

Minutes

ENVIRONMENT, HEALTH AND HOUSING COMMITTEE

Date:	Tuesday, 7 June 2016
Venue:	Town Hall, St Annes.
Committee Members:	Councillor Ben Aiken (Chairman) Councillor Viv Willder (Vice-Chairman) Councillors Maxine Chew, Delma Collins, Gail Goodman JP, Shirley Green, Roger Lloyd, Graeme Neale, Louis Rigby, Heather Speak
Other Councillors Present:	Councillors Susan Fazackerley, Karen Buckley, Peter Collins
Officers Present:	Tracy Morrison, Paul Walker, Kirstine Riding, Lyndsey Lacey- Simone
Other Representatives:	Philip Helm – RP Tyson Construction Paul Gerrard – ForViva Housing Association
Other Attendees:	One member of the public was present.

Public Platform

There were no speakers on this occasion.

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

There were no declarations of interest on this occasion.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Environment, Health and Housing Committee meeting held on 23 February 2016 as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members on this occasion.

4. Approval for S106 Funded Scheme from the Affordable Housing Project – Sunnybank Mill, Kirkham

Kirstine Riding (Housing Services Manager) was invited to present the report. In doing so, she referred to the information item (also included on the agenda) relating to the wider outcomes from the Section 106 affordable housing project.

The Chairman introduced Philip Helm of RP Tyson Construction and Paul Gerrard of ForViva Housing Association who were in attendance at the meeting.

In brief, the report provided details of an affordable housing scheme at Sunnybank Mill, Kirkham and recommended inclusion to the Capital Programme in 2016/17 and 2017/18. This was to be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose.

The proposed scheme lay-out plan and elevations were included as an appendix to the report. Also included as an appendix were details of the development projects which provided S106 funds as “off-site” provision of affordable housing.

Councillor Maxine Chew stated that she was of the view that there was an oversupply of affordable housing units within the Kirkham and Wesham area which she felt was disproportionate to Lytham St Annes and in turn, affected integrated communities. She went on to say that local communities should directly benefit from 106 monies rather than off-site provision. In response, Ms Riding made reference to the findings of the Strategic Housing Market Assessment (SHMA) which identified Kirkham as an area with the second highest need for affordable housing.

Councillor Heather Speak further enquired about the implications of local communities not directly benefiting from 106 monies. Ms Riding further referred to the SHMA document and evidence from the MyHomeChoice letting scheme which identified greatest preference to be in the Kirkham area.

During the course of the debate, it was suggested that it would be helpful to have a Learning Hour/briefing session on Section 106 arrangements. An undertaking to do this was given to committee members.

After full consideration it was RESOLVED to recommend to full Council:

1. A fully funded addition to the Capital Programme - “Affordable Housing Scheme Sunnybank Mill, Kirkham” phased over two financial years (2016/17 and 2017/18) to be met from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose totalling £865,155.44, and a further £54,844.56 when funds become available. Totalling £920,000 and detailed as follows:
 - i) A total capital grant contribution of £865,155.44, and a further £54,844.56 when funds become available to deliver 23 units for affordable rent at Sunnybank Mill, Kirkham payable to ForViva Housing Association (£460,000 payable in 2016/17 and £460,000 payable in 2017/18) and;
2. To authorise the required expenditure for the two capital grant payments (£920,000 in total - £460,000 payable in 2016/17 and £460,000 payable in 2017/18) to ForViva Housing Association after regard and consideration of the compliance with the financial regulations covered within the body of the report.

5. Disabled Facilities Grant Task and Finish Group

Further to the decision of the committee on 5 January 2016, Paul Walker (Director of Development Services) and Kirstine Riding (Housing Services Manager) were invited to present

an updated report on a review undertaken by the appointed Disabled Facilities (DFG) Working Group on the delivery of the Disabled Facilities Grant to improve effectiveness of the scheme.

An overview of the statutory requirements relating to DFG's and the previous/ current funding arrangements was set out in the report. Members were further advised that funding for DFG's was now via the Better Care Fund and for the 2016/17 period, the BCF will provide £848,621 for the delivery of DFG's in Fylde.

Members were reminded that the purpose of the DFG Working Group was to review the practices and procedures of the administration of the Disabled Facilities Grant. Three sessions of the working group were held on 1st, 15th April and 13th May 2016.

In brief, the report detailed the structure and items discussed by the DFG Working Group, conclusions the Group came to and outcomes to be taken forward. Included as appendices to the report were copies of the DFG working group agenda; DG outcomes and actions and details of the stages of the DFG process.

Ms Riding then went on to advise members of recent events including the standardisation of the Lancashire County Council website to include reference to the local areas about applying for disabled facilities grants. In addition, an update on the 'holding' list (which currently stands at 40 weeks) was given.

Councillor Maxine Chew expressed her thanks and appreciation to all those involved in the working group and for the excellent piece of work undertaken. Other members of the committee endorsed the sentiment.

Councillor Buckley who sat on the working group was invited by the chairman to address members on the targets relating to PM97a and PM97b. In doing so, she stated that it was not the intention of the group to have arbitrary target figures but to seek a position statement/monitoring report on the situation.

Councillor Goodman enquired about the audit report on DFGs and asked whether this could be carried out at the earliest opportunity. An undertaking to do this was given at the meeting.

