

Meeting	Decision Session - Executive Member for Housing & Safer Neighbourhoods
Date	14 August 2017
Present	Councillor Lisle (Executive Member)

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### **13. Declarations of Interest**

At this point in the meeting, the Executive Member was asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which he had in the business on the agenda. No additional interests were declared.

### **14. Public Participation**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

### **15. Minutes**

Resolved: That the minutes of the Decision Session – Executive Member for Housing & Safer Neighbourhoods held on 17 July 2017 be approved and then signed by the Executive Member as a correct record.

### **16. Sheltered with Extra Care: Service Charge**

The Executive Member was asked to approve the proposed option to harmonise the service charge for current and new tenants at Glen Lodge over a phased period. The Supported Housing Manager outlined the options and recommendations to the Executive Member and she advised that the proposed option would ensure that the service charge model was fair and sustainable, whilst reducing the risk of financial hardship to affected tenants.

In regard to consultation, the Supported Housing Manager confirmed that conversations had begun with the tenants affected by the proposed changes.

The Executive Member welcomed the proposals and asked what the projected growth was for sheltered housing with extra care. The Assistant Director Housing and Neighbourhood Safety reported that the number of elderly residents over the age of 75 in York was expected to increase by 50% by 2030. He explained the number of places available and the shortfall of available places in future years, noting that there continued to be a need for this type of accommodation.

The Executive Member asked how much cheaper the sheltered housing with extra care was compared to the costs for residential care. The Assistant Director of Housing and Neighbourhood Safety explained that the weekly cost for Glen Lodge was £208, compared to £544 for a council care home with dementia support.

In response to a question from the Executive Member it was clarified that the £8 increase in the residents service charge at Glen Lodge was to fund the increase in staffing levels.

The Executive Leader commended the Officers for delivering their work and it was

Resolved: That;

- i. The revised charge be applied to all new lettings from 1st September, including current tenants who choose to transfer to a different property in Glen Lodge.
- ii. Existing tenants be consulted on a new service charge in line with the annual rent increase in April 2018. Tenants who are directly financially affected and may experience hardship will have this mitigated, so that their service charge will increase by £8 to the weekly service charge each year until they are paying the full rate.
- iii. The final staffing model for intensive housing management be phased in line with the changing demographics of tenants.

Reason:

- i. This approach will ensure the council are able to charge for the cost of services as properties are re-let and ensure that the

service model is both equitable and financially sustainable for the future. Current tenants who do not qualify for Housing Benefit will be directly affected by the increase in charge, however phasing this from the rent increase in over a period of around 10 years from April 2018 will allow customers sufficient time to prepare for the increase, and reduce or eliminate the risk of financial hardship or distress. The Intensive Housing Management staffing in Glen Lodge will be increased in line with the increase in customer need as properties are re-let to customers with a higher level of need.

- ii. Harmonising the service charge and staffing levels at the same rate allow the staffing to be increased at a pace to ensure customers are appropriately supported, without incurring a financial deficit to the council.

Cllr Lisle, Executive Member

[The meeting started at 4.00 pm and finished at 4.15 pm].