

Capswood, Oxford Road,  
Denham, Buckinghamshire, UB9 4LH  
01895 837236  
democraticservices@southbucks.gov.uk  
www.southbucks.gov.uk



**SOUTH BUCKS**  
District Council

## Healthy Communities Policy Advisory Group

**Tuesday, 12 June 2018 at 6.00 pm**

**Room 6, Capswood, Oxford Road, Denham**

### **S U P P L E M E N T A R Y   A G E N D A**

Item

6. Healthy Communities Update Report (*Pages 3 - 10*)

*Appendix 1: Homelessness Performance Indicators (Pages 11 - 12)*

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

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**SOUTH BUCKS DISTRICT COUNCIL – HEALTHY COMMUNITIES UPDATE****12<sup>th</sup> June 2018**

SUBJECT	UPDATE
<b>Workforce Development</b>	<ul style="list-style-type: none"> <li>• All managers completed the Senior Management Development Course. Team leaders currently on the next course</li> <li>• 1 officer attending the CIEH degree course</li> <li>• 2 officers undertaking the CIH level 3 Homelessness course (On-line)</li> <li>• 2 officers completed a level 3 Community Development Foundation course</li> <li>• Safeguarding, Health and Safety Business Continuity and Emergency Planning training delivered to council staff</li> <li>• 2 officers completed Prince 2 project management training</li> </ul>
<b>Housing Enabling and affordable Housing Delivery</b>	<p><b>Main schemes ongoing:</b></p> <ul style="list-style-type: none"> <li>- <b><u>Denham Film Studios</u></b> - 63 flats for affordable rent and 27 for shared ownership (L&amp;Q ) <b>Scheduled completion Dec 2018</b></li> <li>- <b><u>Mill Lane, Taplow</u></b> - 40 flats for affordable rent and 20 for shared ownership</li> <li>- (the affordable rent flats have a priority to applicants aged 55+) (Paradigm) <b>Scheduled completion Dec 2018</b></li> <li>- <b><u>L&amp;Q Former Sheltered Schemes</u></b> – Planning applications submitted for Mead House (Iver Heath) and Tower House (Iver) sites</li> <li>- <b><u>Bath Road</u></b> – Modular Temporary Accommodation scheme 9 x 2 bed and 3 x 1 bed flats - <b>Scheduled delivery Dec 2018</b></li> <li>- <b><u>801 Bath Road</u></b> Acquisition due to complete 6th June. Property to be converted to provide 1 x 3 bed flat and 1 x 4 bed flat (Temporary Accommodation)</li> <li>- <b><u>GX Police Station Site</u></b> – Awaiting planning permission and ecological report on bats. Estimated start on site January 2019</li> </ul> <p>Report on Affordable Housing Contributions is going to Healthy Communities PAG on 12/6/18 and Cabinet on 27/6/19</p> <p>Draft Joint Housing Strategy to be issued for consultation shortly and final version will be reported to Members in September/October 2018 for approval and adoption</p>
<b>Housing Allocations</b>	<p><b>Number of households registered with SBDC on Bucks Home Choice = 419 (at 31/5/18)</b></p> <p>Breakdown of bedroom requirements:</p> <ul style="list-style-type: none"> <li>1 bedroom = 247</li> <li>2 bedroom = 90</li> <li>3 bedroom = 68</li> <li>4 bedroom = 7</li> <li>Other = 7</li> </ul> <p><b>Lettings to date in SBDC 2018/19 via Bucks Home Choice</b></p> <ul style="list-style-type: none"> <li>Sheltered = 3</li> </ul>

	<p>1 bedroom = 7  2 bedroom = 11  3 bedroom = 4  4 bedroom = 0</p> <p>Bucks Home Choice allocations policy being reviewed by District Councils and proposed revisions will be reported to Members for consideration in October 2018.</p>
<b>Homelessness</b>	<p><b>Number of Households in Temporary Accommodation = 57 (at 31/5/18)</b>  (Average number in TA in 2017/18 = 64)</p> <ul style="list-style-type: none"> <li>- Nightly booked accommodation (Shared Bed and Breakfast) = 18</li> <li>- Nightly Booked accommodation (Self-contained) = 18</li> <li>- Former Police Houses (Gerrards Cross) = 8</li> <li>- Registered Provider (Paradigm/L&amp;Q) = 9</li> <li>- Private Sector Leasing Scheme = 3</li> <li>- Womens Refuge = 1</li> </ul> <p><b>Private Sector Leasing Scheme</b>  -SLA signed with Paradigm and PSLS being implemented  -3 properties to date (all let to households were moved on from nightly booked TA)  - Further properties in pipeline and Paradigm contacting local letting agents to promote the scheme.</p> <p><b>Nightly Booked Accommodation Costs</b>  Last review meeting took place on 24<sup>th</sup> May 2018. This reported a collection rate of 84% on nightly accommodation charges.</p> <p><b>Homelessness Reviews/Appeals</b>  Several legal challenges to decisions are ongoing including one case being taken to Court of Appeal</p> <p><b>Homelessness Reduction Act 2017</b>  - Implemented from 3<sup>rd</sup> April 2018  - Now managing homelessness applications using the new homelessness prevention and relief duties.  -No significant upturn in applications to date.  -Officers spending more time with each applicant developing Action Plans under new duties.  - Two homelessness prevention fund payments have been made to date in 2018/19.</p> <p>MHCLG has announced grant funding allocations for 2018/19 to support implementation of new Act:</p> <ul style="list-style-type: none"> <li>- Flexible Homelessness Support Grant (ring fenced and can only be used to prevent or deal with homelessness) = <b>£130,026</b></li> <li>- New Burdens Funding (supporting costs incurred in implementing new Act) = <b>£15,233</b></li> </ul>

