection of a sample (around 10%) of the internal of flats within each block. This would enable a more accurate assessment to be undertaken of the compartmentalisation between dwellings. This type of assessment is commonly known as a "Type 3" FRA, the delivery of this work will take place in the 2019/20 financial year. 2019/20 financial year.

- b. The outcome of these assessments would be used to develop a further programme of works, as applicable, however it is recommended that a sum of money be made available to deal with any urgent matters that may be identified.

- c. It is further recommended that within the general needs flatted stock, more comprehensive smoke and heat detection systems be installed. This would be installed to an LD2 standard as defined within current building regulations. It is recommended that these works be undertaken in conjunction with the existing and ongoing electrical testing/upgrade programme. At present our flats have a mixture of systems and comply (as a minimum) with an LD3 standard. LD3 requires one detector to be fitted per floor of a dwelling, and LD2 standard requires detectors to be fitted in other higher risk rooms which would normally result in the property having alarms in the hallway (and landing if on two levels), the kitchen and living room.

18. It is recommended that the total sum made available for the low and medium rise works (including the FRA's, urgent arising works and the installation of more advanced fire detection systems within flats) is £7.9m. Once the type 3 FRA's have been completed an updated programme of works will be developed for the low rise and medium rise stock together with relevant recommendations for consideration by the Housing Committee.

Composite Fire Doors

19. In March 2018, the government released a statement regarding potential issues identified with glass reinforced plastic (GRP) composite door-sets produced by the company Manse Masterdor. Further testing of these doors was undertaken and an updated statement made on the 16th May 2018. An excerpt of this statement is as follows:

“The expert panel has concluded there is a performance issue with these Manse Masterdor fire doors, which do not consistently meet the 30-minute fire resistance standard. Nevertheless, the National Fire Chiefs Council has advised the expert panel the risk to public safety remains low”

20. The full statement can be viewed at:

<https://www.gov.uk/government/news/update-on-fire-doors-investigation-risk-to-public-safety-remains-low>. The statement also confirmed that the MHCLG is writing to affected customers. The affected doors were supplied between 2013 and 2014 of which there are around 1,100 fitted to homes managed by Barnet Homes.

21. Whilst the initial announcement concerned only doors made by one supplier there have subsequently been further announcements by the MHCLG regarding GRP composite doors more generally which has resulted in the production of all such doors being suspended. There are around 4,000 other GRP composite fire doors fitted to homes managed by Barnet Homes.

22. Whilst Barnet Homes are pursuing various avenues to recover some or all, of the costs associated with replacing or undertaking remedial works to these doors it is likely that these works will need to commence before agreement can be reached with the supplier. Therefore, it is recommended a sum of £10.5m be made available for replacement of these doors as required with a view that these monies may be recovered from other parties at a later stage.

Large Panel System Buildings

23. There have been various reports in the media of issues around high-rise Large Panel System Buildings (LPS). These have included some landlords decanting residents from high rise blocks which use this form of construction whilst further strengthening works are undertaken. Barnet Homes manage four locations with LPS type construction blocks of flats, however none of these blocks are tower blocks. The tallest block being six floors high and the majority being four floors or less. Barnet Homes have commissioned surveys of LPS blocks, some of which are require extensive works to open up parts of the building fabric and to expose reinforcement bars within the concrete panels themselves.

Leaseholders

24. As previously decided by the Committee, Leaseholders will not be required to contribute towards the cost of the recladding at Granville Road or high priority (category 1) works to improve fire safety.

25. However, in respect of additional measures the council will seek to recover any contribution due under the terms of each leaseholder's lease. This will ensure that the programme remains affordable within the Housing Revenue Account. In some cases, it will not be possible to recover a contribution and ongoing maintenance costs where the terms of an individual lease preclude this.

26. Extended payment terms are already available to resident leaseholders. Leaseholders affected by fire safety works would be able to take advantage of this scheme.

27. Council flats which have been sold on a long-term lease through the provisions of Right to Buy legalisation have variations in the lease terms depending on when they were first sold. Older leases generally have a provision for the council to repair and maintain the building and an obligation on the leaseholder to contribute towards the cost of this. New leases also allow the council to improve and there is an obligation on the leaseholder to contribute towards this cost.

28. It is acknowledged that unless there is any change in legalisation it is unlikely to be possible to undertake works to install sprinkler and interlinked alarm systems to leasehold properties with older leases which do not have provision for "improvement" works unless the leaseholders expressly agree to the works. In order to encourage greater acceptance of the works amongst such leaseholders (who make up around 50% of the leased properties affected), it is proposed that these leaseholders are offered the work of installation of sprinklers and alarms at nil cost. Once the system is installed the ongoing maintenance costs can be recovered under the terms of the lease, however to support these leaseholders in making the transition to this, and to encourage greater buy in to the installation of sprinklers and alarms which are linked to a central control panel it is proposed to give a discretionary reduction on the costs in a phased manner as follows;

	Percentage of
--	---------------

	servicing & maintenance costs payable
Year 1	0%
Year 2	0%
Year 3	0%
Year 4	0%
Year 5	0%
Year 6	20%
Year 7	40%
Year 8	60%
Year 9	80%
Year 10	100%

29. The leaseholder would the assume all maintenance costs after 10 years, unless the property changed hands on the open market prior to this point, in which case the discretionary discount would cease. Leaseholders with newer leases would pay for all maintenance (and the like) costs with immediate effect.

30. Some of the proposed works will only be undertaken to tenanted homes as the responsibility for undertaking such works would fall, under the terms of the lease, to the leaseholder. Barnet Homes will continue to provide fire safety advice to leaseholders. In addition, in some instances it would be of benefit for Barnet Homes to offer to undertake such works for leaseholders at a pre-agreed sum.

Summary of proposed costs

31. The summary of works approved by The Housing Committee to date and the summary of the proposed works recommended within this report is as follows;

Granville Road cladding removal, recladding and associated costs	£8,122,900
Category 1 works	£9,220,433
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667
Total approved at The Housing Committee - June 2018	£30,000,000.00
Cost saving for Granville Road recladding	£-2,200,000
Anticipated income from central Government for Granville Road cladding removal and replacement	£-5,000,000
Revised net total approved to date	£22,800,000
Installation of sprinklers to High Rise blocks with 2 stairwells	£3,220,000
Installation of sprinklers to sheltered	£2,330,000

housing blocks	
Installation of sprinklers to hostels	£150,000
Works to low and medium rise blocks (inc. undertaking of type 3 FRA's and any urgent arising works)	£7,900,000
Replacement of composite fire doors	£10,500,000
Sub total	£46,900,000
Less expenditure incurred in 2017/18	£4,000,000
Provision to be made in HRA from 1st April 2018	£42,900,000 (£42.9m)
Anticipated leasehold income for fire safety works	£2,000,000

32. In addition, it is estimated there would be an ongoing revenue cost for the maintaining and servicing of equipment installed.

33. It is recommended that these works be delivered over the course of 5 years from the 1st April 2019. Barnet Homes will programme the works to address the highest risk first, but as far as possible to combine works together to reduce the number of separate projects affecting residents.

Fire at Willow House, N2

34. A fire occurred in the early hours of the 7th November 2018 in a block of flats on the Grange Estate in East Finchley. Residents from the whole block (26 flats) were evacuated from the building and local community groups responded positively to very quickly open a rest centre nearby. Half of the residents were able to return to their flats from around 9:00 am, these being unaffected by the fire.

35. The fire caused significant damage to the roof over flats 1-12, with part of the roof collapsing. This has resulted in increased weight being placed on the ceiling in a non-uniformed manner which introduced a hazard in accessing the building. A structural engineer visited site on the same day and on their advice, access was not permitted to the top floor of the building.

36. Although the fire damage was largely limited to the roof and the top floor flat of origin, significant water damage has been caused to all 13 flats in the block.

37. Scaffolding erection around the building started the day after the fire and the installation of a temporary roof is now complete.

38. During the day of the fire Barnet Homes provided financial assistance to all residents who made contact to support them. Emergency temporary

accommodation was provided immediately for all residents who required it. Assistance on site was provided to residents to enable possessions to be retrieved as soon as possible. Two emergency payments were also made to all residents and suitable longer-term accommodation has been sourced for those in need, with deposits being made available to assist private sector tenants to secure new accommodation.

39. Collaborative working between Barnet Homes, the council and various local community groups to support the affected residents was laudable.
40. Meetings with LBB insurers have taken place and Barnet Homes are appointing a consultant to specify and manage the works to restore the building to a habitable condition.

Registered Providers

41. As reported previously there are approximately 7,000 homes managed by RPs or Housing Associations in the borough and these are regulated by the Regulator of Social Housing (RSH). RPs are required to carry out fire risk assessments and operate in a similar way to Barnet Homes in managing fire safety in relation to the housing it manages.
42. Following the Grenfell Tower fire, the council wrote to all Housing Associations with 10 or more units and received responses confirming that eight have blocks of flats over 5 stories in height and that all Housing Associations all of which have up to date fire risk assessments.
43. Three of the Housing Associations confirmed that they have ACM cladding on blocks, and for all three this has been tested by the government and failed.
44. One of these (Origin) has received advice from the LFB that the building is safe, and a replacement cladding that has passed fire safety tests will be fitted early in 2019.
45. Metropolitan Housing Trust has removed the existing combustible cladding and insulation and is currently in the progress of replacing with non-combustible terracotta tiles and render. This replacement is included as part of a major planned maintenance works programme which also includes the replacement of all doors and windows and the addition of a sprinkler system. All works are expected to complete by Summer 2019. Metropolitan Housing Trust is unable to receive any funding for this work as the cladding is not ACM.
46. Genesis has now completed the replacement of ACM cladding on their high-rise stock in Barnet.
47. In addition, Sanctuary Housing Association has one block which they hold on a lease in Colindale that has failed the testing. There is an up to date fire risk assessment for this block and Sanctuary has stated that the freeholder is responsible any work associated with replacing the cladding. The owner of the building has recently confirmed that they are now planning to remove the cladding

and which partially covers the exterior of the building, and replace it with fibre cement panels.

Private Sector buildings (residential and commercial)

48. As previously reported to the Housing Committee, in the case of privately owned high rise blocks, the councils' power to act is limited as whilst Barnet is the planning authority for most new building works, the council's building control service competes with the private sector for the building compliance work. Additionally, building control services operate strictly within the building regulations and cannot withhold approval on materials that have been tested as suitable, they can only advise.
49. Owners are required to carry out fire risk assessments and spot checks are carried out by the London Fire Brigade. However, these are restricted checking that fire doors, risers, and alarms are fully functional within the fabric of the building and therefore would not pick up faults in cladding systems or fire compartmentation outside the main structure.
50. The council has complied with a request from the Ministry of Housing, Communities and Local Government (MHCLG) to collect and submit data on the status of privately owned high rise blocks exceeding 18 metres in the borough, including whether they have ACM cladding and any actions that owners are taking to address this.
51. Following this exercise, it has been confirmed that there are 2 privately owned blocks higher than 18 meters within Barnet that have ACM cladding which has failed the government's fire safety tests, including the one referred to in paragraph 46 above. The council's building control team has recently been in touch with the owners of these buildings, and one has confirmed that they have plans in place to replace the cladding. The other owner has advised that they are awaiting the outcome of tribunal hearings before confirming their intentions, and more information has now been requested.
52. The government has recently published an addendum to the Housing Health and Safety Rating System to provide guidance on the assessment of high-rise residential buildings with unsafe cladding. This will come into effect at the end of January 2019 and will provide a framework for carrying out an assessment of the potential hazards associated with unsafe cladding which could lead to enforcement action being taken against building owners. Officers are reviewing the addendum to consider actions that the council should consider taking in relation to it.
53. The government has also announced that it will support local authorities in taking direct action to remove unsafe cladding from high rise buildings, including financial assistance. At this stage, it is unclear how this will operate in practice, and further advice is being sought from the government.

