

Public Document Pack

Gareth Owens LL.B Barrister/Bargyfreithiwr
Head of Legal and Democratic Services
Pennaeth Gwasanaethau Cyfreithiol a Democraataidd



To: Cllr Ron Hampson (Chairman)

CS/NG

Councillors: Amanda Bragg, David Cox,
Peter Curtis, Ron Davies, Glenys Diskin,
Rosetta Dolphin, Jim Falshaw, Alison Halford,
George Hardcastle, Ray Hughes, Brian Lloyd,
Mike Reece, Gareth Roberts and Sharon Williams

10 October 2013

Sharon Thomas 01352 702324
sharon.b.thomas@flintshire.gov.uk

Dear Sir / Madam

A meeting of the **HOUSING OVERVIEW & SCRUTINY COMMITTEE** will be held in the **FLINTSHIRE CONNECTS, HIGH STREET, HOLYWELL CH8 7TD** on **WEDNESDAY, 16TH OCTOBER, 2013** at **10.00 AM** to consider the following items.

Members are requested to arrive for 10.00am to take part in a tour of Flintshire Connects Holywell prior to the meeting.

Yours faithfully

Democracy & Governance Manager

AGENDA

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**
- 3 **MINUTES** (Pages 1 - 10)
To confirm as a correct record the minutes of the meeting held on 23 September 2013 (copy enclosed).

County Hall, Mold. CH7 6NA
Tel. 01352 702400 DX 708591 Mold 4
www.flintshire.gov.uk
Neuadd y Sir, Yr Wyddgrug. CH7 6NR
Ffôn 01352 702400 DX 708591 Mold 4
www.siryfflint.gov.uk

The Council welcomes correspondence in Welsh or English
Mae'r Cyngor yn croesawau gohebiaeth yn y Cymraeg neu'r Saesneg

4 **HOUSING REVENUE ACCOUNT 30 YEAR BUSINESS PLAN** (Pages 11 - 24)

Report of Director of Community Services enclosed.

5 **FORWARD WORK PROGRAMME** (Pages 25 - 32)

Report of Housing and Learning Overview & Scrutiny Facilitator enclosed.

HOUSING OVERVIEW & SCRUTINY COMMITTEE 23 SEPTEMBER 2013

Minutes of the meeting of the Housing Overview & Scrutiny Committee of Flintshire County Council held at Delyn Committee Room, County Hall, Mold CH7 6NA on Monday, 23 September 2013

PRESENT: Councillor Ron Hampson (Chairman)

Councillors: David Cox, Peter Curtis, Rosetta Dolphin, Jim Falshaw, Alison Halford, George Hardcastle, Brian Lloyd, Mike Reece and Gareth Roberts

APOLOGY:

Councillor: Amanda Bragg

CONTRIBUTORS:

Cabinet Member for Housing, Director of Community Services, Head of Housing, Head of Finance, Community Support Services Manager
Head of Legal and Democratic Services for minute number 19

IN ATTENDANCE:

Housing and Learning Overview & Scrutiny Facilitator and Committee Officer

16. ANNOUNCEMENT BY THE CHAIRMAN

The Chairman explained that at a previous meeting, the presence of the Rent Arrears Team had been requested. The Head of Housing introduced the members of the team and explained that a report on Welfare Reform would be considered at the next meeting of the Committee.

Councillor Alison Halford said that Members had requested the attendance of the team to hear their comments following the introduction of the Welfare Reform changes.

The Senior Housing Officer Rents said that it had been a challenging time and added that the team of tenancy support officers had worked hard with tenants to ensure that they received the help and support that they needed. All of the tenants had been informed of what they needed to pay prior to the introduction of Welfare Reform and for the first quarter since its introduction, the impact had not been as significant as had been expected. In response to a question from Councillor Halford about whether there were some tenants who would not pay, the Senior Housing Officer said that there were procedures in place which could result in evictions if tenants did not pay what they needed to.

Councillor George Hardcastle said that there had been concerns about rent arrears which would worsen in the future but thanked the officers for doing an excellent job.

17. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

No declarations of interest were made.

18. MINUTES

The minutes of the meeting held on 10 July 2013 had been circulated with the agenda.

RESOLVED:

That the minutes be approved as a correct record and signed by the Chairman.

19. DEVELOPING THE FLINTSHIRE HOUSING OFFER THROUGH ESTABLISHMENT OF A HOUSING COMPANY

The Head of Housing introduced a report to explain potential long term strategic aspirations for housing provision in Flintshire and to seek support in principle to the establishment of a housing company that could be instrumental in delivering this vision.

The Council had a range of housing services for which there had been positive improvement at a time when residents of the County were facing increasing difficulty in accessing affordable housing due to economic pressures, welfare reform and the challenges in accessing mortgage finance. The number of new homes being developed to meet emerging needs had been stagnant for the last few years despite planning approvals being provided and land being available for development. Officers, with the support of Senior Members, were working on a number of new initiatives to meet local needs and grow the Council's service delivery offer and had found that a number of new opportunities could not be taken forward satisfactorily due to the constraints placed on the Council through its current arrangements for service delivery. The Head of Housing detailed the potential service developments which included:-

- private sector leasing – exploring leasing options with private landlords but there were currently limits on the tenancies the Council could offer
- elderly homes owners who were prevented from accessing more suitable accommodation (for health reasons) as they received insufficient priority on the Council's waiting list
- regeneration schemes – when looking at homes to be developed, the Council wanted to be able to offer assured rather than secure tenancies but again there were limits on the tenancies that could currently be offered
- gifted units – the benefit of this arrangement was that the Council had properties it could let to meet local needs for social and affordable housing

Discussions had been undertaken with colleagues from Legal and independent advice had been sought and one possible way to deliver several of these aspirations would be to establish a housing company, which was detailed in paragraph 3.09.

The Head of Legal and Democratic Services said that there were implications to setting up a housing company but added that once the issues raised had been addressed and the Council was satisfied with the level of protection and flexibility it provided, there was no reason it could not be undertaken.

Councillor Peter Curtis queried what would happen if a property was leased from an elderly person and they were re-housed and their property was let but the elderly person then passed away. He also said that landlords would prefer to have a say of who their property was let to and felt that the proposals were a good idea but raised concern about possible problems. In response, the Head of Legal and Democratic Services said that mechanisms would need to be in place to bring the tenancy to an end if the homeowner passed away and the family wanted to sell the property. He said that the provision of a management company would allow for greater flexibility to do this than was currently in place. The Head of Housing said that some homeowners were currently prevented from accessing social housing as they would be deducted points based on the value of their dwelling, but added that the home owner leasing their property to the Council would not mean that they jumped the queue for social housing. She confirmed that the home owner would also not be able to choose the tenant. Work needed to be undertaken about appropriate notice periods if the family wanted to sell the property following the home owner's death.