<b>Housing Standards</b>	<ul style="list-style-type: none"> <li>- Extension to HMO Licensing is coming in from October 2018 and this will increase the number of HMOs we are required to licence</li> <li>- DFG (Disabled Facilities) caseload of 55 x live cases (pre and post approval) as at the end of April 2018</li> </ul>
<b>Housing Related Support (formerly Supporting People) contracts</b>	Bucks CC has completed tender exercises and invitations to quote on prevention services (including floating support and other homelessness services). Details of new contract awards are pending.
<b>Licensing</b>	<ul style="list-style-type: none"> <li>• Gambling Act policy is currently under consultation</li> <li>• Licensing Act 2003 policy consultation closed – returning to committee for recommendation to Council</li> <li>• Safeguarding training provided to 98% of drivers</li> <li>• Single Point of Contact is being developed with TVP for Taxi Licensing</li> </ul>
<b>Environmental Health shared Service</b>	<ul style="list-style-type: none"> <li>• Enterprise system in place to improve performance monitoring</li> <li>• Noise App rolled out to agency partners and is making an impact on the resolution of noise complaints</li> <li>• Supporting the UGR corporate approach and also contributing to the customer experience strategy.</li> </ul>
<b>EH - Public Protection:</b>	<ul style="list-style-type: none"> <li>• Noise App now being utilised by the public. <a href="http://www.southbucks.gov.uk/article/7393/The-Noise-App">http://www.southbucks.gov.uk/article/7393/The-Noise-App</a></li> <li>• Cases have prosecution files produced and are awaiting legal advice.</li> <li>• Several high hedge compliance cases ongoing.</li> </ul>
<b>EH -Strategic Environment and Sustainability</b>	<ul style="list-style-type: none"> <li>• Work on Heathrow Airport expansion across multiple environmental strands including Health Impact Assessments, air quality and noise.</li> <li>• Work on WraTH consultation and responding with planning with detailed concerns.</li> <li>• Considered and advised on updates to Crossrail S61 applications.</li> <li>• Iver air quality monitoring - school event held.</li> </ul>
<b>EH- Resilience</b>	<ul style="list-style-type: none"> <li>• Work on health &amp; safety audits across the Council</li> <li>• Facilitating update of lone working protocols</li> <li>• Work to ensure mutual aid arrangements are in place across the County in the event of major emergency. This to include reciprocal activities and a joint exercise in the future.</li> </ul>
<b>Community Safety</b>	<ul style="list-style-type: none"> <li>• Overall increase in crime in South Bucks but a small decrease in burglary and theft from vehicles. Main increase is attributable to the way in which violent crime is recorded.</li> <li>• South Bucks Community Forum meets on 5<sup>th</sup> June to identify neighbourhood priorities for the next three months.</li> <li>• Working closely with TVP and other agencies to address modern slavery concerns across the District.</li> <li>• Hotel Watch test purchasing operation took place in April with a positive success rate. Further training offered to some establishments.</li> <li>• Clear car campaign has taken place with Rangers and PCSOs to reduce opportunistic theft from vehicles.</li> <li>• Bike marking and tool marking events at garden centres have taken</li> </ul>