Appendix - Barnet Council Fire Safety Action Plan – January 2019

Action	Status	Notes
Council Housing Stock		
Granville Road Towers – cladding removal	Complete	Cladding was removed by early October
Granville Road – identify solution for cladding replacement	Complete	Barnet Homes working with contractors and consultants. Consultation with residents on proposed solution February 2018
Granville Road – installation of new cladding system	Complete	To commence spring 2018 and fully complete by October 2018 Residents to be compensated for additional fuel costs
Complete surveys of all council tower blocks to identify best practice options	Complete	Update to Housing Committee 23 October
Undertake high priority works identified in surveys	On going	Additional resources agreed by Housing Committee Programme now underway
Finalise package of additional measures	On going	Proposals to Housing Committee January 2019
Registered Providers (RPs)		
Contact RPs for confirmation that their Fire Risk Assessments are up to date and to identify any high rise blocks they managed within the borough	Complete	All have responded and confirmed location of building and that FRAs are up to date.
Work with Government and RPs to ensure actions to address any fire safety concerns are addressed.	On going	3 RPs have confirmed they have blocks with ACM panels that have failed tests and they have or are planning to remove these.
Private Sector Residential and Non-residential		
Issue briefing note for owners and managing agents of private sector buildings	Complete	Advice note produced and sent to owners 26 June 2017
Publicise letter from Government for private sector owners offering assistance with cladding	Complete	Place link on Council web site Include reference in briefing note
Identify private dwellings in the borough potentially at risk	Complete	10 sites identified– information on mitigations requested from owners.
Complete data collection exercise and submit to Government	Complete	Initial returns made. Additional information being sought from owners for blocks where ACM present.
Ensure compliance with Government direction on fire safety 17 May 2018	Complete	Carry out review of approach to be completed by the end of July 2018
Ongoing Liaison with owners of blocks with failed ACM Cladding	Ongoing	Latest updates received Nov/Dec 2018
Identify next steps following government announcements Nov 2018	Ongoing	Identify obligations associated with Housing Health and Safety Rating system addendum. Clarify assistance available from MHCLG to assist with enforcement action and costs
Council non- residential		
Barnet House -complete actions from fire risk assessment	Complete	All actions will be completed by July 2017
Colindale – new council headquarters	Complete	Strategy in place

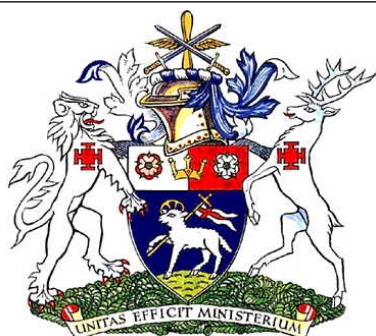
Action	Status	Notes
– fires safety strategy		
Actions from fire risk assessments for commercial units beneath residential	On going	All retailers have been contacted to confirm works required. Enforcement action will be taken where appropriate.

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Housing Committee

AGENDA ITEM 11

14 January 2019



Title

**Housing Revenue Account (HRA)
Business Plan**

Report of

[Councillor Gabriel Rozenberg](#)

Wards

All

Status

Public

Urgent

N/a

Key

Yes

Enclosures

Appendix 1- Housing Revenue Account Business Plan
Appendix 2 – Right to Buy Ring-Fence Offer – template letter

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Summary

The Housing Revenue Account (HRA) is a ring-fenced budget that is used to manage income and costs associated with managing the council's Housing Stock and related assets including shops and garages on council housing estates. This report provides an update of the 30 year HRA Business Plan taking into account the removal of the HRA debt cap by the government on 29th October 2018, and the opportunities that this provides increase the supply of affordable housing in Barnet. The plan has also been updated to reflect progress since 2017 and to take account of the need for extra investment in fire safety measures.

Officers Recommendations

- 1. That the Committee approve the draft Housing Revenue Account Business Plan as attached in Appendix 1.**
- 2. That the Committee approve the proposal to enter into an agreement with the Greater London Authority on Right-to-Buy receipts as attached at Appendix 2.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The Housing Revenue Account (HRA) is a ring-fenced budget associated with council housing and other assets such as shops, garages and land on council housing estates.
- 1.2 From 2012, a national subsidy system for council housing was replaced with self-financing giving local authorities direct control over the income and expenditure associated with council housing. This settlement saw Barnet move away from having to pay circa. £11m of council rents it collected to the Treasury to a position whereby the HRA is self-sufficient and able to meet the on-going investment needs of council homes.
- 1.3 In addition, the settlement included a debt cap of £240m which provided the council with the opportunity to borrow an additional £38m as a result of headroom generated by differences between the actual HRA debt and the amount assumed in the settlement.
- 1.4 In October 2018, the government removed the debt cap and the HRA is now subject to the same prudential borrowing rules as the General Fund.
- 1.5 The removal of the debt cap provides an opportunity to increase the supply of affordable homes in the borough as it means that the council can borrow more to support the acquisition or building of new homes
- 1.6 The 30 year HRA Business Plan, attached at Appendix A, has been updated to set out how the council will manage and maintain the housing stock and priorities for investment going forward.
- 1.7 In addition, following the Grenfell Tower fire in June 2017, the plan now includes additional proposals for investing in fire safety improvements to the council's housing stock.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The HRA Business Plan provides an important mechanism for ensuring that the council's housing stock is well managed and maintained, and that investment is made in ensuring the safety of residents.
- 2.2 Following the removal of the HRA borrowing cap, there are new opportunities to increase the supply of affordable housing in the borough.
- 2.3 Entering into an agreement with the Greater London Authority on Right to Buy Receipts will ensure that the council still has access to receipts that it might have to otherwise repay to the Treasury.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The HRA Business Plan has been developed to support the priorities outlined in the Housing Strategy and Housing Committee Commissioning Strategy, and no other options were considered.

4. POST DECISION IMPLEMENTATION

- 4.1 Proposals for the transfer of some properties in the HRA to Opendoor Homes as they become empty will be developed in more detail and presented to the Housing Committee and Assets Regeneration Committee during the summer 2019 for consideration.
- 4.2 Proposals for acquiring homes on the open market will be submitted to the Assets Regeneration Committee in January 2019 for consideration.
- 4.3 Proposals for building additional affordable homes for rent funded through the HRA will be developed as part of the council's development pipeline and be submitted to the Assets Regeneration Committee for consideration.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The council has produced a new draft Corporate Plan Barnet 2024 which sets the vision and strategy for the next five years which focuses on three main outcomes:
- A pleasant, well maintained borough that we protect and invest in
 - Our residents live happy, healthy, independent lives with the most vulnerable protected
 - Safe and strong communities where people get along well
- 5.1.2 In addition, the council is consulting on a revised draft Housing Strategy which sets out the plans to meet housing need in the borough with a focus on the following priorities:
- Raising standards in the private rented sector
 - Delivering more homes that people can afford
 - Safe and Secure Homes
 - Promoting independence
 - Tackling homelessness and rough sleeping in Barnet
- 5.1.3 The HRA Business Plan contributes to the Housing Strategy in a number of ways, including:
- Maintaining the quality and safety of the existing supply of council housing
 - Investing in the delivery of new affordable homes for rent
 - Increasing the supply of housing to help tackle homelessness
 - Investing in new homes for vulnerable people, including wheelchair users and older people

- Ensuring that housing services funded through the HRA are efficient and effective

5.1.4 Barnet's Joint Strategic Needs Assessment 2015 to 2020 highlights the fact that there is a long-term shift in housing tenure towards renting and away from owner occupancy (either outright or with a mortgage) reflecting a sustained reduction in housing affordability and an imbalance between housing demand and supply. The HRA Business Plan aims to increase the housing supply including the provision of specialist housing for vulnerable people.

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

5.2.1 The HRA Business Plan seeks to provide assurance there is a viable plan in place for managing and investing the resources available to the council in the form of council rents and income from other HRA assets such as shops and garages.

5.2.2 New affordable homes built or acquired through the HRA will help to reduce costs to the council's general fund by providing an alternative to short term temporary accommodation, which has a net cost to the council of approximately £1,900 a year per unit.

5.2.3 The delivery of extra care housing and wheelchair adapted homes will help the council to meet savings targets for social care budgets by providing a more affordable alternative to residential care as a well as delivering a better outcome for vulnerable residents.

5.2.4 The HRA Business Plan is modelled on the assumption that rents for existing council homes will reduce by 1% a year until March 2020 in line with current Government Policy. It also takes account of the recent Government proposal that social rents will be able to increase by up to CPI + 1% a year for five years, starting from 2020/21 (i.e. after the end of the current rent reduction period and from 2025/26 that they will then increase by CPI. For new council homes, it is assumed that affordable rents of 65% of local market rents or local housing allowance whichever is lower will be charged, in line with the councils rent policy).

5.2.5 The HRA Business Plan model shows that a reduction in revenue expenditure of approximately £1m will be needed in 2020/21 to ensure that the HRA maintains a reserve of at least £3m, the minimum amount considered to be prudent. The council will work with Barnet Homes to identify options for achieving this reduction, which will be reflected in the next update of the plan.

5.3 Social Value

5.3.1 Social Value considerations will be considered in the individual investment decisions.

5.4 Legal and Constitutional References

5.4.1 The Localism Act 2011 reformed the way that council housing is financed in England and Wales. The national HRA subsidy system ended in April 2012 and was replaced with self-financing.

5.4.2 Article 2 of the council's Constitution defines a 'key decision' as 'one which will result in the council incurring expenditure or savings of £500,000 or more, or is significant in terms of

its effects on communities living or working in an area comprising two or more Wards'

- 5.4.3 Article 7 of the council's Constitution states the Housing Committee's functions include Housing Strategy, homelessness, social housing and housing grants and commissioning of environmental health functions for private sector housing. The Housing Committee's functions also includes receiving reports on relevant performance information and risk on the services under the remit of the Committee.

5.5 Risk Management

- 5.5.1 There is a risk that costs assumed in the HRA Business Plan will be higher than anticipated, this will be mitigated through regular monitoring and updating of the plan.

5.6 Equalities and Diversity

- 5.6.1 Under the Equality Act 2010, the council must have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regard to eliminating discrimination.

- 5.6.2 Investment in existing council housing stock will impact positively on existing council tenants who are generally more diverse than the population of the borough as a whole. New family sized housing that is being delivered through the HRA Business Plan will be available to households in need, including homeless applicants who are likely to be more ethnically diverse and younger than existing council tenants. The HRA will also be used to support vulnerable older people and wheelchair users.

5.7 Corporate Parenting

- 5.7.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. The HRA Business Plan proposals will ensure that existing council properties, some of which are used to provide housing for foster parents and care leavers are managed and maintained. In addition, the HRA Business Plan supports an increase in the supply of affordable housing, including larger properties, some of which will provide housing suitable for foster parents and care leavers.

5.8 Consultation and Engagement

- 5.8.1 The council consults with tenants, residents and stakeholders on the Housing Strategy and Commissioning Plan. These documents have informed the HRA Business Plan to ensure that the available resources are used to help the council achieve its housing priorities.

5.9 Insight

- 5.9.1 No specific insight data has been used in the drafting of the HRA Business Plan.

6 BACKGROUND PAPERS

6.1 Relevant previous decisions are indicated in the table below.

Meeting	Decision	Link
Housing Committee 10 October 2018	Approval of draft Housing Strategy and Homelessness and Rough Sleeping Strategy	http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9487&Ver=4
Housing Committee 23 October 2017	Approval of HRA Business Plan	http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9237&Ver=4
Council 20 October 2015	Approval of Housing Strategy and Business Plan	http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8340&Ver=4
Housing Committee 19 October 2015	Approval of HRA Business Plan	http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=8268&Ver=4

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Appendix A - HRA Business Plan – January 2018

1. Introduction

The council's Housing Revenue Account (HRA) is funded through rents and service charges received from council tenants and leaseholders, and meets the costs associated with maintaining and managing the council's housing stock, and can also be used for funding the development or acquisition of new council homes and other related capital projects.

Since 2012, the HRA has been self-financing, although there have been restrictions on borrowing in the form of a debt cap and the amount of income that can be raised through rents.

The government removed the debt cap in October 2018 and borrowing in the HRA is now subject to the same prudential guidelines as the General Fund, providing opportunities for increasing affordable housing supply supported by the HRA.

This report sets out progress that has been made since 2017, when the Council's last HRA Business Plan was agreed and priorities for the next period through until 2025.

2. Executive Summary

Good progress has been made on implementing the HRA Business Plan since 2015, with the completion of 40 new council homes for rent, and the commencement of building work on a new 53-unit extra care scheme at Moreton Close, as well as the acquisition of a number of properties in London to let at affordable rent to homeless applicants.

In addition, the council has continued to invest in existing council homes which continue to be maintained to the Decent Homes standard.

The council and Barnet Homes have always taken fire safety very seriously, and ensuring the safety of residents was already a top priority for our investment programme. Following the Grenfell Tower fire earlier this year, the council has committed to going beyond its statutory obligations to meet best practise in fire safety measures, and a priority for the HRA business plan going forward will be to deliver this commitment.

