

To: All Members and Substitute Members of
the Overview & Scrutiny Committee -
Housing
(Other Members for Information)

Cc: Portfolio Holder for Housing

When calling please ask for:

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Policy & Governance

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Calls may be recorded for training or monitoring

Date: 12 March 2018

Membership of the Overview & Scrutiny Committee - Housing

Cllr John Ward (Chairman)
Cllr Pat Frost (Vice Chairman)
Cllr Carole Cockburn
Cllr Patricia Ellis
Cllr Michael Goodridge

Cllr Tony Gordon-Smith
Cllr Denise Le Gal
Cllr Richard Seaborne
Cllr Liz Townsend

Co-opted Members from the Tenants' Panel

Miss Brenda Greenslade

Mr Adrian Waller

Substitutes

Cllr Maurice Byham
Cllr Mike Band
Cllr John Williamson

Cllr Jerry Hyman
Mr Terry Daubney

Members who are unable to attend this meeting must submit apologies by the end of Tuesday, 13 March 2018 to enable a substitute to be arranged.

Dear Councillor

A meeting of the OVERVIEW & SCRUTINY COMMITTEE - HOUSING will be held as follows:

DATE: TUESDAY, 20 MARCH 2018

TIME: 7.00 PM

PLACE: COMMITTEE ROOM 1, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk

Waverley Corporate Plan 2016-2019

Priority 1: Customer Service

We will strive to deliver excellent , accessible services which meet the needs of our residents.

Priority 2: Community Wellbeing

We will support the wellbeing and vitality of our communities.

Priority 3: Environment

We will strive to protect and enhance the environment of Waverley.

Priority 4: Value for Money

We will continue to provide excellent value for money that reflects the needs of our residents.

Good scrutiny:

- is an independent, Member-led function working towards the delivery of the Council's priorities and plays an integral part in shaping and improving the delivery of services in the Borough;
- provides a critical friend challenge to the Executive to help support, prompt reflection and influence how public services are delivered;
- is led by 'independent minded governors' who take ownership of the scrutiny process; and,
- amplifies the voices and concerns of the public and acts as a key mechanism connecting the public to the democratic process.

NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

AGENDA

1. MINUTES (Pages 7 - 16)

The Minutes of the meeting of the Housing Overview & Scrutiny Committee held on 30 January 2018 are attached, and Members are asked to confirm them as a correct record.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTES

To receive apologies for absence and note any substitutions.

Members who are unable to attend this meeting must submit apologies by the end of Tuesday 13 March 2018 to enable a substitute to be arranged, if applicable.

3. DECLARATIONS OF INTERESTS

To receive from Members declarations of interests in relation to any items included on the agenda for this meeting, in accordance with Waverley's Code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any written questions received from members of the public in accordance with Procedure Rule 10.

The deadline for submission of written questions for this meeting is Tuesday 13 March 2018.

5. RESPONSE TO RECOMMENDATIONS FROM THE WAVERLEY SCRUTINY GROUP'S REPORT ON RECHARGES (Pages 17 - 44)

The Waverley Scrutiny Group has completed a review of how the Council manages the process of recharging certain costs to tenants and leaseholders. The report was presented to the Head of Housing Operations in February 2018, and is attached at Annexe 1.

The Recharge Policy, which was adopted in August 2017, is attached at Annexe 2.

This report informs the Housing O&S Committee how the Housing Service team will address the recommendations raised in the Waverley Scrutiny Group's report on recharges.

Recommendation

It is recommended that the Housing Overview & Scrutiny Committee:

- thanks the Waverley Scrutiny Group for their report;
- makes any comments or suggestions on the scrutiny recommendations and the Council's responses; and
- supports the implementation of the scrutiny recommendations.

6. HOMELESSNESS STRATEGY 2018-2023 (Pages 45 - 86)

The Council is legally required to produce a Homelessness Strategy at least every five years. Waverley's current strategy runs from July 2013 - July 2018. This report introduces Waverley's draft Strategy for 2018 – 2023.

Recommendation

The Housing Overview & Scrutiny Committee is asked to:

- note the Council's continued success in preventing homelessness;
- endorse the proposed Homelessness Strategy for 2018-2023; and,
- agree any comments it wishes to pass to the Executive.

