

**SOUTH BUCKS DISTRICT COUNCIL – HEALTHY COMMUNITIES UPDATE - 24/01/19**

SUBJECT	UPDATE
<p><b>Housing Allocations</b></p>	<p><b>Number of households registered with SBDC on Bucks Home Choice = 417 (as at 07/01/19)</b>                      Breakdown of bedroom requirements:                      1 bedroom = 250                      2 bedroom = 90                      3 bedroom = 71                      4 bedroom = 6                      Other = 3</p> <p><b>Lettings to date in SBDC 2018/19 via Bucks Home Choice (01/4/18 to 31/12/18)</b>                      Sheltered = 12                      1 bedroom = 55                      2 bedroom = 50                      3 bedroom = 16                      4 bedroom = 1</p> <p><b>Average Time on Housing Register 2018</b>                      For all lettings made during 2018 (1/1/18 to 31/12/18) the average waiting for the successful applicant was as follows:                      Sheltered Housing (16 lettings) = 13 months                      Studio flat (3) = 3 months                      1 bed (64) = 12 months                      2 bed flat (58) = 14 months                      2 bed house (11) = 15 months                      3 bed house (22) = 36 months                      4 bed house (1) = 31 months</p>
<p><b>Homelessness</b></p>	<p><b>1. <u>TABLE 1 – Breakdown of Number of Temporary Accommodation Units</u></b></p>

TYPE OF ACCOMMODATION	DESCRIPTION	Number in TA (Snapshot)										
		1/4/18	1/5/18	1/6/18	1/7/18	1/8/18	1/9/18	1/10/18	1/11/18	1/12/18	1/1/19	
Nightly Booked (B&B)	Nightly booked and shared facilities	17	18	18	17	12	12	16	15	18	9	
Nightly booked (S/contained)	Nightly booked and self-contained	19	20	17	16	12	10	9	8	7	10	
GX Former Police Houses	Leased to Bucks HA	6	8	8	8	8	8	8	8	6	0	
Private Sector Leasing Scheme	Properties leased by Paradigm from private owners	1	2	3	5	6	8	8	10	12	16	
Paradigm Housing Stock	General needs housing in stock being used as TA	4	3	2	2	2	3	3	3	3	2	
L&Q Housing Stock	General needs housing in stock being used as TA	8	7	7	6	6	4	4	4	4	4	
Bucks HA	Units acquired with SBDC grant	0	0	0	0	0	0	0	0	0	2	
<b>TOTAL</b>		<b>55</b>	<b>58</b>	<b>55</b>	<b>54</b>	<b>46</b>	<b>45</b>	<b>48</b>	<b>48</b>	<b>50</b>	<b>43</b>	

Table 1 above shows a “snapshot” of the number of different types of TA units that are being utilised by South Bucks DC for homeless households on the first day of each month. It shows units that have been directly secured by South Bucks DC and does not include Refuges or any other temporary accommodation that may have been secured for a client by other parties.

**2. TABLE 2 - Estimated Costs Payable by SBDC for TA Placements during the Month**

Table 2 above gives a real-time overview of the anticipated cost to SBDC of securing temporary accommodation during 2018/19. It records the actual costs being charged to SBDC in the month in question based on the rates being charged for TA (e.g. If a client is in nightly

booked TA during April, this table will include the charges that the TA provider is making to SBDC for the April period. Therefore, the April column shows the sum total of all of the TA charges being made to SBDC for the time spent by applicants in TA during April 2018).

Cost/Income	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2019	Year to date
Nightly booked - Provider Costs (Gross)	£68,225	£67,403	£61,060	£49,376	£39,460	£38,470	£38,740	£35,235	£38,415	£397,969
Nightly booked – Notional Income (£25p/n charge) <sup>1</sup>	- £27,175	-£27,025	- £25,050	-£21,375	-£17,350	-£17,425	-£18,075	-£16,200	-£17,145	-£186,820
PSLS Management fees	£993	£1,016	£2,344	£2,900	£4,302	£3,900	£5,265	£5,576	£7,982	£34,378
Outstanding payment for 2017/18 not covered by end-of-year accruals	0	0	0	£29,500	0	0	0	0	0	£29,500
<b>TOTAL NET COST TO SBDC (Estimate)</b>	<b>£42,043</b>	<b>£41,394</b>	<b>£38,354</b>	<b>£60,401</b>	<b>£26,412</b>	<b>£24,945</b>	<b>£25,930</b>	<b>£24,611</b>	<b>£29,252</b>	<b>£313,342</b>

The line in Table 2 titled **Nightly booked – Notional Income** shows the notional income being received from clients placed in nightly booked accommodation. This is calculated based on the £25.00 per night charge that is made to these clients. However, the figure assumes a notional income of 100% of charges being paid. In reality, it is likely that the Council will not be able to secure payments in some cases and these outstanding payments may subsequently become debts rather than actual income.

