

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:
Georgina Hall, Democratic Services Officer

Policy & Governance

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Date: 15 January 2021

Membership of the Overview & Scrutiny Committee - Housing

Cllr Richard Seaborne (Chairman)	Cllr David Else
Cllr Peter Marriott (Vice Chairman)	Cllr Michael Goodridge
Cllr Christine Baker	Cllr Michaela Gray
Cllr Richard Cole	Cllr Jacquie Keen
Cllr Patricia Ellis	

Co-opted Members from the Tenants' Panel

Terry Daubney	Dennis Smith
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Substitutes

Cllr Jenny Else	Cllr Jerry Hyman
Cllr Carole Cockburn	Gillian Martin
Cllr Joan Heagin	

Members who are unable to attend this meeting must submit apologies by the end of Tuesday, 19 January 2021 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 JANUARY 2021

TIME: 7.00 PM

PLACE: ZOOM MEETING – VIRTUAL MEETING

The Agenda for the Meeting is set out below.

The meeting can be viewed remotely in accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, via the Council's YouTube page.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

Most of our publications can be provided in alternative formats. For an audio version, large print, text only or a translated copy of this publication, please contact committees@waverley.gov.uk or call 01483 523351

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

Waverley Corporate Strategy 2020 - 2025

Vision

Our vision is that Waverley will be environmentally, economically and financially sustainable with healthy, inclusive communities and housing available for all who need it.

Our strategic priorities:

- ✓ Local, open, participative government
- ✓ Supporting a strong, resilient local economy
- ✓ Taking action on Climate Emergency and protecting the environment
- ✓ Good quality housing for all income levels and age groups
- ✓ Effective strategic planning and development management to meet the needs of our communities
- ✓ Improving the health and wellbeing of our residents and communities
- ✓ Financial sustainability

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**

To confirm the Minutes of the meeting of the Housing Overview and Scrutiny Committee held on 23rd November 2020, published on the Council's website.

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 19 January 2021 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 5pm on Tuesday 19 January 2021.

5. **QUESTIONS BY MEMBERS**

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

The deadline for receipt of written questions is 5pm on Tuesday 19 January.

6. **HOMELESSNESS UPDATE**

The Committee will receive a verbal update from the Housing Needs Manager on the current homelessness situation.

7. **RECOVERY, CHANGE AND TRANSFORMATION PROJECT UPDATE (HOUSING)** (Pages 7 - 12)

The Committee will receive a report on the progress made against the objectives of the Housing RCT Project. This agenda item will be led by the Service Improvement Manager.

Recommendation

It is recommended that the Committee review this report and agree any observations or comments it wishes to pass to the Executive.

8. HOUSING REVENUE ACCOUNT BUSINESS PLAN - REVENUE BUDGET AND CAPITAL PROGRAMME 2021/22 (Pages 13 - 36)

The Committee will scrutinise the 2021/22 budget. This agenda item will be led by the Housing Finance Manager.

Recommendation

That the Overview and Scrutiny Committee consider the draft budget projections and make observations to the Executive on:

1. the rent level for Council dwellings be increased by 1.25% from the 20/21 level with effect from 1 April 2021 within the permitted guidelines contained within the Government's rent setting policy;
2. the average weekly charge for garages rented by both Council and non-Council tenants be increased by 50 pence per week excluding VAT from 1 April 2021;
3. the service charges in senior living accommodation be increased by 30 pence per week from 1 April 2021 to £19.80;
4. the recharge for energy costs in senior living accommodation be increased by 50 pence per week from 1 April 2021;
5. the revised HRA Business Plan for 2021/22 to 2024/25 as set out in Annexe 1 be approved;
6. the approval change for the fees and charges as set out in Annexe 2 is noted
7. the Housing Revenue Account Capital Programmes as shown in Annexe 3 be approved;
8. the financing of the capital programmes be approved in line with the resources shown in Annexe 4

9. ASSET MANAGEMENT STRATEGY 2021/22 (Pages 37 - 48)

The Committee will receive an updated strategy following the recommendations of the Committee regarding the scope of the Strategy and those made through the *Attitudes to Council Housing: Pride or Prejudice*

Review. This agenda item will be led by the Head of Housing Operations.

Recommendation

That the Committee review the report and comment on the approach outlined for developing the new 2022-27 HRA Asset Management Strategy and the interim action plan for 2021.

10. HOUSING MAINTENANCE - RESPONSIVE REPAIRS AND VOIDS CONTRACT (Pages 49 - 56)

To update the Committee on the latest developments regarding the contract. This agenda item will be led by the Operations Manager.

Recommendation

That the Committee note the report and provide officers with any observations or queries.

11. COMMITTEE WORK PROGRAMME (Pages 57 - 64)

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.

This agenda item will be led by the Scrutiny Officer.

12. 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).

13. 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:

Mark Mills, Policy Officer - Scrutiny

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Georgina Hall, Democratic Services Officer

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