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Please ask for:
Marie Lowe

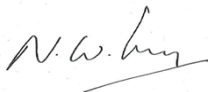
* Reporting to Cabinet

28 February 2019

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL CABINET HOUSING PANEL to be held on Monday 11 March 2019 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

Yours faithfully



Corporate Director
Public Protection, Planning and Governance

AGENDA
PART 1

1. SUBSTITUTIONS

To note any substitution of Panel Members in accordance with Council Procedure Rules 19 – 22.

2. APOLOGIES

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 16 January 2019 (previously circulated).

4. ACTIONS UPDATE (Pages 5 - 6)

Report of the Corporate Director (Public Protection, Planning and Governance) which lists the actions from previous meetings and their current status.

5. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 15

6. DECLARATIONS OF INTEREST

To note declarations of Members' disclosable pecuniary interests, non-disclosable pecuniary interests and non-pecuniary interests in respect of items on this Agenda.

7. PUBLIC QUESTION TIME AND PETITIONS

Up to fifteen minutes will be made available for questions from members of the public on issues relating to the work of the Committee and to receive any petitions.

8. PRESENTATION ON THE ASSET APPRAISAL PROJECT AND UPDATE ON LAND OPPORTUNITIES IN THE BOROUGH

Presentation from Colin Farrell of FFT on the recent Asset Appraisal project and an update from the Head of Property Services on land opportunities identified through the Spot the Plot initiative.

9. AFFORDABLE HOUSING DELIVERY - REVIEW OF STRATEGIC APPROACH - UPDATE ON THE HOUSING COMPANY (PRESENTATION)

Presentation from the Corporate Director (Housing And Communities) on the Council's Affordable Housing Delivery, Review Of Strategic Approach and an update on the Housing Company.

10. PERFORMANCE REPORT FOR HOUSING PERIOD QUARTER THREE - 2018/19 (Pages 7 - 10)

Report of the Corporate Director (Housing and Communities) provides a summary of the strategic key performance indicators (KPIs), and comments about performance by exception for Quarter Three. The KPIs are monitored monthly by Heads of Service.

11. UPDATE ON HOUSING AWARDS SHORTLISTING IN THE CATEGORY OF EXCELLENCE IN TENANT COMMUNICATION AT THE 2019 TENANT PARTICIPATION ADVISORY SERVICE (TPAS) AWARDS

Following the Neighbourhood and Enforcement Team's nomination for a national award as finalists in the category of *Excellence In Tenant Communication* at the 2019 Tenant Participation Advisory Service (TPAS) awards an animated video, called '*Everything And All That*' illustrating the impact of engagement work for tenants and residents will be shown.

12. QUEENSWAY HOUSE UPDATE

The Head of Property Services will provide a brief verbal update on Queensway House.

13. ACCESSING THE PRIVATE RENTED SECTOR TO ALLEVIATE HOMELESSNESS (Pages 11 - 20)

Report of the Corporate Director (Housing and Communities) provides an update on the work being undertaken to access the private rented sector to alleviate homelessness in the Borough.

14. WORK PROGRAMME 2018/19 (Pages 21 - 22)

The pro-forma which sets out the Panel's work programme has been updated since the last meeting to enable forward planning of items to be considered to take place.

15. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUFFICIENT URGENCY TO WARRANT IMMEDIATE CONSIDERATION

16. EXCLUSION OF THE PRESS AND PUBLIC

The Panel is asked to resolve:

That under Section 100(A)(2) and (4) of the Local Government Act 1972, the press and public be now excluded from the meeting for item 17 (if any) on the grounds that it involves the likely disclosure of confidential or exempt information as defined in Section 100A(3) and Paragraph 4 (consultations or negotiations relating to labour relations) of Part 1 of Schedule 12A of the said Act (as amended).

In resolving to exclude the public in respect of the exempt information, it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

PART II

17. ANY OTHER BUSINESS OF AN EXEMPT NATURE AT THE DISCRETION OF THE CHAIRMAN

<u>Circulation:</u>	Councillors	J.Boulton (Chairman)	T.Jackson-Mynott
		N.Pace (Vice-Chairman)	T.Kingsbury
		M.Birleson	R.Lass
		M.Cook	H.Quenet
		S.Glick	F.Thomson
		M.Holloway	

Co-opted Members:-
Tenants' Panel Representatives

R.Read and B.Rhodes

Independent Representatives

R.Paris

Corporate Management Team
Press and Public (except Part II Items)

If you require any further information about this Agenda please contact Marie Lowe, Governance Services on 01707 357443 or email – democracy@welhat.gov.uk

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Agenda Item 4

Part I

Main author: Marie Lowe

Executive Member: Fiona Thomson

Not Ward Specific

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 11 MARCH 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

ACTIONS STATUS REPORT

1 Executive Summary

In order to ensure that actions identified at meetings are completed, this report lists the actions from the meeting of the Cabinet Housing Panel on 16 January 2019, those responsible for completing each action and their current status.