**Important Note – The estimated sums in Table 2 will differ from the overall SBDC budget monitoring figures. This is because the Homelessness Budget (HO02) will (i) record Provider Costs on an ongoing basis as and when the cost is invoiced by the TA provider and paid by SBDC and (ii) record the total income received for each placement as a one-off income once the placement has ended. Consequently, there can be a lag of several weeks or months before the actual expenditure and income relating the placements in Tables 1 and 2 are recorded on the Council’s budget.**

### **3. Additional Notes to Report**

	<p>December 2018 saw a significant turnover of clients in temporary accommodation which was aided by</p> <ul style="list-style-type: none"> <li>- an increase in the number of Private Sector Leasing Scheme properties becoming available,</li> <li>- the completion and letting of the new affordable rented properties in the Astor Gardens scheme in Taplow (Paradigm) and</li> <li>- the completion of 2 acquisitions by Bucks HA for letting as temporary accommodation (supported by SBDC grant funding)</li> </ul> <p>The overall number in TA as at 1/1/19 is a 32% reduction on the equivalent number in TA 12 months before (63 households were in TA on 01/01/2018 compared to 43 on 01/01/2019).</p> <p>The number of clients specifically in nightly-booked accommodation is a 57% reduction on the equivalent number in TA 12 months before (44 households were in nightly booked TA on 01/01/2018 compared to 19 on 01/01/2019). This reduction has been achieved in spite of the decommissioning of the 8 former Gerrards Cross Police Houses which were fully vacated in December 2018.</p> <p>The post-Christmas and New Year period traditionally sees an increase in homelessness and may see an increased demand for temporary accommodation as the new year gets underway.</p> <p>The total annual estimated cost based on the actual placements made during the April – December period (see <b>Table 2</b>) is <b>£400,000</b>.</p>
<p><b>Housing Standards</b></p>	<ul style="list-style-type: none"> <li>- The extension to HMO Licensing came into effect from October 2018. To date, 15 new licences have been issued (or have applications pending) for previously unlicensed HMOs that now fall within the new extended HMO definition. Officers are pro-actively following up a further 11 potential HMOs who have not yet applied for a licence under the new provisions.</li> <li>- DFG (Disabled Facilities) caseload of 58 x live cases (pre and post approval) as at the end of December 2018. A total of 38 DFG grants were completed during April to Dec 2018. (Level of uncommitted funds at 31/12/18 = £217k– It is anticipated that funds will be fully committed to DFGs and Bucks-wide projects)). Additional funding has been awarded to Districts by Government. Agreed with BCC (meeting on 10/12/18) that Districts will draw down funding and BCC will draft proposal to use it to support small adaptations.</li> <li>-We are moving forward with funding a one year pilot for Handy Helpers scheme to deliver minor repairs, adaptations and help with day to day tasks to elderly and vulnerable residents.</li> <li>- Homes (Fitness for Human Habitation) Act will come into force from 20 March 2019 after receiving Royal Assent. It will require all social and private landlords (or agents acting on their behalf) in England to ensure that a property is fit for human habitation at the beginning and throughout the duration of the tenancy. If a home does not meet the standard of the Housing Health and Safety Rating System (HHSRS), tenants will have the right to take legal action in the courts, for breach of contract. The Act will cover common parts of the building as well as the tenant’s own home.</li> </ul>

