

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:
Kunwar Khan, Democratic Services Officer
Policy & Governance
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Direct line: 01483 523 258
Date: 14 February 2019

Membership of the Overview & Scrutiny Committee - Housing

Cllr John Ward (Chairman)	Cllr Michael Goodridge
Cllr Pat Frost (Vice Chairman)	Cllr Tony Gordon-Smith
Cllr Carole Cockburn	Cllr Richard Seaborne
Cllr Patricia Ellis	Cllr Liz Townsend
Cllr Paul Follows	

Co-opted Members from the Tenants' Panel

Terry Daubney (as substitute)	Vacancy
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Substitutes

Cllr Sam Pritchard	Cllr Jerry Hyman
Cllr Bob Upton	Mr Terry Daubney

Members who are unable to attend this meeting must submit apologies by the end of Tuesday, 19 February 2019 to enable a substitute to be arranged.

Dear Councillor

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

DATE: TUESDAY, 26 FEBRUARY 2019

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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Waverley Corporate Strategy 2018 - 2023

Priority Theme 1: People

Priority Theme 2: Place

Priority Theme 3: Prosperity

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 9 - 16)

The Minutes of the meeting of the Housing Overview & Scrutiny Committee held on 27 November 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 5 pm, Tuesday 19 February 2019 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 5 pm, Tuesday 19 February 2019.

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 by Members for this meeting is 5 pm, Tuesday 19 February 2019.

6. **REPAIRS AND MAINTENANCE PROCUREMENT PROJECT OUTCOMES**
(Pages 17 - 26)

To advise the committee of the outcome of the project to procure a range of repairs and maintenance contractors for April 2019. To introduce Vicky Fordam-Lewis MPS Housing Limited's Managing Director.

Recommendation

The Committee are asked to:

1. comment on the progress against the project plan and make any observations to the Executive;
2. thank the tenant volunteers for time taken to complete evaluations and assessments;
3. support mobilisation of contracts; and
4. request future post implementation progress reports on all contracts.

7. COUNCIL HOUSING: PRIDE OR PREJUDICE - TASK AND FINISH GROUP
(Pages 27 - 82)

Following the publication in August 2018 of the Government's Green Paper 'A new deal for social housing', the Housing O&S Committee set up a Task and Finish group in September 2018 to identify if there was any existing prejudice against social housing within the borough and to understand how tenants view their homes in order to develop services to both promote pride, and tackle causes of any stigma.

This report details the findings of the study, relates them to the national social housing debate and lists the recommendations made by the Group.

Recommendation

For the Housing Overview and Scrutiny Committee to note the review undertaken by the Social Housing - Pride or Prejudice Task and Finish Group, consider the report and endorse the recommendations contained within it.

8. HOUSING SERVICE PLAN 2019/22 (Pages 83 - 92)

This report presents the three-year Service Plans for April 2019 to March 2022 for the service areas under the remit of this Committee, which are:

- Housing Operations
- Housing Strategy and Delivery

Recommendation

It is recommended that the Housing Overview & Scrutiny Committee considers the Service Plans for 2019-2022 as set out at Annexe 1 and makes any observations to the Management Team and any policy recommendations to the Executive.

9. HOUSING DEVELOPMENT UPDATE (Pages 93 - 98)

Provision of affordable housing is central to community wellbeing. It is consistent with the Council's corporate strategy people goals for 2018-2023 by investing in our homes to ensure that they are pleasant and safe, maximising the supply of affordable housing by developing new council homes and implementing Housing Strategy 2018-2023.

Recommendation

Members are asked to note and comment on this report which provides an update on the progress since January 2018 on delivery of well designed, sustainable and energy efficient homes for the council to meet the housing need of Waverley residents.

10. DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION (Pages 99 - 144)

The report seeks the Committee's consideration of the draft Affordable Housing Supplementary Planning Document (SPD). This document sets out the Council's proposed approach for securing planning obligations in connection with policies contained in Local Plan Part 1 and makes a recommendation to committee to approve for consultation between 06.05.19 - 17.06.19.

Recommendation

It is recommended that the members of the Housing Overview and Scrutiny Committee:

1. note the scope and themes of the draft affordable housing SPD;
2. provide feedback on the draft Affordable Housing SPD; and
3. approve the draft Affordable Housing SPD for consultation.

11.a HOUSING PERFORMANCE REPORT Q3 (Pages 145 - 150)

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 or areas for scrutiny review.

Recommendation

It is recommended that the Housing Overview and Scrutiny Committee considers the report and performance data, as set out in Item 11b (pages 184 - 191 of the agenda papers) and

1. agrees any observations or recommendations about performance it wishes to make to the Executive, and
2. considers the performance and identifies suggested scrutiny areas for the Committee future work-plan.

11.b CORPORATE PERFORMANCE REPORT Q3 (Pages 151 - 192)

The Corporate Performance Report provides an analysis of the Council's performance for the third quarter of 2018-19. The report, set out at Annexe 1, is being presented to each of the Overview and Scrutiny Committees for comment and any recommendations they may wish to make to the Executive. At the request of the Chairman and Vice-chairman of the Housing O&S Committee this item will be presented to the Housing O&S Committee for information only.

Recommendation

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

12. GARAGE PROJECT - FURTHER DETAIL - UPTAKE OF GARAGES BY LOCATION (Pages 193 - 204)

Following the garage report presented 27 November 2018, the committee requested further information and detail on the locations of the garages across the borough including hotspots, let rates for each block, upgrade works past and future and details of waiting lists and demand. The committee also requested feedback on both the garage grounds maintenance plan and the solar light pilot study. This report presents the information requested.

Recommendation

It is recommended that the Housing Overview and Scrutiny Committee:

1. notes the progress in garage lettings and revenue maximisation.
2. notes the distribution of garages across the borough including hotspots.
3. is aware a garage block maintenance programme is to be developed by the Housing Asset Team.

13. OUTCOMES OF RECOMMENDATIONS FROM THE WSG'S REPORT ON MUTUAL EXCHANGES AND DOWNSIZING TO SENIOR LIVING HOMES (Pages 205 - 224)

The Waverley Scrutiny Group completed a review on the Mutual Exchange policy and process, including reference to downsizing to senior living schemes. The report was presented to the Head of Housing Operations in September 2018 and this committee in November 2018.

This report informs the Committee how the Housing Service team has addressed the recommendations raised in the Waverley Scrutiny Group's report on mutual exchanges including a review of the Mutual Exchange Policy.

Recommendation

It is recommended that the Housing Overview and Scrutiny Committee:

1. supports the updated Mutual Exchange Policy;
2. notes the successful implementation of the 20 Waverley Scrutiny Group recommendations; and
3. makes any comments or suggestions in respect of the Council's responses and updates with regard to the Waverley Scrutiny Group's recommendations.

14. UPDATE REPORT - IMPLEMENTATION OF SENIOR LIVING SERVICE
(Pages 225 - 228)

To provide an update on the new Senior Living service following its implementation in April 2018.

Recommendation

It is recommended that the Committee:

1. notes the progress made and outcome of the review;
2. supports Senior Living schemes in the promotion of services and wider community engagement; and
3. requests a progress report in 12 months on development and outcomes of service.

15. COMMITTEE WORK PROGRAMME (Pages 229 - 238)

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

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.

16. 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).

17. 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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