



GREAT YARMOUTH
BOROUGH COUNCIL

Housing and Neighbourhoods Committee

Date: Thursday, 08 December 2016
Time: 18:30
Venue: Supper Room
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

Open to Public and Press

1 **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

2 **DECLARATIONS OF INTEREST**

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

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|-----------|---|----------------|
| 3 | <u>MINUTES</u> | 4 - 9 |
| | To confirm the minutes of the last meeting. | |
| 4 | <u>MATTERS ARISING</u> | |
| | To consider any matters arising from the above minutes. | |
| 5 | <u>DECISIONS TO EVICT COUNCIL TENANTS WHERE A POSSESSION ORDER HAS BEEN GRANTED</u> | 10 - 12 |
| | Report attached. | |
| 6 | <u>ASSETS OF COMMUNITY VALUE</u> | 13 - 23 |
| | Report attached. | |
| 7 | <u>NORFOLK COUNTY COUNCIL CONSULTATIONS - INFORMATION & ADVICE SERVICES AND BUILDING RESILIENT LIVES</u> | 24 - 35 |
| | Report attached. | |
| 8 | <u>NEIGHBOURHOODS THAT WORK - 12 MONTH PERFORMANCE REPORT</u> | 36 - 40 |
| | Report attached. | |
| 9 | <u>HOMELESSNESS PREVENTION BIDS - TRAILBLAZER AND ROUGH SLEEPING</u> | 41 - 44 |
| | Report attached. | |
| 10 | <u>HOUSING & PLANNING ACT AND AUTUMN STATEMENT</u> | 45 - 47 |

UPDATE

Report attached.

11	<u>QUARTER 2 HOUSING REVENUE ACCOUNT MONITORING REPORT</u>	48 - 58
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Report attached.

12	<u>MEDIUM TERM FINANCIAL STRATEGY AND THE HOUSING REVENUE ACCOUNT (2)</u>	59 - 63
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Report attached.

13	<u>APPLICATION TO THE DWP'S FLEXIBLE SUPPORT FUND</u>	64 - 67
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Report attached.

14	<u>ANY OTHER BUSINESS</u>	
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To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

15	<u>EXCLUSION OF PUBLIC</u>	
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In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

16	<u>DISPOSAL OF VOID HRA PROPERTIES</u>	
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Details

Housing and Neighbourhoods Committee

Minutes

Thursday, 27 October 2016 at 18:30

PRESENT:

Councillor Carpenter (in the Chair); Councillors Borg, Flaxman-Taylor, Grant, K Grey, Hacon, Rodwell, Walch & Waters-Bunn.

Councillor Jeal attended as a substitute for Councillor Robinson-Payne.

Councillor Bensly attended as a substitute for Councillor Mavroudis.

Councillor Lawn attended as a substitute for Councillor M Coleman.

Councillor Davis attended as a substitute for Councillor Williamson.

Mr T Chaplin (Group Manager Housing Services), Mr R Gregory (Group Manager Neighbourhoods & Communities) & Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Coleman, Mavroudis, Robinson-Payne & Williamson.

2 DECLARATIONS OF INTEREST

It was noted that there were no declaration of interest declared at the meeting.

3 EXCLUSION OF PUBLIC

The Committee moved the following resolution:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

4 MINUTES

The minutes and the confidential minute of the meeting held on 15 September 2016 were confirmed.

5 MATTERS ARISING

(i) With regard to minute number 10, Neighbourhoods That Work - Study Visit 2016; the Group Manager Neighbourhoods & Communities reported that the event had been very successful with over 100 attendees. The National Lottery was keen that the format was shared with other coastal towns and were, in effect, using Great Yarmouth as a test bed. The Group Manager Neighbourhoods & Communities reported that a 12 month outcomes data report would be presented to the Committee at the next meeting.

(ii) With regard to minute number 13, Sport, Play & Leisure Strategy, the Group Manager Neighbourhoods & Communities reported that he would request the Member Services officer to e-mail copies of the document to the Committee.

(iii) With regard to confidential minute number 15, the Committee moved the Exclusion of Public Resolution before discussing the item. Councillor Walch requested that the minute be updated to include the following:-
A member requested that the Yarmouth Area Committee and Ward Councillors be given the opportunity to discuss the proposals regarding the Wellesley Recreation Ground prior to any decision being made by this Committee.

6 FORWARD PLAN

The Committee received and considered the Forward Plan.

The Chairman suggested that the Committee might wish to rearrange the items for decision allotted for the next meeting as it would result in a heavy

agenda. Members suggested that item 5, Housing Strategy - Demand/PRS be deferred to the meeting scheduled for 2 March 2017.

The Chairman reported that she had attended a useful presentation by Norfolk Police in the Supper Room, Town Hall last Thursday, 20 October 2016 and asked whether the Committee would like to receive the same presentation. The Committee agreed that the presentation would be useful and asked that it be added to the Forward Plan.

RESOLVED:

(i) That item number 5 on the Forward Plan, Housing Strategy - Demand/PRS, be deferred to the meeting scheduled for 2 March 2017.

(ii) That Norfolk Police be invited to give a presentation to the Committee and be added to the Forward Plan.

7 HOUSING & NEIGHBOURHOODS PERFORMANCE REPORT QUARTER 2 2016/17

The Committee received and considered the report from the Group Manager Housing Services which provided performance data from the Housing & Neighbourhoods Directorate for Quarter 2, of 2016/17.

With regard to PI HN08, Number of Complaints of Anti-Social Behaviour (ASB) received, the Chairman reported that the figures were unacceptably high. The Chairman requested that the figures be broken down further to identify the number of each type of ASB before being reported to the Committee. The Group Manager Housing Services reported that the figures were provided by Environmental Health and that he would approach the Group Manager Environmental Services to see if a further breakdown of data was achievable.

Councillor Jeal reported his concerns regarding the threat of eviction for tenants who were in receipt of the new Universal Credit benefit. He asked for an assurance from the Group Manager Housing Services, that tenants in receipt of Universal Credit, would not be evicted from their homes by the Council.

The Group Manager Housing Services reported that he was unable to give such a reassurance but that Community Housing would exhaust every avenue before it applied to the Magistrates Court for an eviction notice.

Councillor Jeal reported that tenants in receipt of Universal Credit were used to their rent being paid directly to the Council and were not used to budgeting and that it would take time for them to familiarise themselves with the new system. It was imperative that the Council did not evict our tenants for non-payment of rent, especially in light of the fact, that the Council wrote off large amounts of debt each year for issues such as non-payment of rates.

Councillor Jeal proposed that the Committee should recommend that eviction

orders be suspended and that in future, eviction notices could only be issued if it was sanctioned by the Chairman and Vice-Chairman of the Committee.

Councillor K Grey reported that it was ludicrous that the Government had chosen Great Yarmouth to pilot Universal Credit. Councillor Grant reported that he assumed that no court would sanction eviction due to non-receipt of Universal Credit.

The Group Manager Housing Services reported that the procedure to apply for eviction of a tenant through the Courts followed strict guidelines and that each eviction application had been judged on a case by case nature and been dealt with professionally at all stages by the Rents Team. The Council had a fair rents policy but had to be tough at the same time with early enforcement measures being undertaken and eviction as the ultimate sanction.

Councillor Walch proposed that the Chairman and one other Councillor from the Committee, but not a Ward Councillor, should be involved in the eviction process.

The Committee were in agreement that the Chairman and one other Councillor from the Committee, in consultation with the Group Manager Housing Services, should be involved in any potential eviction on a case by case nature. The Group Manager Housing Services reported that in the last year, the Council had applied for 15 eviction notices, 11 due to rent arrears and 4 due to non-rent arrears and he proposed that he should report the eviction data on a quarterly basis.

Councillor Jeal reported that he was not questioning the ability of officers to undertake decisions on individual eviction cases.

Councillor K Grey reported that she was concerned regarding the net cost of the Council providing bed and breakfast accommodation. The Group Manager Housing Services reported that this figure was likely to rise in the future. Councillor Jeal reported that if the person(s) did not reimburse the Council for providing temporary accommodation, they would not qualify for our Housing Allocation Scheme.

RESOLVED:

- (i) That the Chairman and one other member of the Committee (who was not a Ward Councillor), in consultation with the Group Manager Housing Services, be involved in the eviction process, on a case by case basis.
- (ii) That the Committee note the report.

8 CAR ENTHUSIASTS PROGRESS REPORT

The Group Manager Neighbourhoods & Communities gave an update on the proposed multi-agency response to the issue of car and motorbike enthusiasts

causing anti-social behaviour along Great Yarmouth.

The Group Manager Neighbourhoods & Communities reported that nplaw had advised that it would not be possible to extend the PSPO to encompass Jellicoe Road/Freemantle Road and the surrounding area and that a separate PSPO would have to be applied for these areas.

The Chairman asked whether nplaw had checked the wording of the proposed PSPO to ensure that it was watertight and could not be challenged legally and that the local Magistrates Court had been informed of its existence.

RESOLVED:

(i) That that Committee note the results of the consultation in relation to the Personal Space Protection Order (PSPO); and

(ii) That the Committee receive a further report to approve the creation of the PSPO in conjunction with the work currently being undertaken by the Enforcement Board.

9 WELLESLEY RECREATION GROUND

The Group Manager Neighbourhoods and Communities reported recent reports of anti-social behaviour and criminal damage at the Wellesley Recreation Ground which included immediate prevention work and longer term development options.

Councillor Walch reported that he supported the need for a different operating model for the Wellesley, perhaps the formation of a Trust, but he requested that the Council should not gift this land, as it belonged to the residents of the Borough. Councillor Walch reported that he did not think the Council was receiving value for money from GYB Services for the maintenance of the Wellesley at an annual cost of £50k.

Councillor Walch requested that the Ward Councillors for Central and Northgate wards should be invited to attend any working group which was set up to consider the future of the Wellesley.

The Chairman reported that she had recently visited the Wellesley and had witnessed several incidents of anti-social behaviour.

Councillor Waters-Bunn reported that since the Police had been exercising Police Dogs in the Wellesley and carrying out additional visits to the area that anti-social behaviour incidents had dropped dramatically in the last two weeks.

Councillor Jeal reported that there were three listed buildings in the Wellesley, the stand, the pavilion and the Ticket Office which would require a significant amount of revenue to bring up to standard and maintain.

RESOLVED:

That the Committee note the contents of the report and the recommended next steps.

10 ANY OTHER BUSINESS

(i) Councillor Water-Bunn asked whether E qualities Training could be provided for Members. The Group Manager Neighbourhoods and Communities agreed to look into this matter and report back.

The meeting ended at: 19:50

Subject: Decisions to evict council tenants where a possession order has been granted

Report to: Housing & Neighbourhoods Committee, 8th December 2016

Report by: Chris Skinner, Monitoring Officer

SUBJECT MATTER/RECOMMENDATIONS

This report details the decision making process when considering an eviction of a council tenant.