	<p>place across the District.</p> <ul style="list-style-type: none"> <li>• Virtual Community Forum for South Bucks takes place on the 14<sup>th</sup> June. This is an opportunity for residents to contact the Police and Community Safety team online to share their concerns.</li> <li>• Neighbourhood Watch (NHW) week 18-22<sup>nd</sup> June – letter drops taking place in Beaconsfield during that week.</li> <li>• Short film is being produced with an Area NHW Co-ordinator from Iver that will be used to publicise NHW.</li> </ul>
<p><b>Community and Leisure</b></p>	<ul style="list-style-type: none"> <li>• Adult level 1 and 2 adult Safeguard training delivered to 15 front line members of staff</li> <li>• Beacon Centre theatre has been redecorated</li> <li>• Draft Open Space and Play Pitch strategy completed, to circulated for final public consultation in June 18 ahead of Oct 18 approval</li> <li>• Beacon Centre - Walking Netball Programme commenced</li> <li>• Farnham Park Playing Fields options appraisals report completed and being considered by Members</li> <li>• Older peoples guides completed for Wexham and Iver and Beeches LAF areas South Bucks and Chiltern Walking Football Festival – 30<sup>th</sup> May</li> <li>• Roll out of the summer diversionary grants programme to support local youth activities</li> <li>• Beacon Centre replacement seating and flooring works scheduled for August 2018</li> <li>• South Bucks and Chiltern Walking Football Festival – 30<sup>th</sup> May</li> <li>• Co-ordinating the Buckinghamshire social prescribing forum</li> <li>• Internal Safeguarding Audit commencing in June 2018</li> <li>• Scape Business project, supporting new local businesses start up</li> <li>• Riding for the Disabled programme scheduled for summer 2018</li> </ul>
<p><b>Lottery update</b></p>	<ul style="list-style-type: none"> <li>• 711 tickets sold</li> <li>• 45 Good Causes</li> <li>• Annualised £22,183 raised for Good Causes</li> <li>• £3,378.50 raised to date (Nov 17 – May 18)</li> </ul>
<p><b>Heart of Bucks update</b></p>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> round grants awarded £16,176</li> <li>• 2<sup>nd</sup> 14<sup>th</sup> Feb panel meeting to decide second of grants £10,479</li> <li>• Investigating how to maximise opportunities to attract external funding via crowd funding</li> </ul>

Risks

Service Area	Description of Risk	Consequences	Mitigation Actions
Housing	<p><b>SR10 Affordable Housing</b> Homelessness increases</p> <ol style="list-style-type: none"> <li>1. Current demand</li> <li>2. Impact of the Homelessness Reduction Act 2017</li> <li>3. Impact of benefit changes</li> </ol>	<p>Current 60+ households in temporary accommodation.</p> <ul style="list-style-type: none"> <li>• Extended duty to provide advice and assistance to prevent and relief of homelessness.</li> <li>• Duty to accept applicants within 56 day period of being homeless</li> <li>• Duty to provide a Homeless Plan</li> <li>• Duty to Prevent Homelessness including providing emergency accommodation</li> <li>• Increasing pressure on housing budget if we continue to place in B+B accommodation</li> <li>• Seek to deliver more accommodation which the tenant has a direct relationship with the housing provider, to manage the financial risk to the council</li> <li>• Benefit changes resulting in larger families being capped with the HB portion being capped. Currently 6 families with 4 bed need in TA.</li> </ul>	<ul style="list-style-type: none"> <li>• 8 Police Houses in SBDC available till December 2018.</li> <li>• Use of housing stock provided by the housing associations</li> <li>• Use the Private Sector Leasing Scheme to reduce direct costs of homelessness</li> <li>• Current use of direct nightly lets</li> <li>• Redevelopment of Bath Road Depot to provide 9 x2 bed and 3 x 1 bed units</li> <li>• Acquire 801 Bath Road to deliver 2 x 4 bed properties</li> <li>• Redirect s106 funding to deliver temporary housing for use by the Council enabling savings on B+B costs, management fees and deliver an income to the Council.</li> </ul>
Homelessness payments	<p><b>SR10 Affordable Housing</b> Unable to reclaim nightly accommodation costs</p>	Financial risk to SBDC	<ul style="list-style-type: none"> <li>• Task and Finish Group findings implemented and reported to O+S</li> <li>• Housing, Finance and Benefits officer review workshop and MT/Portfolio Holder weekly meeting</li> <li>• Monthly monitoring by HoS and Managers from Housing, Finance and Benefits</li> <li>• Project Plan to address HRA</li> </ul>