Councillor Rosetta Dolphin welcomed the idea but raised concern that there were issues that could mean additional costs to the council. She also queried where the gifted units were and asked whether these properties would be in place of 106 monies such as for educational contributions. The Housing Strategy Officer advised that gifted units were in Penyffordd, Penymynydd, Abermoddu and Hawarden. They were usually on large developments of 40 to 45 dwellings and the numbers provided was calculated on a sliding scale. She explained that the gifted units would be in addition to other planning permission obligations required from the developer such as educational contributions. On the issue of who was placed in the properties, the Head of Housing said that the Council needed more mixed tenure housing and from April 2015 would be able to discharge homeless duty into the private rented sector. The Housing and Learning Overview & Scrutiny Facilitator advised that a joint meeting with Environment Overview & Scrutiny Committee was to be arranged to consider proposals about empty homes.

The Head of Legal and Democratic Services commented on the gap in the market rents and those charged by the Council and said that the option to set up a housing company would allow flexibility to provide properties for a cheaper rent with fewer restrictions than those requested by some private landlords.

Councillor Alison Halford raised concern about the small amount of information contained in the report and about the elderly homeowners passing away during the period of leasing their property to the Council. She also referred to the verbal update provided at Cabinet on 17 September 2013 and queried if there was a conflict of interest. Councillor Halford spoke of other 'arms length' companies that had been set up in the past. The Head of Legal and Democratic Services said that a written report on the issue was to be submitted to Cabinet on 15 October 2013. Councillor Halford also queried whether existing rental agencies would be tendered to establish whether they could provide the services proposed in the report.

The Head of Housing said that other Councils had successful trading companies in place and in response to the concerns raised by Members, she provided assurance that the company would be well managed. The Head of

Legal and Democratic Services said that the Council would be to be able to terminate the tenancy and return the property back to the family if the homeowner passed away during the period of them leasing their property to the Council. The company would be under the control of the Council and it was anticipated that it would have a high level of Member influence. He reminded Members that no decision had been taken at present and that views were being sought before taking the proposals forward.

Councillor Halford felt that the proposals should be agreed in principle but that more information was required. Councillor Gareth Roberts commented on schemes which already existed at Cae Mefir and Llys Jasmine and added that a trading company would not be required if the work could be undertaken by a Housing Association.

Following a discussion, it was agreed that the proposals be supported but that further information be provided in a workshop to which all Members would be invited.

RESOLVED:

- (a) That the aspirations for developing the housing service be supported;
- (b) That the development of proposals to establish a housing company for consideration at a future Cabinet meeting be supported; and
- (c) That a workshop be arranged to provide additional information on the proposals and that all Members be invited.

20. DEVELOPING THE PRIVATE RENTED SECTOR TO HELP MEET THE NEED FOR MORE AFFORDABLE HOUSING

The Director of Community Services introduced the report to inform Members of the work undertaken to date as part of the WLGA supported Private Rented Sector Improvement Plan and to seek Members views on how the Council should work with the sector to achieve the key outcomes of growth, quality and accessibility.

He detailed the background to the report and explained that in Flintshire the levels of private rented housing was just below to the national average at 11.5% however, there was a lower than average social rented sector at 15% compared to 17% nationally. Flintshire had developed a Private Rented Sector Improvement Plan which was structured around five objectives which were detailed in the report. The Director of Community Services explained that the lower number of both privately rented and socially rented properties in Flintshire would become increasingly problematic, as a highly competitive rental market would restrict access generally and particularly to those from vulnerable groups requiring support. Reductions in the availability of mortgage finance and the need for a large deposit had also resulted in more people seeking to rent rather than buy. The result of this was that private landlords had the ability to 'cherry pick' their tenants and may therefore overlook vulnerable groups, who may be deemed to be of greater risk. In quarter 1 of 2013/14 42 people were accepted as homeless compared to 21 people for the same quarter in 2012/13. Welfare

benefit changes were also impacting on the sector and Discretionary Housing Payments (DHP), which could be made available for a short fixed term period to those tenants in receipt of Housing Benefit or Council Tax and in difficulty paying their rent, had increased by 42% during April/May 2013 compared to the same period in 2012/13.

The Director of Community Services explained that new duties and responsibilities would be placed on private landlords which may deter them from entering and/or remaining in the private rented market in the future and these included mandatory licensing, which was likely to come into force during 2015. A further impact on landlords was that during 2016, it would become illegal to rent out properties with an energy rating of F and G, which could require many to make further improvements to their properties and could be an issue for older properties and those of solid walled construction.

The Community Support Services Manager said that an additional pressure was that from 2015 a change to legislation meant that the local authority had a duty to prevent more homelessness and could discharge duty into the private rented sector. An inspection had been undertaken to establish how prepared the authority was for the changes and this had indicated that Flintshire County Council was well prepared. She commented on the work which had been undertaken to date which included enhancing the Flintshire Bond Scheme and improving existing private sector arrangements. A temporary officer had been appointed to undertake this role and had been funded through the homelessness prevention budget. The officer would be tasked with consulting with landlords and potential landlords to see what incentives could be put in place to encourage property owners to work with the Council and these were detailed in the report. An event for landlords was to be held on 19 October 2013 to show them what the Council could offer and to obtain the views of landlords on what they felt was important.

Councillor Alison Halford asked how the issue of private landlords not wanting to rent to those needing social housing would affect the proposals and in referring to paragraph 2.13 asked whether the Council had to take some responsibility to update landlords prior to the introduction of the changes in 2015.

The Community Support Services Manager said that officers were aware that private landlords could choose who they wanted to rent to, and the work currently being undertaken by the authority was to develop ideas on how to provide some security to landlords to take away any fear of renting to those in need of social housing. The Head of Housing commented on six properties in Flint and the work undertaken with the landlord to let to those in need of social housing instead of renting to private tenants. She spoke of the legal duty on the Council to house people and said that some of the incentives to landlords could include undertaking the gas and electricity checks on their behalf. She added that there were a small number of tenants who could be disruptive or antisocial but the Council could put safeguards in place to encourage landlords to rent to tenants that they would not normally consider. On the issue of cost benefit analysis, if solutions could be found which would be cheaper than the cost of housing a family in bed and breakfast accommodation then these would be developed. The Head of Housing added that landlords would be required to be

licensed from 2015 and this would place additional pressures on Environmental Health colleagues.