1. INTRODUCTION/BACKGROUND

1.1 This report follows on from a discussion at the previous committee when members queried the decision making process for evictions.

2. EVICTION PROCEDURE

2.1 The decision to apply to the court for a possession order for a council house or flat let on a secure tenancy is delegated to officers. Applications are made when there are rent arrears, breach of tenancy conditions or neighbour nuisance. It is quite usual for a court to grant a suspended possession order. In these cases the tenant can continue in occupation provided they comply with the terms of the court order. This might require the payment of the rent arrears in instalments or it might include the cessation of activities causing a nuisance. In some cases the possession order will not be suspended. Obtaining a possession order does not of itself result in the eviction of the tenant. To obtain possession of the property the Council must apply to the Court for a warrant of possession. This decision is delegated to officers. Even at this stage the tenant can apply to the Court for a suspension of the warrant.

2.2 Under the delegation scheme approved by the Council, and contained in the Constitution, possession and eviction decisions are delegated to officers. This has been the case for at least 14 years and is the position in nearly all housing authorities. Officers take into account the Council's general policies including the GYCH Rent Income & Arrears Policy, GYCH Introductory Tenancy Policy & the GYCH Anti-Social Behaviour Policy. The individual circumstances of tenants and their families, and the decisions made in other cases are also considered. This ensures consistency of decision making. The Court also has a wide discretion in whether to grant a suspended possession order and whether to suspend a warrant of possession. Clearly this provides an independent review of the decisions made by officers.

2.3 When considering the eviction of introductory tenants, there is scope for tenants to appeal to the Council (given their appeal to the courts is limited to procedural issues). Any appeal would need to be to person senior to the decision maker which would not be possible in a non-delegated model. Under the current policy, an appeal is usually heard by the Group Manager for Housing Services.

2.4 There was a time when eviction decisions were taken by a housing management committee. This led to inconsistent decisions, with special pleading by members on behalf of individual tenants influencing a decision. Furthermore decisions were slower, having to take into account meeting dates of the committee.

3. FINANCIAL IMPLICATIONS

None

4. RISK IMPLICATIONS

None

5. CONCLUSIONS

- 5.1 If the Committee considers that evictions should in fact be a member decision, the matter will have to be considered by the full Council

6. RECOMMENDATIONS

- 6.1 Your officers would not recommend a change in the Council's policy.

7. BACKGROUND PAPERS

GYCH Rent Income & Arrears Policy,
GYCH Introductory Tenancy Policy
GYCH Anti-Social Behaviour Policy

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	MO report
Section 151 Officer Consultation:	N/A
Existing Council Policies:	GYCH Rent Income & Arrears Policy, GYCH Introductory Tenancy Policy

	GYCH Anti-Social Behaviour Policy
Financial Implications:	N/A
Legal Implications (including human rights):	Amendment of constitution required
Risk Implications:	N/A
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

Subject: Assets of Community Value – Nomination of Ferry Boat Inn, 5 Ferry Hill, Gorleston

Report to: Housing & Neighbourhoods Committee – 8 December 2016

Report by: Corporate Policy and Performance Officer

SUBJECT MATTER/RECOMMENDATIONS

Housing & Neighbourhoods Committee is asked to consider the attached nomination for the Ferry Boat Inn, 5 Ferry Hill, Gorleston

A nomination has been received by CAMRA asking the Council to list the property as an Asset of Community Value.

Recommendation

Housing & Neighbourhoods Committee is asked to consider the nomination and decide whether the property should be listed as an Asset of Community Value. The recommendation is not to list the property as an Asset of Community Value as the property, as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future.

1. INTRODUCTION/BACKGROUND

- 1.1 The Community Right to Bid was introduced on 21 September 2012 as part of the Localism Act 2011.
- 1.2 Under the Act local groups have the opportunity to nominate a building or other land for listing by the council as an asset of community value. The council must consider any nomination and, where it accepts them, place the property/land on a list of assets of community value. When listed assets come up for sale, the act then give local groups the time to prepare and make a bid for the asset.
- 1.3 Once a nomination has been received the Council has eight weeks to make a decision. During that time interested parties to the asset are consulted and checks and research is undertaken to provide information so an informed decision can be made.
- 1.4 The Council must determine whether the land or building nominated meets the definition of an asset of community value as set out in section 88 of the Localism Act.
 - is at least partly within the local authority's area
 - an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and;

- it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

(Section 88(1) Localism Act 2011)

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.

2. NOMINATION OF THE FERRY BOAT INN, 5 FERRY HILL, GORLESTON

- 2.1 The nomination was received on 8 November 2016, but as boundary details were not supplied the completed details were received on 18 November 2016. The Council has eight weeks to make a decision. The Council wrote to interested parties on 21 November 2016 and informed the owner they have a two week period to notify the Council if they have any objections to the nomination.
- 2.2 The nomination was received from Norwich & Norfolk CAMRA a company limited by guarantee, which entitles them to make a nomination.
- 2.3 Research shows that there has been a public house on the land prior to 1760 under various names. A stone on the corner of the building is dated 1890 and records the name as YE OLDE FERRY BOAT INN.
- 2.4 In September 2015 planning permission was granted for a change of use on the property to a single domestic dwelling. The decision was based on the fact that there were other existing public houses in the near vicinity and the property was in a residential area so there was no policy objection to the change of use. No objections were received to the application at that time.
- 2.5 The property was put on the market with planning approval to convert the property to a single domestic dwelling and was sold in August 2016 when the public house closed.
- 2.6 Although work has started to convert the property into a domestic property, the Asset of Community Value Regulations under Schedule 1 section 2c state that a building is not a residence if:
 - i) it is land on which currently there are no residences but for which planning permission or development consent has been granted for the construction of residences;
 - ii) it is a building undergoing construction where there is planning permission or development consent for the completed building to be used as a residence, but construction is not yet complete; or
 - iii) it was previously used as a residence but is in future to be used for a different purpose and planning permission or development consent for a change of use to that purpose has been granted.
 As (ii) relates to this property the Council is required to make a decision on the nomination.

- 2.7 The Housing & Neighbourhoods Committee must determine whether the land or building nominated meets the definition of an asset of community value as set out in section 1.4 above.
- 2.8 If the Housing & Neighbourhoods Committee determines that the asset is to be listed it will appear on the Council's list of successful assets of community value and remain on the list for five years, if the determination is not to list the asset it will go onto an unsuccessful list of assets of community value, both lists appear on the Council's website.
- 2.9 Recommendation to Housing & Communities Committee is not to list the property as an Asset of Community Value as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future, as planning consent has been given to convert the building to a domestic dwelling, work has already started but not yet completed.

3. **FINANCIAL IMPLICATIONS**

None

4. **RISK IMPLICATIONS**

None

5. **CONCLUSIONS**

- 5.1 Legislation states the Council must make a decision within eight weeks of receiving the nomination whether the property should be included on the list as an asset of community value.

6. **RECOMMENDATIONS**

- 6.1 Housing & Neighbourhoods Committee is asked to consider the nomination for the Ferry Boat Inn, 5 Ferry Hill, Gorleston and decide whether the property should be listed as an Asset of Community Value. The recommendation is not to list the property as an Asset of Community Value as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future.

7. **BACKGROUND PAPERS**

DCLG guidance

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	N/A
Existing Council Policies:	None

Financial Implications:	None
Legal Implications (including human rights):	None
Risk Implications:	No
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	None
Every Child Matters:	None

Assets of Community Value – Nomination Form and Guidance Notes

Introduction

These guidance notes should be read before completing the attached nomination form and in conjunction with the Department for Communities and Local Government's Community Right to Bid: Non-statutory advice note for local authorities.

Section 1 – Nominating Organisation Details

Q1.1	Title of nominating organisation Please provide the formal name of the nominating organisation
Q1.2	Contact name Please provide the name of the person who is responsible for managing the nomination, including position. All Council correspondence will be addressed to this contact.
Q1.3	Contact information Please provide organisation address, telephone number(s) and email address(es) of the contact person to which formal notifications under the legislation will be sent. It is the responsibility of the nominating organisation to notify the Council immediately in writing of any changes in the name of the representative or contact details.
Q1.4	Type of nominating organisation Please tick the organisation type(s) that apply from the list provided. Registration numbers for charities and companies are required, if applicable, in the space provided. Please note for unincorporated body, at least 21 of its individual members must be registered to vote locally or a neighbouring authority.
Q1.5	Local connection Please describe the nature of your organisation's local connection to the asset you are nominating, or the area in which it is located.

Section 2 – Nominated Asset Details

Q2.1	Name of asset Provide name of land or building (eg. Royal Oak/Village Cricket Club)
Q2.2	Address This needs to be accurate and cover the full land title address of the entire asset to be considered, including post code. You should be aware that some assets will cover several addresses, sometimes across different road frontages.

Q2.3	Current/last use This question will help the Council in determining the importance of the asset to the local community.
Q2.4	Description of land/property Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include: <ul style="list-style-type: none"> • Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked. • Written description with ordinance survey location, and explaining where the boundaries lie, approximate size and location of any buildings on the land and details of any roads bordering the site • A drawing or sketch map with boundaries clearly marked
Q2.5	Name of occupiers/owners Please provide information which helps to clarify the current ownership and occupiers of the asset, including address(es), if known. Owners and occupiers have an interest in the asset and as such are part of the process.

Section 3 - Supporting Information for Nomination




Q3.1	Why is asset of community value Please set out the reasons for nominating the asset. Why is your organisation making the nomination; what sections of the community use or have used the asset; and in what way will they lose out if it was sold.
Q3.2	Social well-being or social interest of the community Please explain how the current use or recent use of the asset furthers the social well-being or social interest of the local community. Social interest could be cultural, recreational and/or sporting interest, so please say which one(s) apply.
Q3.3	Proposed future use of asset Please set out the reasons why you believe that the asset will continue to be, or its future use will be, of community value. Areas you may wish to include: <ul style="list-style-type: none"> • Types of activities • Evidence of community support • Proposed involvement of community in running/managing it • Local community groups support
Q3.4	How could assets be acquired If the asset is listed, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the asset and how they could run it for the benefit of the community.
Q3.5	Further information to support your nomination Please provide any further information to support why you feel that Great Yarmouth Borough Council should decide that the nominated land and/or building is of 'community value'.

