



# Housing and Community Services Committee

3 NOVEMBER 2010

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AFFORDABLE HOUSING PROGRAMME											
Site	Developer	RSL	No. of units	Property type	Provided for	Tenure type	Planning approved	Grant obtained	Achieved handover date	Land - RBC/RSL/private	
<b>Completed 2007/2008</b>											
Waspe farm/Holloway House	A2 Dominion	A2D	18	1 and 2 bed fls	9x GN 9xSP	SR			Apr-07	RBC	
<b>Other Homeownership</b>											
Open market home buy	TVHA	TVHA	8	Misc		HB			Varied	misc	
<b>Completed 2008/2009</b>											
Chertsey Bridge Phase 3	George Wimpey SW	TVHA	9	9x 2 bed fls 8x 1bed fl 12x2 bed fl 2x3 bed fl 4x3bed hs 2x4bed hs	LKW	IR			June - November 2008	private	
St Annes School	Charles Church	TVHA	28		GN	SO/HB			June to Nov 2008	Private (County)	
<b>Schemes that replace existing housing</b>											
Wapshott Road Phase 1	A2 Dominion	A2D	62	9 x3 bed hs 13x 2 bed hs 23x2 bed fls 17x 1bed fls	GN	SR			October and November 2008	RBC	
Roakes Avenue Phase	Crest Nicholson	A2D	13	4x2 bed fl 7x2 bed hses 2x4 bed hses	GN	SR			Mar-09	RBC	
<b>Other Homeownership</b>											
Open market home buy	Thames valley Housing Assn (TVHA)	TVHA	21	Misc	GN	HB			Varied	misc	
			<b>133</b>								

**AFFORDABLE HOUSING PROGRAMME**

Site	Developer	RSL	No. of units	Property type	Provided for	Tenure type	Planning approved	Grant obtained	Achieved handover date	Land - RBC/RSL/private
<b>Completed 2009/2010</b>										
<b>New Schemes</b>										
Pretoria Road	Explore living	TVHA	32	16x1bed fl 16x2bed fl	GN	30xSR 2xSO			Jul-09	private
Pretoria Road	Fusion	Fusion	9	Misc	HB	HB Direct	Yes	Yes	Mar-10	private
Freemantles school	A2 Dominion	A2D	12	4x1bed fl 8x2bed fl	GN	SR	Yes	Yes	Oct-09	private
Abbots Croft	Crest	Crest	28	Misc	HB	HB Direct	Yes	Yes	Varied	private
<b>Schemes that replace existing housing</b>										
Roakes Avenue Phase 2	Crest Nicholson	A2D	29	9x 1 bed fls 14x2bed fls 6 x 3 bed hs	GN	SR	Yes	Yes	Nov-09	RBC
Wapshott phase 3	A2 Dominion	A2D	6	6 x 3 Bed	GN	SR	Yes	Yes	Jan-09	RBC
Open market homebuy	TVHACatalyst	TVHA	7	Misc		HB	N/A	Yes	Varied	misc
Ownhome	Places/People	PP	4	Misc		HB	N/A	Yes	Varied	misc
<b>Completed 2010/2011</b>										
<b>New Schemes</b>										
Pretoria Road	Fusion	Fusion	4	4 x 2 bed	HB	SR	Yes	Yes	Jul-10	private
Abbots Croft	Crest	Crest	2	2 x 2 bed	HB	SR	Yes	Yes	Jul-10	private
<b>Schemes that replace existing housing</b>										
Wapshott phase 3	A2 Dominion	A2D	35	12x3bed hs 14x2bed fls 15x1bed fls	GN	SR	Yes	Yes	Sep-10	RBC
<b>Total</b>			<b>41</b>							
<b>Total 2007 - 2010</b>			<b>327</b>							