In response to a question from Councillor Jim Falshaw about the Council's responsibility, the Community Support Services Manager said that for leased properties, the Council's responsibility would be for the inside of the property and the landlord would be responsible for the outside. The Head of Housing added that the services reported were available through private letting agents but the authority was trying to encourage the landlords to work with the Council. The rents would be at local housing allowance rents which would be lower than market rents so this option would not be suitable for all landlords but it was felt that there was a market for working with private landlords. In response to questions from Councillor Dolphin, the Community Support Services Manager said that there would not be a strict rule about the size of property but an assessment would be undertaken to ensure that the prospective tenant could afford the rent. There would need to be a range of properties available for rent to suit all needs and she added that incentives could include not charging an arrangement fee as a percentage of the rent each month could cover costs.

Councillor Peter Curtis queried why landlords would rent their property through the Council if the rent that they would receive would be lower. The Head of Housing said that other incentives for landlords could include lower management fees and the tenancy agreements would have conditions about the upkeep of the property at the end of the rental period.

Councillor David Cox said that confidence in the housing market was currently very low so this could be a kick start to the housing economy. Councillor Gareth Roberts said that the advantage of licensing was that it would be undertaken by people who wanted to be licensed so could discourage some landlords.

RESOLVED:

That the Flintshire Private Rented Sector Improvement Plan be supported.

21. FLINT TOWN CENTRE (HOUSING REGENERATION)

The Head of Housing introduced a report to consider the next steps in progressing delivery of the Housing element of the Flint town centre master plan.

She detailed the background to the report explaining that approximately 40 households remained occupied which was 12 months ahead of schedule and most who had vacated their properties had been housed in the local area. One block of maisonettes had been demolished with a number of others close to being demolished by the end of the financial year. The six strategic objectives for the plan for Flint were reported and paragraph 3.04 provided further information on the principles of a Compulsory Purchase Order (CPO) if this was required. If approval was given to the making of a CPO, it was intended to instigate the process as soon as possible. However, this did not mean that the Council would have to rely on the CPO but it did allow for the flexibility to do so, should it become necessary.

It was reported that two remaining leaseholders had rejected the offers made but officers would continue to engage with them in an attempt to reach an agreement. Five of the maisonettes were originally owned by Clwyd Alyn Housing Association and the Council had a number of options to deal with the Clwyd Alyn interest on the site and these were detailed in the report. Option 3 (agreeing a 'deal in the round') was the recommended option and the aim of the approach was that there would be no financial outlay for the Council in cash terms. This arrangement would involve the Council providing land for future developments to an agreed value.

The Head of Housing provided details of the current tenure mix in Flint town centre and explained that the broad tenure mix being planned was for 40 homes for social rent developed by a Registered Social Landlord and/or the Council, 15 homes for Rent to Buy, 105 homes at affordable (LHA) rents and 20 homes at market rents. Appendix C provided a summary of each of the model options and risks and would be applied to arrive at final proposals once key principles had been agreed. The Head of Housing explained the key questions to determine the final decision making and these were detailed in the report. A development brief for Flint was also attached to the report and this was intended to compliment the vision for the regeneration of Flint town centre following the proposals contained in the Flint Strategy and Master Plan 2021.

Councillor Rosetta Dolphin welcomed the plan and asked if Flint Town Council had been consulted. She felt that the 'deal in the round' was the best option. The Head of Housing confirmed that a presentation had been given to Flint Town Council some time ago and that further discussions would take place.

Councillor Peter Curtis welcomed the progress made in re-housing tenants which was ahead of schedule. He asked if what was shown in the development brief was how the town centre would look or how it could look. The Head of Housing indicated that it was a guide and that if it was adopted by the Council, any future planning applications would be cross checked against the development brief to ensure that they complied with the guidance. Councillor Curtis asked for details of the amount that would have to be borrowed if the Council decided to take on all of the properties. The Head of Housing said that development of 180 houses would cost £12m. She said that the properties would become self financing as the rental income generated would more than cover the amount of lending to build the houses. The Head of Finance said that some complex financial modelling work had been undertaken and that £12m was a ballpark figure. There were a number of ways that the Council could fund this but further details would need to be worked through. She added that this was an exciting opportunity.

Councillor Mike Reece felt that this was good news and asked if any of the tenants had been at risk from the recent fire in the area. The Head of Housing said that some sheds had been set alight and a tenant in one of the neighbouring maisonettes had been moved out of her property temporarily. The authority was starting to face more challenges and was looking to put additional measures in place to control the security of the site. In response to a question from the Chairman about the timescale for emptying the properties, the Head of Housing said that discussions were continuing with the remaining householders.

Councillor Alison Halford felt that it was a fantastic report which should be celebrated. She congratulated the officers for their work on the project and proposed that the recommendation in the report be accepted.

Councillor David Cox thanked the Head of Housing and her team for their work on the report and for the meetings that had been held and the consultation undertaken with the residents of the maisonettes. He also supported the acceptance of the recommendation. Councillor Gareth Roberts welcomed the suggestion for long term leases.

The Head of Housing said that providers of similar schemes had been asked for information and the potential implications were being considered and added that soft market testing had been undertaken.

The Chairman queried whether those who had been re-housed were happy with where they had been placed. The officer said that it had mostly been positive but that there had been a few challenges.

RESOLVED:

That Members support:-

- the development brief so that it can be adopted as supplementary planning guidance
- the use of Compulsory Purchase Orders (CPO) powers if necessary
- the resolution of Clwyd Alyn's interest in 7 maisonettes
- the tenure mix and "key principles" for the scheme which will then form a firm recommendation as to the delivery model for new homes

22. PERFORMANCE REPORTING

The Housing and Learning Overview & Scrutiny Facilitator introduced the report to provide an update on the streamlined and corporate approach to performance reporting.

The Facilitator explained that the reports for quarters one and three would be more aligned to the Improvement Plan which had been adopted by the Council on 25 June 2013 and quarters two and four would look similar to the performance reports that the Committee had received previously. The first quarter one report would be submitted to the meeting scheduled for 16 October 2013.

RESOLVED:

- (a) That Members support the new approach to performance reporting and
- (b) That the report be noted.

23. FORWARD WORK PROGRAMME

The Housing and Learning Overview & Scrutiny Facilitator introduced the report to consider the Forward Work Programme of the Committee.

The Facilitator detailed the items to be considered at the meeting scheduled for 16 October 2013 which was to be held at the Flintshire Connects office in Holywell. She reminded Members that a Welfare Reform briefing for all Members was to be held on 8 November 2013 at 1pm in the Alyn & Deeside Room.

Following a question from Councillor Rosetta Dolphin, the Facilitator explained that the review of garage sites was one of the topics which would be considered at a joint meeting of this Committee and Environment Overview & Scrutiny Committee, which had not yet been arranged.

RESOLVED:

That the Forward Work Programme be noted.

24. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were no members of the public and three members of the press in attendance.

(The meeting started at 10.00 am and ended at 12.07 pm)

.....