Great Yarmouth Borough Council

Assets of Community Value – Nomination Form

(Complete in conjunction with guidance notes)

1. Nominating Organisation Details

1.1 Title of nominating organisation:	Norwich & Norfolk CAMRA	
1.2 Contact name of organisation representative and position:	Neil Bowers Pubs Protection Officer	
1.3 Contact details of nominating organisation and representative:		
Correspondence address:		
Telephone number:		
Mobile number:		
Email address:	pubsprotection@norwichcamra.org.uk	
1.4 Type of nominating organisation:	Tick all that apply	Registration number of Charity/Company
Neighbourhood forum	<input type="checkbox"/>	
Parish Council	<input type="checkbox"/>	
Charity	<input type="checkbox"/>	
Community interest company	<input type="checkbox"/>	
Unincorporated body	<input type="checkbox"/>	
Company limited by guarantee	<input checked="" type="checkbox"/>	
Industrial and Provident Society	<input type="checkbox"/>	

1.5 Please explain what your organisation's local connection is to the Asset you are nominating, or the area in which it is located:

- The Norwich & Norfolk CAMRA Branch hosts a beer festival in the local area
- The Branch hosts meetings in the local pub and the local area
- The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area

- The Branch writes a local newsletter about pubs and campaigns in the area

2 Nominated Asset

2.1 Name of the land or building:	The Ferry Boat Inn
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2.2 Address:	5 Ferry Hill Gorleston
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Postcode:	NR31 0PD
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2.3 Current/last known use(s):

Public House.

2.4 Please provide a description of the land and/or building and its proposed boundaries (please provide a site plan if possible):

See documentation sent along with application from the Land Registry.

2.5 Name(s) and address(es) of the current occupants/users/owners of building/land (if known)	
3. Supporting Information for Nomination	
<p>3.1 Why do you think the land or building you are nominating is an asset of community value:</p> <p>This pub should be considered an asset of community value because it has been well used by the local population. The pub also sells a good range of real ales and is also considered a very popular music pub playing many different genres of music.</p>	
<p>3.2 How does the current (or recent) use of the land or building further the social well-being or social interest of the local community:</p> <p>The pub closed in July 2016. Within the last six months the pub provided the following services which furthered the social wellbeing and interests of the local community:</p> <ul style="list-style-type: none"> • The pub enabled local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being. • The pub enabled local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being. • New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: http://www.camra.org.uk/pubs-wellbeing. • Live music events were often hosted at the pub. • There is a beer garden attached to the pub which was used and enjoyed by local people. • There are good transport links available to/from the pub. • There is good access for disabled people at the pub 	

- The pub was known for live music and its selection of real ales and cider.
- The pub has special value to local heritage and culture which should be protected; there has been a pub on this site for over 800 years. One of the few places in Gorleston to have a river view. Before this area was transferred from Suffolk to Norfolk, the small Burnt Lane to the side was one of the main routes to Yarmouth - the A12 of its day. The ferry ran from the foot of the cliff across to Yarmouth from when King John was a boy until recently.
- The pub when reopened would be well used because of its reputation for being a very good music venue.
- The pub provides other important local services to the community including access to free local newspapers.
- The pub offers Pool Tables.
- This is a biker friendly pub.

3.3 What is your proposed future use of the asset if your nomination is successful:

To continue as a pub.

3.4 How could the asset be acquired and used in the future:

The pub could be sold to the local community, who could then use the pub as a social hub. Various groups could meet up and hold meetings within the pub.

3.5 Please provide any further information to support why you feel that the Council should decide that the nominated land or building is of 'community value':

With 21 pubs now closing a week, it would be considered a real shame if the Ferry Boat Inn was to remain closed and then sold on to become either a shop or housing.

The Ferry Boat Inn has a very good reputation as a real ale and music pub. There are less and less music pubs. It has been a popular meeting point and this will be lost if it was to remain closed or sold.

Please send the completed form to:

Email: crr@great-yarmouth.gov.uk

Post: Group Manager Planning
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Subject: Norfolk County Council Consultations – Information & Advice Services and Building Resilient Lives

Report to: Housing & Neighbourhoods Committee 8th December 2016

Report by: Vicky George Group Manager Housing Health & Wellbeing

SUBJECT MATTER/RECOMMENDATIONS

This report summarises the two consultations currently being undertaken by Norfolk County Council, discusses the potential impact on the Borough's residents, recommends that the Committee respond to the consultations and suggests a response for consideration.

1. INTRODUCTION/BACKGROUND

Norfolk County Council launched **two public consultations on 28th October 2016, which close on 9th December 2016** they are:

- i. Information and Advice Services
- ii. Building resilient lives: Reshaping Housing Related Support

Both consultations state that Norfolk County Council (**NCC**) **currently spends £1m each day on adult social services** and that there are already plans to increase the amount in 2017/18. However with demand on social care continuing to change, savings will still be needed if NCC is to continue to meet peoples care needs. The consultations go on to say that they need to get the right balance between spending money on existing people's care needs and spending money that helps people live well and independently in their community.

2. CONSULTATION SUMMARIES

Information and Advice Services

NCC currently spends **£1.7 m on information and Advice Services across Norfolk**, which they are seeking under these proposals to **reduce to £1.5 million**. NCC has a statutory responsibility to provide advocacy services therefore this element of the service is out of scope.

NCC consulted in 2008, 2010, 2012, 2014 and these consultations have shaped the current service provision.

The current provision is divided between **specialist information & advice, support for people with personal budgets and generalist advice.**

The specialist provision caters for people with disabilities, long-term conditions and support needs. The service is provided by a range of organisations that specialise in providing advice to particular client groups. The specialist provision covers older people, people suffering with dementia, people who are deaf, people with disabilities, people with mental health problems and people with learning disabilities. Some of this specialist provision also receives funding from the NHS.

The consultation sets out some proposals for consideration such as:

- Targeting services more effectively at preventing people needing care
- Using existing information services to promote independence such linking to NCC customer services more closely with providing information and advice.
- Providing information and advice at more locations such as GP surgeries and at other venues within the local community.
- Is specialist provision right, could a single point of access or hub approach be more effective
- Make more use of the internet
- Is the service being duplicated? Housing related support services offer information and advice.

Building Resilient Lives – Reshaping Housing Related Support.

NCC currently spends **over £10m on Housing Related Support Services** across Norfolk, which they are seeking under these proposals to **reduce to £4.5 million**. This level of spend currently **supports approximately 11,000 people** to maintain independent living.

NCC does have a **statutory obligation under the Care Act 2014 to ensure prevention services are available** but they are at liberty to choose how they are provided.

This consultation highlights that the NCC consulted residents and stakeholders on similar proposals for housing related support last year as part of the **Re-imaging Norfolk consultation**. Although NCC Members decided not to take those proposals forward at that time the level of savings now required means that the proposals are now being revisited.

The current provision being considered within this consultation includes:

Type of Provision	Annual Cost (Norfolk)	What it does
Sheltered housing for older people	£1.8m	<p>Supports older people who are living as tenants in one of the 6,137 dwelling across Norfolk. The service provides a range of help such as</p> <ul style="list-style-type: none"> • Regular contact service • Wellbeing checks • Help to access other care and support • Provides information and advice • Practical support with completing forms, making health care appointments, coping with bereavement, coping with long-term conditions • Emergency response
Floating Support (including older people's outreach service)	£3.6m	<p>Provides for 2,579 units of support. Includes the following services:</p> <ul style="list-style-type: none"> • Generic floating support • Specialist floating support <ul style="list-style-type: none"> • Older people • Gypsy and traveller families • People with mental health problems • Homelessness
Homelessness Services	£2.6m	Offers 498 rooms across Norfolk and supported 694 people between April & June 2016.

		Provides accommodation and support for adults who are homeless Includes 3 direct access hostels Provides accommodation and support to people for up to 2 years Provides move on accommodation
Young People's Services	£2m	Supported 367 people between April & June. Provides specialist housing related support to 18-24 year olds Provides hostel accommodation, supported lodgings and move on accommodation

The consultation sets out the following proposals for consideration:

- Not renewing contracts that are coming to an end but looking at those in isolation won't achieve the savings.
- Working with partners to take a fundamental look at services and explore innovative ways of working
- Ensure contracts offer good value for money and avoid duplication e.g. information and advice services
- Ensure that people who need support are not passed between services
- Ensure that money is spent on those most in need. The consultation specifically mentioned sheltered housing as a service that not everyone may need.
- Ensure services reflect new priorities such as the impact loneliness has on wellbeing
- How people move through services to achieve a level of independence
- Provide support in a different way such as peer to peer rather than 121 or via the telephone rather than a visit.
- Withdrawing some services like sheltered housing and offering the option to pay for the service for those who wish to

There is a general feeling among the district councils in Norfolk that this process is being rushed through with limited understanding of how these proposals will practically impact on the most vulnerable residents. NCC want to deliver the £5.5

million saving over two years and are suggesting that it's taken at the rate of £2.1 million in 2017/18 and £3.4 million in 2018/19.

There is genuine concern that the proposals will increase demand on districts and on the acute health and social care services at a time when the direction of travel nationally is to support more people at home and reduce demand on such services.

Sustainable Transformation Plan

Over the last few weeks, the Norfolk and Waveney Sustainable Transformation Plan (STP) has been published. The Plan sets out the following vision of health and social care services:

“Our vision is to provide high quality services that support more people to live independently at home, especially older people and those with long-term conditions, like heart disease, breathing problems, diabetes or dementia.”

The plan sets out priorities across 4 key areas of health and social care: Acute Care; Primary, Community and Social Care; Prevention and Well-being; and Mental Health.

The services in scope clearly make a significant contribution to the vision and objectives set out in the STP. Whilst this does not in itself mean that services shouldn't be reviewed and whilst it is understandable that savings need to be made, the concern has been expressed by a number of health and social care partners that this review and related service cuts are being considered in isolation. It may not therefore take into account the longer term impact that such significant reductions in service would have on residents, other health and social care services and the aims and objectives set out in the STP.

Potential Impact on the Residents of the Borough

Older People

Council currently holds two contracts with NCC to provide housing related support services.

- i. **Sheltered Housing contract**, which helps provide 'warden' service to the 1175 older people living in 945 sheltered housing flats and bungalows
- ii. **Community Outreach Service**, which to date has helped in excess 1,000 older people who do not live in sheltered housing.

The sheltered housing service underwent remodelling in 2011 following a 33% reduction in funding provided by NCC. This led to a more targeted approach based

on need and what mattered most to the older person. As a result the service was able to continue to offer a range of support to older people from intensive daily intervention to only accessing support as and when needed. At the time of remodelling the service anticipated that in all likelihood further reductions in funding would follow and therefore developed a model that was flexible. However the scale of the reduction and the speed with which it is expected to be delivered is something that isn't achievable or potentially safe for the tenants receiving a service in sheltered housing.