Following detailed consideration of this matter it was RESOLVED:

1. To note the contents of the report and conclusions and recommendations from the DFG Working Group as set out in section 15 of the report.
 2. That annual monitoring of the outcomes of the review is undertaken by the committee to ensure the service is operating effectively.
 3. To recommend to full Council a fully funded Capital Budget Increase of £380,621 for the DFG Capital Scheme in 2016/17 due to an increased DFG allocation via the Better Care Fund.
 4. To recommend to full Council a fully funded revenue budget increase of £15,000 in 2016/17 for additional staffing resources to be met from the additional DFG revenue fee income that will result from the additional capital funding estimated to be the same amount.
 5. That in light of the comments of the working group, the targets relating to PM97a and PM97b be removed and presented as a situation/monitoring report in the future.
6. Fylde Coast MyHomeChoice Area Lettings Plan 2016/17

The Chairman invited Kirstine Riding (Housing Services Manager) to present the comprehensive report. Ms Riding explained that although the Council does not own or manage any social housing stock, all local authorities are required to have an allocation scheme. She advised that the allocation scheme comprises two documents: the Fylde Area Lettings Plan and the Fylde Coast Consistent Assessment Policy. An overview of the two documents was set out in the report.

Ms Riding went on to explain that these policies are delivered by the Housing Providers through the MyHomeChoice (MHC) Scheme. The report detailed a summary of the results of a consultation exercise undertaken with registered providers on the Area Lettings Plan. In particular, it highlighted the results of a pilot undertaken between 1 July and 31 December 2015 to let a percentage of the properties outside the MyHomeChoice scheme.

A leaflet about the MYHomeChoice arrangements was circulated at the meeting for members' information.

Included as appendices to the report was the final draft Area Lettings Plan 2016/17 and the results of the pilot.

Councillor Heather Speak enquired about the 10-25% of lettings that are completed outside MHC and sought further information on the hard to let properties. Ms Riding addressed these points and in doing so, she referred to the bidding process and the need to advertise the vacancies/arrangements more widely to capture a broader audience.

Following consideration of this matter, IT WAS RESOLVED:

1. To note the results of the consultation for the Area Lettings Plan with MyHomeChoice partners
2. To approve the final draft of the Area Lettings Plan for adoption for 2016/17 this funding model.

7. Funded Budget Increase for Healthy New Town Pilot

Tracy Morrison (Director of Resources) provided the committee with details of a grant that had been secured from NHS England by the Healthy New Town partnership responsible for the Whyndyke Farm pilot. She advised that the partnership had secured Phase 1 funding of £150,000 that would be used to deliver the objectives of the Healthy New Town pilot. Details with regard to this matter including reference to the council acting as the accountable body for the administration of the grant was set out in the report.

Following consideration of this matter the committee RESOLVED:

1. To note the Healthy New Town initiative, as described in this report, and to recommend to the Finance & Democracy Committee the approval of a fully funded revenue budget increase in the sum of £150,000 in 2016/17 in relation to the initiative, fully funded by a grant from NHS England in the same sum; and
2. To recommend to the Finance & Democracy Committee that the Council act as the accountable body for the Healthy New Town initiative.

8. Appointment to Member Working Group – Public Space Protection Orders

Tracy Morrison (Director of Resources) was invited to present the report.

Members of the committee were invited to consider a proposal to establish a cross-party member working group 'To investigate the possible use and implications of Public Space Protection Orders at Fylde and to make recommendations on whether they should be used, where they should be used and for what activities they should be used'. Full details with regard to this matter were set out in the report.

It was RESOLVED – To nominate the Chairman, Councillor Ben Aitken and Councillor Heather Speak to be part of the cross party/committee working group looking at Public Space Protection Orders relevant to the remit of the committee.

Information Items

9. Outcome From Section 106 Affordable Housing Project

The purpose of the information report was to update members on progress regarding the use of existing and future Affordable Housing commuted sum reserves.

Attached as an appendix to the report was the outcomes from the Section 106 Affordable Housing Project which had been delivered by way of a 6 month temporary appointment of an external housing consultant with a particular background in the development and delivery of Affordable Housing. The objectives of the contract were set out in the report together with details of the background to the project, the changing national situation and the positive outcomes of the S106 project.

10. Home Energy Conservation Act (HECA) 1995 Report Update

This information report detailed the statutory requirements placed on Local Authorities in relation to the Home Energy Conservation Act 1995.

The current Home Energy Conservation Act (HECA) report for Fylde was published in March 2015. Within that report an action plan was produced highlighting the work that would be undertaken within Fylde and Lancashire until 2020. The report updated members on the latest work which had been undertaken in relation to that action plan.

11. Flooding and Water Management

This information report provided detailed flooding and water management issues. A link (published on the council's website) was included in the report to access information on the types of flooding, the Flood and Water Management Act 2010; the authorities responsible including emergency planning; the council's position on the use of sand bags; grants that have been available to increase property resilience; partnership work across Lancashire to deal with water management and finally information on the Fairhaven and Church Scar Coastal Defence Project.

12. Annual Overview – Fylde Community Safety Partnership

This information report provided details on the performance of the statutory responsibilities of the Fylde Community Safety Partnership. This was included as an appendix to the report.

13. Capital Programme Monitoring Report 2015/16 – Outturn Position 31 March 2016

This information report set out details of expenditure on schemes within the Council's approved capital programme for the financial year 2015/16.

14. Year End Performance 2015/16

The information report provided details of the key performance outcomes for the financial year end 2015/16. Performance was reported against the targets set for the year and commentary was also provided by performance exception.

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