Other projects to be supported by the HRA Business Plan include 2 additional extra care schemes, providing 125 new homes, and a project to provide an additional 20 council flats by adding a floor to existing buildings.

3. National Policy Framework

The introduction of HRA self-financing in 2012 included a debt cap to restrict the amount of borrowing that councils could carry out against their HRAs. In October 2018, the

government removed the debt cap and HRA borrowing is now subject to the same prudential borrowing guidelines as the General Fund. This means in effect that borrowing is now determined by the ability of the HRA's ability to meet the costs of borrowing including interest and repayment, providing an opportunity to invest in increasing the supply of affordable housing.

The Welfare Reform and Work Act 2016 introduced a 4-year requirement for social landlords to reduce their rents by 1% each year from April 2016, which has reduced the revenue available to the HRA. In October 2017, the government announced that it intends to allow registered providers and local authorities to increase rents by the Consumer Price Index (CPI) plus 1% for at least five years from April 2020. The government has recently consulted on its' proposals¹ for social housing rents and the outcome of this is expected in due course.

The roll out of Universal Credit for new applicants and where there is a change in circumstances for existing claims is now underway in Barnet, and the impact of this on from rent collection and associated bad debt is being closely monitored.

The Planning and Housing Act 2016 introduced a requirement for local authorities with housing stock to consider selling higher value homes as they become vacant and make payments to the Treasury in respect of the expected amounts raised. This policy has now been abandoned by the government.

Corporate Priorities

The council has produced a new draft Corporate Plan Barnet 2024 which sets the vision and strategy for the next five years which focuses on three main outcomes:

- A pleasant, well maintained borough that we protect and invest in
- Our residents live happy, healthy, independent lives with the most vulnerable protected
- Safe and strong communities where people get along well

In addition, the council is consulting on a revised draft Housing Strategy which sets out the plans to meet housing need in the borough with a focus on the following priorities:

- Raising standards in the private rented sector
- Delivering more homes that people can afford
- Safe and Secure Homes
- Promoting independence
- Tackling homelessness and rough sleeping in Barnet

The HRA Business Plan contributes to the Housing Strategy in a number of ways, including:

¹ <https://www.gov.uk/government/consultations/rents-for-social-housing-from-2020-to-2021>

- Maintaining the quality and safety of the existing supply of council housing
- Investing in the delivery of new affordable homes for rent
- Increasing the supply of housing to help tackle homelessness
- Investing in new homes for vulnerable people, including wheelchair users and older people
- Ensuring that housing services funded through the HRA are efficient and effective.

4. Maintaining the quality and safety of the existing supply of council housing

The council’s housing stock is managed and maintained by Barnet Homes, an Arm’s Length Management Organisation (ALMO) which was established in 2004 to improve services and deliver a programme of investment to bring the stock up to the Decent Homes standard.

Barnet Homes completed the Decent Homes programme in 2011, and now have a 30-year asset management strategy in place to deliver the following objectives:

- Ensure properties are maintained in a manner which provides a safe living environment and one that is not detrimental to residents and others health.
- Ensure operators maintaining the buildings are able to carry out works in a safe manner and without detriment to health.
- Identify the assets to be maintained
- Establish the basis for future investment in the assets
- Establish a basis for possible alternative use of the assets
- Provide an outline vision for new build dwellings
- Establish a mechanism for review of the strategy
- Seek residents’ views on the objectives of the strategy to inform the development and updating of the strategy
- Achieve value for money
- Inform the 30 year HRA business plan

Following the Grenfell Tower disaster in June 2017, the council has responded by developing a £33m investment programme to improve fire safety in its high rise housing stock, including the replacement of Aluminium Composite Material (ACM) on blocks at Granville Road, and the installation of sprinklers. Proposals are also being considered for lower rise flatted stock, and the potential cost of replacing unsatisfactory fire doors which will increase this investment further to approximately £47m².

The following table shows investment plans for the council’s housing stock through to 2025:

Financial Year	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25
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² This figure is net of £5m received from the government towards the cost of recladding work at Granville Road

£'000							
Major Works	£5,670	£3,334	£5,470	£7,993	£8,505	£7,062	8,444
Regeneration	£1,200	£ 990	£ 525	£ 787	£ 644	£ 274	217
Misc - Repairs	£2,785	£2,204	£2,314	£2,324	£2,315	£2,315	2,315
M&E/ GAS	£5,715	£6,395	£6,225	£6,015	£3,940	£2,440	3,140
Voids and Lettings	£3,605	£4,005	£4,055	£3,905	£3,655	£3,505	3,605
Fire safety programme	£1,150	£14,622	£16,935	£5,442	£2,900	£1,780	
Totals	£20,125	£31,550	£35,524	£26,466	£21,959	£17,376	17,721

To ensure that our investment plans going forward are based on a robust and accurate assessment of the stock, Barnet Homes will commission a stock condition survey during to be carried out during the summer 2019.

5. Investment in the delivery of new affordable homes for rent

New Build Programme

The council's draft Housing Strategy 2019-2024 sets out the need for more affordable homes in the borough, and identifies the opportunity for the use of local authority land, including land held in the HRA, to provide sites for new housing, including new affordable properties to rent and for low cost home ownership.

Barnet Homes delivered the first tranche of 40 new council homes, which were completed in summer 2016, and have recently been awarded a grant of £8.7m by the Greater London Authority to support the building of 87 new council homes by adding an additional floor to several council blocks.

Barnet Homes have established a Registered Provider OpenDoor Homes, which is delivering more than 350 new affordable homes for rent on council land, primarily in the HRA. This approach means that whilst the HRA supports the developments by providing land at nil cost, the development costs of the new homes are funded by a loan to Open Door Homes from the council.

Further work is being carried out on the capacity of HRA sites to deliver additional homes, and early indications are that a further 400 homes could be developed.

The removal of the HRA debt cap provides an opportunity to invest more HRA resources in the building of new council homes, and the council will work with Barnet Homes to identify opportunities which complement the existing programme already in place with Open Door Homes.

Acquisitions Programme

In addition, to make effective use of the council's Right- to-Buy receipts, HRA funding has already been used to support the purchase 21 properties across London which have been let at affordable rents via the council's Housing Allocations Scheme.

The removal of the HRA debt cap provides scope for increased investment in the acquisition of properties through the HRA, and proposals will be brought forward for a programme of up to 100 acquisitions from 2019, at a cost of approximately £30m with a focus on section 106 opportunities and ex Right to Buy stock within the borough. The purchase of these properties will be supported by a contribution from Right to Buy receipts and will be let at affordable rents in line with the council's rent setting policy.

The council's Housing Strategy has identified the need to maintain a supply of larger affordable units, and will ensure that some of the units acquired units have three or more bedrooms.

6. Increasing the supply of housing to help tackle homelessness

The delivery of new affordable homes for rent, as described above, will help to reduce homelessness by providing an alternative to expensive temporary accommodation. At present the average net annual cost of providing temporary accommodation is £1,900 per household, and this cost is set to increase due to continuing inflationary pressures in the housing market associated with population growth and a limited supply of housing.

This means that each additional 100 new affordable homes built or acquired will save the council at least £190,000 a year in temporary accommodation costs which fall on the General Fund, as well as providing a better outcome for households facing homelessness.

7. Investment in new homes for vulnerable people

The council has identified a need for additional supported housing for older people and wheelchair users, including additional extra care housing for older people and homes for wheelchair users.

Extra Care housing

As well as providing better outcomes for users, additional supported housing will provide a more cost-effective alternative to expensive residential care. It is estimated that around 35% of people admitted to residential accommodation by the council would have a better quality of life in extra care housing. This equates to approximately 90 clients every year.

Each client placed in extra care housing provides a saving of £10,000 a year compared to the cost of residential care. Building work is now close to completion on the first new 53-unit extra care sheltered housing scheme in Ansell Court (formerly Moreton Close), with the first residents due to move into their new homes in January 2019.

In addition, the council and Barnet Homes are progressing plans to provide a further 50-unit extra care scheme at Stag House in Edgware, and another 75-unit scheme as part of community lead development plans for the Upper and Lower Fosters estate in Hendon, both of which will be funded through the HRA.

Wheelchair housing

The council has identified a number people currently in residential care, who would benefit from wheelchair adapted housing. It is estimated that for each person rehoused will generate a General Fund saving of up to £50,000 a year. Barnet Homes have already built four wheelchair adapted homes as part of the 40 new council homes completed in 2016. Additional wheelchair adapted homes will be provided as part of the on-going programme of building affordable homes described in section six above, in line with the local plan requirement that at least 10% of new homes should be wheelchair accessible.

8. Efficient and Effective Services

The majority of services funded from the HRA are provided by the council’s ALMO, Barnet Homes, including the management and maintenance of council housing and the provision of housing needs services, for example assessments of eligibility for rehousing against the council’s Housing Allocations Scheme.

During 2015, the council reviewed the services provided by Barnet Homes through a series of challenge sessions to ensure that the services are of a satisfactory standard and provide good value for money. This led to the development of a new ten-year management agreement, effective from 1st April 2016 and agreed budget savings worth £2.85 million over the first four years of the agreement. This 10% budget reduction has been assessed as being a realistic target and will have a minimal impact on the effectiveness of services, whilst freeing up resources for investment in further new homes.

Savings target	Savings achieved through:
£1.839 million	<ul style="list-style-type: none"> • Management and repairs savings due to forecast stock losses through estate regeneration and Right to Buy sales, • Value for money service reviews.
£0.937 million	<ul style="list-style-type: none"> • Procurement and enhancing the value of existing contract arrangements • Reduced accommodation costs due to less floor space at Barnet House • New ways of working through more effective use of IT.
£0.77 million	<ul style="list-style-type: none"> • Stopping some of the ‘non-essential’ works provided by Barnet Homes, • Re-prioritisation of certain types of non-urgent repairs.

£2.853 million total	
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Following a slower reduction in stock than was originally forecast, the total savings amount has subsequently been adjusted to £2.148 million and Barnet Homes is on track to deliver these savings.

Further discussions will be undertaken with Barnet Homes to agree a mechanism that takes account of changes in stock and the need for a reduction in revenue expenditure of approximately £1 million in 2020/21 required to maintain a minimum reserve in the HRA of £3m.

Trickle Transfer

The council's General Fund budget is also under significant pressure, with savings of £52m required by 2024, which do not take account of existing pressures, such as those associated with the provision of temporary accommodation for homeless people.

As part of our plans to reduce General Fund budgets, a proposal has been developed to transfer some council homes to OpenDoor Homes as they become empty through routine causes, such as tenants transferring to more suitable accommodation, or properties recovered because of tenancy fraud or because of anti-social behaviour. The council would receive a capital receipt from OpenDoor Homes, who would then let the property to a housing applicant selected via the council's housing allocations scheme. OpenDoor would charge an affordable rent of 65% of local market rents or local housing allowance, whichever is lower, which would enable payment of an annual premium of £2000 per year for each property transferred.

Approximately 950 properties a year would be transferred to OpenDoor Homes over a 4-year period, providing scope for reducing General Fund budgets by £2m a year.

It is recognised that more work is needed to develop this proposal in more detail, but initial modelling suggests that the impact on the HRA would be largely neutral.

A more detailed proposal will be presented to the Housing Committee in Summer 2019.

9. Right to Buy Receipts

The Right-to-Buy was reinvigorated in 2012 through the introduction of more generous discounts for tenants wishing to buy their council home. As part of this, local authorities have been permitted to keep a larger proportion of the receipts generated from Right-to-Buy sales on condition that these are spent on providing new affordable homes within 3 years. The council has so far made use of Right-to-Buy receipts to support the building and acquisitions programme described in section six above, including 44 newly built council homes and 20 homes acquired on the open market for affordable rent. In addition, new

extra care schemes at Ansell Court and Stag House, and approximately 350 new homes being delivered by Open Door homes are being supported.

The council will continue to use its available Right-to-Buy receipts to support the building of new council homes, additional extra care homes, Open Door Homes new build programme, and the acquisition of homes for affordable rent through the HRA.

There is always a risk that slippage in our programmes could result in Right-to-Buy receipts not being spent within three years, which would result in unspent amounts being returned to the government, and passed to the Greater London Authority (GLA) to supplement their affordable housing programme. To insure against this, the council will enter into an agreement with the GLA which is available to all London Boroughs, which will provide access to any receipts returned to the government for a further 3 years.