7. DRAFT HOUSING STRATEGY 2018-2023 - STRATEGIC HOUSING AND DELIVERY (Pages 87 - 160)

This report presents a revised Housing Strategy for Strategic Housing and Delivery, following comments received after a presentation to the Committee on 30 January 2018. The aspiration is for this Strategy to be submitted to the Executive on 10 April 2018 before being formally adopted by the Council.

Recommendation

The Housing Overview and Scrutiny Committee is asked to endorse the attached housing strategy before it goes onto Executive in April.

8. OUTCOME OF CONSULTATIONS TO REMOVE AGE RESTRICTIONS FROM COUNCIL HOMES (Pages 161 - 166)

To advise the Committee of the outcome of consultations to remove "over 45 years" letting age restrictions to increase allocation flexibility, create balanced communities and maximise rental income.

Recommendation

It is recommended that the Housing Overview & Scrutiny Committee supports the outcome of the consultations and removal of age restrictions at 18 schemes, and retention of age restrictions at College Gardens and Lucas Fields.

9. OCKFORD RIDGE REDEVELOPMENT UPDATE (Pages 167 - 174)

The Committee to receive and note the latest update on the redevelopment at Ockford Ridge.

10. REVIEW OF HOUSING STANDARDS DESIGN REVIEW - INTERIM REPORT FROM THE MEMBER WORKING GROUP (Pages 175 - 184)

The report sets out the interim recommendations from the Member Scrutiny Review Working Group into Housing Design Standards for New Council

Homes. Good quality homes consist of well thought out and spacious internal design, provide adequate and well designed external amenity space and are high performing in terms of energy performance and sustainability. It is expected that the recommendations of this Scrutiny Review will inform the design proposals for Site C at Ockford Ridge and future housing development schemes.

Recommendation

For Members of the Housing Overview and Scrutiny Committee to note and comment on the proposed new design standards contained in this report.

11. HOUSING SERVICE PERFORMANCE MANAGEMENT REPORT - QUARTER 3 2017/18 (Pages 185 - 192)

This report provides a summary of the housing service performance over the third quarter of the financial year. The report details the team's performance against the indicators that fall within the remit of the Housing Overview & Scrutiny Committee.

The Committee has the opportunity to comment and scrutinise the presented performance data. In addition the Committee may identify future committee reporting requirements regarding performance management.

Recommendation

It is recommended that the Housing Overview & Scrutiny Committee:

1. considers the performance figures, as set out in Annexe 1, and agrees any observations or recommendations about performance it wishes to make to the Executive.
2. considers performance and identifies suggested scrutiny areas for the Committee future workplan.

12. TENANCY AGREEMENT REVIEW - UPDATE

To receive a verbal update from the Head of Housing Operations.

13. HOUSING REPAIRS AND MAINTENANCE CONTRACTS PROCUREMENT - UPDATE

To receive a verbal update from the Head of Housing Operations.

14. COMMITTEE WORK PROGRAMME (Pages 193 - 208)

The Housing Overview & Scrutiny Committee, is responsible for managing its work programme.

The work programme (attached) takes account of items identified on the latest Executive Forward Programme (Annexe 2) as due to come forward for decision.

A Scrutiny Tracker has been produced to assist the Committee in monitoring the recommendations that have been agreed at its meetings. The Tracker details the latest position on the implementation of these recommendations and is attached as Part C of the work programme.

Recommendation

The Committee is invited to consider the work programme and make any comments and/or amendments they consider necessary, including suggestions for any additional topics it may wish to add to the work programme.

15. EXCLUSION OF PRESS AND PUBLIC

To consider, if necessary, the following recommendation on the motion of the Chairman:

Recommendation

That pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local government Act 1972, the press and public be excluded from the meeting during consideration of the following items on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in the appropriate paragraph(s) of the revised Part 1 of Schedule 12A to the Act (to be identified at the meeting).

16. ANY ISSUES TO BE CONSIDERED IN EXEMPT SESSION

To consider any matters relating to aspects of any reports on this agenda which it is felt need to be considered in Exempt session.

Officer contacts:

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