2 Recommendation(s)

2.1 That Members note the status of actions which were identified at the 16 January 2019 meeting of the Committee.

Minute	Action	Responsible	Status/ Date Completed
17.	Affordable Housing Delivery - Review Of Strategic Approach – update on the Housing Company	Corporate Director (Housing and Communities)	Update report on the agenda for this meeting.
20.	Housing Operations Transformation Programme Update	Head of Housing Operations Governance Services Officer	Update reports to be included on the work programme. When received, the names of the Neighbourhood Champions be circulated to ward councillors (GDPR compliant).
60.	Independent Living Service	Head of Housing Operations	The Panel receive an update on service at the first meeting of the new municipal year.
63.	Changes To Housing Rent Statement Production	Head of Housing Operations	To be considered by Cabinet on 5 March 2019.
64.	Temporary Accommodation Provision Update Minster House, Hatfield, once fully vacated, be used for temporary accommodation in the interim	Head of Community and Housing Strategy	Agreed by Cabinet on 5 February 2019.

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Main author: Tony Bullimore
Executive Member: Nick Pace
Wards: All

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 11TH MARCH 2019
REPORT OF THE CORPORATE DIRECTOR (HOUSING AND COMMUNITIES)

PERFORMANCE REPORT FOR HOUSING PERIOD QTR THREE - 2018-19

1 Executive Summary

- 1.1 The attached report provides a summary of the strategic Key Performance Indicators (KPIs), and comments about performance by exception. The KPIs are monitored monthly by Heads of Service.

2 Recommendation(s)

- 2.1 It is recommended that the Panel note the contents of the attached report.

3 Explanation

- 3.1 The KPIs being reported, as shown in Appendix A, are the corporate KPI's published in the council's Action Plan for 2018/19.
- 3.2 The first part of the report shows the results for each KPI and how performance compares against target and tolerance. Each result is assessed and highlighted either as red, amber or green.
- 3.3 The second part includes comments by exception, relating to any KPIs highlighted as either red or amber.

Implications

4 Legal Implication(s)

- 4.1 All controls are in place to manage legal implications.

5 Financial Implication(s)

- 5.1 There are no new financial implications as a result of this report. Robust arrears management is essential in maximising income.

6 Risk Management Implication(s)

- 6.1 No new risks identified. All controls are in place.

7 Security and Terrorism Implication(s)

- 7.1 There are no security and terrorism implications arising from this report

8 Procurement Implication(s)

8.1 There are no procurement implications arising from this report.

9 Climate Change Implication(s)

9.1 The Decent Homes standard for council housing stock and private sector housing directly affect climate change and are monitored within these KPIs.

10 Human Resources Implication(s)

10.1 There are no human resources implications arising from this report

11 Health and Wellbeing Implication(s)

11.1 Several of the KPIs impact on the wellbeing of housing applicants, Lifeline customers and tenants.

12 Communication and Engagement Implication(s)

12.1 Performance information is reviewed by the Tenants Panel, and communicated with customers through Your Voice newsletter.

13 Link to Corporate Priorities

13.1 Each of the KPIs is a corporate published KPI and include the corresponding reference used for performance clinic reports.

14 Equality and Diversity

14.1 An Equality Impact Assessment (EIA) has not been carried out in connection with the proposals that are set out in this report as the recommendation does not require a policy or service change.