10.HRA 30 Year Business Plan

The council uses a model to project the HRA over a 30 -year period, taking into account changes in stock, capital programme requirements, and expected policy changes.

A baseline position, shown in Appendix A has been established which takes into account the current capital programme, the losses of stock expected through estate regeneration and sales, and the latest government advice on rent setting. The capital programme in the baseline also includes £30m investment in fire safety already agreed by the council and the building of 87 new homes through the top hatting programme supported by GLA grant. The baseline plan assumes that revenue costs will need to reduce by approximately £1.3m in 2020/21 in order to maintain a reserve of £3m in the HRA, the minimum amount that is considered prudent.

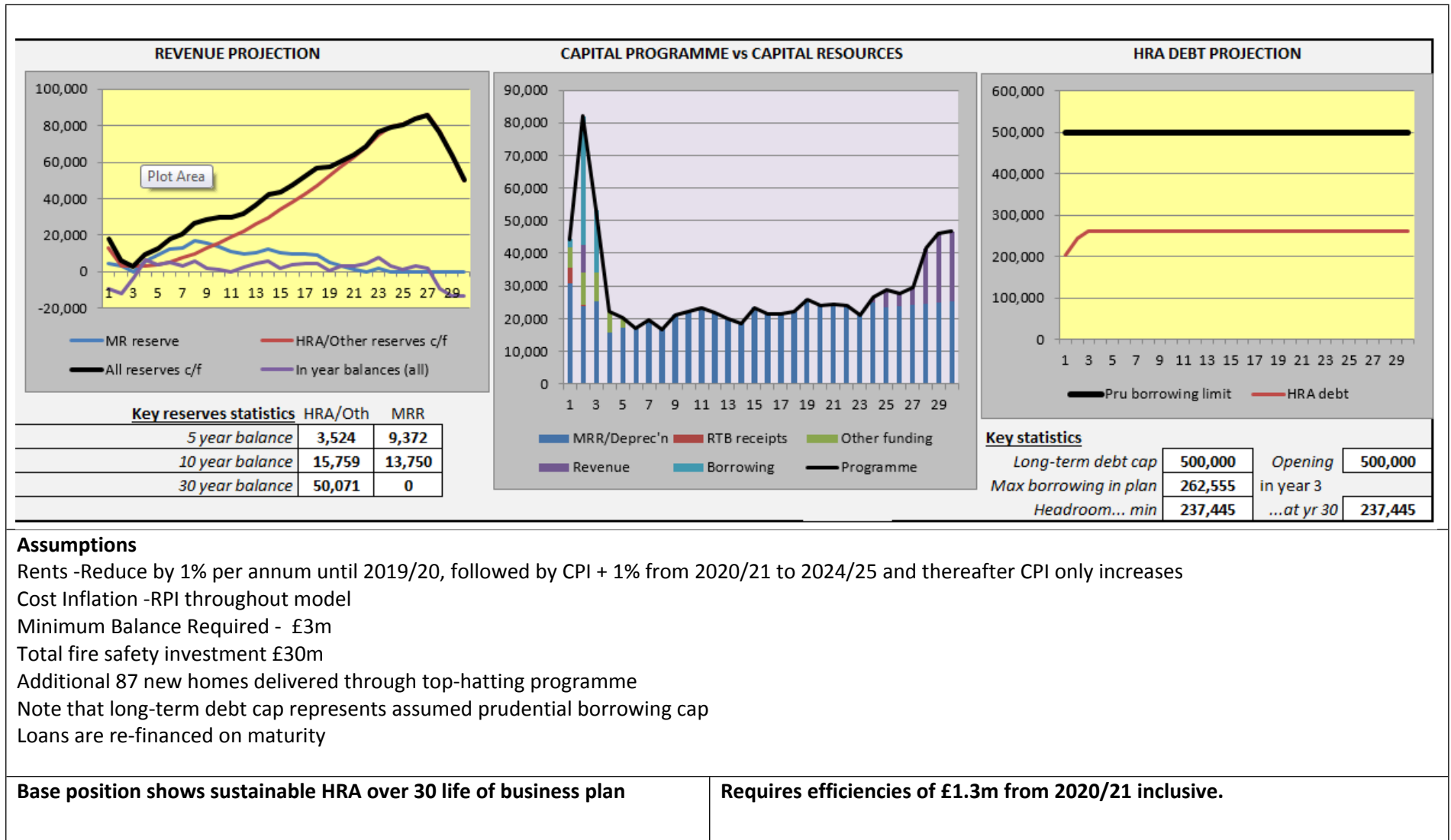
A second scenario shown in Appendix B, shows the impact of acquiring 100 homes for affordable rent, and a new build programme of 200 properties over the next four years. In addition, capital expenditure on fire safety measures is increased to £47m. This shows that these proposals would improve outcomes for the HRA over the 30-year life of the business plan, and that a smaller reduction in revenue costs in 2020/21 of approximately £1m would be required.

A third scenario, which builds on scenario two and shown in Appendix C, incorporates proposals to transfer 950 properties to Opendoor Homes from the HRA as they become void. In this scenario, the HRA continues to be sustainable over the 30-year life of the business plan, albeit with the need to reduce revenue costs in 2020/21 by approximately £1m.

It is recommended that the council proceeds with developing plans for implementation of scenario three.

A summary of the proposed Capital programme is included at Appendix D, and the draft HRA budget for 2019/20 is included at Appendix E.

Appendix A - HRA Business Plan – Baseline Model



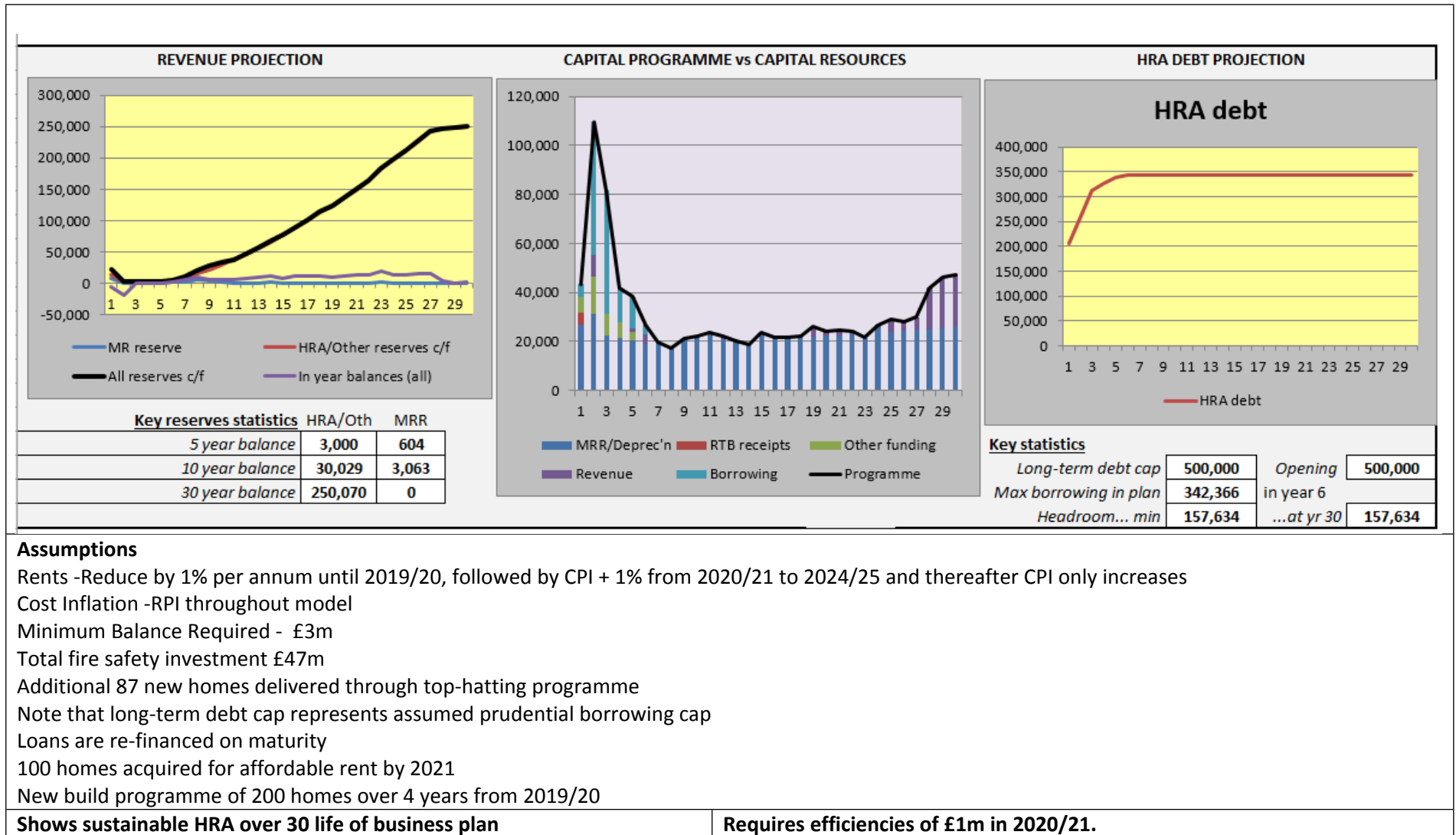
Assumptions

Rents -Reduce by 1% per annum until 2019/20, followed by CPI + 1% from 2020/21 to 2024/25 and thereafter CPI only increases
 Cost Inflation -RPI throughout model
 Minimum Balance Required - £3m
 Total fire safety investment £30m
 Additional 87 new homes delivered through top-hatting programme
 Note that long-term debt cap represents assumed prudential borrowing cap
 Loans are re-financed on maturity

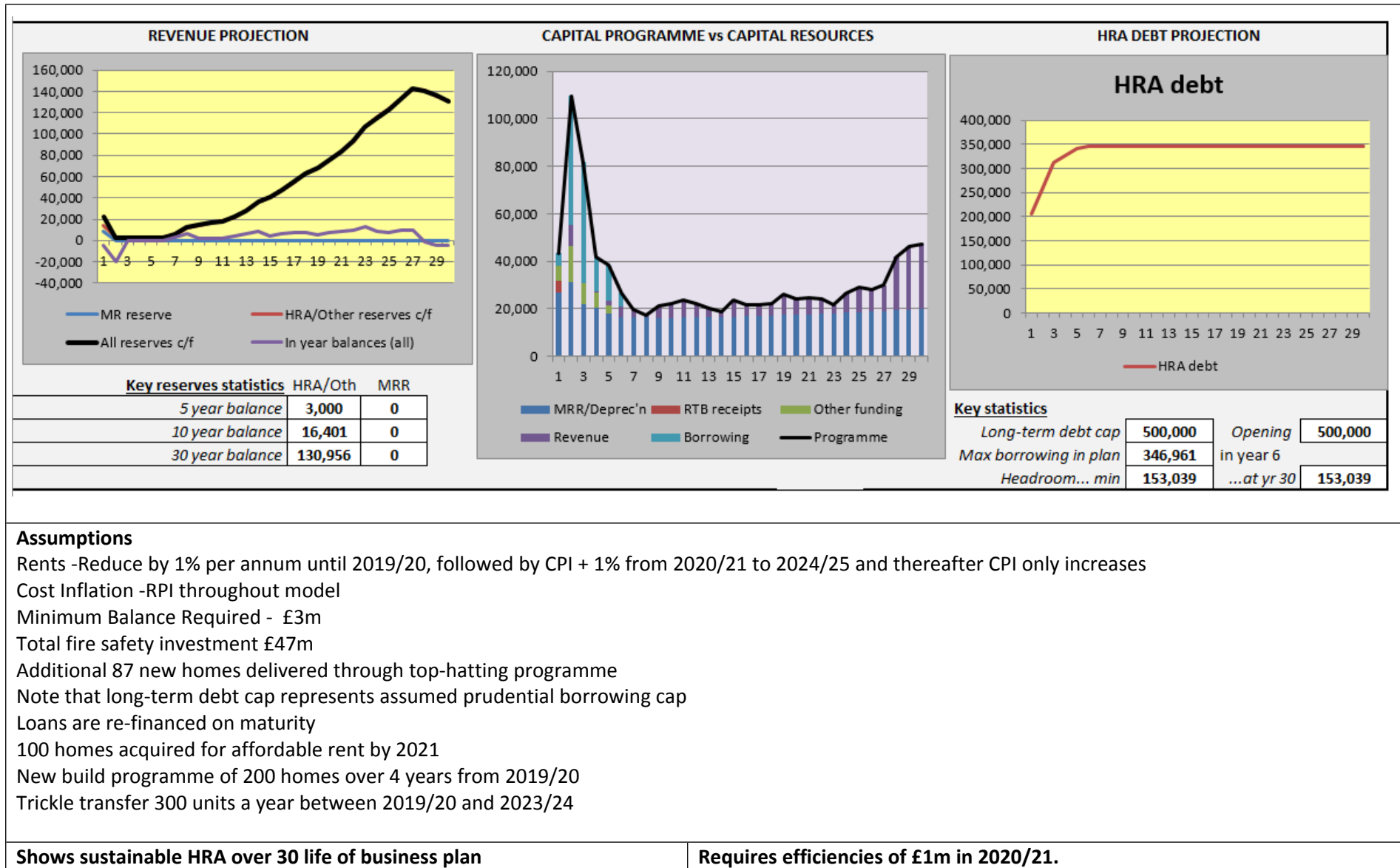
Base position shows sustainable HRA over 30 life of business plan

Requires efficiencies of £1.3m from 2020/21 inclusive.