The potential impact on older people and other services is likely to be:

- More older people will become socially isolated
- More older people will not seek help or get access to the services they need to keep well and remain independent
- Under reporting of adult safeguarding concerns as a layer of protection is removed
- Older people who do not have the support of family or friends could have no-one to seek information, guidance, advice and support from
- An increase in demand on a whole range of services for example
 - GP surgeries, older people are likely to seek help for a whole range of issues many of which will not be medical.
 - The police for wellbeing checks
 - The ambulance service for non-injury incidents and to reassure the worried well
 - Residential Care – sheltered housing keeps people living at home for a lot longer this would not be the case in the future.
 - Adult Social Care – increased need for care assessments as some older people and their families look to secure alternative services meet their care & support needs
 - Hospitals – delayed discharge for older people who previously would have been supported in the short-term by the sheltered housing service. Also there is the potential for increased re-admissions.
 - Borough Council services, such as tenancy services and the repairs service.

This list is not exhaustive and there are likely to be impacts that have not been considered because historically sheltered housing 'warden service' has always been provided.

The Community Outreach Service was established in 2011 and is funded by the savings made to sheltered housing services. The contract with NCC to deliver this service expires at the end 31st August 2017. This service has provided **significant outcomes for health and the social care sector by supporting people to regain**

and maintain their confidence to live independently. The service provides support ranging from information and advice to intensive support to address complex housing, care and health issues.

This service receives many referrals from health and social care teams to support older people who are in need but who do not meet their criteria for help. The outreach service attend multi-disciplinary team meetings with health and social care colleagues providing a layer of information and support around meeting both acute and long-term needs of the patients and clients they are discussing. The service also supports the families and carers of older people who struggle to understand and navigate through the complex systems.

Strategically the Council works closely with the statutory and voluntary sector to ensure services are meeting key national outcomes for older people such as preventing hospital admission, preventing admission to care and combating social isolation to name but a few. In addition the Council is a key player in both supporting the development delivery services that enable people to be healthy and well at home.

Since the service was set up, over 1000 older people within the Borough have been supported and several case studies are available to demonstrate the long term value to residents, communities and the vision and objectives of the STP.

Single Homelessness

Within the borough this funding is used to support the single homeless who have a range of housing issues from finding and accessing suitable accommodation to maintaining a tenancy and preventing homelessness. The money funds direct access hostels such as Beulah House plus move on accommodation services such as half-way houses and smart move. As well as providing accommodation the services provide a range of support to provide people with the skills to live independently in the future. This will include advice and support to access benefits, finding employment and finding housing. These services support the council's statutory duty under the homelessness legislation by providing intensive support to clients with multiple and complex needs.

Young People

The funding supports specialist housing related support provision for young people aged 18-24. Within the borough this funding contributes towards specialist hostel accommodation provided at ASPRE and by the YMCA. It also provides for specialist housing advice and practical support.

Floating Support Services

Floating support services help keep people independent and safe within their homes by providing a range of support to help manage finances, set up home, maintain a home and offer emotional support. Floating support provision within the borough is provided generically by Stonham and is open to all adults. In addition there is specialist provision for gypsy and traveller families and people with mental health problems.

The potential impact on the single homeless, young people and those receiving floating support is:

- The loss of direct access hostels would lead to higher incidences of rough sleeping and associated ASB plus higher level of presentation to GYBC statutory service.
- The loss of supported accommodation for young people would increase homeless referrals for this age group with higher operational costs for GYBC, safeguarding issues and potential use of unregulated alternatives.
- Probable higher dependency on Council officers if floating support services are cut as tenants and residents would seek advice where it was accessible.
- Higher demand for existing voluntary sector advice services e.g. DIAL, CAB.
- Higher use of primary care services e.g. GP surgeries, A&E.
- Tenants & residents reaching crisis point due to lack of prevention services creating higher demand on high level services.

The proposals contained in Building Resilient Lives – Reshaping Housing Related Support will have a significant impact on the residents of the Borough. There is an acceptance that services should be reviewed and that some could be remodelled to achieve efficiencies but that this takes time.

There is significant evidence to suggest that homelessness and rough sleeping have been increasing significantly over the last few years and will continue to present a challenge to housing, health and social care services. The sheer scale of savings being proposed together with the pace at which the savings are to be realised has the potential to be disastrous for vulnerable people who rely on the support these services provide.

3. FINANCIAL IMPLICATIONS

There are direct and indirect financial implications for the district if these proposals and savings are take forward.

Direct Financial Implications

The outreach service is currently funded until 31st August 2017. This contract is worth £133,000. If NCC decides to cease funding this service there will be redundancy costs for the council unless the staff can be redeployed into other roles.

The sheltered housing service is operated under a Public Cooperation Agreement with NCC. NCC provides funding of £313,000 per annum for the provision of housing related support in sheltered housing. This funding makes up 55% of the overall funding into sheltered housing with the remainder coming from tenants who are not on housing benefit and from a housing management charge. Losing this funding would lead to a greatly reduced service for older people living in sheltered housing, which would need less staff resource to deliver it. Therefore there would be a redundancy cost for the council unless staff could be redeployed.

The proposals could also impact on Right to Buy. Currently sheltered housing is exempt under paragraph 11 schedule 5 of the Housing Act 1985 because it is deemed as housing that is '*particularly suitable for occupation by elderly persons, which takes into account the location, size, design, heating system and other features*' which could include the provision of a supported housing service. If the Right to Buy exemptions no longer apply the Council will lose rental income.

Indirect Financial Implications

Other council provided services are likely to experience increased demand and also increased operational costs through dealing with issues that are currently dealt with or managed through housing related support services. Examples include increased ASB, greater demand on services such as repair and increased dependency on tenancy management services.

4. RISK IMPLICATIONS

The **financial risks** would be significant both in terms of losing direct funding and also increased operational costs as highlighted earlier in the report

There are **reputational risks** as many people will not differentiate between what the borough council funds and what county funds. For example an increase in the incidence of rough sleeping will be viewed as a borough council issue as will a reduction in services such as sheltered housing which are traditionally seen as being

provided by the borough council.

5. CONCLUSIONS

The impact of these proposals is going to be significant both for service users and organisations delivering service to vulnerable people within the borough.

The consultation has been given a relatively low profile by NCC. The consultation is online, which excludes many of the client groups affected by these proposals. There has not been sufficient time for direct engagement with services users as there was with the Re-imaging Norfolk consultation. Instead NCC relied on providers to highlight the consultation to their service users and encourage them to respond.

Significant concern has been expressed by both Council Officers and health and social care partners -at the scale of the cuts and the time frame within which they are expected to be delivered, which will place extremely vulnerable people at risk and result in them finding other means through which they can be supported, placing increased demand on other parts of the health & social care system.

It is quite right that all parts of the health and social care system are reviewed and it is understandable that significant savings will need to be made. However, these proposals are being looked at in isolation, when it is clear that the success of the STP will rely on a systems wide approach which galvanises the efforts of all partners. A full review cannot be undertaken without reference to or consideration of the impact it could have on other organisations. The Council is willing to work with NCC to improve the outcomes for the vulnerable residents of Great Yarmouth and has been suggesting a locality based approach to reviewing services.

Further concern has been raised that NCC is expecting providers to make suggestions about how their services can be remodelled and achieve efficiencies and yet there is no guarantee that the service wouldn't be retendered using the models worked up by existing providers.

There has little data or evidence to back up the premise that services which support older people are not needed. In fact experience is the opposite. The contribution that sheltered housing and more recently the outreach services has made to enable older people to live safe and well at home cannot be underestimated. There are many practical examples of where a timely housing related support intervention has prevented the need for other less appropriate services and has saved the public purse. People living in sheltered housing are less likely to enter residential care. People supported by the outreach service are less likely to place demand on acute services.

The review required cannot be achieved within the timescale being suggested in this consultation as it requires an appraisal of the whole system if it is to be effective and sustainable. The danger of not taking a system-wide approach is that services, which may survive this time, will inevitably be considered in the future as the pressure from demand continues to increase on acute and statutory services.

6. RECOMMENDATIONS

Housing and Neighbourhoods Committee respond to the consultation documents to

- Express their concern in terms of both the level of savings proposed and the timeframe within which they are expected to be delivered.
- Highlight that the proposals do not take account of the impact on the wider system and do not address the issue of increasing demand on acute services therefore these proposals are unlikely to deliver any real savings.
- Recommend a thorough, systems wide review, as part of the development of the Sustainable Transformation Plan.

7. BACKGROUND PAPERS

- Norfolk County Council Consultation Document – Information and Advice Services
- Norfolk County Council Consultation Document – Building Resilient Lives: Reshaping Housing Related Support.

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	None
Section 151 Officer Consultation:	
Existing Council Policies:	Homelessness
Financial Implications:	Covered in the report
Legal Implications (including human rights):	
Risk Implications:	Covered in the report
Equality Issues/EQIA assessment:	Covered in the report
Crime & Disorder:	Covered in the report

Every Child Matters:	Covered in the report
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Subject: Neighbourhoods that Work – 12 Month Performance Report

Report to: Housing and Neighbourhoods Committee December 8th 2016

Report by: Holly Notcutt, Community Development Manager

SUBJECT MATTER/RECOMMENDATIONS

This is the year 1 (October 2015-September 2016) progress report for Neighbourhoods that Work.

1. INTRODUCTION/BACKGROUND

The report aims to provide the committee with an update on progress and outcomes of the first year of delivery from the Big Lottery funded Neighbourhoods that Work (NTW) project.

2. NEIGHBOURHOODS THAT WORK

2.1 Background.

The 'Neighbourhoods that Work' initiative has been funded through £3.1m from the Big Lottery fund for a 3-5 year period. The programme is focused on the borough's urban wards, correlating with national deprivation statistics and therefore complying with Lottery priorities to fund work in communities with the greatest need.

2.2 Project delivery updates

The following provides a summary of the delivery and outcomes since the October 2015 start date.

2.2.1 Established Neighbourhood teams, integrating and developing the new NTW posts. Teams have instigated relationships with residents- focusing on 'what matters most', supporting them to get the right help where needed, and ensured a capacity building focus to the work.

2.2.2 A range of employment, skills, training and volunteering initiatives have been established, with people supported to access and succeed in them, whilst simultaneously developing skills and confidence.

2.2.3 Practice Development is now a core part of the work, ensuring that the teams develop and adapt dynamically but collectively (practitioners and managers). Year 1 practice development focus has been on team work, monitoring and evaluation, community development principles and dialogic approaches.

2.2.4 Community based organisations have been supported to set up, develop and achieve a wide range of socially focussed outcomes. Some groups are directly linked to the specialist support offered through NTW, and in turn residents are better able to provide first step 'advice' on a peer level.

2.2.5 During year 1, 97 businesses have engaged with the project and 20 have joined the project's responsible business network for the borough. Project example: A local employer has donated food to a new social enterprise our project helped to set up to train people in food prep and sales to help them to gain employment.