Chairman

This page is intentionally left blank

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **HOUSING OVERVIEW & SCRUTINY COMMITTEE**

DATE: **WEDNESDAY, 16 OCTOBER 2013**

REPORT BY: **DIRECTOR OF COMMUNITY SERVICES**

SUBJECT: **HOUSING REVENUE ACCOUNT 30 YEAR BUSINESS PLAN**

1.00 PURPOSE OF REPORT

- 1.01 The purpose of this report is to present the final revised Housing Revenue Account Business Plan submitted to Welsh Government (WG) with two potential options to achieve WHQS, one for securing a 2022/23 deadline with no borrowing and one for a 2020/21 deadline with prudential borrowing.

2.00 BACKGROUND

- 2.01 A 30 year business plan is submitted to WG each year for the purposes of MRA (Major Repairs Allowance) approval. This plan is also analysed by WG to assess progress in achieving the WHQS. WG has set a deadline of 2020/21 for the standard to be achieved in full. At the time of the Flintshire tenants ballot in 2012 the business plan identified a need for £166m to achieve the standard within a 5 year time frame. Flintshire Council could identify funding of £49m in its business plan over this same time frame, leaving a funding gap of £117m.
- 2.02 Following the outcome of the ballot and with the extension of the deadline to meet WHQS to 2020/21, further work was undertaken to reduce the gap. Following this work a business plan identifying a revised gap of £77.0m to achieve WHQS by 2020/21 was submitted to WG in January 2012/13.
- 2.03 A task force was established by WG to support delivery of the standard by 2020/21. See appendix 3 for their terms of reference. The aim of this was to work with authorities whose business plans showed they could not meet the standard by 2020/21. Flintshire, alongside Wrexham and Swansea, have been working with the WHQS task force to look at how the financial performance of the HRA can be maximised to enable achievement of the standard by 2020/21, (a date set by the previous Housing Minister Huw Lewis and further endorsed recently by Carl Sergeant AM as the new Housing Minister).

2.04 Senior Member and Officer colleagues from each authority met with the task force over a number of meetings. Areas discussed included :-

2.05 **Asset Management Approach**

Levels of non-traditional stock compared with other L.As and the higher costs of achieving WHQS associated with these types of stock.

2.06 **'Acceptable Fails'**

Allowances for 'acceptable fails', (which is a Welsh government term). Considering these in the following hierarchy:

1. Resident Choice (or refusal)
2. Physical Constraint
3. Timing of Remedy
4. Cost of Remedy

Initially Flintshire had no allowances in for 'acceptable fails'.

2.07 **Fees & Contingencies**

The fees included in the business plan appeared high at 15% and Flintshire agreed to review these together with the level of contingencies.

2.08 **Life Cycles of Components**

Flintshire agreed to review component life-cycles to reflect its experience of when components realistically need replacement. In particular extending the expected life cycle of gas boilers from 10 to 15 years and smoke alarms from 6 to 10 years.

2.09 **Stock Condition Survey**

The latest survey was carried out by Savills in 2010 and the task force recommended updating this survey. A new survey is taking place this summer with the outcomes of the survey to be reported in the Autumn with any changes reflected in the Business Plan in 2014.

3.00 CONSIDERATIONS

3.01 Additionally work has been undertaken to identify where the HRA can maximise income and reduce costs. The main changes are shown below:-

3.02 **Expenditure assumptions**

- Reduced fees for capital programme to 6% (current costs c3%)
- Re programmed 10% internal investment needs to after 2020 to

account for tenant refusals

- Reprogrammed 80% of non traditional stock costs. 20% remaining to be used as match for ECO. This should mean all investment needs can be met by 2020 but if this doesn't materialise then the remainder is budgeted for after 2020.
- Increased boiler life cycles to 15 years
- Assumed further savings in management costs due to stock loss and stretching efficiency potential. (Assumed 83k savings in management costs in 14/15 and nothing further after that unless linked to stock loss)
- Added in £0.5m capital expenditure for non WHQS urgent work and contingency
- Assumed self financing costs of £6174m per annum (as advised)
- Modelled a 20% reduction in revenue maintenance expenditure from 2021 to reflect improved stock condition. Average annual cost per property reduced from £1,138 to £1,053 (includes voids).

3.03 **Income assumptions**

- Rents –adjusted plan for rents to be RPI plus 2%
- Reduced voids to 1.85% from 2%, which better reflects current performance
- Service charges- assumed a phased implementation from 15/16, (as per Welsh Government guidance)
- Rents- assumed 5% above guideline
- Modelled an increase in bad debts from 1.5% to 4.28% for Welfare Reform impact.

3.04 The cumulative effect of these changes is to leave a shortfall of only £14.5m by close of 2020/21 year in meeting the standard, with the standard met fully by the end of the following year. The council is confident that it has fully stretched the income and efficiency assumptions and is controlling costs and expenditure tightly. There are always risks in making assumptions and the plan will need to be revised on an annual basis as risks and assumptions are reviewed in the light of actual events. In addition some of the income assumptions require policy consideration and will need to be reviewed in the light of that consideration,

3.05 Flintshire had a final meeting with the task force in May and discussed two options to achieve WHQS by 2020.

- Further improved financial performance of the Housing Revenue Account over current forecasts and assumptions over the next 8 years, which could free up further revenue savings and efficiencies to close the £14.5m gap and enable achievement of WHQS without recourse to borrowing;
- Flintshire obtains borrowing permission for the capital funding gap it predicts at this point, and borrows as required, following a mid-term review of the investment portfolio and the performance of the Housing Revenue Account.

3.06 Borrowing at the level needed to achieve WHQS by 2020 is affordable and would only have a marginal negative impact on the plan in future years.

3.07 Welsh Government confirmed in July that they had reached agreement with Central Government to end the Housing Revenue Account Subsidy system. Work is now underway with Welsh Government and all eleven affected councils to agree Flintshire's share of the "buy out" figure and its ability to prudentially borrow. The outcome of this will be modelled in the business plan and reported to members as soon as there is further clarity. Overall this is expected to have a positive impact on the plan.

4.00 RECOMMENDATIONS

4.01 That Scrutiny notes the revised business plan and that Flintshire is now able to achieve the WHQS standard by 2020/21.

5.00 FINANCIAL IMPLICATIONS

5.01 Two business plans have been modelled and are attached.

- Appendix 1 – HRA Business Plan without prudential borrowing showing a £14.5m gap to meet WHQS by 2020/21.
- Appendix 2 – HRA Business Plan with £17m of prudential borrowing in the last three years in order to meet WHQS by 2020/21.