<p><b>Housing Enabling and Affordable Housing</b></p>	<p><b>Main schemes ongoing:</b></p> <ul style="list-style-type: none"> <li>- <b><u>Denham Film Studios</u> - 63 flats for affordable rent and 27 for shared ownership (L&amp;Q )</b> Scheduled completion - Dec 2018 (Shared Ownership) / Apr 2019 (Rented)</li> <li>- <b><u>Mill Lane, Taplow</u> - 40 flats for affordable rent and 20 for shared ownership</b> SBDC has now made nominations to all 40 affordable rent units and the majority were let before Christmas 2018. Priority was given to those aged 55+ in accordance with the terms of the Section 106 Agreement. <b><u>L&amp;Q Former Sheltered Schemes</u> –</b> <ul style="list-style-type: none"> <li>- Planning applications submitted for Mead House site (Iver Heath) in May 2018 and still pending.</li> <li>- Application submitted for Tower House site (Iver) in April and subsequently withdrawn L&amp;Q had a resident consultation event on new proposals on 18/10/18 and plan to submit new application.</li> <li>- Application pending for Colston Court site (GX).</li> </ul> </li> <li>- <b><u>Bath Road</u></b> – Scheduled completion in February/March 2019. Regular liaison meetings are now taking place with Bucks HA</li> <li>- <b><u>GX Police Station Site</u></b> – Start of site scheduled for January 2019. Planning application has been submitted for the approval of details relating to condition 17 (affordable housing) of the planning permission.</li> <li>- Officers met with L&amp;Q on 18/1/19 to review development opportunities a project proposal may follow</li> </ul>
<p><b>Licensing</b></p>	<ul style="list-style-type: none"> <li>● Review of Taxi licensing policy is currently in progress</li> <li>●</li> </ul>
<p><b>EH - Public Protection:</b></p>	<ul style="list-style-type: none"> <li>● Burnham Village Stores was prosecuted for food hygiene offences and fined £16,000 with £3250 costs and £125 victim surcharge.</li> <li>● Chilli and Grill mobile, Beaconsfield was prohibited from trading due to poor food hygiene standards. This was confirmed by a Magistrates Court and the Council was awarded £5000 costs. Formal action is being pursued</li> <li>● Following poor hygiene standards being found at a nursing home, a prosecution has been taken and the company have pleaded guilty at the Crown Court. Sentencing will take place in April.</li> <li>● The Noise App continues to be used by residents. Across the shared service since March 2018, 18% of our logged noise complaints were via the noise app.</li> </ul>
<p><b>EH Strategic Environment and Sustainability</b></p>	<ul style="list-style-type: none"> <li>● Officers attended the Heathrow consultation event in Richings Park to critically consider proposals</li> <li>● Consideration of the new “Airspace and future operations” information including revisions to flightpaths.</li> <li>● Extensive work on Heathrow expansion, supporting the planning policy team in our environmental themes of flooding, contaminated land, air quality, climate change and energy.</li> <li>● HS2 meetings on noise and viaduct structures including visual implications</li> <li>● Planning responses on Iver Link Park applications with potential air quality impacts.</li> </ul>

	<ul style="list-style-type: none"> <li>• Project Action Plan being developed for the Iver AQMA, with source apportionment work undertaken</li> <li>• Joint Bid with Spelthorne to trial Electronic Diffusion Tubes and Vaisala Multi Pollutant sensors. South Bucks is the lead applicant</li> </ul>
<b>EH- Resilience</b>	<ul style="list-style-type: none"> <li>• Unitary Civil Contingency Action Tracker established to identify work streams to ensure Safe and Legal from 1<sup>st</sup> April 2020</li> </ul>
<b>Community Safety</b>	<ul style="list-style-type: none"> <li>• Unauthorised Encampment protocol reviewed with TVP and Buckinghamshire authorities</li> <li>• Superintendent Amy Clements has now replaced Neil Kentish as LPA commander</li> <li>• Ongoing multiagency response in relation to criminality</li> <li>• DHR completed and draft report to be submitted to Home Office an action plan will be produced, with limited learning for partners.</li> </ul>
<b>Community and Leisure</b>	<ul style="list-style-type: none"> <li>• Completed of the Older People’s Guides - Beaconsfield and Gerrards Cross. The whole of South Bucks is covered</li> <li>• Engaging with Burnham, Dorney, Holtspur, Hedgley, Stoke Poges and Iver youth clubs to improve provision locally</li> <li>• Supported Parish Councils and Community groups to deliver seven WW1 commemorative events including concerts, the erection of memorial crosses and running beacon lighting festivals</li> <li>• In partnership with Community Safety team delivered safeguarding training for L&amp;Q Housing association senior managers</li> <li>• Delivered road show events for Town/Parish Councils and local clubs to promote the launch of the new Playing Pitch and Open Space strategy</li> <li>• Establishment of a new 50 plus table tennis club Beacon Centre</li> <li>• New teenage Zumba classes at the Evreham centre</li> <li>• Sheltered accommodation venues in Iver, Beaconsfield and Burnham delivering seated/gentle exercise programmes in venues</li> </ul>