

HEALTH & HOUSING POLICY ADVISORY GROUP

Meeting - 19 February 2015

Present: Mrs Woolveridge (Chairman)
Dr A Dhillon, Dr Matthews, Mr Pepler and Mrs Simmonds

Also Present:

Apologies for
absence: Dr. Pope

31. MINUTES

The minutes of the PAG held on 10 December 2014 were received.

32. REPORTS FROM MEMBERS

The PAG received outside body reports from

- Cllr Simmons on Age UK, Buckinghamshire
- Cllr Matthews on Health and Adult Social Care Select Committee 25 November 2014 and 10 February 2015
- Cllr Pepler on Buckinghamshire Healthcare Trust on 26 November 2014
- Cllr Woolveridge on L&Q West Neighbourhood Committee
- Cllr Cranmer on Padstones
- Cllr Matthews on Heatherwood and Wexham Park Hospitals Foundation Trust
- Cllr Woolveridge on Chiltern Clinical Commissioning Group 12 February 2014

It was noted that as a result of Frimley Hospital Trust taking over the governance of Wexham Park Hospital, Councillor Matthews was no longer a Governor of the Trust. Councillor Trevor Egleton, representing Bucks County Council, was a Governor and was expected to submit a monthly report to the Health and Adult Social Care Select Committee.

It was also noted that arrangements were being made to invite Chairman of the Frimley Hospital Trust be invited to a meeting at the Council to make a presentation of the work of the Trust particularly in so far as Wexham Park Hospital is concerned.

Councillor Matthews stated that she was not happy with the responses to the recommendations of the GP enquiry and was pursuing this further. The ambulance service had been asked for more detail regarding targets and response rates.

Councillor Pepler stated that the Healthcare Trust had also met on 28 January 2015. The PAG noted the Quality performance report regarding falls and Cllr Matthews undertook to raise this. Cllr Pepler was requested to seek information at the next meeting as to whether the incidence of falls was increasing or decreasing and how it compared to other Trusts.

Councillor Woolveridge reported that she had requested a meeting with L&Q regarding the reduction in the number of sheltered housing homes and the dissemination of information thereon. She had been informed that no action would be taken until there was at least 50% voids at which time support and discussions with relatives would take place.

33. **HECA REPORT REVIEW AND ACTIONS TO 31 MARCH 2017**

The PAG considered a report seeking approval of the draft Home Energy Conservation Progress Report and revised Action Plan. Attention was drawn to the key areas of insulation, boiler replacement and renewal energy and resources.

During the discussion *it* was noted that a possible reason for the low take up of the Green Deal government scheme was the requirement for the customer to provide a percentage of the cost whereas previous schemes had been free or with discounts. It was thought possible that some people were waiting in the expectation that it would become free at a later date.

The PAG also noted that discounted schemes for boiler replacement, loft installation and cavity wall insulation were now being offered through Green Homes Together and publicised locally.

Having considered the advice of the PAG, the Portfolio Holder has **APPROVED** the draft Home Energy Conservation Progress Report and revised Action Plan for submission to the Department of Energy and Climate Change by the deadline of 31 March.

34. **LOCAL LETTINGS POLICY**

Since the Local Lettings Policy was adopted in 2012 the Localism Act has given Councils more flexibility to determine who qualifies for their Allocation Policies and the PAG considered a report setting out proposed revisions to the LLP as set out in Appendix 2.

In response to a question, it was explained that in order to qualify for a letting through Bucks Home Choice in South Bucks an applicant must, with some exceptions, have lived and/or worked in the District for a minimum period of two years. There was also flexibility in several other cases such as L & Q nominations and service criteria.

Having considered the advice of the PAG, which supported the proposed revisions, the Portfolio holder has **AGREED** to **RECOMMEND** to Cabinet and Council that the revised Local Lettings Policy as set out in Appendix 2 of the report be adopted and that authority be delegated to the Director of Services, in consultation with the Portfolio Holder, to agree any minor amendments.

35. **COMMUTED SUMS UPDATE**

The PAG considered a report providing an update on the Council's commuted sum income and expenditure relating to affordable housing and recommending funding allocations for future schemes.

The report explained that of the £4,931,259 received since January 2011 £3,126,642 had been spent, £585,358 committed but not spent leaving a balance of £1,219,259 uncommitted. The report went on to set out options which if agreed would increase the committed sum to £1,345,358 and reduce the uncommitted funds to £459,259.

The PAG was advised that, following the recent receipt of an application for the Incentive to Purchase Scheme, it was now proposed that the Scheme should close once this application had been processed.

During the discussion Members expressed concern following changes to the National Planning Policy Guidance that tariff style contributions should not be sought for schemes of 10 units or less would have an impact on South Banks due to the current policy of 5 units.

Having considered the advice of the PAG, the Portfolio **AGREED** to **RECOMMEND** to Cabinet that

1. An additional sum of £800,000 be allocated to support the continuation of the Property Acquisition programme by London and Quadrant Housing.
 - 1.
2. The Council contributes up to £80,000 per acquisition to support the Property

Acquisition programme by London and Quadrant Housing.

3. The existing allocations of funding to support the Your Choice scheme and the 'Downsizing - Incentive to Move' scheme remain unchanged
- 2.
4. The 'Incentive to Purchase' scheme be brought to a close after the current pending application has been determined and the uncommitted scheme funds of £40,000 be re-allocated to support the Property Acquisition programme in (i) above.
- 3.
5. The Council should no longer seek to prioritise 50% of vacancies generated via the Property Acquisition Scheme for working households and that the position be kept under review.

36. **CONSULTATION ON CHANGES TO SHELTERED HOUSING SERVICES**

The PAG considered a consultation document from Bucks County Council reviewing services and proposing new models which would have an impact on sheltered housing sites in South Bucks and Chiltern.

In response to questions, the PAG noted that:

- The document would be circulated to all the sheltered housing schemes;
- Self-funding residents pay for telecare;
- The services would be accessed by the expansion of the Prevention Matters Service which would signpost people to support services and link to wider voluntary sector support;
- The system was not designed to offer extra support reflecting the fact that there were no longer wardens in sheltered homes; and
- Community practice workers would encourage exercise and community groups would be able to bid for public health funding. It was hoped to encourage volunteers.

The PAG noted that the comments made, including concerns on the availability of resources for the number of community practitioners required, would be included in a draft response to the consultation document for submission to, and approval by, the Portfolio Holder.

37. **COMMUNITY, HEALTH AND HOUSING SERVICES UPDATE**

The PAG received a report which provided an update on community, health and housing services.

RESOLVED: That the report be noted

38. **EXEMPT INFORMATION**

That under Section 100(A)(4) of the Local Government Act 1972 the following item of business is not for publication to the press or public on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act."

39. **REQUEST TO WAIVE REPAYMENT OF DISABLED FACILITIES GRANT**

(Schedule 12A Paras 1 and 3 of Schedule 12A - information relating to any individual/the financial or business affairs of any particular person including the authority holding that information)

Having considered the advice of the PAG the Portfolio Holder agreed to recommend to Cabinet that the application to waive the requirement to repay a Disabled Facilities Grant following the sale of the adapted property within the ten year grant condition period be approved.

The meeting terminated at 7.25 pm