2.2.6 We have built and launched a cloud-based database system, designed to capture hard, soft and nuanced outcomes, and allowing for cross organisation integrated recording. We have built in development time to ensure this tool responds to the changes experienced as NTW progresses.

2.2.7 The website and social media feeds have been launched, offering an overview of the project, core underpinning principles, outcomes, and provides local reference points for residents or partners.

2.3 Study visit

The annual study visit was held in October 2016 to mark the end of year one. The event had over 90 people attend from across the region, plus national delegates, and received a Keynote from a delegate from the United Nations, responsible for working on the Global Sustainable Development Goals- making direct links to the grassroots delivery in Great Yarmouth. The event also featured sessions from practitioners and local residents, plus a presentation from the Big Lottery Fund (BLF) who shared how NTW learning is informing their forward strategy. The next study visit will be held during October 2017.

2.4 Evaluation

The University of East Anglia have been commissioned to undertake an impact evaluation of Neighbourhoods that Work. They have recruited four part time

Community Researchers (paid posts) who are all local residents from the borough. They will work with the lead UEA team to undertake the research in the form of surveys, focus groups, and longitudinal case studies, providing valuable training, and paid work experience.

2.5 Accountability to communities

Practitioners report ongoing progress, achievements and outcomes to Neighbourhood Management boards, either directly or through the Neighbourhood managers who coordinate the NTW grass roots delivery.

2.6 Year one spend

2.6.1 The amount received from the Big Lottery in Year 1 was £807,662.00. All of the deliverables below were funded through those monies, which included specific year one set up costs, e.g. website and database.

2.6.2 Income generated by Community Development workers, through supporting groups to access grant funding has amounted to £152,258.70, all of which has been spent in the programme delivery wards and at a neighbourhood level.

2.7 October 2015- Sept 2016 highlights

Headline Report

Deliverable	Target Y1	Actual
New connections made through community connectors	250	1274
New friendships	90	227
Attendances to community events	170	911
Residents joining new groups or networks	45	161
Community self-help groups set-up, or developed	25	73
Residents reporting they feel more active in their community	60	130
People supported to overcome at least one personal challenge	75	77
People maintaining first time involvement in community activity or employment	30	25
People experiencing smooth, seamless introductions to services from single contact point	100	146
People reporting improved wellbeing from having issues addressed	50	77
People completing at least one training session	150	165
People reporting improved skills following the training	120	188
People supported into work placements, reporting improved	30	60

confidence in applying for jobs as a result		
Whole programme targets	Target Y1-5	progress
Specialist services report 80% reduction in duplication	15	-
People receiving first step support via community based groups and networks	2000	1091
People will have overcome issues preventing them from holding down a job, resulting in them sustaining employment	150	33
Service providers will report that the project has improved their reach to people most vulnerable	10	-
Local employers will report being more engaged and involved with their local community	20	-
Commissioners and grant making bodies align resources to the project	10	-

3. FINANCIAL IMPLICATIONS

The project is funded through £3.1million pound grant through the Big Lottery fund, for a 3-5 year period. This has been match funded through an in-kind commitment of Community Development Manager and Neighbourhood Manager's time.

4. RISK IMPLICATIONS

Risk management accounted for in original project application and monitored through the officer project management group.

5. CONCLUSIONS

NTW has had a successful year 1, meeting or overachieving most targets, although one target has underachieved by 5 (residents supported). The work has been of good quality, but the volume of delivery on this target has been less than predicted due to the intensity of support required. Much of the work associated with this role is supporting people who are experiencing personal challenges or nearing crises. As we are in the middle of having Universal Credit rolled out, there has been a surge of pressure at the front line which has directly impacted on this delivery objective. We do see the target to be achievable going forward however, and so have been working with partners to explore and address through performance management meetings. We are continuing regular one to ones with partners, in addition to partnership meetings, to address performance concerns and to ensure all targets

are on track for year 2. The BLF are continuing to work in partnership with us to learn from this unique model and to forward plan how the model will be replicable in other coastal towns across the country. Additionally, in line with their new national policy around aligning resources, the BLF have undertaken a co-visit with the Heritage Lottery Fund (HLF) to look at the Waterway proposal from the council. HLF are keen to align any investment with the existing NTW delivery on the ground. Lastly, the BLF are planning to feature NTW in Great Yarmouth as an exemplar in their forthcoming prospectus for 2017 and within their national portfolio.

6. RECOMMENDATIONS

The Housing and Neighbourhoods Committee is asked to note the contents of this report.

7. BACKGROUND PAPERS

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	Through EMT
Section 151 Officer Consultation:	Through EMT
Existing Council Policies:	Considered
Financial Implications:	Considered- previously addressed- external funding programme.
Legal Implications (including human rights):	Considered
Risk Implications:	Considered
Equality Issues/EQIA assessment:	Considered
Crime & Disorder:	n/a
Every Child Matters:	n/a

Subject: Homelessness Prevention Bids – Trailblazer and Rough Sleeping

Report to: Housing & neighbourhoods Committee 8th December 2016

Report by: Trevor Chaplin, Group Manager Housing Services

SUBJECT MATTER/RECOMMENDATIONS

Homelessness Prevention Bids – Trailblazers and Rough Sleeping 2017/20 H&N Committee to note this report.
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1. INTRODUCTION/BACKGROUND

The Government is looking to work with local areas and across government to fundamentally reform the response to homelessness. Their aim is to put prevention at the heart of this approach to reduce the number of people who face a homelessness crisis in the first place.

As part of meeting this ambition, the government is making available £40m to prevent and tackle homelessness and rough sleeping. This will be available across two programmes and three separate fund:

- A prevention programme including a £20m Trailblazer fund running in 2016/17, 2017/18 and 2018/19 to establish a network of ambitious areas across England to work with all eligible households, whether in priority need or not to prevent them becoming homeless as early as possible.
- A rough sleeping programme including a £10m rough sleeping fund (Increased to £20m in the autumn statement) running in 2016/17, 2017/18 and 2018/19 to help new rough sleepers or people at imminent risk of sleeping rough, get the rapid support they need to recover and move-on from their homelessness and
- £10 million of outcomes funding for Social Impact Bonds, running in 2017/18, 2018/19, 2019/20 and 2020/21, to support the most entrenched rough sleepers.

The closing date for submission of bids is 28th November 2016 with successful bids to be announced by the end of December 2016. Bids can only be submitted by a Local Authority although, it is noted that there is particular interest in proposals from across multi-agency partnerships and local authority boundaries, to recognise the importance other local partners play in helping people access the services they need

to get back on their feet. No match-funding is required when bidding for this funding.

2. **POTENTIAL BIDS**

As a Local Authority it is our recommendation to submit a bid for Trailblazer funding and for rough sleeping funding.

The details of these bids are as follows;

Trailblazer bid – funding would be sought for a total of three posts plus a budget to provide innovative responses to help resolve complex housing needs.

We would recruit 2 enhanced housing options advisors to work with families and single people before the point of crisis. They would carry-out homelessness prevention activity earlier and with a wider range of people not just those who are owed the statutory duty. We would be looking to collaborate with other public and voluntary sector services to obtain a universal prevention commitment to identify at-risk households and target interventions well before they are threatened with eviction. It is recognised that many of these applicants would be experiencing low level mental health issues and our intention would be to provide them with their own Wellbeing and Housing plan.

Funding would also be sought for a Private Sector Engagement Officer to look to proactively work with the private sector in the light of the impact of Universal Credit to ensure that there is a suitable supply of accommodation for customers not owed a statutory homelessness duty. It is also envisaged that this post will educate and engage with private landlords, providing alternative solutions to evicting tenants.

To enable us to assist with testing new, innovative approaches to preventing homelessness we will also be bidding for additional monies to be used for “whatever it takes” to prevent a customer’s homelessness. We envisage that there is the option of re-charging customers in certain circumstances for funding offered.

Although the posts will initially be based within the Housing Options service, it is envisaged that there will be the option to co-locate with other services and work closely with the early help hub based at Greyfriars House. The Hub steering group has agreed to support the bid. This bid has also been designed to work alongside the funding from the Rough Sleeping Programme and where possible stop people becoming street homeless.

Rough sleepers bid – funding would be sought to employ 2 dedicated workers (via Herring House Trust) to provide a direct pathway from street homelessness to resettlement. They will support people who are sleeping rough; for both those who are new to living on the street and for those whose rough sleeping is entrenched.

They will also work with those who are insecurely housed and in imminent danger of rough sleeping. Great Yarmouth has adopted a Housing First approach to working with this client group through a multi-agency forum, all service users will be offered emergency accommodation from which, they are offered intensive specialist support and ongoing housing support.

A dedicated room in Beauleah House would be used for emergency accommodation which will be free at the point of entry and funding will be bid for to support this. Each individual accessing the project will undergo a period of 7 day assessment to gather information in all their support needs and to establish their future support plan. As above we to enable us to assist with testing new, innovative approaches to preventing street homelessness we will also be bidding for additional monies to be used for “whatever it takes” to prevent street homelessness. We envisage that there is the option of re-charging customers in certain circumstances.

3. FINANCIAL IMPLICATIONS

No financial contribution is required from the Local Authority. The bids will be for additional funding of;

Rough Sleeping	£163,407
Homeless Trailblazer	£253,733

These are based on the probable salary scales for the staff plus 30% for management costs and all relevant project costs.

4. RISK IMPLICATIONS

It would prove increasingly difficult to work with families and single people before point of crisis to prevent homelessness. However, the proposals of the Homelessness Reduction Bill may change this and place a duty on not just those owed the main homelessness duty. Due to increasing demands It is likely that increased incidences of rough sleeping will be seen across Great Yarmouth if an

appropriate resettlement service is not available.

5. CONCLUSIONS

Bids submitted for Homelessness Prevention Trailblazers and Rough Sleeping

6. RECOMMENDATIONS

H&N Committee to note this report.

7. BACKGROUND PAPERS

The prospectus and bid documents can be found at

<https://www.gov.uk/government/publications/homelessness-prevention-programme>

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	Via EMT
Existing Council Policies:	N/A
Financial Implications:	In report
Legal Implications (including human rights):	N/A
Risk Implications:	In report
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

Subject: Housing & Planning Act and Autumn Statement Update

Report to: Housing & Neighbourhoods Committee, 8th December 2016

Report by: Trevor Chaplin, Group Manager Housing Services

SUBJECT MATTER/RECOMMENDATIONS

This report provides an update on the impact of the Housing & Planning Act 2016 to Housing Services

1. INTRODUCTION/BACKGROUND

1.1 At the initial Housing & Neighbourhoods Committee in June, a briefing was provided on the impact of some of the measures contained within the Housing & Planning Act 2016.