Appendix B- Scenario two – Baseline Model plus acquisitions and additional new build and £47m total fire safety expenditure



Appendix C - Scenario three– Baseline Model + £47m total fire safety expenditure and trickle transfer, acquisitions and additional new build



Appendix D- Proposed HRA Capital Programme to 2024

Year	1	2	3	4	5	6	7
Financial Year £'000	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25
STOCK CAPITAL INVESTMENT							
Major Works	£ 5,670	£ 3,334	£ 5,470	£ 7,993	£ 8,505	£ 7,062	£ 8,444
Regeneration	£ 1,200	£ 990	£ 525	£ 787	£ 644	£ 274	£ 217
Misc - Repairs	£ 2,785	£ 2,204	£ 2,314	£ 2,324	£ 2,315	£ 2,315	£ 2,315
M&E/ GAS	£ 5,715	£ 6,395	£ 6,225	£ 6,015	£ 3,940	£ 2,440	£ 3,140
Voids and Lettings	£ 3,605	£ 4,005	£ 4,055	£ 3,905	£ 3,655	£ 3,505	£ 3,605
Fire safety programme	£ 1,150	£ 14,622	£ 16,935	£ 5,442	£ 2,900	£ 1,780	£ -
Total Investment in Stock	£ 20,125	£ 31,550	£ 35,524	£ 26,466	£ 21,959	£ 17,376	£ 17,721
INVESTMENT IN NEW SUPPLY							
Ansell Court	£ 5,914	£ -	£ -	£ -	£ -	£ -	£ -
Cheshire House	£ -	£ 16,265	£ -	£ -	£ -	£ -	£ -
Stag House	£ 50	£ 16,430	£ -	£ -	£ -	£ -	£ -
Burnt Oak Broadway	£ 1,435	£ 3,547	£ -	£ -	£ -	£ -	£ -
Top Hatting 87 units	£ -	£ 16,487	£ 16,870	£ -	£ -	£ -	£ -
Acquisitions (100 units)	£ 3,000	£ 15,000	£ 12,240	£ -	£ -	£ -	£ -
New Build (200 units)	£ -	£ 6,500	£ 13,000	£ 13,260	£ 13,525	£ 6,898	£ -
Total Investment New Supply	£ 10,399	£ 74,229	£ 42,110	£ 13,260	£ 13,525	£ 6,898	£ -

Appendix E – Revised HRA Budget 2018/19 and draft HRA Budget 2019/20

HOUSING REVENUE ACCOUNT	2018/19 Revised Budget £'000	2019/20 Budget £'000
Income		
Dwelling rents	(49,784,776)	(48,608,860)
Non-dwelling rents	(1,641,193)	(1,410,266)
Tenants Charges for services and facilities	(4,280,304)	(4,275,043)
Leaseholder Charges for services and facilities	(3,211,572)	(3,211,572)
Total Income	(58,917,845)	(57,505,741)
Expenditure		
Repairs and Maintenance	7,570,000	7,570,000
General	15,164,070	15,262,576
Special	5,878,179	5,878,179
Rent, Rates, Taxes and other charges	144,484	144,484
Depreciation and impairment of fixed assets	23,219,151	22,563,842
Debt Management Expenses	7,540,376	7,570,000
Revenue Contribution to Capital	0	9,074,000
Increase in bad debt provision	250,000	250,000
Total Expenditure	59,766,260	68,313,081
Net Cost of HRA Services	848,415	10,807,340
Interest and investment income	(94,744)	(94,744)
(Surplus) or deficit	753,671	10,712,596

Appendix 2

Right to Buy Ring-Fence Offer – template letter GLA Housing and Land 2018

Dear [Council]

Ring-fencing of Right to Buy receipts (subject to contract)

This letter confirms the GLA's intention to ring-fence Right to Buy receipts and interest for your Council.

The GLA agrees in principle that any Right to Buy receipts and interest it receives from central Government arising from Right to Buy disposals in your borough will be ring-fenced and made available to your Council as affordable housing grant.

The Mayor takes the view that it is up to councils to determine how Right to Buy receipts collected in their area are spent. While ring-fenced receipts reallocated as grant must be used to deliver new rented affordable homes in line with national requirements, the Mayor recognises, within this constraint, councils are free to determine the specific tenure of homes in which the money is invested.

This GLA proposal is underpinned by your intention (which is acknowledged by countersigning this letter) to deliver a programme of projects on a three-year rolling delivery programme, aligning with the delivery requirements of the receipts. The GLA is keen for this funding to accelerate delivery of new homes and will be flexible on a site-by-site basis where external factors affect delivery.

The GLA proposes to make this grant funding available to your Council through a standard-form funding agreement. Your Council will be entitled to claim grant not exceeding 30 per cent of the full development costs of homes, as defined in the funding agreement. Under current rules, the landlord of the rented affordable homes is required to be a Registered Provider at the point the homes are let, and the grant could not be used in conjunction with other GLA affordable housing grant on individual homes.

The GLA may request information from the Council concerning the amount and timing of payments the Council makes to central Government in relation to Right to Buy receipts and interest.

The GLA will notify the Council if its proposal set out above changes and, by countersigning this letter, you acknowledge that the Council will notify the GLA in writing if it no longer intends to apply for grant under this proposal.

We look forward to continuing to work with you to deliver genuinely affordable homes for Londoners.

Yours,
[GLA]

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Housing Committee

AGENDA ITEM 12

January 2019

Title

Annual Review of Council Dwelling Rents and Service Charges and Temporary Accommodation rents in outer London Local Housing Allowance areas for 2019/20

Report of

Cllr Gabriel Rozenberg

Wards

All

Status

Public

Urgent

No

Key

Yes

Enclosures

Appendix A: Equality Impact Assessment

Officer Contact Details

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Summary

The report seeks approval of proposed changes to council dwelling rents and service charges including temporary accommodation rents to take effect from April 2019.

Recommendations

1. That the Committee consider and approve the proposed rent decrease in line with Government policy for existing Council tenants as set out in paragraph 1.6 to take effect from 1 April 2019.
2. That the Committee approves the proposed rent increases for temporary accommodation to the relevant outer London Local Housing Allowance rates as set out in paragraph 1.8 to take effect from 1 April 2019.
3. That the Committee approves the proposed service charges and garage rents as set out in paragraph 1.12 to take effect from 1 April 2019.
4. That the Committee approve the new charge for Fire Safety sprinkler systems as set out in paragraph 1.20 and that these are reported to Policy and Resources Committee for noting.

1. WHY THIS REPORT IS NEEDED

- 1.1 The council is required to set council dwelling rents and associated service charges for council tenants on an annual basis. These are set out in a formal rent notice issued to all tenants before the start of the financial year.
- 1.2 The Local Government & Housing Act 1989 requires the Housing Revenue Account (HRA) to be maintained as a ring-fenced account and prescribes the debits and credits to be applied to it. The principle items of expenditure within the HRA are management and maintenance costs, together with charges for capital expenditure (depreciation and interest). This is substantially met by rent and service charge income from dwellings, garages and commercial premises.

Council dwelling rents

- 1.3 The Welfare Reform and Work Act 2016 requires that council dwelling rents are reduced by at least 1% a year (from the previous 12 months) for four years from April 2016. In October 2017 the Ministry of Housing, Communities and Local Government, (MHCLG), (formally the Department for Communities, and Local Government) (DCLG) announced that increases to social housing rent will be limited to the Consumer Prices Index, (CPI) plus 1% for five years from April 2020.
- 1.4 When a dwelling is re-let to a new tenant then the rent will be reset at the formula rent level where it is below this level.
- 1.5 Where a dwelling rent is already above formula rent levels at the point it becomes empty, there will be no adjustment to the base rent when the property is re-let.
- 1.6 Once a property has been re-let, the rent will reduce by 1% a year at the start of the following financial year for the current tenant up to and including 2019/20.

The table below¹ shows examples of how average and formula rents will change in 2019/20 when the 1% reduction is applied.

Scenario	2018/19	2019/20 with 1% reduction applied
Current average rent (for existing tenants)	£110.17	£109.06
Average formula rent (for new tenant on re-let)	£117.10	£115.94

- 1.7 New homes being delivered on the council's land will be subject to affordable rents set at 65% of average private sector market rents or the Local Housing Allowance (LHA) whichever is lower as per previous year.

Temporary accommodation rents

¹ All charges in this table are shown on 48 week basis

- 1.8 It is proposed that temporary accommodation rent in outer London LHA areas are increased from their existing rates² to the current LHA rate as per the table below:

	Outer North London			Outer North & West London		
	Subsidy Cap	New Rent 2019/20	% increase	Subsidy Cap	New Rent 2019/20	% increase
1-bedroom/Studio	£ 200.97	£ 205.67	2.34%	£ 195.77	£ 197.12	0.69%
2-bedroom	£ 247.90	£ 255.34	3.00%	£ 237.31	£ 249.60	5.18%
3-bedroom	£ 310.00	£ 315.12	1.65%	£ 299.61	£ 312.09	4.16%
4-bedroom	£ 375.00	£ 388.65	3.64%	£ 361.92	£ 385.63	6.55%
5-bedroom	£ 375.00	£ 388.65	3.64%	£ 375.00	£ 385.63	2.83%

- 1.9 The subsidy cap would continue to apply for inner London properties.
- 1.10 Increasing temporary accommodation rents to LHA rates will align rents with both new Council acquisitions and with affordable rents charged in the private rented sector.
- 1.11 Rents charged above temporary accommodation subsidy rates will not receive full subsidy and it is expected that where increased rents are covered totally by Housing Benefit, that there will be an equivalent subsidy loss figure incurred to the Housing Benefit budget.

Service Charges and Garages

- 1.12 Service charges and garage rents have been reviewed to ensure that costs are being recovered. The table³ below outlines the changes that are recommended to take effect from 1 April 2019:

	2018/19	2019/20	Increase	% Increase
Ground Maintenance	£2.80	£2.88	£0.08	3%
Lighting	£1.23	£1.29	£0.06	5%
Heating - Grahame Park	1 Bed £12.20	1 Bed £12.20	1 Bed £0.00	0%
	2 Bed £16.92	2 Bed £16.92	2 Bed £0.00	
	3 Bed £18.27	3 Bed £18.27	3 Bed £0.00	
Heating - Excluding Grahame Park	0%			

² Existing rates are based on 2011 TA subsidy levels, i.e. LHA + £40 a week

³ All charges in this table are shown on 48 week basis and rounded to the nearest penny

	2018/19	2019/20	Increase	% Increase
Digital Television	£1.54	£1.62	£0.08	5%
Weekly Caretaking	£6.71	£5.92	£0.79	-12%
Enhanced Housing Management (Sheltered housing)	£21.67	£21.67	£0.00	0%
Alarm services (Sheltered housing)	£2.81	£2.95	£0.14	5%
Garages	3.1% increase applied to existing rent			
Door Entry Systems	£2.33	£2.45	£0.12	5%
Fire safety equipment		1 Bed £4.00 2 Bed £4.69 3 Bed £5.20		

- 1.13 The proposed changes reflect increases in the cost of providing the services described. In the case of heating charges, no increases are recommended as the cost of fuel has not increased during 2018/19.
- 1.14 Electricity charges have increased in 2018/19 and a 5% increase is proposed.
- 1.15 It is proposed that the cost of providing access to digital television is increased in line with the expected increase of the maintenance contract of 5%.
- 1.16 In aligning caretaking service charges across the Borough to a weekly charge in 2018/19, some isolated examples of quarterly charges are no longer applicable.
- 1.17 Following a comprehensive service review of the caretaking service delivered by Barnet Homes, significant efficiency savings have been delivered from the service, therefore a decrease in charges of 12% is being proposed. Additionally, as part of the service review quarterly caretaking charges have been removed.
- 1.18 The cost of providing alarm services was subject to detailed review in 2018/19 and a 5% increase is therefore proposed.
- 1.19 The charge for door entry phone systems is proposed to increase by 5% in line with the estimated cost increase. The programme will run over many years. As systems are replaced/installed a service charge will be introduced to cover these new systems. It is important to note replacement door entry phone systems will not be installed without first consulting with tenants and leaseholders.