Name of author	Tony Bullimore
Title	Business Excellence Team
Date	11 th February 2019

PI No.	Report Frequency	Performance Measure	TARGET	TOLERANCE	Qrt1 2018-19	Qrt2 2018-19	Qrt3 2018-19	Qrt4 2018-19	Source Value	YTD	Last Year
COMMUNITY & HOUSING STRATEGY											
29	Quarterly	The maximum number of households living in temporary accommodation in the borough (where the council have a duty)	75	80	108	117	96		96	96	89
30	Quarterly	The number of Decent Homes assessments undertaken in properties in the Private Sector	125	123	142	136	163		135 Houses in Multiple Occupation / 28 single	163	124
HOUSING PROPERTY											
31	Quarterly	The percentage of housing repairs where work was completed right first time	90.0%	88.0%	92.5%	93.3%	91.6%		3823 / 3501	92.5%	94.6%
32	Quarterly	The percentage of housing repairs appointments made and kept	95.0%	90.0%	96.5%	97.8%	97.5%		7439 / 7253	97.2%	97.3%
33	Quarterly	The percentage of council tenants 'satisfied' overall with the responsive repairs service provided (based on the last repair completed)	92.0%	90.0%	92.4%	90.2%	87.0%		308 / 268	89.9%	91.3%
34	Quarterly	The percentage of council properties with a valid gas safety certificate	100.00%	99.95%	99.97%	99.99%	100.00%		8755	99.99%	99.89%
HOUSING OPERATIONS											
35	Quarterly	Current council tenant arrears as a percentage of the annual rent debit	1.80%	2.00%	2.79%	2.78%	3.05%		£1,501,611	3.05%	2.54%
36	Quarterly	Number of evictions (due to rent arrears) as % of homes in management (cumulative)	0.08% pqrtr 0.3% pa	0.1% pqrtr 0.4% pa	0.03%	0.12%	0.06%		5	0.21%	0
37	Quarterly	The average void property re-let time for standard general needs council homes in days	18.0	20.0	21.6	20.0	15.7		77	18.8	20.5
38	Quarterly	The average time in minutes for a mobile warden to attend an address in response to an Emergency Alarm call from the resident	12.00	13.00	10.50	10.13	11.02		396	10.50	11.00

COMMENTS BY EXCEPTION

COMMUNITY & HOUSING STRATEGY

<p>KPI 29 - The maximum number of households living in temporary accommodation in the borough (where the council have a duty)</p>	<p>Requirement for temporary accommodation has reduced in the last quarter and a lot of work has gone into reducing the amount of households in hotels. There are now only 5 households in hotels, and this is due to the lack of available accommodation at the point of application. Length of time in hotel is reducing as we identify suitable accommodation.</p> <p>Further sites are due to come online this quarter, which should remove the requirement for hotel accommodation entirely.</p>
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HOUSING PROPERTY

<p>KPI 33 - The percentage of council tenants 'satisfied' overall with the responsive repairs service provided (based on the last repair completed)</p>	<p>1,356 surveys were sent out in quarter three. 308 surveys were returned (response rate 22.72%) and 268 were satisfied with the service provided.</p> <p>The performance of this PI is monitored closely and following a decrease in satisfaction identified early in the quarter, we implemented a plan for enhanced call handling training and tool box talks for operatives. The main areas of failure identified were in the initial contact when the team have not explained the categories of repairs sufficiently and the standard of workmanship from the operatives.</p> <p>Whilst performance for the month of December has shown an improvement and is back within tolerance, we continue to monitor and work closely with our team and partners to get satisfaction above target.</p>
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HOUSING OPERATIONS

<p>KPI 35 - Current council tenant arrears as a percentage of the annual rent debit</p>	<p>Q3 performance has increased slightly to 3.05% compared against Q2 performance of 2.78%. This is expected due to the seasonal impact. Throughout this period Universal Credit (UC) arrears increased by £195K (0.40%) and 270 new cases transitioned over. Current number of tenants in receipt of UC is 832 with 627 in arrears (75.36%) This is a reduction of 7% since Q2. UC cases arrears levels are currently 11.08% totalling £505K, however with a payment of £94k expected from the DWP in the first week of January, this will have a positive impact on both UC arrears and overall arrears performance.</p> <p>The new Rent Arrears Policy has now been approved and will be adopted promoting early action and intervention, extensive support to tenants whilst adopting a firm but fair approach to minimise arrears for tenants and the financial impact on the council as much as possible.</p>
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Part I

Main author: Rachel Sesstein

Executive Member: Nick Pace

ALL WARDS

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL 11 MARCH 2019
REPORT OF THE CORPORATE DIRECTOR (HOUSING AND COMMUNITIES)