6.00 ANTI POVERTY IMPACT

6.01 None specifically associated with the content of this report.

7.00 ENVIRONMENTAL IMPACT

7.01 None specifically associated with the content of this report.

8.00 EQUALITIES IMPACT

8.01 None specifically associated with the content of this report.

9.00 PERSONNEL IMPLICATIONS

9.01 None specifically associated with the content of this report.

10.00 CONSULTATION REQUIRED

10.01 None.

11.00 CONSULTATION UNDERTAKEN

11.01 Appropriate consultation with WG officials and WHQS Task Force Members.

12.00 APPENDICES

- 12.01 • Appendix 1 – HRA Business Plan without prudential borrowing
- 12.02 • Appendix 2 – HRA Business Plan with £17m of prudential borrowing.
- 12.03 • Appendix 3 – WG Task force terms of reference

**LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985
BACKGROUND DOCUMENTS**

None.

Contact Officer: Rachael Corbelli
Telephone: 01352 703363
Email: Rachael.Corbelli@flintshire.gov.uk

This page is intentionally left blank

Flintshire Housing Capital Operating Account

Year No	Year	Capital Expenditure £000	Funding B/fwd £000	Major Repairs Allowance £000	Usable Capital Receipts £000	HRAS Supported Borrowing £000	Prudential Borrowing £000	CERA £000	Funding C/FWD £000	Shortfall £000	Cumulative Shortfall £000	Shortfall Exc Inflation £000
1	2013.14	14,851	0	5,200	0	0	0	5,777	0	3,874	3,874	3,874
2	2014.15	15,903	0	5,200	1,192	0	0	5,815	0	3,697	7,571	7,459
3	2015.16	14,785	0	5,200	0	0	0	6,493	0	3,091	10,662	10,349
4	2016.17	15,006	0	5,200	0	0	0	7,537	0	2,270	12,932	12,367
5	2017.18	15,231	0	5,200	0	0	0	8,416	0	1,615	14,547	13,706
6	2018.19	15,460	0	5,200	0	0	0	9,339	0	921	15,468	14,358
7	2019.20	15,692	0	5,200	0	0	0	10,876	0	-384	15,084	13,795
8	2020.21	15,927	0	5,200	0	0	0	11,306	0	-579	14,505	13,069
9	2021.22	7,169	0	5,200	0	0	0	14,184	0	-12,216	2,289	2,032
10	2022.23	4,373	0	5,200	0	0	0	15,313	0	-16,140	-13,851	-12,114
11	2023.24	11,377	0	5,200	0	0	0	16,211	0	-10,035	-23,886	-20,582
12	2024.25	7,496	0	5,200	0	0	0	17,027	0	-14,731	-38,617	-32,783
13	2025.26	7,608	0	5,200	0	0	0	18,683	0	-16,274	-54,891	-45,910
14	2026.27	12,050	0	5,200	0	0	0	18,843	0	-11,992	-66,884	-55,114
15	2027.28	12,231	0	5,200	0	0	0	19,774	0	-12,743	-79,627	-64,645
16	2028.29	12,415	0	5,200	0	0	0	20,734	0	-13,519	-93,146	-74,503
17	2029.30	12,601	0	5,200	0	0	0	21,724	0	-14,323	-107,469	-84,689
18	2030.31	12,790	0	5,200	0	0	0	22,702	0	-15,112	-122,581	-95,170
19	2031.32	12,139	0	5,200	0	0	0	24,683	0	-17,744	-140,325	-107,336
20	2032.33	12,321	0	5,200	0	0	0	24,879	0	-17,758	-158,083	-119,132
21	2033.34	12,506	0	5,200	0	0	0	25,997	0	-18,691	-176,774	-131,249
22	2034.35	12,694	0	5,200	0	0	0	27,150	0	-19,656	-196,430	-143,688
23	2035.36	12,884	0	5,200	0	0	0	28,289	0	-17,758	-217,035	-156,414
24	2036.37	10,660	0	5,200	0	0	0	29,563	0	-19,656	-241,138	-171,217
25	2037.38	10,820	0	5,200	0	0	0	31,887	0	-20,605	-267,405	-187,062
26	2038.39	10,982	0	5,200	0	0	0	32,129	0	-24,103	-293,753	-202,456
27	2039.40	11,147	0	5,200	0	0	0	33,473	0	-26,267	-321,279	-218,155
28	2040.41	11,314	0	5,200	0	0	0	34,858	0	-26,347	-350,023	-234,161
29	2041.42	8,609	0	5,200	0	0	0	36,229	0	-27,526	-382,844	-252,332
30	2042.43	8,738	0	5,200	0	0	0	37,760	0	-28,744	-417,067	-270,826

Flintshire Housing Revenue Account

Year No	Year	Management Costs £000	Repairs £000	HRA Subsidy £000	Capital Financing Costs £000	Total Expenditure £000	Rental Income £000	Other Income £000	Total Income £000	Surplus/ Deficit For Year £000	Balance B/Fwd £000	CERA Contribution £000	Balance C/Fwd £000
1	2013.14	5,508	8,297	-	8,219	22,023	26,638	1,003	27,641	5,618	1,070	5,777	911
2	2014.15	5,409	8,318	-	8,283	22,009	26,543	1,297	27,840	5,830	911	5,815	927
3	2015.16	5,544	8,341	-	8,138	22,023	26,968	1,563	28,531	6,508	927	6,493	942
4	2016.17	5,683	8,458	-	8,062	22,202	27,908	1,849	29,757	7,555	942	7,537	960
5	2017.18	5,825	8,627	-	8,024	22,476	29,024	1,892	30,916	8,440	960	8,416	984
6	2018.19	5,970	8,799	-	7,987	22,757	30,185	1,935	32,121	9,364	984	9,339	1,008
7	2019.20	6,120	8,975	-	7,951	23,046	31,967	1,980	33,947	10,901	1,008	10,876	1,033
8	2020.21	6,273	9,155	-	7,915	23,343	32,648	2,026	34,675	11,332	1,033	11,306	1,059
9	2021.22	6,430	7,507	-	7,880	21,817	33,954	2,073	36,028	14,211	1,059	14,184	1,086
10	2022.23	6,590	7,657	-	7,846	22,094	35,313	2,121	37,434	15,340	1,086	15,313	1,113
11	2023.24	6,755	7,810	-	7,813	22,378	36,447	2,171	38,617	16,239	1,113	16,211	1,141
12	2024.25	6,924	7,966	-	7,780	22,671	37,505	2,221	39,726	17,056	1,141	17,027	1,169
13	2025.26	7,097	8,126	-	7,748	22,971	39,410	2,273	41,683	18,712	1,169	18,683	1,198
14	2026.27	7,274	8,288	-	7,717	23,279	39,826	2,326	42,152	18,873	1,198	18,843	1,228
15	2027.28	7,456	8,454	-	7,686	23,596	41,021	2,380	43,401	19,805	1,228	19,774	1,259
16	2028.29	7,643	8,623	-	7,656	23,921	42,252	2,435	44,687	20,765	1,259	20,734	1,291
17	2029.30	7,834	8,796	-	7,626	24,255	43,519	2,492	46,011	21,756	1,291	21,724	1,323
18	2030.31	8,030	8,972	-	7,597	24,598	44,783	2,550	47,333	22,735	1,323	22,702	1,356
19	2031.32	8,230	9,151	-	7,569	24,950	47,057	2,609	49,667	24,717	1,356	24,683	1,390
20	2032.33	8,436	9,334	-	7,541	25,311	47,555	2,670	50,225	24,914	1,390	24,879	1,425
21	2033.34	8,647	9,521	-	7,513	25,681	48,981	2,732	51,714	26,033	1,425	25,997	1,460
22	2034.35	8,863	9,711	-	7,487	26,061	50,451	2,796	53,247	27,186	1,460	27,150	1,497
23	2035.36	9,085	9,905	-	7,460	26,451	51,916	2,861	54,777	28,327	1,497	28,289	1,534
24	2036.37	9,312	10,103	-	7,435	26,850	53,523	2,928	56,451	29,601	1,534	29,563	1,572
25	2037.38	9,545	10,305	-	7,410	27,260	56,189	2,997	59,186	31,926	1,572	31,887	1,612
26	2038.39	9,783	10,512	-	7,385	27,680	56,783	3,067	59,849	32,170	1,612	32,129	1,652
27	2039.40	10,028	10,722	-	7,361	28,110	58,486	3,138	61,624	33,514	1,652	33,473	1,693
28	2040.41	10,279	10,936	-	7,337	28,552	60,241	3,211	63,452	34,900	1,693	34,858	1,736
29	2041.42	10,536	11,155	-	7,314	29,004	61,990	3,287	65,277	36,272	1,736	36,229	1,779
30	2042.43	10,799	11,378	-	7,291	29,468	63,910	3,363	67,273	37,805	1,779	37,760	1,824