**AFFORDABLE HOUSING PROGRAMME**

Site	Developer	RSL	No. of units	Property type	Provided for	Tenure type	Planning approved	Grant obtained	Achieved handover date	Land - RBC/RSL/pri rate	Likelihood of delivery by 2011 1 = high 5 = low
<b>UNDER CONSTRUCTION</b>											
<b>Schemes that replace existing housing</b>											
Pinefields	TBC	TVHA	39	6 x 1bed fits 22x2bed fits 11x3 bed fits	GN	SR	Yes	Yes	Jan-10	1/10/2010 (delayed until Nov/Dec 2010)	RBC  <b>1</b>
Tithe Hill/Lime Lodge	Shanley Homes	None	3	3x3bed houses	GN	HB	Yes	No Dev to fund	May-10	TBC	Private  <b>1</b>
RBC/Catalyst Homebuy Scheme	Catalyst	Catalyst	16	varied	GN	HB	n/a	Yes	1/7/2010 (delayed start)	Mar-11	Private/RB C  <b>2</b>
<b>Total</b>			<b>58</b>								
<b>Total completed and under construction</b>			<b>385</b>								

Codes - LKW - Local Key Worker GN - General Needs SP - Supported Housing IR - Intermediate Rent SO/HB - Shared Ownership/Homebuy SR - Social rented

W



**The Rt Hon Grant Shapps MP**  
 Minister for Housing and Local Government

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20 October 2010

Dear Colleague

### **Spending Review – Settlement for Housing**

We all knew the settlement was going to be tough – but not reducing the public deficit would be tougher. It would put the country's economic recovery at risk. The Government had to take hard decisions to address the level of debt that was in danger of crippling the UK. If we didn't tackle the deficit, mortgage rates would rise, making housing less affordable. The interest repayments on £1 trillion of debt would also suck money away from frontline services and future investment.

I believe that we have secured a package that will help deliver the homes this country needs over the Spending Review period. Despite the fiscal constraints, the Government is still investing nearly £6.5 billion of taxpayers' money in housing, with £4.5 billion to fund new affordable homes over the Spending Review period. As part of this investment we intend to provide £200m so that the Mortgage Rescue scheme can stay open to support vulnerable homeowners threatened with repossession and £100 million to bring empty homes back into use.

### **Increasing Supply – the Local Way**

Our commitment to increasing housing supply will be delivered by devolving power to local people and stimulating increased private sector investment. In April 2011 we will introduce the New Homes Bonus, a powerful fiscal incentive for local authorities to deliver more homes. We have set aside over £900m of funding and the scheme will match fund the Council Tax on every new home for each of the following six years. Many Local Authorities have the opportunity to benefit substantially from this scheme, which will commence in financial year 2011-12. A consultation on the scheme design will be launched in November 2010.

To support growth we will give Local Authorities the freedom to borrow against tax revenues and will also provide access to a Regional Growth Fund to fund capital projects which could support housing growth and market renewal schemes. By rationalising the current array of standards and regulations, the Government will reduce the cost of

development. We will also make better use of surplus public land to support housing and other locally-driven development. The Homes and Communities Agency (HCA) will be a much smaller investment and enabling agency, tasked with working more closely with Local Authorities.

### **Affordable Housing – Investing and Innovating**

Affordable housing will continue to provide valuable support to households who cannot afford to meet their own housing needs in the future. Existing social tenants will retain their security of tenure providing them with a home for life. However, different households have different needs, and not all families will need lifelong subsidy. Local authorities and housing associations need to be given a wider range of options for meeting the challenges different families face. We need a more flexible system of affordable housing – offering stability when it's needed; helping people move for work; and protecting vulnerable households. And given the huge pressures on the public finances, we also need to find ways of making limited public investment go further.

So in future, housing associations will have another option to offer households who need support for a fixed period. We are calling it Affordable Rent. This new tenure will allow greater flexibility, focus state support on those in greatest need for as long as they need it and secure greater value for money for taxpayers. I will be setting out further details on these reforms shortly.