ACCESSING THE PRIVATE RENTED SECTOR TO ALLEVIATE HOMELESSNESS

1 Executive Summary

- 1.1 In response to the increasing demand for temporary accommodation (TA) and the future redevelopment of the council's existing TA provision at Howlands House, WGC, the options for homeless families have been reviewed.
- 1.2 As a result, it has been agreed to both expand the council's TA portfolio and pursue options that could help alleviate demand for TA. This includes ways to expand access to the private rented sector (PRS).
- 1.3 Since 2017/18 the government has provided a ring fenced grant, called the flexible homeless support grant. This grant has been confirmed for three years (final year being 2019/20), the allocation of funding is based on a formula which reflects relative homeless pressures and is for the purpose of tackling homelessness
- 1.4 The grant has been used to support initiatives to prevent and alleviate homelessness, including the Housing First project, the Night shelter, specialist housing advice and the council's 'Spend to Save' fund. A portion of the grant is available to fund improved access to private sector housing options to alleviate homelessness; of the private sector options considered, some schemes have been ruled out due to high cost and financial or other risks to the council
- 1.5 The preferred approach is to establish a two year fixed term Private Sector Navigator post and to provide a budget which can be used to help access private sector lettings; the aim of this post holder will be to build relationships with private landlords and seek to remove barriers and improve the council's chances of accessing the private rented sector for households who are homeless or threatened with homelessness.
- 1.6 This is considered to be the most effective solution for a successful collaboration with the private rented sector, achieving the best value for money for the funds set aside from the ring fenced grant. The full costs of this initiative will be met from the ring fenced grant.

2 Recommendation

- 2.1 Members to note the content of this report.

3 Explanation

- 3.1 Welwyn Hatfield Borough Council is a statutory housing provider and as such is obliged to ensure that sufficient accommodation is and will be available for people in the borough who are or may become homeless.
- 3.2 The council has a good track record of delivering high quality housing advice and homeless prevention; current initiatives include specialist money advice provided by Citizen Advice; the Housing First initiative, which provides outreach and supported housing for people sleeping rough and other vulnerable clients; a 'spend to save' budget, which is used to fund innovative solutions at the front line which will prevent or relieve homelessness and a rent deposit guarantee scheme, which helps customers access the private rented sector.
- 3.3 During 2016/17 there was a gradual rise in demand for temporary accommodation, as the move to permanent accommodation slowed down. Additionally a development opportunity arose to upgrade and increase capacity at our main homeless hostel (Howlands House), which is being progressed.
- 3.4 During 2018 the slowly increasing growth in demand for temporary accommodation seen in 2016/17 became somewhat more significant. The council was unable to meet demand within its own temporary accommodation stock, and to meet its statutory housing obligations had to resort to expensive nightly paid hotels.
- 3.5 Historically the Council has managed homelessness demand for interim accommodation through its own in-house stock of TA - Howlands House (63 units of shared accommodation) and Hazelgrove House (21 units mix of bedsits/one bed and two bed units) with occasional use of hotels for customers who cannot be placed in the council's managed temporary accommodation.
- 3.6 Even without the pressure of the redevelopment, Howlands House and Hazelgrove House were continuously full throughout the spring/summer of 2018, resulting in 22 households in hotels at its peak, many out of borough.
- 3.7 A TA project group was formed to look at all possible options for alleviating demand and increasing TA, as well as investigating further the potential for development of some of the schemes, particularly the private sector options.
- 3.8 A small consultation exercise was completed with landlords and agents with membership to our Landlord Accreditation Scheme. This was to determine what the barriers were to them working with us and our customers and whether there was anything that would encourage joint working.
- 3.9 Consideration and exploratory work were carried out on the following options:
 - a) Setting up a Private Sector Leasing scheme via a housing association. Where we would pay a housing association to procure and manage privately owned properties for us to use as TA or direct lets.
 - b) Using a small number of general needs housing stock vacancies for short-term non-secure tenancies for TA.

- c) Purchase of a purpose built new development of flats (Inspira House) to be used as TA whilst redevelopment of Howlands House takes place.
- d) Fixed term use of the decanted sheltered block, Minster House, for TA until it's ready for demolition in the redevelopment.
- e) Looking at ways to increase the number of private sector rented properties available to customers, as an alternative to temporary accommodation.

3.10 After careful consideration and completion of all exploratory work, the following was agreed:

- a) The in-house projects - Minster House, non-secure tenancies and Inspira House - to be progressed.
- b) After consultation with two separate housing associations who run schemes locally, we concluded that Private Sector Leasing (PSL) was an expensive and high risk scheme for the council in its current format. The cost of implementing a housing association led PSL scheme is much higher than anticipated, due to changes in housing benefit subsidy, higher market rents and risk mitigation for the management. A one year standard let is no-longer cost effective against the current hotel rates in this area (Full cost breakdown is set out in Appendix A).
- c) Creation of a fixed-term Private Sector Navigator post. This idea evolved as an outcome from the landlord consultation. Having a supporting officer at the council that could build links with private landlords, advise and mediate between tenant and landlord if necessary, provide additional support to tenants where needed – to alleviate any risk of non-payment of rent or other tenancy breach - indicated an increase in the chances of some landlords working alongside us.