- 1.20 Following a decision by the Housing Committee in June 2018 for the installation of sprinkler systems in tower blocks, a new charge for fire safety sprinkler systems is proposed for 2019/20. The cost of maintaining and servicing is a service chargeable cost. Given that a defects liability period will apply in the first year following installation, the cost is limited to servicing only. For most tenants, housing benefit will continue to cover the costs and they will therefore not be affected by these changes.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The proposed rent changes are in line with Government policy and the council's Housing Strategy 2015 to 2025. The service charges have been reviewed to ensure that the revenue raised covers the cost of providing the services.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The proposed rent changes are in line with Government policy.
- 3.2 Service charge changes are to ensure that costs are recovered and an alternative approach is not proposed as this would mean not recovering the full cost of providing the services.

4 POST DECISION IMPLEMENTATION

- 4.1 As per the council's constitution, changes to fees and charges approved by theme committees, will be reported to Policy and Resources Committee for noting.
- 4.2 Following approval, the council will instruct Barnet Homes to issue a statutory notice of variation to council tenants.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2015 to 2020 strategic objective to ensure that Barnet is the place of opportunity, where people are helped to help themselves, where responsibility is shared and where high-quality services are delivered effectively and at a low cost to the taxpayer. Reviews of rent levels and service charges help ensure that there are the resources in place to deliver housing services for council tenants.
- 5.1.2 The Housing Strategy 2015 to 2020 sets out how the council and partners will deliver the additional housing that is required in the borough due to the growing population. The strategy details how more affordable housing will be provided to increase the supply of homes to meet housing need, including the use of affordable rents to provide more homes for rent on Council land. Income from rents will also be used to maintain the condition of the existing housing stock.
- 5.1.3 The Health and Wellbeing Strategy recognises that the condition of and access

to local housing has an important role in the quality of life and health of both individuals and communities. Barnet's Joint Strategic Needs Assessment 2015 to 2020 highlights the fact that there is a long-term shift in housing tenure towards renting and away from owner occupancy (either outright or with a mortgage) reflecting a sustained reduction in housing affordability and an imbalance between housing demand and supply.

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

- 5.2.1 Barnet Homes, the council's Arm's Length Management Organisation will administer the rents and service charges for council tenants.
- 5.2.2 Income raised from the service charges will be used to recover the costs of providing the services within the Housing Revenue Account (HRA).
- 5.2.3 Existing council rents are on average 30% of private sector rents, so charging affordable rents at 65% of private sector rents for new council homes delivered on its own land will raise additional income for the Housing Revenue Account that will contribute to the HRA Business Plan.
- 5.2.4 In respect of temporary accommodation let at LHA rate, as they are above the temporary accommodation, (TA) subsidy cap, based on the snapshot data provided as part of the PSR proposal, it is estimated that there will be an increase in the TA subsidy loss of £356k. But the General Fund Homelessness budget would benefit by £418k. The net benefit to the council's General Fund will therefore be £62k.
- 5.2.5 There is no change to the existing arrangements in respect of inner London temporary accommodation where the subsidy cap would continue to apply. The subsidy loss is offset by the Flexible Homelessness Support Grant, (FHSG).

5.3 Social Value

- 5.3.1 There are no specific Social Value aspects to this report.

5.4 Legal and Constitutional References

- 5.4.1 The Localism Act 2011 introduced self-funding for council housing. The national subsidy system has been abolished and a new funding regime introduced giving local authorities more autonomy to set Council rents.
- 5.4.2 Under section 103 of the Housing Act 1985, the terms of a secure tenancy which is a periodic tenancy may be varied by the landlord by a notice of variation served on the tenant. The landlord authority is required to serve a preliminary notice on a secure tenant giving them advance notification of any change proposed to be made to the terms of their tenancy and inviting their comments. A preliminary notice is not however required for variation of rent or

payments in respect of services or facilities provided by the landlord. Although a *preliminary* notice is not required in respect of a variation to the rent (or services/facilities) charge, a notice of variation is needed and this must set out what the change is and the date on which it takes effect. The period between the date on which the notice is served and the date on which it takes effect must be at least four weeks or the rental period, whichever is the longer.

5.4.3 Section 105 of the Housing Act 1985 requires a landlord authority to maintain such arrangements as it considers appropriate to enable those secure tenants who are likely to be substantially affected by matters of housing management, to be informed and consulted about the proposals, and before deciding on the matter, the landlord authority must consider any representations made. The legislation sets out what matters of housing management relate to but this does not extend to the rent payable under a secure tenancy or to charges for services.

5.4.4 Under section 23 of the Welfare Reform and Work Act 2016 registered providers of social housing are obliged to reduce social rent by at least 1% from the rent payable by the tenant in the preceding 12 months for the years beginning 1st April 2016, 1st April 2017, 1st April 2018 and 1st April 2019.

5.4.5 The Housing and Planning Act 2016 contains provisions which may impact some aspects of this report in the future subject to regulations being implemented.

5.4.6 The council's Constitution (Article 7 - Committees Sub-Committees Area Committees and Forums and the Local Strategic Partnership) sets out the responsibilities of the Housing Committee which include:

(1) Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.

...

(5) To consider for approval fees and charges for those areas under the remit of the committee.

5.4.7 The council's Constitution, Financial Regulations, also states:

2.3.7 For the fees and charges within their remit, theme Committees, Planning Committee and Licensing Committee must approve changes to fees and charges that are above CPI inflation by 2% or more, the introduction of new fees and charges, and changes to fees and charges outside the normal annual cycle.

2.3.8 Changes to fees and charges approved by theme Committees, Planning Committee and Licensing Committee must be reported to Policy and Resources Committee for noting.

5.5 Risk Management

5.5.1 There is a risk that increasing the service charges will make it more difficult for tenants to pay and impact adversely on the Housing Revenue Account (HRA) Business Plan by making service charge collection more difficult. This is considered to be a low risk as the increase is low and for most tenants housing benefit will continue to cover the costs, including the costs relating to grounds maintenance.

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 who share a relevant protected characteristic and persons who do not
- foster good relations between persons who share a relevant 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 Consideration has therefore been given to the report's relevance to equality issues in accordance with the public sector equality duty. This report is primarily to set rents and associated charges which will be applied to all Council dwellings and will therefore affect all Council tenants. As the increases are not of a personal nature, it is not considered that they target or disproportionately affect any group of people based any of the protected characteristics.

5.6.4 However, it is recognised that increases in rents and service charges may present particular difficulties for people on low incomes, but that rents and the majority of tenant service charges are eligible for housing benefit (water rates, heating and alarm charge are not).

5.6.5 An Equalities Impact Assessment has been carried out on increasing temporary accommodation rents to Local Housing Allowance rates in the outer London LHA areas. The changes do not disproportionately affect any one of the protected characteristics. These changes will mostly impact on working households on low income. For most tenants housing benefit will continue to cover the costs and will therefore not be affected by these changes. However, we will be monitoring those households affected.

5.7 Corporate Parenting

5.7.1 The council assigns the highest priority for council housing to foster carers (if they require a larger property to foster more children) through its Housing Allocation Scheme. Council housing remains the most affordable housing option for care leavers and all rents and the majority of tenant service charges proposed remain eligible for housing benefit. Care leavers are placed into

suitable accommodation when leaving care to allow a successful transition to independent living whilst also developing their skills by providing the right support to help them maintain their tenancies.

5.8 Consultation and Engagement

5.8.1 There has not been any specific consultation on the issues arising in this report. The commissioning priorities and budget plans for the Housing Committee were included in the council's budget consultation taking place between December 2018 and January 2019.

5.9 Insight

5.8.1 No specific insight data has been used in this report.

6 BACKGROUND PAPERS

6.1 Relevant previous decisions are listed in the table below.

Item	Decision	Link
Cabinet, 25 February 2014- Business Planning 2014/15- 2015/16	Approved proposed increases in council dwelling rents and service charges, and the proposed increase in council garage rents, all effective from 1 April 2014	http://barnet.moderngov.co.uk/documents/s13295/Budget%20report%20Feb%20Cab%20v5.pdf
Cabinet Resources Committee, 25 February 2013	Approved proposed increases in council dwelling rents and service charges, and the proposed increase in council garage rents, all effective from 1 April 2013	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=151&Mid=6758&Ver=4
Cabinet, 25 February 2013 – Business Planning 2013/14 – 2015/16	Approved the Business Planning document for the council's business plan 2014/15 including the Housing Revenue Account (HRA) Business Plan.	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=120&Mid=6751&Ver=4
Cabinet Resources Committee, 24 June 2013	Approved a programme for Barnet Homes to build 41 new affordable dwellings on behalf of the council.	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=151&Mid=7457&Ver=4
Housing Committee, 19 October 2015	Approved Housing Strategy	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=699&Mid=8268&Ver=4
Delegated Powers Report, 18 December 2015	Approved rent setting policy for new council homes built on HRA land	http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=6081
Housing Committee 1 February 2016	Approved rents and service charges for council dwellings from April 2016	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=699&Mid=8269&Ver=4

Housing Committee 8 February 2017	Approved rents and service charges for council dwellings from April 2017	http://barnet.moderngov.co.uk/ieListDocuments.aspx?Cid=699&Mid=8630&Ver=4
Housing Committee 7 February 2018	Approved rents and service charges for council dwellings from April 2018	https://barnet.moderngov.co.uk/documents/s44845/Annual%20Review%20of%20Council%20dwelling%20Rents%20and%20Service%20Charges%20for%202018-19.pdf

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Equality Impact Assessment

This Equality Impact Assessment considers whether an activity (including policies, procedures, practices, and reviews) may have a positive impact upon protected groups, or may cause discrimination or disadvantage, exclude unjustifiably, discourage or reduce participation, or reduce equal opportunities.

About This EIA Screening	
Activity Title:	Increasing Temporary Accommodation (TA) rents to Local Housing Allowance (LHA) rates
Type of Activity:	<input checked="" type="checkbox"/> Policy / procedure development / review <input type="checkbox"/> Service / function review <input type="checkbox"/> Project <input type="checkbox"/> Organisational change / restructure
Directorate:	Operations
Team:	Housing Management
Person Completing this Form:	Russell Buchanan
Other Staff Involved:	Kieran O'Byrne
Date of Review:	14/12/2018

Activity Information																																											
Who implements and is responsible for this activity?	Stuart Coleman, Head of Housing Management																																										
Briefly describe the aims, objectives, purpose, and intended outcomes of this activity. (consider additional impacts such as health and safety, reputational risk, sustainability,	<p>It is proposed that TA rent in outer London LHA areas are increased from their existing rates to the current LHA rate (subsidy cap would continue to apply for properties in the inner London LHA area and those outside of London). This will raise additional income for the Council's General Fund (GF) account but will not impact on the subsidy.</p> <table border="1"> <thead> <tr> <th></th> <th colspan="3">Outer North London</th> <th colspan="3">Outer North & West London</th> </tr> <tr> <th>Bed size</th> <th>Subsidy Cap</th> <th>New Rent 2019/20</th> <th>% increase</th> <th>Subsidy Cap</th> <th>New Rent 2019/20</th> <th>% Increase</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>£200.97</td> <td>£205.67</td> <td>2.34</td> <td>£195.77</td> <td>£197.12</td> <td>0.69%</td> </tr> <tr> <td>2</td> <td>£247.90</td> <td>£255.34</td> <td>3.00</td> <td>£237.31</td> <td>£249.60</td> <td>5.18%</td> </tr> <tr> <td>3</td> <td>£310.00</td> <td>£315.22</td> <td>1.65</td> <td>£299.61</td> <td>£312.09</td> <td>4.16%</td> </tr> <tr> <td>4</td> <td>£375.00</td> <td>£388.65</td> <td>3.64</td> <td>£361.92</td> <td>£385.63</td> <td>6.55%</td> </tr> </tbody> </table>		Outer North London			Outer North & West London			Bed size	Subsidy Cap	New Rent 2019/20	% increase	Subsidy Cap	New Rent 2019/20	% Increase	1	£200.97	£205.67	2.34	£195.77	£197.12	0.69%	2	£247.90	£255.34	3.00	£237.31	£249.60	5.18%	3	£310.00	£315.22	1.65	£299.61	£312.09	4.16%	4	£375.00	£388.65	3.64	£361.92	£385.63	6.55%
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<i>value for money, and other risk factors.)</i>	5	£375.00	£388.65	3.64	£375.00	£685.63	2.83%
Who will be affected by this activity?	<p>New acquisitions acquired for use as temporary accommodation are already set at the LHA rate, and new homes being delivered on the Council's land will be set at LHA, or subject to affordable rents set at 65% of average private sector market rents whichever is lower.</p> <p>There are 1448 households in temporary accommodation within the borough whose rent will increase because of these changes. Many of the approximately 1000 households in temporary accommodation outside the borough also fall within the outer London LHA area.</p>						

Equality Impact

Consider whether the evidence shows potential (in relation to each protected characteristic) to:

- Cause or eliminate discrimination
- Reduce or advance equal opportunities
- Impair or foster good relations

Key Questions:

- Are there any barriers which could impact on how different groups might benefit from this activity?
- Does this activity promote the same choices for different groups as everybody else?
- Could any of the following group's experience of this activity be different?
- Does this activity address the needs and potential barriers of these groups?