Flintshire Housing Capital Operating Account

Year No	Year	Capital Expenditure £000	Funding B/fwd £000	Major Repairs Allowance £000	Usable Capital Receipts £000	HRAS Supported Borrowing £000	Prudential Borrowing £000	CERA £000	Funding C/FWD £000	Shortfall £000	Cumulative Shortfall £000	Shortfall Exc Inflation £000
1	2013.14	10,994	0	5,200	0	0	0	5,777	0	17	17	17
2	2014.15	12,182	0	5,200	1,192	0	0	5,815	0	-24	-7	-7
3	2015.16	11,817	0	5,200	0	0	0	6,676	0	-59	-66	-64
4	2016.17	12,960	0	5,200	0	0	0	7,760	0	0	-66	-63
5	2017.18	13,877	0	5,200	0	0	0	8,656	0	21	-45	-43
6	2018.19	21,120	0	5,200	0	0	6,800	9,135	0	-15	-61	-56
7	2019.20	21,431	0	5,200	0	0	5,900	10,303	0	28	-33	-30
8	2020.21	19,961	0	5,200	0	0	4,350	10,462	0	-50	-83	-75
9	2021.22	7,169	0	5,200	0	0	0	13,394	0	-11,425	-11,508	-10,216
10	2022.23	4,373	0	5,200	0	0	0	14,556	0	-15,383	-26,892	-23,519
11	2023.24	13,372	0	5,200	0	0	0	15,485	0	-7,313	-34,205	-29,473
12	2024.25	7,496	0	5,200	0	0	0	16,331	0	-14,035	-48,240	-40,952
13	2025.26	7,608	0	5,200	0	0	0	18,026	0	-15,618	-63,858	-53,410
14	2026.27	12,050	0	5,200	0	0	0	18,209	0	-11,358	-75,216	-61,980
15	2027.28	12,231	0	5,200	0	0	0	19,172	0	-12,140	-87,356	-70,920
16	2028.29	12,415	0	5,200	0	0	0	20,163	0	-12,949	-100,305	-80,229
17	2029.30	12,601	0	5,200	0	0	0	21,185	0	-13,784	-114,090	-89,906
18	2030.31	12,790	0	5,200	0	0	0	22,195	0	-14,606	-128,695	-99,917
19	2031.32	12,139	0	5,200	0	0	0	24,221	0	-17,282	-145,977	-111,659
20	2032.33	12,321	0	5,200	0	0	0	24,440	0	-17,319	-163,296	-123,061
21	2033.34	12,506	0	5,200	0	0	0	25,592	0	-18,286	-181,581	-134,819
22	2034.35	12,694	0	5,200	0	0	0	26,779	0	-19,285	-200,866	-146,933
23	2035.36	12,884	0	5,200	0	0	0	27,953	0	-17,319	-221,135	-159,369
24	2036.37	10,660	0	5,200	0	0	0	29,262	0	-19,285	-244,938	-173,915
25	2037.38	10,820	0	5,200	0	0	0	31,634	0	-20,269	-270,952	-189,543
26	2038.39	10,982	0	5,200	0	0	0	31,901	0	-23,803	-297,071	-204,743
27	2039.40	11,147	0	5,200	0	0	0	33,281	0	-26,015	-324,406	-220,278
28	2040.41	11,314	0	5,200	0	0	0	34,704	0	-26,119	-352,996	-236,149
29	2041.42	8,609	0	5,200	0	0	0	36,112	0	-27,334	-385,699	-254,214
30	2042.43	8,738	0	5,200	0	0	0	37,683	0	-28,590	-419,845	-272,630