3.11 The Private Sector Navigator role is something the Government is keen to see introduced, in their desire for councils to remove barriers and improve their chances of accessing the private rented sector to meet local housing need. Successful outcomes are currently being achieved through similar dedicated posts in some of our neighbouring boroughs.

3.12 The government has made some separate funding available to specifically fund this type of initiative; we have bid for funding through this route, but have yet to hear if we have been successful.

3.13 We would like to proceed with the initiative, using the flexible homeless support grant; should we be successful in our bid for government funding – this will be used in its place and we will divert the flexible homeless grant to support other initiatives.

Implications

4 Legal Implication(s)

- 4.1 Welwyn Hatfield Borough Council has statutory responsibilities under the Homeless Reduction Act 2017 to provide suitable housing pathways for prescribed groups and to prevent and relieve homelessness for anyone threatened with homelessness within 56 days.
- 4.2 *The Homelessness (Suitability of Accommodation) (England) Order 2003* (SI 2003/3326) which came into force on 1 April 2004. The Order provides that homeless families with children or where a member of the household is pregnant should not be placed in B&B except in an emergency and even then for a maximum of six weeks

5 Financial Implication(s)

- 5.1 There may be financial implications for the council if it does not increase its temporary accommodation portfolio and include use of the private rented sector. More expensive accommodation options will have to be procured to meet homelessness demand, including nightly paid hotels.
- 5.2 The cost of having a Private Sector Navigator for two years, with a budget available to help remove barriers in order that accommodation can be accessed is estimated to be approximately £59K per annum – therefore a total cost of £118K for a two year project.
- 5.3 The ring fenced homeless support grant allocations for the years 2017/18 to 2019/20 are £710K in total. There is currently £143K unallocated. The initiative set out in this report can therefore be fully funded from this grant.

6 Risk Management Implications

- 6.1 The risks related to this proposal are:
- 6.2 **Reputational risk** – not meeting the Governments expectation for council's to use the private rented sector to meet its statutory housing obligations and not providing customers with a full range of suitable options. **Likelihood** high – **impact** low.
- 6.3 **Financial risk** – increased cost of homelessness to the council, through failure to expand accommodation portfolio **Likelihood** low – **impact** high
- 6.4 **Legal Risk** – failure to meet statutory housing duty if insufficient accommodation made available **Likelihood** low - **impact** high

7 Security and Terrorism Implication(s)

- 7.1 There are no implications arising from this report.

8 Procurement Implication(s)

- 8.1 There are no procurement implications arising from this report.

9 Climate Change Implication(s)

- 9.1 There are no climate change implications arising from this report

10 Human Resources Implication(s)

10.1 The proposal is to employ a new post on a fixed term of two years. The role profile will need to be finalised and the job evaluated. Salary costs are estimated at this time.

11 Health and Wellbeing Implication(s)

11.1 There is a recognised correlation between having secure, decent quality affordable housing and improved health and wellbeing. The more good quality affordable housing we can acquire and sustain the better the health and wellbeing of people in our community.

12 Communication and Engagement Implication(s)

12.1 If the recommendations in the report are approved, there will be the need for a communication plan to re-market the rent deposit scheme and engage with landlords

13 Link to Corporate Priorities

13.1 The subject of this report is linked to the Council's Corporate Priority Our Housing, and specifically to the achievement of 'to plan for current and future housing need'

14 Equality and Diversity

14.1 An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies at this stage.

Name of author	Rachel Sesstein
Title	<i>Housing Strategy Manager</i>
Date	05/02/19

Appendices to be listed

Update on Housing Association Private Sector Leased Scheme

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Appendix A

Findings from exploration of a Housing Association private sector leased scheme (PSL)

This is a scheme whereby private sector properties are leased for a set period of time, and used as temporary accommodation or direct lets into the private sector. Procurement and management services can be carried out for us by a partner housing association for a management fee.

They offer varying services which include

- Full procurement and leasing service
- Full tenancy and housing management service
- Partial Housing Management Service, tenancy is with the local authority including rent collection, they maintain and repair
- Support through a Local Dynamic Purchasing Scheme

Staff entered into negotiations with two registered providers who offered this service:

- [Housing Association A](#)

Their main supply of private sector Housing is in Hemel Hempstead, with a small selection in other parts of the County, but they did undertake to secure accommodation in our area to meet our needs.