Protected Characteristic	Known negative / adverse impact?	Additional information (include the source of any evidence and which groups are affected)
Age (children and young people, 0-18 years)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Based on rent arrears data, the under 25 age group are substantially more likely to be in arrears and therefore any increase in rent will increase impact on this group.
Age (older people: over 60 years)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Over 60s who are in employment and low incomes are more likely to be affected by any increase in rents. Based on overall figures, the people over 60 accounts for 5% of those in TA.
Disability (includes mental and physical impairments)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	We do not have specific data on disabled people in TA. However, the rent increase isn't believed to have a negative or positive impact.
Gender (including Transgender)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	60% Of lead tenant in TA are female. As this figure is based on the lead tenant only, it is not known if these households are single or joint tenancies.
Marriage and Civil Partnership	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	We do not have specific data on marriage and civil partnership of those in TA. However, the rent increase is not believed to have a negative or positive impact.
Pregnancy and Maternity	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	We do not have specific data on pregnant women and those on maternity leave in TA. However, the rent increase is not believed to have a negative or positive impact.
Race	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	BAME tenants make up approximately 45% of lead tenants in TA. They also have a disproportionately larger amount of arrears and therefore are more likely to be affected by this policy.
Religion or Belief	<input checked="" type="checkbox"/> No	Christianity is the most prevalent religion

	<input type="checkbox"/> Yes	amongst tenants. However, the rent increase is not believed to have a negative or positive impact.
Sexual Orientation (lesbian, gay and bisexual)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Lesbian, gay and bisexual tenants make up 1.3% of the tenant group. However, the rent increase is not believed to have a negative or positive impact
Other relevant groups <i>(not covered by the Equality Act 2010)</i> (groups that may experience disadvantage or barriers to access, e.g. single parents, low income families, etc.)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Generally, the protected characteristics are not affect. Working tenants on low incomes whose rent will not be fully meet through the benefits system are most likely to affected by any rent increase. We do not have specific data on the number of households receiving full Housing Benefit. We know that for most tenants housing benefit will continue to cover the costs and will therefore not be affected.
Can the negative / adverse impact(s) be justified on the grounds of promoting equality of opportunity for one group, or any other reason? Please explain.		This will bring in additional revenue for the GF account and enable the Council to continue to deliver services. This proposal brings the rents on these TA units in line with the new acquisitions purchased and used as TA, and the new properties being developed on Council land
Have any positive impact(s) on any of the protected characteristics been identified? Please briefly explain, providing evidence.		None

Engagement and involvement *(include who was involved, how and when they were engaged, and the key outcomes)*

How have you engaged stakeholders in gathering evidence or testing the evidence available?	There has not been any specific consultation.
How have you engaged stakeholders in testing the policy or proposals?	The commissioning priorities and budget plans for the Housing Committee were included in the Council's budget consultation that took place between 6 December 2017 and 14 January 2018.

Action Plan

Please give an outline of what broad action you or any other bodies are taking to address any issues identified through the evidence.

Include here any or all of the following, based on your assessment

- Plans already under way or in development to address the issues you have identified.
- Arrangements for continued engagement of stakeholders.
- Arrangements for continued monitoring and evaluating the activity for its impact on different groups as the activity is implemented
- Arrangements you have put in place / need to be in place to communicate the outcome of your analysis.

Issue	Action	Target Date	Responsible

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Housing Committee

AGENDA ITEM 13

14 January 2019

Title	Housing Delivery Plan 2019/20
Report of	Cllr Rozenberg - Chairman of Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix A: Additional priorities and approach to delivery Appendix B: Delivery Plan 2019/20
Officer Contact Details	Cath Shaw, Deputy Chief Executive, Cath.Shaw@Barnet.gov.uk Faisal Butt, Housing Commissioning Lead, Faisal.Butt@Barnet.gov.uk

Summary

The development of the council's Corporate Plan and Medium Term Financial Strategy (MTFS) have been aligned to cover the next five years (2019-2024). A business planning paper was taken to Housing Committee on 10 October 2018 which set out these documents in draft, alongside the priorities for this Committee over the next five years (Appendix A). This includes corporate priorities that the Committee is responsible for, as well as Committee specific priorities.

This paper sets out an annual Delivery Plan for 2019/20 which shows specific actions for how the priorities for this Committee will be delivered over the next year, and how progress and performance will be measured. It also identifies any risks to delivery. The plan will be refreshed on an annual basis. The committee will receive a performance report each quarter updating on progress, performance and risk against the priorities.

A final Corporate Plan and MTFS for 2019-2024 will go to Full Council on 5th March 2019 for approval.

Officers Recommendations

1. That the Committee approve the Delivery Plan 2019/20 as set out in Appendix B.

1. WHY THIS REPORT IS NEEDED

- 1.1 This report is required as part of the business planning process in order for the Committee to discuss and approve the annual Delivery Plan for 2019/20.

2. STRATEGIC CONTEXT

- 2.1 Like all councils, Barnet is facing an increasingly difficult financial challenge with demand for services increasing and funding from central government decreasing, with an uncertainty around what future funding will look like. Therefore, the council must now make decisions to prioritise its limited resources effectively and develop plans for the next five years to deliver both statutory duties and ambitions for Barnet within these financial constraints.
- 2.2 To ensure the council has a plan that reflects local priorities, as well as a financial strategy that will support a financially sustainable position, the development of the Corporate Plan and MTFs have been aligned to cover the next five years (2019-2024). This will help to ensure there is a medium-term plan in place of how limited resources will be allocated in line with what we want to achieve for the borough.
- 2.3 The Corporate Plan, known as Barnet 2024, has been refreshed to reflect the priorities of the new administration who were elected in May 2018, and resident feedback on what matters. Feedback has been captured through public consultation and engagement that took place over the summer of 2018. The Corporate Plan sets the strategic direction of the council, including outcomes for the borough, the priorities we will focus limited resources on, and how we will approach delivery.
- 2.4 The three outcomes for the borough, as set out in the Corporate Plan, focus on place, people and communities:
- A pleasant, well maintained borough that we protect and invest in
 - Our residents live happy, healthy, independent lives with the most vulnerable protected
 - Safe and strong communities where people get along well
- 2.5 To support delivery of these outcomes, Housing Committee will be responsible for delivering any corporate priorities that fall within its remit, as well as any additional priorities that relate to matters the Committee is responsible for under its Terms of Reference. These were approved by Housing Committee on 10 October 2018 and can be seen in Appendix A.
- 2.6 These priorities will inform the annual Delivery Plan which sets out the key activities, performance indicators/targets and risks in relation to delivery of the corporate and committee priorities. Delivery Plans will be refreshed on an annual basis. The committee will receive a performance report each quarter updating on progress, performance and risk against the priorities.

2.7 The draft Delivery Plan for 2019/20 can be seen in Appendix B for approval by the Committee.

3. REASONS FOR RECOMMENDATIONS

3.1 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, delivering local priorities and allocating resources effectively and therefore advisable to have a delivery plan.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

4.1 The alternative option is to not have a Delivery Plan in place which could expose the council to significant risks such as high demand for services which would create further cost pressures for the council. In addition, the absence of a Delivery Plan would make it difficult for progress against our outcomes to be measured.

5. POST DECISION IMPLEMENTATION

5.1 If approved, the priorities for this Committee will be delivered in accordance with the Delivery Plan 2019/20 set out in Appendix B.

5.2 The Delivery Plan will be refreshed on an annual basis. The committee will receive a performance report each quarter updating on progress, performance and risk against the priorities.

6. IMPLICATIONS OF DECISION

6.1 Corporate Priorities and Performance

6.1.1 The council's Corporate Plan, which sets out the outcomes, priorities and strategic approach, has been refreshed for 2019 to 2024. The Delivery Plan set out in this report supports delivery of the Corporate Plan and includes performance indicators/targets to monitor progress.

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

6.2.1 The Delivery Plan 2019/20 for Housing Committee supports the savings programme that was approved by Housing Committee on 10 October 2018. This will enable the council to meet its savings target as set out in the MTFS.

6.3 Social Value

6.3.1 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.

6.4 Legal and Constitutional References

6.4.1 The council's Constitution (Article 7 – Committees, Forums, Working Groups and Partnerships) sets out the responsibilities of all Committees. The responsibilities of the Housing Committee are:

- (1) Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.
- (2) To submit to the Policy and Resources Committee proposals relating to the Committee's budget for the following year in accordance with the budget timetable.
- (3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.
- (4) To receive reports on relevant performance information and risk on the services under the remit of the Committee.
- (5) To consider for approval fees and charges for those areas under the remit of the Committee.

6.5 Risk Management

6.5.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. Risks will be reviewed quarterly (as a minimum) and any high-level risks will be reported to the relevant Theme Committee and Policy and Resources Committee.

6.5.2 An integral part of the Delivery Plan (Appendix B) is the identification of any risks to delivering the corporate or committee priorities and key activities.

6.6 Equalities and Diversity

6.6.1 Equality and diversity issues are a mandatory consideration in the decision-making of the council. The Equality Act 2010 and the Public-Sector Equality Duty, requires elected Members to satisfy themselves that equality considerations are integrated into day-to-day business and that all proposals emerging from the business planning process have taken into consideration the impact, if any, on any protected group and what mitigating factors can be put in place.

6.6.2 The Equality Act 2010 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 who share a relevant protected characteristic and persons who do not
- foster good relations between persons who share a relevant characteristic and persons who do not.

- 6.6.3 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
- 6.6.4 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles and have been considered as part of this report.
- 6.6.5 As part of the 2019/20 Delivery Plan listed in Appendix B each project will have an equality impact assessment carried out to ensure there is no adverse impacts arising. An initial cumulative equality screening has found there to be an overall positive impact across the different equality groups.

6.7 Corporate Parenting

- 6.7.1 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are seven Principles that local authorities must have regard to when exercising their functions in relation to looked after children and young people, this includes:
- to act in the best interests and promote the physical and mental health and well-being, of those children and young people;
 - to help those children and young people gain access to, and make best use of, services provided by the local authority and its relevant partners;
 - for those children and young people to be safe, and for stability in their home lives, relationships and education or work; and;
 - to prepare those children and young people for adulthood and independent living.
- 6.7.2 The outcomes and priorities in the refreshed Corporate Plan and the Delivery Plan in Appendix B reflect the council's commitment to the Corporate Parenting duty to ensure the most vulnerable are protected and the needs of children are considered in everything that the council does, specifically:
- Working with Family Services to understand the needs of care leavers and the barriers preventing safe and stable home lives and successful preparation for adulthood and independent living of care leavers;
 - Within the Housing Committee priorities of 'Developing housing fit for our future population' and 'Tackling and preventing homelessness and rough sleeping', outlining and committing to take actions that will deliver more housing and appropriate support for care leavers (Appendix A);
 - Ensuring that a plan to delivery more housing for care leavers is explicitly included as an action within the Housing Delivery Plan 2019/20 (Appendix B);
 - Collaborative multi-agency working to develop and deliver a Youth Homelessness Action Plan 2018/19 and Corporate Parenting Plan 2017-2020 to address housing issues affecting care leavers.