2. CURRENT POSITION

2.1 The following table highlights the measures previously discussed and the current position;

Policy Area	Current Position	Comments
'Pay to Stay'	Discontinued (LA's have discretion to operate a discretionary scheme).	This policy would have required tenants, whose household income is £31,000 per year or more, to pay a higher rent. GYBC, amongst other councils, raised the issue that the cost of the scheme was likely to be higher than any income generated.
Sale of higher value vacant properties	No payment required for 2017/18.	The policy requires LA social landlords to make a payment to government to cover the cost of discounts awarded to housing association (HA) tenants exercising the right to buy. Funding for the payment could be raised by selling 'higher value' properties when they became vacant. As the initial pilot scheme with 5 HA's produced low demand, a new large scale regional pilot has been announced. It remains to be seen whether payments will be demanded in future years.
Flexible (fixed term) tenancies	No guidance or further information received.	We are still awaiting a commencement order and the statutory guidance in order to implement this part of the Act. The award of any new tenancies would be for a fixed term up to 10 years. The

		decision not to proceed with 'pay to stay' made reference to the ability to review eligibility for a secure tenancy upon completion of the fixed term.
Restriction of housing costs (HB & UC) to Local Housing Allowance (LHA) rates	Planned commencement delayed until April 2019 for both supported and general needs housing.	This affects any new tenancies taken from 1.4.2016. From April 2019, payments towards housing costs, whether for HB or UC will be limited to the LHA rate. Analysis of our rent data indicates that this will have a low impact on GYBC tenants; however, individual cases may be affected. All UC claimants will come under the policy immediately. HB claimants will receive transitional protection. A consultation has been issued on alternative top-up funding for supported housing.
Support for development of affordable homes limited to shared ownership, rent to buy and supported housing	Additional funding provided of £1.4bn for new affordable homes, including sub-market rent. An additional £2.3bn funding for housing infrastructure.	The ability to apply for grant funding to develop homes for sub-market rent is welcome. The infrastructure fund is for private house building, details of how to bid will follow.
1% rent reduction for LA & HA rents	Supported housing no longer exempt from 2017/18.	For 2016/17, GYBC used discretion to freeze rents for our sheltered stock. There is no discretion from 2017/18; therefore all rents will reduce by 1%.
Letting Agents unable to charge upfront fees	New announcement	Upfront fees, not including deposits and rent in advance, will not be permitted. This may assist GYBC with homeless prevention work as these fees can be an obstacle to accessing the private sector.

3. **FINANCIAL IMPLICATIONS**

Income from rent will fall from 2017/18, through to 2019/20. Further potential negative impact on budgets if, e.g. sale of higher value homes policy commences.

4. **RISK IMPLICATIONS**

Risk to service provision if budget reduced

5. **CONCLUSIONS**

N/A – for information

6. **RECOMMENDATIONS**

6.1 That H&N Committee note this report

7. **BACKGROUND PAPERS**

None

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	N/A
Existing Council Policies:	N/A
Financial Implications:	N/A
Legal Implications (including human rights):	N/A
Risk Implications:	N/A
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

Subject: 2016/17 Period 6 Housing Revenue Account Budget Monitoring Report

Report to: Housing Neighbourhoods Committee, 8th December 2016

Report by: Housing Business & Finance Manager

SUBJECT MATTER/RECOMMENDATIONS

To consider the 2016/17 Housing revenue budget monitoring position

To agree an increase to the existing 2016/17 HRA capital programme, as detailed in Table 5.

To agree a virement from HRA revenue repairs & maintenance budget to the HRA capital programme, as detailed in Table 5, subject to approval from the GYBC Section 151 Officer.

To agree an increase to the HRA Revenue Supervision & Management budget.

1. Introduction

- 1.1. There is a statutory requirement to maintain a Housing Revenue Account (HRA) and that account must not show a deficit. The HRA is a separate (ring fenced) account of the Council covering income and expenditure relating to its role as landlord. Under the self-financing arrangements for local authorities, the HRA records the costs of management and maintenance of the Council's dwellings and the related income from rents and other charges. The Government provides guidance on what should be included in the HRA to protect Council tenants.
- 1.2. Although there is not a requirement for a similar separation of capital expenditure, the capital programme as it relates to the HRA is separately monitored. This report outlines the estimated forecasts for the full financial year 2016/17 as well as showing the position of the HRA as at the end of Quarter 2.

- 1.3. The Quarterly review and monthly monitoring of the HRA budgets provides a sound basis for the preparation of estimates for 2017/18 and of the 30 year Business Plan.

2. Budget Monitoring at Quarter 2 (April – Sept 2016)

- 2.1. For budget monitoring purposes the actual expenditure and income to the end of quarter 2 is compared to the budgeted amounts. Key variations are identified and explained below. Table 1 shows the HRA (where budgets and actual figures are shown in £) and Table 2 the capital programme (where budgets and actual expenditure are shown in £000).

Table 1 - HRA Income and Expenditure 2016-17

	Profiled Budget to Qtr. 2	Expenditure to Qtr. 2	Variance	Comments
	£000	£000	£000	
Dwelling Rents	(11,114)	(10,968)	146	
Other non-dwelling rents	(135)	(159)	(24)	Garage & Stores Rents Income.
Charges for services and facilities	(756)	(809)	(53)	Leasehold annual income above budget
Contribution Towards Expenditure	(68)	(66)	2	
Interest & investment income	(3)	(3)	0	Income from interest on HRA Cash Balances
Income Total	(12,076)	(12,005)	71	
Repairs & Maintenance	4,208	4,026	(182)	£43k surplus from Responsive Repairs 1516 Work in progress (to reviewed 1617 yearend) and other minor surpluses on individual planned maintenance work to date. Housing Adaptations minor and major works are underspend to date.
Supervision and Management	2,374	2,317	(57)	Payroll & Staff Associated Costs in quarter 2.
Rents Rates & Taxes	67	66	(1)	Council Tax, Utility charges on HRA Property
Depreciation Non-Dwelling	57	57	0	Annual Depreciation of garages and other HRA owned property
Capital expenditure funded by the HRA	1,696	1,696	0	Revenue contribution to Capital Expenditure
Depreciation	1,460	1,460	0	Annual Depreciation charge of Council Dwellings
HRA Interest Payable	1,451	1,451	0	Interest on HRA loans
Provision for bad and doubtful debts	75	75	0	Provision for non- recovery of debt
Expenditure Total	11,388	11,148	(240)	

Table 2. Capital Expenditure 2016-17

Capital Programme	Profiled Budget	Expenditure to Quarter 2	Variance	Comment
	£000	£000	£000	
Improvement Programme Kitchen & Bathroom	653	582	(71)	GYN have completed approx. 44 Void Kitchens & 12 Void Bathrooms in period 1-6. 37 Planned Kitchens and 1 Bathroom have been completed up to period 6. 2016/17 Windows & Doors final completions have begun in quarter 2.
Improvement Programme Windows & Doors	37	17	(20)	
Planned Maintenance	556	690	134	In 2016/17, 43 Electrical Rewires have been completed YTD. Housing Adaptations works are over the estimated budget. Prior to commencement of future phases for roofing works the project team are undertaking a review of the design specification.
Energy & Efficiency Improvements	416	403	(13)	36 new Vokera Heating boilers have been replaced to date. 23 further properties have had inefficient or partial heating systems replaced. Communal Boiler replacement works to commence later in the year, mobilisation works are continuing including surveys and underground works.
Specific Planned Projects	226	175	(51)	Stock condition surveys have rolled into 2016/17 financial year; the unspent budget has been carried forward from 15/16. 2925 surveys have been completed YTD. Works commenced on site 30th August for Whole House Refurbishments
Estate Improvements	277	210	(67)	Neighbourhood plans works have begun across multiple estates and neighbourhoods. Budgets to be revised as necessary as the year goes on between the revenue and capital expenditure split of works.
Empty Properties	327	376	49	The full year budget has been increased to include the asbestos budget from revenue – as the asbestos expenditure is being spent in conjunction with Capital Major void works.
New Affordable Housing	1050	718	(332)	5 new properties have been purchased in 2016/17; these properties will be added to our portfolio of housing stock.
Total	3,542	3,171	(371)	

- 2.2. There have been some changes to the detail of the current programmes but the latest monitoring indicates that the budget will be fully spent and there will be some additional spending on some projects. In the light of the latest monitoring analysis at quarter 2, the forecasts for 2016-2017 have been updated as set out in the following section.

3. Forecasts for 2016-17

- 3.1. To prepare updated forecasts detailed analysis has been undertaken of actual figures, known variations (as indicated in the budget monitoring analysis) and planned changes identified by the review work. The latest forecasts are set out below; table 3 shows the HRA Income and Expenditure forecast and table 4 shows the Capital Programme and planned resourcing of that programme.

3.2. Table 3 - HRA Income and Expenditure Forecast 2016/17

	Original Budget 2016-17	Forecast Budget 2016- 17	Variance
	£000	£000	
Dwelling Rents	(22,228)	(22,228)	0
Other non-dwelling rents	(227)	(227)	0
Charges for services and facilities	(1,262)	(1,296)	(34)
Contribution Towards Expenditure	(149)	(149)	0
Interest & investment income	(5)	(5)	0
Income Total	(23,871)	(23,905)	(34)
Repairs & Maintenance	11,434	10,869	(565)
Supervision and Management	4,682	4,792	110
Rents Rates & Taxes	147	147	0
Depreciation Non-Dwelling	119	119	0
Capital expenditure funded by the HRA	2,532	3,391	859
Depreciation	2,920	2,920	0
HRA Interest Payable	2,901	2,901	0
Provision for bad and doubtful debts	150	150	0
Expenditure Total	24,885	25,289	404
Contb. to Pension Reserves	130	130	0
Deficit/(Surplus) for the year	1,146	1,515	369
Bfwd HRA Reserves Balance 01/04/16 (Subject to Audit)	9,337	9,337	0

Deficit/(Surplus) for the year	1,146	1,515	369
Cfwd HRA Reserves Balance 31/03/17	8,191	7,822	369

- 3.3. Capital expenditure funded from the HRA, has increased by £859k, due to the increase in the capital forecast budget in quarter 2. Further details are explained below within table 5.
- 3.4. The repairs & maintenance budget is showing an underspend, due to the asbestos budget being incorporated into individual Capital programme' s instead of being a stand-alone budget with revenue. £455k was transferred to Capital budgets in Quarter 1.
- 3.5. In addition to this, the housing adaptations service is showing an underspend year to date and for the full year forecast, within the revenue repairs and maintenance budget. It has been requested that £100k will be transferred in year to the housing capital programme, to finance the planned increase within the Capital programme.
- 3.6. The supervision and management budget has been increased by £110k due to revised budgets for National Insurance (NI) contributions for employees, additional non budgeted Maternity payroll budgets and an increased request for the continued development of the leasehold review within housing services.
- 3.7. The NI budget were originally estimated on the 2015/16 tax rates, but the bandings and thresholds have changed in the 2016/17 tax year and we were unaware when finalising the 2016/17 budgets. New Maternity budgets have been added halfway into the year. These could not be predicted at time the budget was set.
- 3.8. We are currently undertaking a review of the leaseholder service, and it has been requested that to continue this to the end of year, an increase to budget of £25k will be needed. This extra budget will be financed from the additional income we have received within the charges for services and facilities. We currently have a positive variance of £34k for the forecasted full year.

