

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

19th September 2017

Agenda item	Objectives for Scrutiny	Link to Corporate Plan	Executive Member lead	Director lead
1. Performance Management Report – Q1, 2017/18	To receive and scrutinise the performance management information for Q1.	Customer Service	Cllr Julia Potts	Tom Horwood, Interim Managing Director
2. I.T Systems in Housing	To receive an overview on the I.T systems used in Housing and how they interact; including history, lessons learned and the improvements made.	Customer Service	Cllr Carole King	Damian Roberts
3. Sheltered Housing Service	To receive a verbal update regarding the SCC proposals to withdraw Housing related support funding (September 2017)	Community Wellbeing	Cllr Carole King	Damian Roberts
4. Ockford Ridge	To receive site visit feedback and to receive a summary of the development and refurbishment programme and the delivery of the project.	Community Wellbeing	Cllr Carole King	Damian Roberts

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5. Review of Housing Designed Standards	To receive a short report explaining what they are, the purpose of the standards and guidelines and why it is timely for members to review the topic.	Community Wellbeing	Cllr Carole King	Damian Roberts
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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	<ul style="list-style-type: none">• Identify how Waverley Borough Council can support the delivery of affordable housing (shared ownership models, starter homes, social rent etc.)• Housing for local workers and residents• The extent that housing association partners are delivering housing objectives in terms of meeting and matching need following comments made from the strategic review that there needs to be balanced communities who can afford to live here and work locally.• Key workers initiative?• Housing strategy?			High
Compatibility of Housing I.T systems	<ul style="list-style-type: none">• To receive an overview on the I.T systems used in Housing and how they	September 2017		High

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	<p>interact; including history, lessons learned and the improvements made.</p> <ul style="list-style-type: none"> • Gap in time period a void can be re-let as understood by the Council and Contractor. • Questions around I.T procurement processes and the ways in which different IT systems are compatible with each other (broader than just housing) 			
Housing Design Standards and Guidelines	<ul style="list-style-type: none"> • To receive a short report explaining what they are, the purpose of the standards and guidelines and why it is timely for members to review the topic. 	September 2017		
Homelessness prevention strategy (homelessness reduction bill)	<ul style="list-style-type: none"> • 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 • To scrutinise the impact the change in strategy will have on homelessness prevention. <p>To come alongside Housing Strategy?</p>	November 2017/ January 2018	November 2017 (earliest date)	High

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Housing maintenance contract procurement	Monitor the progress of the delivering the housing maintenance contract procurement.		January 2018	High
Housing service performance indicators	To monitor the performance of the housing services including scrutiny of responsive repairs satisfaction rates.	Quarterly September 2017		Low
Housing strategy	<ul style="list-style-type: none"> • 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. • Affordable housing • Homelessness strategy 	November 2017	February 2018	High
HRA asset management strategy	<ul style="list-style-type: none"> • Housing voids: To review sections of strategy to reflect the HRA business plan options to either invest or seek disposal of void homes • Housing standards: 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 (February 2018) • Time and budget estimation for housing voids: Review 			

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	<p>housing void records for duration and cost with the aim to classify each job by size, age of the property and duration of tenancy to investigation whether this has any impact on the cost and duration of re-let jobs</p>			
HRA Business plan	<ul style="list-style-type: none"> • 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 • To consider the impact of the rising value of land for commercial use on the delivery. 			
HRA development programme	<ul style="list-style-type: none"> • To review the changes to the tenancy agreement & for members to decide the level of engagement they wish to have in this process. (4th July). • For the committee to receive consultation feedback as part of this process (December 2017) 	November 2017		
Ockford Ridge	<ul style="list-style-type: none"> • Site visit feedback (September 2017) • To scrutinise the 	<i>Standing item</i>		High

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	development and refurbishment programme; and monitor the delivery of the project. (September 2017)			
Performance management report	To receive and scrutinise the performance information for Q1.	September 2017		
Private sector housing	<ul style="list-style-type: none"> • For members to receive an introduction to Private Sector Housing (November 2017) • Review the enforcement of standards and compliance on private landlords (governance and regulations); and • To scrutinise the impact of the changes to housing benefit on families and individuals who rent in the private sector. • Investigate the use of private housing stock to house people on the housing register. • Houses in multiple occupation: change in legal status: 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 (November 2017 or 	November 2017?		High

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	January 2018)			
Re-procurement of the repair and maintenance contracts	<p>To monitor the procurement process to make sure contracts are delivered on time.</p> <p>Recommendation tracker</p>			High
Responsibility as a social landlord and duty of care in the area of tenants' mental health	<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 accommodation in the context of an ageing population and fuel poverty.</p>			Low

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Sheltered housing scheme	<p>To receive a verbal update regarding the SCC proposals to withdraw Housing related support funding (September 2017)</p> <p>To scrutinise the finances for Sheltered Housing and to consider the impact that any change in funding will have on the service (November 2017?)</p>	<p style="text-align: center;">September 2017 & November 2017?</p>		<p>High</p>
Tenant panel voids report and Housing Service response	<p>To receive the tenant's panel voids report and to scrutinise the housing services response.</p>	<p style="text-align: center;">4th July 2017</p>		

Section C

Proposed in-depth scrutiny reviews 2017-18

Subject	Objective	Key issues	Lead officer	Progress
1. Review of Housing Design Standards	TBC			