6.8 Consultation and Engagement

- 6.8.1 Public consultation and engagement on the Corporate Plan took place between 16 July 2018 and 23 September 2018. The findings from this have been considered and incorporated into the document.
- 6.8.2 Public consultation with residents and businesses on the 2019/20 budget is taking place

between 12 December 2018 and 16 January 2019 and will be considered and any changes incorporated into this Delivery Plan before being finalised at the Policy and Resources Committee in March 2019.

6.9 Insight

6.9.1 Not applicable.

7. BACKGROUND PAPERS

6.9 Housing Committee 10 October 2018 – Item 7 Business Planning 2019-2014
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9741&Ver=4>

6.10 Policy and Resources Committee 11 December 2018 – Item 8 Corporate Plan 2019-2014
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=9460&Ver=4>

Housing Committee

This committee is responsible for the Housing Strategy (including homelessness), commissioning of environmental health functions for private sector housing, and works with Barnet Homes, Re, Social Landlords and social housing providers on housing related matters.

Introduction:

The Housing Committee agrees all matters relating to Housing Policy for the borough. The committee oversees the delivery of the Council’s Housing and Homelessness Strategies and is responsible for matters relating to housing performance, budgets and risk.

Committee Priorities for 2019-2024

Corporate priority	How we will deliver this by 2024
Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents	<ul style="list-style-type: none"> Increasing supply to ensure greater housing choice for residents Delivering new affordable housing, including new homes on council-owned land Prioritising people with a local connection and who give back to the community through the Housing Allocations Scheme Ensuring that good landlords continue to provide accommodation and that poor-quality housing is improved
Additional committee priority	How we will deliver this by 2024
Raising Standards in the Private Rented Sector	<ul style="list-style-type: none"> Introducing a selective licensing scheme for landlords where the evidence supports the need for it Improving the quality of advice and information available to private tenants Targeting enforcement and monitoring of properties that require a licence
Safe and secure homes	<ul style="list-style-type: none"> Providing additional investment in fire safety measures for council housing Working with private owners and housing associations to ensure buildings are safe Taking enforcement action to bring empty properties back into use
Developing housing fit for our future population	<ul style="list-style-type: none"> Delivering a pipeline of new extra care facilities that provide additional support to help people remain independent Ensuring 10% of new homes are wheelchair accessible Ensuring the Local Plan supports delivery of the right homes in the right places
Tackling and preventing homelessness and rough sleeping	<ul style="list-style-type: none"> Reducing the use of temporary accommodation Focusing on prevention of homelessness Maintaining effective multi-agency and voluntary sector partnerships, including strengthening links between housing and health Supporting rough sleepers to address their housing and other needs

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Appendix B: Delivery Plan (1-year for 19/20)

1. This committee is responsible for the Housing Strategy (including homelessness), commissioning of environmental health functions for private sector housing and works with Barnet Homes, Re, Social Landlords and social housing providers on housing related matters.
2. In order to address the budget gap between 2019 and 2024 a range of savings and / or income generation proposals within the Housing Committee's area of responsibility.
 - The lack of affordable housing in the borough has resulted in a financial pressure for the council associated with the cost of providing privately sourced temporary accommodation. It is proposed that significant savings will be delivered by increasing the supply of more affordable housing options through a programme of acquisitions and building of new affordable homes for rent.
 - A new programme of 500 acquisitions will be progressed via Opendoor Homes supported by a loan of £163m from the council (**H1**). Savings will be delivered as the cost of financing the portfolio will be managed by Opendoor Homes, who will also pay a premium of 1.24% on loans from the council.
 - Properties already acquired by the council for use as temporary accommodation will be transferred to Opendoor Homes along with any associated borrowing (**H2**). Authority to transfer homes already acquired to Opendoor Homes will be presented to Policy & Resources Committee in February 2019 following the completion of preparatory works required to map the requirements to facilitate the transfer.
 - Proposals for building c.500 additional affordable homes for rent will be developed as part of the council's development pipeline through Opendoor Homes and be submitted to the Assets Regeneration and Growth Committee for consideration. Our current delivery plan is for Opendoor Homes to build 320 new affordable homes by 2021; we will increase this target by 176 homes, comprising 89 units on council land (**H3**) and 87 units supported by a grant from the Greater London Authority and borrowing within the Housing Revenue Account (**H4**). Opendoor Homes will benefit from additional borrowing capacity to support the development of more affordable housing. A paper seeking approval for funding the programme will be presented to Policy & Resources Committee in February 2019. Further work is being carried out on the capacity of HRA sites to deliver additional homes, and early indications are that a further 400 homes could be developed. The removal of the HRA debt cap provides an opportunity

to invest more HRA resources in the building of new council homes, and the council will work with Barnet Homes to identify opportunities which complement the existing programme already in place with Opendoor Homes.

- Increasing some temporary accommodation rents to Local Housing Allowance (LHA) rates will align rents with both new Council acquisitions and with affordable rents charged in the private rented sector (**H5**). A proposal setting out increasing some temporary accommodation rents in outer London LHA areas from their existing rates to the current Local Housing Allowance rate will be presented to Housing Committee in January 2019.
- Plans are being considered for transferring some council homes to Opendoor Homes as they become empty (**H6**). Opendoor Homes will charge a rent set at 65% of market rents and will pay an annual premium of £2,000 to the council for each property transferred.
- The proposals have the potential to deliver a net saving of £4.84m once forecast pressures that take account of the increasing costs of temporary accommodation are taken into account whilst delivering an additional 676 affordable homes.

Table 1 – proposed savings

£'000	2019/20	2020/21	2021/22	2022/23	2023/24	Total
H1 -500 additional acquisitions of properties for use as affordable temporary accommodation by Opendoor Homes supported by Loan from Council	-161	-568	-821	-834	-681	-3065
H2 - Transfer of 141 properties acquired by Council for use as affordable temporary accommodation to Opendoor Homes	-1025	49	50	51	53	-822
H3 - Additional 89 homes for affordable rent built by	0	0	-158	-162	-5	-325

Opendoor Homes						
H4- Build 87 new council homes for rent on top of existing council housing blocks	0	0	-111	-115	-4	-230
H5 - Increase some temporary accommodation rents to Local Housing Allowance	-62	0	0	0	0	-62
H6 - Trickle transfer of 900 council homes to Opendoor Homes	0	-350	-600	-600	-600	-2150
Total Savings	-1248	-869	-1640	-1660	-1237	-6654
Pressures	560	755	500	0	0	1815
Total Savings Net	-688	-114	-1140	-1660	-1237	-4839

3. Table of Committee priorities

Priority	How will we achieve this?	Year 1 Timescales	How will we measure this?	Year 1 Targets	What are the key risks?
Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet Residents	- Work with developers to bring forward our growth and regeneration plans which will deliver thousands of new homes	March 20	- New homes completed across the borough by all providers	Monitor	- landowners with planning permission may choose not to bring forward developments due to economic uncertainty which could impact on the delivery of the number of new homes available for market and affordable housing in Barnet.
	- Enabling the delivery of new affordable housing, including 77 new homes on council owned land	March 20	- Affordable housing completions across the borough by all providers - Affordable housing delivered on council owed land	Monitor 77	

	<ul style="list-style-type: none"> - Seek agreement through s106 with developers to prioritise people living or working in Barnet for new housing schemes in the borough. - Review and appraise sites linked to additional 89 Homes to be built through Opendoor Homes (H3) and carry out feasibility study linked 87 homes to be built on top of existing blocks (H4) - Produce a more detailed report on Trickle transfer for the Housing Committee to consider (H6) 	<p>March 20</p> <p>March 2020</p> <p>June 2019</p>			
Raising Standards in the Private Rented Sector	<ul style="list-style-type: none"> - Draft proposal and undertake public consultation on a selective licensing scheme for landlords - Targeting enforcement and monitoring of properties that require a HMO licence - Ensure the quality of advice available to private tenants is more robust through improving information on the council 	<p>March 2020</p> <p>March 2020</p> <p>July 2019</p>	<ul style="list-style-type: none"> - Increasing number of Houses in Multiple Occupation licenced under the mandatory (which now included additional) licensing scheme - Number of fixed penalty notices issued to landlords. - Number of private tenanted properties with Category 1 Hazards reduced to Category 2 Hazards - Number of tenants supported via drop in surgery. 	<p>1,150</p> <p>Monitor</p> <p>220</p> <p>Monitor</p>	<ul style="list-style-type: none"> - A failure of landlords to comply with licence conditions could lead to a lack of quality housing in the private rented sector - Poor quality accommodation and noncompliance with statutory H&S obligations by rogue landlords could lead to serious detriment and even risk of death for some tenants.

	<p>website and holding drop in surgeries for tenants.</p> <ul style="list-style-type: none"> - Work with landlords to improve poor-quality private sector housing 	March 2020	<ul style="list-style-type: none"> - Number of private rented sector housing service requests completed. - Number of accredited landlords 	Monitor 900	
Safe and secure homes	<ul style="list-style-type: none"> - Undertake fire risk assessments and ensure any actions are implemented. - Investment in measures to improve fire safety for council homes. - Provide information to commercial tenants on council estates to help them to understand their responsibilities in relation to keeping buildings safe. 	March 2020 March 2020	<ul style="list-style-type: none"> - Scheduled fire risk assessment completed (council housing) on time - Priority 0 and 1 fire safety actions completed on time 	100% 90%	<ul style="list-style-type: none"> - Failure to sufficiently manage policies and procedures around health and safety (including fire) could lead to an incident that results in structural damage to property, litigation/compliance breach, financial loss, personal injury or death.
Developing housing fit for our future population	<ul style="list-style-type: none"> - Commence building work on new extra care scheme (Stag House) to help people remain independent - Ensuring 10% of all new homes developed across the borough are wheelchair accessible 	March 2020 March 2020	<ul style="list-style-type: none"> - Achieve start on site - Percentage of wheelchair accessible homes delivered on all developments across the borough - Percentage of wheelchair accessible homes delivered through the council's own schemes 	10% 10%	<ul style="list-style-type: none"> - If the extra care scheme is delayed, additional funding may be required.

	<ul style="list-style-type: none"> - Work with care leavers to ensure they are provided with appropriate accommodation and support. - To fulfil our corporate parenting duty to support placement sufficiency for care leavers 	March 2020	<ul style="list-style-type: none"> - Families with Children in Temporary Accommodation - Increase the supply and range of housing available for care leavers, in particular, for those ready to move into independent living 	Monitor TBC	
Tackling and preventing homelessness and rough sleeping	<ul style="list-style-type: none"> - Reducing numbers in TA by preventing homelessness and increasing the supply of more sustainable housing options - Prevent residents from becoming homeless by sustaining them in their current tenancies or helping them find alternative accommodation through the Let2Barnet team. - Reduce rough sleeping across the borough by supporting rough sleepers to address their housing and other needs including providing outreach to people sleeping rough. 	March 2020 March 2020 March 2020	<ul style="list-style-type: none"> - Acquire additional properties for temporary accommodation (H1) - Transfer 141 properties acquired for TA by the Council to Opendoor Homes (H2). - Reduce Households in Temporary Accommodation - Households in Emergency Temporary Accommodation - Households placed directly into the private sector by Barnet Homes - Homelessness Preventions - Reduce rough sleeping in Barnet once a more robust baseline has been established in 2019 by carrying out a rough sleeper count every other month. 	100 141 2,400 200 ⁱ 625 1,150 Monitor	<ul style="list-style-type: none"> - Continued high demand could lead to high demand increasing the cost pressure to the Housing General Fund.

ⁱ This will be a staggered target - staggered quarterly target as follows: Q1 = 250, Q2 = 225 and Q3 & Q4 = 200

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**London Borough of Barnet
Housing Work Programme
2019**

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)
1 April 2019			
Housing Strategy	To agree a strategy for Housing in Barnet	Chairman of the Committee	Key
Homelessness Strategy	To agree on a strategy for tackling homelessness in Barnet	Chairman of the Committee	Key
Fire Safety - Progress Update	To receive update (agreed at Housing Committee on 23/10 that an update should be submitted to forthcoming meetings of this Committee.	Chairman of the Committee	Key
Quarterly Performance Report (KPIs and financial monitoring)	To receive a Quarterly Performance report throughout 2018/19	Chairman of the Committee	Key