We will invest over £2 billion of capital funding to help towards completing the Decent Homes programme, enough to more than halve the backlog over the spending review period, and reform the Housing Revenue Account. This reform will abolish the current annual centralised subsidy system, and replace it with a locally-run system where councils can keep their rental income and use it locally to maintain homes for current and future tenants.

Absorbing the economic regulatory functions from the Tenant Services Authority (TSA) into the HCA (and thus abolishing the TSA) will also generate additional cost savings and economies of scale. Consumer protection in housing is also going local - tenants will now be able to hold landlords to account with the help of their local MPs and councillors and through panels that they set up and control themselves.

### **Protecting the Vulnerable**

I am proud that the Homelessness grant has been protected with investment of £400 million and that reductions to the Supporting People programme have been minimised, with £6.5bn investment secured over the next four years. This reflects the Government's commitment to tackling homelessness and to protecting the most vulnerable groups in society. We have also protected our capital funding for Disabled Facilities Grants in line with the Coalition's commitment to help elderly people live at home for longer through home adaptations. Local Authorities will have more control over how this money is allocated.

All in all, I believe that the Spending Review provides the conditions for a thriving, fair and sustainable housing sector whilst fulfilling the Government's commitment to reducing the public deficit and decentralising power.

I know the housing sector will step up to the challenges ahead: I will do what I can to help you meet them and that is why I have asked the CLG housing team to work closely with you and your colleagues in the development and delivery of policy in the weeks and months ahead.

Yours

A handwritten signature in black ink, appearing to read 'Grant Shapps', written in a cursive style.

Grant Shapps  
Minister for Housing and Local Government

## EQUALITY SCREENING

Equality impact assessment guidance should be considered when completing this form.

POLICY/FUNCTION/ACTIVITY	LEAD OFFICER
Contract for Bathroom Refurbishment Programme	Ian Blowers

**A. What is the aim of this policy, function or activity? Why is it needed? What is it hoped to achieve and how will it be ensured it works as intended? Does it affect service users, employees or the wider community?**

The aim of this contract is to bring older bathrooms in council owned stock up to date. It will only impact on those tenants whose bathrooms are upgraded.

**B. Is this policy/function/activity relevant to equality? Consider the following protected characteristics: race, disability, gender, gender reassignment, pregnancy/maternity, religion/belief, sexual orientation, marriage/civil partnership and age. Does the policy relate to an area in which there are known inequalities, or where different groups have different needs or experience? Remember, it may be relevant because there are opportunities to promote equality and greater access, not just potential for adverse impacts or unlawful discrimination.**

Properties selected for upgrading will be chosen based on the condition of the existing bathroom, and no other reason. The age, sexuality, gender etc of the occupant will not be considered. Tenants will be given the option not to have their bathrooms improved if they prefer

If the policy, function or activity is considered to be relevant to equality then a full equality impact assessment must be carried out and [C] below need not be completed.

**C. If it is not considered to be relevant to equality, what are the reasons for this conclusion? What evidence has been used to make this decision? A simple statement of 'no relevance' or 'no data' is not sufficient.**

It is not considered proportionate to carry out a full equality impact assessment on this refurbishment programme as this is a low value exercise with little or no impact on equality.

This screening assessment must be referred to the Equality Group for challenge before sign-off.

