

Housing Overview and Scrutiny Committee

INTRODUCTION TO WAVERLEY BOROUGH COUNCIL

OVERVIEW AND SCRUTINY WORK PROGRAMME

The programme is designed to assist the Council in achieving its corporate priorities by ensuring topics add value to the Council's objectives, are strategic in outlook, are timed to optimise scrutiny input and reflect the concerns of Waverley residents and council members. The programme is indicative and is open to being amended with the agreement of the Chair with whom the item is concerned. The work programme consists of three sections:-

- Section A – Items tabled for the forthcoming relevant Overview and Scrutiny Committee.
- Section B – Items for consideration at future meetings of the relevant Overview and Scrutiny committee. In-depth scrutiny review topics for consideration by the respective Committee will also be listed in this section. It is expected some items will be carried over to the following municipal year.
- Section C – Lists live in-depth scrutiny task and finish groups, including objectives, key issues and progress.

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Section A

Forthcoming agenda items

4th July 2017

Agenda item	Objectives for Scrutiny	Link to Corporate Plan	Executive Member lead	Director lead
1. Changes to Tenancy Agreement	To review the changes to the tenancy agreement & for members to decide the level of engagement they wish to have in this process.	Customer Service	Cllr Carole King	Damian Roberts
2. Tenant panel voids report and Housing Service response	To receive the tenant's panel voids report and to scrutinise the housing services response.	Community Wellbeing	Cllr Carole King	Damian Roberts
3. Ockford Ridge progress report	To receive an overview of the programme and to scrutinise the development and refurbishment programme; And for members to consider a proposed in-depth scrutiny review by the Chairman and to agree initial lines of inquiry to be explored.	Community Wellbeing	Cllr Carole King	Damian Roberts

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4. Performance management report	For members to debate which performance information would be useful for scrutiny and how future performance reports should be presented.	Value for Money	Cllr Julia Potts	Paul Wenham
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Section B

Forward programme 2017-18

Subject (alphabetical order)	Purpose for scrutiny	Date for O&S consideration	Date of Executive decision (if applicable)	Priority (high / low)
Affordable housing	<p>Possible in-depth review to identify how Waverley Borough Council can support the delivery of affordable housing (shared ownership models, starter homes, social rent etc.) for all sections of the community including younger people by making recommendations to the Executive for partners and stakeholders, e.g. housing associations and developers, to make Waverley a better place to live and work; and</p> <p>As part of this review to examine the extent that housing association partners are delivering housing objectives in terms of meeting and matching need.</p> <p>Link to the comments made from the strategic review that there needs to be balanced communities who can afford to live here and work locally.</p>			High

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<p>Affordable Housing for local people</p>	<p>To scrutinise the opportunities to increase the supply of affordable housing through the Council's relationship with Housing Associations and other parties.</p>			<p style="text-align: center;">High</p>
<p>Council Housing targets (HRA business plan)</p>	<p>To review the delivery of the Council's programme of building new Council properties for rent, in light of the impact from the legislative changes to one per cent rent payment reductions; and</p> <p>To consider the impact of the rising value of land for commercial use on the delivery.</p>		<p style="text-align: center;">November 2017</p>	<p style="text-align: center;">High</p>
<p>Homelessness prevention strategy (homelessness reduction bill)</p>	<p>For members to review and scrutinise the impact the homelessness reduction act will have on Council resources by reviewing and contributing to the new homelessness prevention strategy and to scrutinise the impact the change in strategy will have on homelessness prevention.</p>	<p style="text-align: center;">January 2018</p>	<p style="text-align: center;">September 2017</p>	<p style="text-align: center;">High</p>

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<p>Houses in multiple occupation: change in legal status</p>	<p>To scrutinise the Council's approach to enforcing standards of HMOs across the Borough in light of the anticipated legislative changes requiring 1 & 2 storey HMOs to obtain a licence.</p>			<p style="text-align: center;">Low</p>
<p>Housing maintenance contract procurement</p>	<p>Monitor the progress of the delivering the housing maintenance contract procurement.</p>			<p style="text-align: center;">High</p>
<p>Housing options in private sector housing</p>	<p>Investigate the use of private housing stock to house people on the housing register.</p>			<p style="text-align: center;">?</p>
<p>Housing service performance indicators</p>	<p>To monitor the performance of the housing services including scrutiny of responsive repairs satisfaction rates.</p>			<p style="text-align: center;">Low</p>
<p>Housing strategy</p>	<p>For members to input and contribute to the key priorities, principles and key issues for Waverley; and to receive and consider the draft Housing strategy report in Autumn 2017.</p>	<p style="text-align: center;">Autumn 2017</p>	<p style="text-align: center;">February 2018</p>	<p style="text-align: center;">High</p>

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<p>Housing voids (HRA asset management plan)</p>	<p>To review sections of strategy to reflect the HRA business plan options to either invest or seek disposal of void homes.</p>			<p style="text-align: center;">Low</p>
<p>Ockford Ridge</p>	<p>To scrutinise the development and refurbishment programme; and monitor the delivery of the project;</p> <p>And for members to consider a proposed in-depth scrutiny review by the Chairman and to agree initial lines of inquiry to be explored.</p> <p>*Site visit to Ockford Ridge + consider implications on the local school</p>	<p style="text-align: center;">4th July 2017</p>		<p style="text-align: center;">High</p>
<p>Private sector housing</p>	<p>For members to receive and review the enforcement of standards and compliance on private landlords (governance and regulations); and</p> <p>To scrutinise the impact of the changes to housing benefit on families and individuals who rent in the private sector.</p>			<p style="text-align: center;">High</p>

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<p>Performance management report</p>	<p>For members to debate which performance information would be useful for scrutiny and how future performance reports should be presented.</p>	<p>4th July 2017</p>		
<p>Re-procurement of the repair and maintenance contracts</p>	<p>To monitor the procurement process to make sure contracts are delivered on time.</p>			<p style="text-align: center;">High</p>
<p>Responsibility as a social landlord and duty of care in the area of tenants' mental health</p>	<p>Possible in-depth review on the responsibility the Council has as a social landlord in a duty of care and mental health provision for tenants.</p> <p>New research by the charity Shelter has found that 1 in 5 adults have suffered from mental health problems due to pressures from housing over the last five years and 1 in 6 people said that housing pressures had affected their physical health. Additionally 69% of people who had experienced serious housing issues have suffered from poor mental health.</p> <p>Other issues relating to housing and wellbeing are: reducing numbers in unsuitable or overcrowded</p>			<p style="text-align: center;">Low</p>

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	accommodation in the context of an ageing population and fuel poverty.			
Sheltered housing scheme	To scrutinise the finances for Sheltered Housing and to consider the impact that any change in funding will have on the service.			High
Standard of homes (HRA asset management plan)	To examine how changes to the maintenance contracts and the introduction of the one per cent reduction in rental income will affect standards of homes.	2018		Low
Tenancy agreement review (HRA development programme)	To review the changes to the tenancy agreement & for members to decide the level of engagement they wish to have in this process. Possible in-depth review?	4 th July 2017	December 2017	High
Tenant panel voids report and Housing Service response	To receive the tenants panel voids report and to scrutinise the housing services response.	4 th July 2017		

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Section C

Proposed in-depth scrutiny reviews 2017-18

Subject	Objective	Key issues	Lead officer	Progress
1. Ockford Ridge				
2. Affordable housing?				
3. Homelessness prevention?				
4. Responsibility as a social landlord and duty of care in the area of tenants' mental health?				