

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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Manager

**Policy & Governance**

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Calls may be recorded for training or monitoring

Date: 7 September 2018

**Membership of the Overview & Scrutiny Committee - Housing**

Cllr John Ward (Chairman)  
Cllr Pat Frost (Vice Chairman)  
Cllr Carole Cockburn  
Cllr Patricia Ellis  
Cllr Paul Follows

Cllr Michael Goodridge  
Cllr Tony Gordon-Smith  
Cllr Richard Seaborne  
Cllr Liz Townsend

**Co-opted Members from the Tenants' Panel**

Miss Brenda Greenslade

Mr Adrian Waller

**Substitutes**

Cllr Sam Pritchard  
Cllr Bob Upton

Cllr Jerry Hyman  
Mr Terry Daubney

**Members who are unable to attend this meeting must submit apologies by the end of Tuesday, 11 September 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, 18 SEPTEMBER 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](http://www.waverley.gov.uk)

## **Waverley Corporate Strategy 2018 - 2023**

**Priority Theme 1: People**

**Priority Theme 2: Place**

**Priority Theme 3: Prosperity**

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### **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.

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### **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 3 July 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 11 September 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 11 September 2018.

5. QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

The deadline for submission of written questions for this meeting is 11 September 2018.

6. TACKLING HOUSING FRAUD PROGRESS REPORT (Pages 17 - 22)

The report provides an update to the Committee on the progress made by Waverley Borough Council officers on the work being completed in investigating Housing Tenancy fraud.

**Recommendation**

It is recommended that the Committee notes the success of the investigation activity and the results achieved.

7. OCKFORD RIDGE UPDATE (Pages 23 - 30)

To receive and note an update on the Ockford Ridge regeneration project.

8. ANNUAL SCRUTINY REPORT (Pages 31 - 58)

The first Annual Scrutiny Report reflects on the progress of the new overview and scrutiny arrangements during the first full year of the committee cycle May 2017 – April 2018. It includes a summary of the work undertaken by the committees, an analysis of the O&S survey and reflections by Members and officers taking part in the overview and scrutiny work.

**Recommendation**

It is recommended the Overview and Scrutiny Committees endorse the Annual Report and agree any observations or recommendations they wish to make to the Executive.

9. RENT SETTING POLICY (Pages 59 - 66)

Rent Setting Policy provides a clear framework for setting and reviewing rent levels for all Council homes. It ensures that the Council adheres to legislation and regulations when setting rents for Housing Revenue Account properties. This policy will run alongside the Council's Housing Strategy.

**Recommendation**

It is recommended that the Housing Overview and Scrutiny Committee considers and supports the endorsement of the Rent Setting Policy and identify any areas for further scrutiny.

10. TENANCY AND ESTATES PROGRESS UPDATE (Pages 67 - 72)

The report informs the committee of the progress of the Tenancy and Estates team and a number of changes regarding provision of service and team structure since 2017.

**Recommendation**

It is recommended that the Committee considers and supports the direction of the team.

11. OVERVIEW OF DAMP IN COUNCIL HOMES (Pages 73 - 86)

The report sets out the Housing Service's draft strategy for responding to reports of damp, mould and condensation in Council homes.

**Recommendation**

It is recommended that the Housing Overview and Scrutiny Committee considers and supports the Housing Service's draft strategy for responding to reports of damp, mould and condensation.

12. PERFORMANCE MANAGEMENT REPORT Q1 (Pages 87 - 124)

The Corporate Performance Report provides a quarterly analysis of the council's performance. The Performance Report, providing performance analysis for the first quarter of 2018-19, is set out at Annexe 1. The report is being presented to each of the Overview and Scrutiny Committees for comment and any recommendations they may wish to make to the Executive.

**Recommendation**

It is recommended that the Overview & Scrutiny Committee considers the performance of the service areas under the remit of the committee as set out in Annexe 1 to this report and makes any recommendations to senior management or the Executive as appropriate.

13. GOVERNMENT'S GREEN PAPER "A NEW DEAL FOR SOCIAL HOUSING"  
(Pages 125 - 148)

A briefing paper about the Government's green paper "A New Deal for Social Housing". The paper highlights five principles to improve social housing. The Committee has the opportunity to feedback on the consultation themes and questions to inform future social housing legislation, regulation and standards.

This provides an opportunity for the committee to formulate and submit its own response to the Government.

The paper may also identify areas of interest and scrutiny for the Committee's future workplan.

**Recommendation**

It is recommended that the Housing Overview and Scrutiny Committee:

1. notes the scope and themes of the consultation paper;
2. provides feedback on the consultation questions; and
3. considers and identifies suggested scrutiny areas for the Committee's future workplan.

14. COMMITTEE WORK PROGRAMME (Pages 149 - 160)

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.

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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