3.9. **Table 4 – Summary of Capital Expenditure and Resourcing Forecast 16/17.**

	Original 2016/17	Forecast 2016/17	Variance
	£000	£000	£000
Improvement Programme Kitchen & Bathroom	1,734	2,132	398
Improvement Programme Windows & Doors	185	185	0
Planned Maintenance	1,543	1,643	100
Energy Efficiency Improvements	1,390	1,573	183
Specific Capital Projects	489	589	100
Empty Properties	500	653	153
Estate Improvements	620	545	(75)
New Affordable Housing	2,100	2,100	0
Total Expenditure	8,561	9,420	859
Borrowing	2,100	2,100	0
Capital Receipts	890	890	0
Major Repairs Reserve	3,039	3,039	0
Revenue	2,532	3,391	859
Total Financing	8,561	9,420	859

3.10. Qtr. 2 monitoring has highlighted one change to be made to the capital programme. £100k has been requested to be transferred to the planned maintenance section in the Capital Programme from the Revenue repairs and maintenance budget, due to an increase in Capital Housing Adaptation works in 2016/17. A summary of the full changes for Qtr.1 & Qtr.2 can be found in the table below:

3.11. **Table 5 – Changes to HRA Capital Programme Qtr. 1 & Qtr. 2.**

Qtr	Project	Forecast budget	Budget Change	Reason for change:	Financing from:
		£000	£000		
Qtr . 1	Kitchen & Bathroom program me	2,132	398	The revenue asbestos budget has been incorporated directly within the Capital replacement works. An additional £96k has been added to Bathroom programme to	Revenue budget transferred to Capital. HRA Revenue reserves to cover extra bathroom

				incorporate further bathroom replacements in the current year.	works.
Qtr . 1	Vokera Heating programme	300	100	Bring forward the programme from 17/18 into 16/17 to benefit from the contractor being on site now, which will save set up costs etc.	Bfwd programme works from 2017/18.
Qtr . 1	Stock condition Survey	250	100	As there was no spend in 2015/16, the budget has been rolled forward and added to the 16/17 budget.	2015/16 Programme rolled over into 2016/17.
Qtr . 1	Sewerage connection works	5	(75)	Works now due to commence in 17/18	Budget to be cfwd into 17/18
Qtr . 1	Communal Heating works	160	43	Due to extensive subterranean works and detailed designs of communal heating proposals are to be reviewed.	Underspent budget in 1516 on communal heating programme.
Qtr . 1	Air source Heat pumps	40	40	Additional programme to be added in 16/17 to install Air source heat pumps. Installations to properties bfwd from 17/18 programme.	Bfwd programme works from 2017/18.
Qtr . 1	Empty Properties	653	153	The revenue asbestos budget has been incorporated directly within the Capital replacement works.	Revenue budget transferred to Capital.
Qtr . 2	Housing Capital Adaptation works	150	100	Revenue housing adaptation works are below budget YTD, and it has been identified that more capital works are being completed in 2016/17.	Revenue Budget transferred to Capital
	Total	3,640	859		

4. Conclusion

- 4.1. The majority of the HRA revenue income & expenditure budgets are on track with the budget, with only changes to the repairs and maintenance budget, supervision and management budgets & revenue funding for capital works. The forecast deficit for the year has changed slightly showing an overall deficit of £1.5m from an original £1.1m. The increase to the deficit will be financed from the HRA revenue reserves.
- 4.2. The capital budget has increased overall by £859k. This has increased the overall

capital programme for 2016/17 to £9.4m (originally £8.6m).

5. Financial implications and Risks.

- 5.1. The detail within the report highlights the significant variances for the year to date, including a full year impact to the HRA revenue and Capital budgets.
- 5.2. The income and expenditure will continue to be monitored in detail during the year, including additional reviews of the HRA 30 year business plan throughout the year.
- 5.3. The HRA is dependent mainly on the rental income stream of the social housing rents, and we have a dedicated team monitoring tenant arrears on a regular basis.

6. Right To Buy (RTB) Summary 2016-17

- 6.1. Table 6 provides shows the number of the RTB sales made in Qtr. 2 against our anticipated budgeted sales.
- 6.2. Further analysis will be undertaken in Quarter 3 to review the projected sales anticipated for the full year.

Table 6 – RTB Sales 2016-17

	Estimated Sales	Actual Sales
Qtr. 1	5	10
Qtr. 2	5	8
Qtr. 3	5	0
Qtr. 4	5	0
Total	20	18

7. RECOMMENDATIONS

- 7.1. To consider the 2016/17 Housing revenue budget monitoring position – Period 1 to 6

(April – September 2016) and the full forecast budgets for 2016/17.

- 7.2. To agree an increase to the existing HRA capital programme of £100k (£759k approved in Qtr. 1) to finance a planned increase in planned maintenance works. (Table 4).
- 7.3. To approve a virement of £100k (£455k approved in Qtr. 1) from revenue repairs & maintenance budget to the HRA capital programme (Table 5).
- 7.4. To agree an increase in to the revenue supervision & management budget of £110k to cover extra costs such as maternity pay, NI contributions and Leaseholder services.
- 7.5. To approve an additional virement of £22k (£347k was approved in Qtr. 1) from HRA reserves to finance the increase to the HRA year-end deficit of £369k. (Table 3).

8. BACKGROUND PAPERS

<G:\HRA\2016-2017\Budget Quarterly Monitoring 1617\Period 1-6\Qtr 2 - P1-P6.xlsx>

<G:\HRA\2016-2017\Budget Quarterly Monitoring 1617\Period 1-6\201617 Period 6 HRA Budget Monitoring Report V1.docx>

<G:\HRA\2016-2017\RTB and Quarterly Pooling Returns 1617\Qtr 2\6. R15 Great Yarmouth RTB Model v19 Qtr 2.xlsm>

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	Sent for information
Section 151 Officer Consultation:	Sent awaiting approval
Existing Council Policies:	N/A
Financial Implications:	Included within detail of the report

Legal Implications (including human rights):	N/A
Risk Implications:	Included within detail of the report
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

Subject: **Medium Term Financial Strategy & the Housing Revenue Account**

Report to: EMT – Housing Neighbourhoods Committee, 8th December 2016

Report by: Housing Business & Finance Manager

SUBJECT MATTER/RECOMMENDATIONS

Presents the Council's Medium Term Financial Strategy as it relates to the Housing Revenue Account. The report sets the scene for the forthcoming HRA Budget

1. Introduction

The Council's **Medium Term Financial Strategy** (MTFS) is a key part of the Council's Policy and Service regime and aims to ensure that all revenue resources are directed towards delivery of the Council's Priorities. .

The MTFS will address both the Council's General Fund and Housing Revenue Account (HRA) and will provide the context for annual budget setting decisions.

2. Medium Term Financial Strategy

The MTFS extract relating to the HRA follows this report.

3. Financial Implications

As per report

4. Risk Implications

As per report

5. Conclusions

The MTFS will be used to inform the HRA Budget for 2017/18

6. Recommendations

The Housing & Neighbourhoods Committee is asked to note the contents of this report.

7. Background Papers

None

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	Yes
Existing Council Policies:	MTFS
Financial Implications:	In report
Legal Implications (including human rights):	N/A
Risk Implications:	In report
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

5. HOUSING REVENUE ACCOUNT

5.1 HRA - Overview

- 5.1.1 Since the introduction of self-financing in 2012, the 30 year HRA business plan has been challenged by a number of changes. Right to buy discounts have increased, rent setting policy has changed and other future new proposals affecting the HRA have been announced such as 'Disposal of higher value properties' in order to fund the Right to Buy of Housing Association properties.
- 5.1.2 In response to these changes, the Council has, in the short term, kept the HRA reserves levels high in order to mitigate this loss of revenue. Community Housing has carried out a review of all revenue spending to look at where savings can be made. The Capital programme, which is funded in large part by contributions from revenue, has also been reviewed and certain areas of work have been reduced or slowed down. Careful consideration has been made not to reduce capital spend where this would have an overly detrimental impact on revenue costs.
- 5.1.3 Although details are still to emerge, it is clear that the Council needs to prepare for further reduction in resource available to manage, maintain, improve and add to its housing stock. In addition, additional costs may be incurred through administration of the new regulations.
- 5.1.4 The affordable housing plans have been reviewed and the amount of money in the capital programme for new affordable housing is limited to the amount of money that needs to be spent in order to use available RTB receipts. Consideration will be given to selling empty properties where this makes best use of the stock and is the most economic option.
- 5.1.5 Service charges have been proposed to rise in line with the council's policy in order to close the gap between cost and income.
- 5.1.6 A new Asset Management strategy has been agreed between Great Yarmouth Norse (GYN) and the Council and known changes to the revenue maintenance plans have been reflected in the future budgets. Crucially, as part of the Asset management strategy, a refreshed stock condition survey started in 2016/17, concluding into 2017/18 and will gather updated information about the stock held. This will allow more accurate forecasting of future costs and enable better planning of maintenance and improvement programmes.
- 5.1.7 The impact of the latest forecasts and changes to the investment plans are reported separately in the Housing Major Works Capital Programme.

5.2 Rent setting policy changes - 1% Reduction over 4 years

- 5.2.1 The Welfare Reform and Work Act 2016 introduced a 1% reduction per year for four years to social housing rents starting in April 2016. This replaced the Government's rent policy, which commenced in April 2015 to limit rent increases to CPI + 1%. This in itself replaced the previous policy which aimed to bring parity between social housing rents in the Council and Housing Association sector and had set a target rent for each property. The financial impact of this change was a reduction in income of £9.8m up until 2024/25, when considered in conjunction with the Council's decision in February 2014 to agree a rent increase below the recommended formula.