Although they said they could commit to a leasing scheme for use as temporary accommodation, their scheme was aimed at the private rented discharge offer. This involved a one off payment of £4,700.00 for a two year let. This is competitive against the cost of a family in B&B, so was under consideration.

Further investigation confirmed they weren't structured to manage properties as temporary accommodation, there were no management fees, no penalty charges, no void loss penalties, but provided a full management service and were currently running at a loss to themselves. No other organisation runs the scheme at a loss and there is concern as to how long that could be sustained.

- [Housing Association B](#)

This organisation has been running PSL schemes for many years, our staff have worked with them in the past in other boroughs and they have a very good reputation in this area of work. They are well organised, have good private sector contacts and currently work for a number of neighbouring boroughs.

Their schemes are also now geared towards providing a private sector discharge offer rather than for use as temporary accommodation, as this is what most boroughs require.

They provided us with costings for a scheme in our area, which are set out below:

1. Procurement and Management - No Rent Collection

Weekly management fee per property:

- 1 bed £50 plus lease rent
- 2 Bed £55 plus lease rent
- 3 bed £60 plus lease rent
- 4 Bed £65 plus lease rent

Costs reflect repair costs, tenant damage and standard re-let assumptions. Procurement fee £125.00 per property – at least 2 property visits and compliance checks. Any tenancy less than 6 months in duration - £750 re-let fee per tenancy. Management fee and lease rent to be payable from nomination date.

1st year cost for standard 2 bed

£ 125
£3,120
£ 750 (assuming 1 re-let in a year)
£3,995

Plus the hourly cost of an income generation officer to collect rent and possible risk of rental cost liability if it's void for any period over 7days.

2. Procurement, Rent collection and Management

Weekly management fee per property:

- 1 Bed £98.23
- 2 Bed £116.62
- 3 Bed £123.10
- 4 bed £128.75

Costs reflect paying landlord rent above local housing allowance, repair costs, tenant damage, standard re-let assumptions and bad debt. Procurement fee £125.00 per property at least two property visits and compliance checks. Any tenancy less than 6 months in duration a £750 re-let fee will apply. Management fee payable from the nomination date per tenancy. If borough fail to nominate /provide successful nomination within seven days, lease rent is also payable until property is let.

First year cost for standard 2 bed with rent collection

£ 125
£6,064
£ 750 (assuming 1 re-let in a year)
£6,939.24

Plus possible risk of rental costs if it's void for any period over 7days.

Conclusion

The cost of this type of scheme has risen significantly since its popularity in the 1990's, mainly due to the changes in housing benefit subsidy and the rising cost of private rented sector rents.

A one year standard let is no-longer cost effective against the current rates of B&B in our area, and there is the added potential that a change in market conditions could lead to a reduction in demand and added costs of void periods. This would be a big financial risk to the council.

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CABINET HOUSING PANEL WORK PROGRAMME 2018/19

DATE OF MEETING	REPORTS	REPORT AUTHORS SERVICE AREAS
11 March 2019	<ul style="list-style-type: none"> • Presentation from Colin Farrell of FFT on the recent Asset Appraisal project and an update from the Head of Property Services on land opportunities identified through the Spot the Plot initiative • Affordable Housing Delivery - Review Of Strategic Approach – Update On The Housing Company (Presentation) • Quarter 3 KPIs 2018/19 • “Update on housing awards shortlisting Video for the submission in the category of Excellence in Tenant Communication at the 2019 TPAS (Tenant Participation Advisory Service) Awards • Queensway House Update 	<p>Peter Gray</p> <p>Simone Russell</p> <p>All/Lucy Aston</p> <p>Simone Russell</p> <p>Peter Gray</p>
June 2019	<ul style="list-style-type: none"> • Housing Operations Transformation Programme Update • Update on the Independent Living Service • Queensway House Update • Half yearly update on the Affordable Housing Programme • Housing, Homelessness and Rough Sleeping Strategy • Quarter 4 KPIs • Local housing company • HRA Business Plan • Housing Development Strategy 	<p>Stuart Pearson</p> <p>Stuart Pearson</p> <p>Peter Gray</p> <p>Sian Chambers</p> <p>Sian Chambers</p> <p>All/Lucy Aston</p> <p>Simone Russell</p> <p>Simone Russell</p> <p>Simone Russell</p>

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