Flintshire Housing Revenue Account

Year No	Year	Management Costs £000	Repairs £000	HRA Subsidy £000	Capital Financing Costs £000	Total Expenditure £000	Rental Income £000	Other Income £000	Total Income £000	Surplus/ Deficit For Year £000	Balance B/Fwd £000	CERA Contribution £000	Balance C/Fwd £000
1	2013.14	5,508	8,297	-	8,219	22,023	26,638	1,003	27,641	5,618	1,070	5,777	911
2	2014.15	5,409	8,318	-	8,283	22,009	26,543	1,297	27,840	5,830	911	5,815	927
3	2015.16	5,387	8,390	-	8,138	21,914	27,126	1,484	28,610	6,696	927	6,676	947
4	2016.17	5,521	8,557	-	8,062	22,140	28,237	1,687	29,924	7,784	947	7,760	971
5	2017.18	5,659	8,728	-	8,024	22,412	29,366	1,726	31,092	8,681	971	8,656	995
6	2018.19	5,801	8,903	-	8,443	23,147	30,541	1,766	32,307	9,160	995	9,135	1,020
7	2019.20	5,946	9,081	-	8,795	23,821	32,343	1,806	34,150	10,328	1,020	10,303	1,046
8	2020.21	6,094	9,263	-	9,036	24,393	33,033	1,848	34,881	10,488	1,046	10,462	1,072
9	2021.22	6,247	7,595	-	8,982	22,824	34,355	1,891	36,245	13,421	1,072	13,394	1,099
10	2022.23	6,403	7,747	-	8,929	23,079	35,729	1,934	37,663	14,584	1,099	14,556	1,126
11	2023.24	6,563	7,902	-	8,876	23,341	36,876	1,979	38,855	15,514	1,126	15,485	1,154
12	2024.25	6,727	8,060	-	8,824	23,611	37,947	2,024	39,971	16,360	1,154	16,331	1,183
13	2025.26	6,895	8,222	-	8,773	23,889	39,874	2,071	41,945	18,056	1,183	18,026	1,213
14	2026.27	7,068	8,386	-	8,722	24,175	40,296	2,119	42,415	18,239	1,213	18,209	1,243
15	2027.28	7,244	8,554	-	8,672	24,470	41,504	2,168	43,672	19,203	1,243	19,172	1,274
16	2028.29	7,425	8,725	-	8,622	24,772	42,750	2,218	44,968	20,195	1,274	20,163	1,306
17	2029.30	7,611	8,899	-	8,573	25,084	44,032	2,269	46,301	21,218	1,306	21,185	1,338
18	2030.31	7,801	9,077	-	8,525	25,404	45,311	2,322	47,632	22,229	1,338	22,195	1,372
19	2031.32	7,996	9,259	-	8,477	25,732	47,612	2,375	49,987	24,255	1,372	24,221	1,406
20	2032.33	8,196	9,444	-	8,430	26,070	48,115	2,430	50,545	24,475	1,406	24,440	1,441
21	2033.34	8,401	9,633	-	8,383	26,417	49,558	2,487	52,045	25,628	1,441	25,592	1,477
22	2034.35	8,611	9,826	-	8,337	26,774	51,045	2,544	53,589	26,815	1,477	26,779	1,514
23	2035.36	8,827	10,022	-	8,292	27,140	52,527	2,603	55,131	27,990	1,514	27,953	1,552
24	2036.37	9,047	10,222	-	8,247	27,516	54,154	2,664	56,817	29,301	1,552	29,262	1,591
25	2037.38	9,273	10,427	-	8,202	27,902	56,851	2,725	59,576	31,674	1,591	31,634	1,631
26	2038.39	9,505	10,635	-	8,158	28,299	57,452	2,788	60,240	31,941	1,631	31,901	1,672
27	2039.40	9,743	10,848	-	8,115	28,706	59,175	2,853	62,029	33,323	1,672	33,281	1,713
28	2040.41	9,986	11,065	-	8,072	29,123	60,951	2,919	63,870	34,747	1,713	34,704	1,756
29	2041.42	10,236	11,286	-	8,029	29,552	62,721	2,987	65,708	36,156	1,756	36,112	1,800
30	2042.43	10,492	11,512	-	7,987	29,991	64,663	3,056	67,719	37,728	1,800	37,683	1,845

Welsh Housing Quality Standard: Ministerial Task Force

Purpose

The Welsh Housing Quality Standard (WHQS) was introduced in 2002 to improve the quality of social housing. It set a minimum standard for all homes provided by local authorities and housing associations. The target date for all social housing to meet the standard was 2012.

The Standard has been instrumental in improving social housing but the Auditor General's report (Progress in delivering the Welsh Quality Housing Standard – 2012) confirmed that the 2012 target will not be met. According to landlords' projections, 98 per cent of housing association owned homes and 51 per cent of local authority owned homes (79 per cent of all social housing) will meet the Standard by 2017. The majority of homes that will not meet the Standard by 2017 are owned by local authorities that have retained ownership of their housing stock.

The White Paper 'Homes for Wales' published in May 2012 reaffirmed the Welsh Government's commitment to the Standard and that all social landlords must meet it by 2020. Three local authorities are currently unable to produce acceptable business plans to meet this date and this was considered of such importance to warrant the establishment of a Ministerial Task Force. Its main purpose will be to help these three local authorities to identify options and produce a costed plan to meet the Standard by 2020.

Remit and Scope

The output of the Task Force is a report that recommends clearly and concisely to the Minister for Housing, Regeneration and Heritage how the three local authorities will meet the Standard by 2020 and what action has been agreed with the local authorities individually and collaboratively to enable that to happen. This will include information on the barriers they face

an acceptable timeframe and to co-ordinate collaborative approaches to overcoming them.

The group, made up housing specialists and professionals, will critically consider and challenge potential governance models and financial plan options.

Aim and Objectives

The Task Force will:

1. Understand the barriers to the achievement of the WHQS by 2020 for the three local authorities.
2. Identify the boundaries within which solutions can be shaped and consider the implications of current policy environment, in particular the Rent Policy changes and Housing Revenue Account Subsidy reform.
3. Work collaboratively with them to explore all potential options and alternative financial and governance models to achieve the Standard, calling on expert help as required.
4. Identify and recommend specific strategies appropriate to each local authority to ensure that the Standard is met by 2020.
5. Identify any other major issues relevant to the achievement of the Standard by these local authorities and make recommendations as appropriate.

The Taskforce will need to work jointly and collaboratively with the local authorities, key partners and the Welsh Government. It will also be able to draw on technical and expert help and will have a budget available to support this advice.

The first meeting of the Task Force will determine the work programme, timetable and key milestones to achieve its aims.

The Task Force will be time limited, meeting for a maximum period of 9 months. It will provide report regularly to the Minister on progress, issues and findings.

Membership

The initial membership comprises:

Peter McHugh	Denbighshire County Council
Mike Owen	Merthyr Valleys Homes
Kathleen Kelly	Joseph Rowntree Foundation
Bob Smith	Cardiff University
Keith Edwards	Chartered Institute of Housing (Cymru)
Kath Palmer	Welsh Government (Housing Directorate)
Chris O'Meara (Chair)	Cadwyn Housing Association

The Task Force will also be able co-opt additional members when necessary and when appropriate to the matter under discussion. Membership will be non-renumerated.

Meeting Frequency

Initially the Task Force will meet every four weeks with flexibility to vary the frequency as circumstances dictate.

Meeting dates will be agreed by the Task Force in advance. The initial meeting will be in Cardiff on 5 September.

This page is intentionally left blank

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **HOUSING OVERVIEW & SCRUTINY COMMITTEE**

DATE: **WEDNESDAY, 16TH OCTOBER 2013**

REPORT BY: **HOUSING AND LEARNING OVERVIEW & SCRUTINY FACILITATOR**

SUBJECT: **FORWARD WORK PROGRAMME**

1.00 PURPOSE OF REPORT

1.01 To consider the Forward Work Programme of the Housing Overview & Scrutiny Committee.

2.00 BACKGROUND

2.01 Items feed into a Committee's Forward Work Programme from a number of sources. Members can suggest topics for review by Overview & Scrutiny Committees, members of the public can suggest topics, items can be referred by the Cabinet for consultation purposes, or by County Council or Directors. Other possible items are identified from the Cabinet Work Programme and the Strategic Assessment of Risks & Challenges.