- 5.2.2 The government has said that 1% reduction will 'reset the levels of rents in the social housing sector', which over the recent years have become out of kilter with private rents.
- 5.2.3 The impact of the rent decrease is to further reduce the amount of money available to manage, maintain and improve the housing stock. The modelled reduction in resources amounts to a further reduction of £9.6m over four years and £142m over the course of the 30-year business plan.
- 5.3 **Disposal of 'higher value' properties**
- 5.3.1 The Housing and Planning Bill makes provision for grants to be made to private registered providers in respect of Right to Buy (RTB) discounts. The grants may be made by the Secretary of the State, the Homes and Communities Agency (HCA) and, in relation to dwellings in London, the Greater London Authority.
- 5.3.2 To meet the costs of providing discounts, a determination may be made requiring a local authority in England with an HRA to make a payment to the Government for a financial year reflecting the market value of high value housing likely to become vacant during the year, less costs, whether or not receipts are realised. Regulations will determine 'higher value' as applicable to different areas. The detail of how this will work in practice is still to be finalised and the regulations have not been published. Recently the Government has announced a delay to the full implementation of RTB for Housing Association tenants and to these regulations. Without the full detail, it is not possible to model the financial impact. However, the Government has recently said that it acknowledges that Councils will need a considerable lead in period in which to prepare.
- 5.3.3 It is understood, however, that when enacted, the local authority must consider selling its interest (Freehold or leasehold) in high value housing but it is assumed that it could fund the payment by other means. It is likely that stock retaining authorities will have the option to retain some receipts to facilitate provision of replacement homes. The details of this part of the scheme are not known and may for part of a revised scheme on the use of Right to Buy funds.
- 5.3.4 All the payments will be based on assumptions about receipts from voids sales; it may be the case that actual receipts fall short of the payments due. In this case local authorities will need to fund the payments from other sources or face interest charges on late payments.
- 5.3.5 As a result of this policy, the Council will lose rental streams from any high value properties that are sold, along with any marginal costs of managing and maintaining those units. It would be equitable for authorities to receive some form of compensation for the loss of net rent income.
- 5.4 **Pay to Stay**
- 5.4.1 The Housing and Planning Bill made provision for the charging of rent with reference to the market rate or other factors based on income and housing area. The original announcement referred to relevant, income levels of households outside of London of £31k pa
- 5.4.2 On 22ND November, The Government announced that it no longer intends to make 'Pay to Stay' compulsory for Council tenants.
- 5.5 **Capital Financing Costs**

- 5.5.1 As a result of the introduction of self-financing, the Council paid the Government £58.4m on behalf of the HRA. The implications of interest payable on borrowing and debt repayments are built into the draft HRA budget.
- 5.5.2 The existing debt attributable to both the HRA and GF has been split (nominally) into two separate pools. The self-financing settlement debt was aggregated within the new HRA debt pool from 1 April 2012.
- 5.5.3 The financing costs charged to the HRA will continue to be monitored and reviewed, to ensure that the implications of treasury management decisions are recognised corporately and reflected in budgeting and forecasting.

5.7 **Right to Buy Discounts and Retained Receipts**

- 5.7.1 Right to buy discounts have increased since the introduction of Self Financing, the maximum discount increases each year based on the consumer price index (CPI). The business model has been amended to incorporate this change.
- 5.7.2 The HRA is still part of a retention agreement, where the HRA can retain receipts, to support up to 30% of the cost of replacement homes if incurred in a 3 year period. If retained receipts are not used, the Council is liable to repayment of the receipt plus interest, so it is important to monitor and project RTB sales and RTB receipts in order to plan for their appropriate use.
- 5.7.3 The HRA has plans for new affordable housing which covers the spend of the RTB retained receipts. This includes looking at options for new build sites, including 6 properties on the Beacon Park development and an in-fill site in Gorleston which has recently been granted planning permission for a further 6 properties. Other sites are also being considered as part of the Local Plan 'call for sites.'
- 5.7.4 In addition to the funding of new build properties, it is proposed to increase the availability of affordable housing with a combination of: grant contributions to Housing Association developments; purchasing appropriate empty homes on the open market; and purchasing of a limited number of suitable properties on the open market.

5.8 **Future Plans**

- 5.8.1 There are two key strands to the Councils HRA investment plans:
 - a) Maintaining and improving the housing stock;
 - b) New Affordable council housing, including new housing to replace sales under RTB in line with Government guidance.

The next stage of the HRA review will be the preparation of the revised HRA 30 year business plan incorporating the HRA long term spending plans driven by the stock condition survey and the resourcing of those plans including the impact of RTB sales and social rent policy.

Subject: Application to the DWP's Flexible Support Fund

Report to: Housing & Neighbourhoods Committee, 8th December 2016

Report by: Paul Cheeseman, Employment and Skills Coordinator

SUBJECT MATTER/RECOMMENDATIONS

In response to rising demand on services run by the council and the voluntary sector as a result of the introduction of Universal Credit, the Council has approached the East Anglia District DWP to consider the allocation of additional resources into the area. This has opened up the opportunity for the council to make an application to the DWP's Flexible Support Fund providing that outcomes to achieving job readiness and job entry outcomes can be achieved.

1. INTRODUCTION/BACKGROUND

Great Yarmouth has been a pilot area for the full rollout of Universal Credit (UC) to all new claimants since February 2016. Since the pilot went live, the council has seen rising levels of demand on its support staff, particularly staff working in housing, rent and neighbourhood management teams. This rise in demand has been mirrored in the voluntary sector, with the council-led and Big Lottery funded Neighbourhoods That Work project showing a sharp uplift in demand since the introduction of UC, resulting in the council having to make the decision not to use this project as match funding for complementary bids made to the European Social and Regional Development Funds as the burden of additional reporting would have taken practitioners away from addressing immediate needs. The impact of UC has been especially noticeable amongst people who are furthest away from the labour market, who do not have the IT skills to manage a smooth transition to managing their household incomes online, and who experience more complicated life challenges leading to worsening levels of anxiety and mental health. In many cases, the demand is from people who have traditionally been hidden from mainstream services, only accessing them when their circumstances reach the point of crisis. When things reach this point the interventions required are costly for the council including managing housing arrears along with a need for statutory services to respond to the social, environmental and economic costs associated with homeless individuals and families.

2. **MAIN BODY**

In response to the context provided in section 1, the Council have approached the East Anglia District Manager of the DWP to discuss opportunities for additional resource to support the roll out of UC. In response to this, the council has been advised to make an application to the DWP's Flexible Support Fund, which can provide resource up to the value of £100,000 over a 12 month period.

The process for making an application is outline here:

- The council draft an application making clear the need for the project, how it is additional to current provision, and the results it will achieve.
- These results need to include the minimum number of people who will be supported to become more job-ready and capable of undertaking their UC and job search activities independently.
- The results will also need to include a minimum projection of the number of people who will move into employment.
- The application will then be reviewed by the DWP's local partnership manager, who will make recommendations on the VFM of the project.
- Thereafter, the council will submit a final application for assessment, with a proposed start date of 01 April 2017 and operational for an initial 1 year period.

A summary of the proposed application:

Following initial conversations with the DWP's local partnership manager, it is proposed that the council considers the following application:

- To employ a full time Community Advocate (term suggested by DWP) to provide one to one support for people identified as being most vulnerable and who are at risk of defaulting on their UC requirements and falling into housing arrears.
- This Community Advocate to take referrals direct from the council's housing, rent and neighbourhood management teams, as well as outreaching to other community venues that are identified as experienced high levels of crisis demand (this might include food banks and drop-in centres).
- To employ a part time Project Coordinator. They will respond to intelligence provided by the Community Advocate to support the administration of £30,000 of grants to local voluntary and community organisations who can prove that their project ideas will encourage participation in the labour market for UC customers.
- That the grants are administered via a community budgeting model, with the grants panel comprising 50% local residents and 50% sector specialists including local councillors and representatives of other grant providers.
- Representation on this group and panel from other grant providers helps to

ensure that successful projects commissioned via the community project have the opportunity to grow their ideas beyond the initial funding period and to become more sustainable, going on to create new jobs for people who are long term unemployed or economically inactive.

- Overall and based upon the performance of recent neighbourhood-based employment projects, it is suggested that the project will provide one to one support to 250 local residents, helping them to manage their UC independently, with a further 100 supported via the community budget.
- With regard to results and based upon local evidence, the project will support a minimum of 70 people into employment, representing a 20% conversion rate against the total number of participants (350).

3: FINANCIAL IMPLICATIONS

There are no negative financial implications or associated costs to the council of putting forward an application to this fund. The council would seek to write in the necessary management fee to ensure that recruited personnel have the support needed over the 12 month delivery period, and that the council's back office services were able to respond to quarterly reporting requirements. To do this and within acceptable practice, it is suggested that the council sets a 15% charge for indirect costs set against direct salary costs.

3. RISK IMPLICATIONS

As a grant application, this represents a low risk to the council. It does include the usual clauses relating to clawback but these are standard with all external funds in the event of under-performance. As all performance targets have been set against current or recent performance for similar activity, the risk of clawback is considered low, supported by the complementary work provided by the council-led Neighbourhoods That Work project. Nevertheless, the final application and its financial detail will be submitted to the 151 Officer prior to final submission and the terms and conditions of the fund will be forwarded to the council's procurement lead to ensure no hidden terms apply.

4. CONCLUSIONS

Given the pressures presented by UC over the last few months and which are being felt across the council and its partner organisations, it is recommended that the council pursues this application providing that the risk notes above are applied in advance of submitting the final bid. Requesting the DWP's terms and conditions in advance of making the final submission is advised for comment by the council's procurement lead. These will need to be incorporated into our own project risk assessment and the SLA's provided to recipients of grants via the proposed £30,000 community budget.

5. RECOMMENDATIONS

That Housing & Neighbourhoods Committee approves the submission of an application and that in the event of a successful submission it a) captures interim impact as part of a strategy of sustaining the arrangement with DWP beyond the initial 12 month funding period and b) that it agrees with DWP to share learning with other districts across the New Anglia LEP area and beyond as a blueprint for making UC work more efficiently.

6. BACKGROUND PAPERS

None.

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	Pre submission
Section 151 Officer Consultation:	Pre submission
Existing Council Policies:	Corporate plan and associated aims and objectives relating to Neighbourhoods and Communities and connecting people to the benefits of economic growth. In particular, Neighbourhoods That Work.
Financial Implications:	None but the final submission and budget will be checked with the 151 Officer.
Legal Implications (including human rights):	Procurement consulted, and to be further consulted ahead of final submission for compliancy with all legal implications including any specific citations made within the DWP's terms and conditions.
Risk Implications:	Low, results are based upon previous and related performance. Risks of not pursuing are high given rising demand for council and other support services.
Equality Issues/EQIA assessment:	It is expected that the project will have a positive impact on equality and given that this is a DWP application, a project-specific equalities plan will need to be submitted as part of final submission.
Crime & Disorder:	Expected to be positive, will be monitored as part of participant profile data including the number of participants who have recent criminal justice involvement.
Every Child Matters:	Working adults only but employed personnel will be inducted in this area as part of a first month soft launch. They will also be encouraged to work within the Early Help Hub, giving them opportunities to draw upon immediate support where matters relating to the wider family and children arise.