Service Area	Description of Risk	Consequences	Mitigation Actions
			<ul style="list-style-type: none"> <li>• Monthly monitoring report to MT/Cabinet on PI</li> <li>• Move the financial risk to housing providers through providing accommodation in which the tenant has a direct relationship with the housing provider.</li> </ul>
Housing	SBDC - Unavoidable cost arising from Appeal cases and second appeals to Court of Appeal on homelessness	Temporary accommodation costs, legal costs and extended time in Temporary accommodation Housing benefit not covering cost of temporary accommodation resulting in adverse impact on Council Safeguarding of children	<ul style="list-style-type: none"> <li>• Counsels advice and attendance at hearing</li> <li>• Robust evidence required to support the case at appeal</li> <li>• Court Decision to support Homeless decision</li> <li>• Appellant decision to apply to Court of appeal on point of law</li> <li>• Council decision to refuse to exercise power to accommodate pending appeal</li> <li>• Judicial review of councils decision to refuse to exercise power to accommodate pending appeal</li> </ul>
Safeguarding	Loss of reputation	<ul style="list-style-type: none"> <li>• Loss of reputation</li> </ul>	<ul style="list-style-type: none"> <li>• Safeguarding Policies approved</li> <li>• Safeguarding working group established</li> <li>• Staff training ongoing and includes; Prevent, Modern Day Slavery, DV, CSE, Gang County Lines etc</li> <li>• Monitoring cases and reporting to MASH/Early Help/Police</li> <li>• Partnership working with police and other agencies</li> <li>• Over 400 drivers trained on night safe by Barnardos</li> <li>• Working with Barnardos and police to target budget hotels, B+B, HMO, Guest houses to raise awareness of CSE</li> <li>• Section 11 audit agreed and submitted</li> </ul>



Service Area	Description of Risk	Consequences	Mitigation Actions
			<ul style="list-style-type: none"> <li>• Number of cases referred to agencies mainly relating to vulnerable adults</li> </ul>
Emergency Planning	Insufficient resources to cope with an emergency situation and the recovery	<ul style="list-style-type: none"> <li>• Loss of reputation</li> <li>• Business continuity</li> </ul>	<ul style="list-style-type: none"> <li>• Emergency plan</li> <li>• Emergency contacts list</li> <li>• KINs contacts</li> <li>• Network of community organisations to provide support</li> <li>• Mutual agreements with Bucks Authorities</li> <li>• TVRF support and guidance</li> <li>• Trained volunteers</li> <li>• Identified roles in an emergency</li> <li>• LALO, Gold Silver, Bronze designated officers</li> <li>• Call out arrangement in place</li> <li>• Rest centre protocols and agreements</li> <li>• Guttman Centre available to provide sleeping accommodation as required</li> <li>• Testing of systems and joint exercises with BCC</li> <li>• EOC software provided</li> <li>• Remediation plan</li> <li>• Communication plan</li> <li>• Community Wellbeing Plan developing local community initiatives</li> </ul>

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**ITEM 6 - SBDC Healthy Communities Update Report- Homelessness Performance Indicators**

No.	Performance Indicator	Description	Target	Period	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
1	Average time to issue decision on homelessness application (SBHS11)	Average time for applications that were decided during the month (Period from date of application to date of decision) - Working days	33 working days	Monthly	36	40	20	63	50	38	44	30	139
2	% of applications decided within 33 working days (SBHS12)	% of total applications decided during the month which had a decision issued within 33 working days of original application date	80%	Monthly	70%	57%	83%	13%	0%	66%	33%	67%	0%
3	Total Number of homelessness case decisions (SBHS9)	Total Number of decision issued on homelessness applications during month	N/A	Monthly		7	6	8	1	6	12	3	3
4	Number of homelessness cases accepted for main housing duty (SBHS10)	Number of decisions issued on homelessness applications during month where SBDC accepted main housing duty	N/A	Monthly		4	4	5	0	3	10	2	0
5	% of Homelessness Applicants who had a local connection to South Bucks (SBHS13)	% of Total Number of Decisions issued on homelessness applications where applicant had a local connection to South Bucks	N/A	Monthly		85%	66%	75%	100%	66%	75%	67%	100%
6	% of Homelessness Applicants who had rent arrears on former tenancy (SBHS14)	% of Total Number of Decisions issued on homelessness applications where applicant had lost housing due to rent arrears	N/A	Monthly		14%	0%	13%	0%	0%	8%	0%	33%
7	% of Homelessness Applicants with multi-agency involvement (SBHS15)	% of Total Number of Decisions issued on homelessness applications where external agencies working with applicant	N/A	Monthly		42%	83%	38%	100%	50%	50%	33%	66%
8	Average length of stay in temporary accommodation (SBHS16)	Average overall length of time spent in temporary accommodation for those applicants whose TA placements ended during month (weeks)	N/A	Monthly			29 wks	17 wks	31 wks	26 wks	32 wks	18 wks	31 wks

**Notes for May PIs –**

**No. 1 (SBHS11)** – Overall average decision time was increased by one long term application involving complex needs and an intentionality assessment.

**No. 3 (SBHS9)** - Number of case decisions has dropped following Homelessness Reduction Act 2017 implementation from 3/4/18 which has introduced new prevention/relief duties before Council can make a main housing duty decision.

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