2.02 In identifying topics for future consideration, it is useful for a 'test of significance' to be applied. This can be achieved by asking a range of questions as follows:

1. Will the review contribute to the Council's priorities and/or objectives?
2. Are there issues of weak or poor performance?
3. How, where and why were the issues identified?
4. Do local communities think the issues are important and is there any evidence of this? Is there evidence of public dissatisfaction?
5. Is there new Government guidance or legislation?
6. Have inspections been carried out?
7. Is this area already the subject of an ongoing review?

3.00 CONSIDERATIONS

3.01 Overview & Scrutiny presents a unique opportunity for Members to determine the Forward Work Programme of the Committees of which they are Members. By reviewing and prioritising the Forward Work Programme Members are able to ensure it is Member-led and includes the right issues. A copy of the Forward Work Programme is attached at Appendix 1 for Members' consideration which has been updated following the last meeting.

4.00 RECOMMENDATIONS

4.01 That the Committee considers the draft Forward Work Programme attached as Appendix 1 and approve/amend as necessary.

5.00 FINANCIAL IMPLICATIONS

5.01 None as a result of this report.

6.00 ANTI POVERTY IMPACT

6.01 None as a result of this report.

7.00 ENVIRONMENTAL IMPACT

7.01 None as a result of this report.

8.00 EQUALITIES IMPACT

8.01 None as a result of this report.

9.00 PERSONNEL IMPLICATIONS

9.01 None as a result of this report.

10.00 CONSULTATION REQUIRED

10.01 N/A

11.00 CONSULTATION UNDERTAKEN

11.01 Publication of this report constitutes consultation.

12.00 APPENDICES

12.01 Appendix 1 – Forward Work Programme

**LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985
BACKGROUND DOCUMENTS**

None.

Contact Officer: Ceri Owen
Telephone: 01352 702305
Email: ceri.owen@flintshire.gov.uk

CURRENT FWP

Date of meeting	Subject	Purpose of Report	Scrutiny Focus	Responsible / Contact Officer	Submission Deadline
20 November 2013	Improvement Plan Monitoring Update	To consider elements of the 2013/14 Mid Year Improvement Plan Monitoring Report.	Performance Monitoring	Director of Community Services	12 November 2013
	Quarterly Performance Reporting	To consider Q2 performance outturns for improvement targets	Performance Monitoring	Director of Community Services	
	SARTH	To consider final proposals to develop a regional Housing register and allocations policy.	Service Improvement	Head of Housing	
	Draft Asset Management Strategy	To consider stock investment and proposals to provide high quality sustainable housing stock to meet WHQS.	Service Improvement	Head of Housing	
	Tenant satisfaction survey results and action plan	To consider the tenant satisfaction survey results and benchmark them with the last independent survey and agree an action plan to address any issues identified.	Performance Monitoring	Head of Housing	

8 January 2014	Anti-Social Behaviour and Neighbourhood Management	To consider progress in delivering the revised Anti-Social Behaviour Strategy.	Performance Monitoring	Head of Housing	30 December 2013
	Sheltered Housing Improvement Project	To consider progress following the review of sheltered accommodation	Performance Monitoring	Head of Housing	
5 February 2014	Collaborative Working within Housing Services	To receive and consider current and future collaborative initiatives	Service Delivery	Head of Housing	28 January 2014
5 March 2014	Quarterly Performance Reporting	To consider Q3 performance outturns for improvement targets	Performance Monitoring	Director of Community Services	26 February 2014
	Private Sector Housing Renewal	To consider progress on the delivery of Flintshire's first Renewal Area, general service developments and county wide projects	Performance Monitoring	Head of Housing	
	Universal Credit Implementation Update	To receive a report on the implementation of Universal Credit	Service Delivery	Head of Housing	

16 April 2014	Update on the Repairs and Maintenance Service	To monitor the approach and effectiveness of repairs and improvements to the Council's housing stock, to include void management.	Performance Monitoring	Head of Housing	8 April 2014
	Welfare Reform	To consider the impact that Welfare Reform is having on the Council, Council tenants and other residents in Flintshire and work the Council is undertaking to manage and mitigate the impact as far as possible.	Service Delivery	Head of Housing	
21 May 2014					13 May 2014
10 June 2014	Quarterly Performance Reporting	To consider Q4/Year End performance outturns for improvement targets	Performance Monitoring	Director of Community Services	3 June, 2014

Joint meeting with the Environment Overview & Scrutiny Committee – date to be confirmed

- Empty Homes
- Adopted/Un-adopted land and review of garage sites

Joint meeting with the Social & Health Care Overview & Scrutiny Committee – December, 2013 (possible site visit to Llys Jasmine)

- Disabled Facilities Grants – and the use of removable 1 bedroom/bathroom pods
- Supporting People
- Telecare
- Extra Care

REGULAR ITEMS

Month	Item	Purpose of Report	Responsible / Contact Officer
Quarterly / Annual	Performance Reporting	To consider performance outturns for improvement targets against directorate indicators.	Director of Community
Six monthly	Update on Repairs and Improvements	To enable Members to monitor the approach and effectiveness of repairs and improvements to the Council's housing stock, to include void management.	Head of Housing
Quarterly	Sheltered Housing Improvement Project	To receive progress with the review on sheltered accommodation.	Head of Housing
Six monthly	Private Sector Housing Renewal	To consider progress on the delivery of Flintshire's first Renewal Area, general service development and county wide projects.	Head of Housing
Quarterly	Collaborative Working within Housing Services	To receive and consider current and future collaborative initiatives.	Head of Housing

STRATEGIC ASSESSMENT OF RISKS AND CHALLENGES
TOPICS ALLOCATED TO OVERVIEW & SCRUTINY COMMITTEES

SECTION 1 - COMMUNITY LEADERSHIP

Category	Risk Reference	Title	Committee
Strategic Partnerships	CL04	Affordable Housing	Housing

SECTION 2 - COUNCIL DELIVERY

Category	Risk Reference	Title	Committee
Environment	CD08	Shotton and Deeside Renewal Area	Housing
Housing	CD12a	Housing Strategy	C&H
	CD12b	Housing Management	C&H
	CD12c	Housing Repairs & Maintenance	C&H
	CD12d	Homelessness	C&H
	CD12e	Sheltered Housing	Housing
	CD14	Housing Ballot	C&H
	CD19	Gypsies and Travellers	C&H
Social Care	CD26	Disabled Facilities Grants	S&H and Housing (joint meetings)