Date completed: 14<sup>th</sup> October 2010

Sign-off by senior manager: Ian Blowers – Head of Tenant Services

**HOUSING SERVICES**  
**BUDGET MONITORING STATEMENT**  
 Figures to the end of September 2010

**PROJECTED BUDGET AND FORECAST**

	2010/11 Budget £'000	Future Years		
		2011/12 £'000	2012/13 £'000	2013/14 £'000
<b>Approved budget:</b>				
<b>Runnymede Renewal</b>				
Private Sector Renewal Assistance	88	88	88	88
Care and Repair Service	58	58	58	58
Housing Enforcement	70	70	70	70
<b>Homes First</b>				
Housing Strategy & Enabling	160	160	160	160
Housing Advice & Register	266	266	266	266
Homelessness	114	114	114	114
Gypsy Caravan Sites	-27	-27	-27	-27
<b>Benefits Service</b>				
Housing and Council Tax Benefits	547	547	547	547
<b>Total approved budgets</b>	<b>1,276</b>	<b>1,276</b>	<b>1,276</b>	<b>1,276</b>
<b>Approved and reported changes:</b>				
Planned Underspends brought forward from 2009/10				
Housing Register - Implementation of Homewapper	2			
Housing Strategy - Housing development resource	30			
Homelessness - Unspent grants	38			
Housing Benefits - New initiatives budget	11			
<u>Changes approved in the Financial Forecast (CMC - October 2009):</u>				
Enabling role: Needs survey due in 2013				35
Housing development resource: Ends September 2010		-25	-25	-25
Increase charges by 3% more than inflation		-1	-1	-1
<b>New items to be included in 2010 Forecast</b>				
Gypsy Caravan sites - surpluses to Surrey CC	27	27	27	27
<b>Latest budget projections</b>	<b>1,384</b>	<b>1,277</b>	<b>1,277</b>	<b>1,312</b>

**SAVINGS STILL TO BE DELIVERED**

	2010/11 Budget £'000	Future Years		
		2011/12 £'000	2012/13 £'000	2013/14 £'000
Increase charges by 3% more than inflation		1	1	1

**CURRENT YEAR KEY BUDGET INDICATORS - April to September**

	2010/11 Budget £'000	Budget to Date £	Actual to Date £	Variance to Date £
Homelessness - bed and breakfast accommodation	33,000	16,500	4,710	-11,790
Homelessness - bed and breakfast income	13,200	6,600	1,493	-5,107

**COMMUNITY SERVICES**  
**BUDGET MONITORING STATEMENT**  
 Figures to the end of September 2010

**PROJECTED BUDGET AND FORECAST**

	2010/11 Budget £'000	Future Years		
		2011/12 £'000	2012/13 £'000	2013/14 £'000
<b>Approved budget:</b>				
Day Centre services	1,247	1,247	1,247	1,247
Community Alarm (Careline)	2	2	2	2
Community Transport	95	95	95	95
Concessionary Bus Fares	394	394	394	394
<b>Total approved budgets</b>	<b>1,738</b>	<b>1,738</b>	<b>1,738</b>	<b>1,738</b>
<b>Approved and reported changes:</b>				
Concessionary Bus Fares transferring to become a County Council function from April 2011		-389	-389	-389
Planned Underspends brought forward from 2009/10				
Community Alarm - Maintenance	10			
Day Centre Specials - Furniture & Equipment	3			
<b>Changes approved in Financial Forecast (CMC October 2009)</b>				
General - Increase charges by 3% more than inflation		-15	-15	-15
<b>Other changes:</b>				
Impact of new fee structure for Community alarms		-3	-18	-18
Dial a Ride service closed over Christmas	-2	-2	-2	-2
Day Centre Transport deletion of vacant posts	-14	-14	-14	-14
<b>Latest budget projections</b>	<b>1,735</b>	<b>1,315</b>	<b>1,300</b>	<b>1,300</b>

**SAVINGS STILL TO BE DELIVERED**

	2010/11 Budget £'000	Future Years		
		2011/12 £'000	2012/13 £'000	2013/14 £'000
Increase charges by 3% more than inflation		15	15	15
Transfer of Concessionary Fares Service		389	389	389

**CURRENT YEAR KEY BUDGET INDICATORS - April to September**

	2010/11 Budget £	Budget to Date £	Actual to Date £	Variance to Date £
<b>Income budgets</b>				
Dial a ride income from membership and fares	34,500	17,250	16,735	-515
Day centre transport - fares income	35,000	17,500	16,725	-775
Meals on wheels income	141,000	70,500	69,133	-1,367
Community alarm income from unsubsidised clients	137,300	68,650	66,301	-2,349