



Notice of a public meeting of

Housing and Community Safety Policy and Scrutiny Committee

To: Councillors Fenton (Chair), Pavlovic (Vice-Chair), Baker, Mason, Vassie, Wells and Musson

Date: Monday, 24 February 2020

Time: 5.30 pm

Venue: The Thornton Room - Ground Floor, West Offices (G039)

AGENDA

1. Declarations of Interest

At this point in the meeting, members are asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which they may have in respect of business on this agenda.

2. Minutes (Pages 1 - 6)

To approve and sign the minutes of the Housing and Community Safety Scrutiny Committee meeting held on 27 January 2020.

3. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Committee's remit can do so. The deadline for registering is **5:00 pm on Friday 21 February**.

Filming, Recording or Webcasting Meetings

Please note that, subject to available resources, this meeting will be filmed and webcast, or recorded, including any registered public speakers who have given their permission. This broadcast can be viewed at: <http://www.york.gov.uk/webcasts>.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at:
http://www.york.gov.uk/download/downloads/id/11406/protocol_f_or_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

**4. Homelessness and Winter Night Provision - (Pages 7 - 12)
February Update**

This paper updates the Housing & Community Safety Scrutiny Committee on the current homelessness situation and the winter night provision for rough sleepers and single homeless people in York and how the Council propose to spend additional funds to reduce rough sleeping, and meet the demands of the Homeless Reduction Act 2017.

5. Environmental Retrofitting (Pages 13 - 16)

The Committee will receive a paper which explains retrofitting which is the term generally used to describe the process of carrying out construction work to improve the energy efficiency of an existing building. The paper will explore the different approaches to retrofitting and the key considerations that need to be made when deciding on an appropriate retrofit approach.

6. Work Plan (Pages 17 - 20)

The Committee will consider the committee's Work Plan for 2020.

Democracy Officer

Michelle Bennett

Contact details:

- Telephone: 01904 551573
- Email: michelle.bennett@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

This page is intentionally left blank

City of York Council

Committee Minutes

Meeting	Housing and Community Safety Policy and Scrutiny Committee
Date	27 January 2020
Present	Councillors Fenton (Chair), Pavlovic (Vice-Chair), Baker, Mason, Musson, Vassie and Wells

33. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests not included on the Register of Interests or any prejudicial or discloseable pecuniary interest that they might have in respect of the business on the agenda. None were declared.

34. Minutes

Resolved: That the minutes of the previous meeting of the committee held on 23 December 2019 be approved and signed as a correct record.

35. Public Participation

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

36. Finance and Performance Quarter 2 Monitor 2019/20

The Committee considered a report that provided detail of the 2019/20 forecast outturn position for both finance and performance across Housing & Community Safety. The Committee discussed several areas of the forecasts for 2019/20 and how the data in the report had been presented. Members raised questions regarding how the delivery of affordable housing was being recorded and if CYC would meet its delivery target by the end of the financial year. Members also requested that data on affordable housing be broken down, to identify the difference between those available at 80% market rate and those that are available at social rent.

In response to Member questions, officers stated that there would be reserve funding released for retrofitting Council owned properties, focussing on the buildings with the lowest energy efficiency rating initially. Members were keen to ensure that the appropriate indicators were put in place to help gauge the effect of the programme. The Chair requested that Members consider any questions they had regarding the Environmental Retrofitting item (scheduled for the meeting on 24 February 2020) so that any issues could be addressed by the officer report.

The Committee also requested that officers include further information on the Rapid Rehousing Pathway within the report on Temporary Accommodation (also scheduled for 24 February 2020 meeting)

Resolved:

- i. The Committee noted the continued effective financial management across Housing & Community Safety;
- ii. The Committee noted the performance information provided in the report.

Reason: To ensure expenditure was being kept within the approved Budget.

37. Aims and Objectives of the Housing Poverty Scrutiny Review

The Committee received a report asking them to consider and agree their remit for the Housing Poverty Scrutiny Review. The Committee discussed a range of topics including the current housing register and access to affordable rental housing.

Officers explained the criteria for each of the bands in the current housing register and explained how the application process for available housing was undertaken. Members enquired about the impact that housing related debt could have on someone successfully receiving a council property. Officers confirmed that housing related debt accrued in both council properties and the private sector would be a barrier against receiving a council property.

Members also enquired about the increased number of people on the housing register when comparison local authorities in the report had seen a reduction. Officers stated that they were unsure of how other authorities had compiled their data and agreed to contact the Local Authorities listed, to understand the differences in policy and administration.

Members enquired about the impact of the Local Housing Allowance (LHA), officers confirmed that the private rental sector in York was impacting affordability in the city. They noted that there were a large number of people receiving LHA that were paying the difference between private rental prices and the allowance from the LHA. Members raised concerns regarding the impact this could be having on the financial stability of those receiving LHA. Officers noted that a national government review could lift the maximum amount that could be received from the LHA from April 2020.

Members discussed the proposed remit for the scrutiny review and noted the need for the Council's Housing Delivery Programme to aim for higher than 40% affordable homes as passed by Council in September. Members also noted the need to explore the breakdown of affordable homes to identify those being built for sale at 80% market rate and those at social rent. Members also suggested that the remit could consider what individuals are choosing to do when they reach 18 years of age and if they are able to access housing outside of family homes.

Resolved:

The Committee agreed that the remit for the Housing Poverty Scrutiny Review task group would be:

- i. 'To better understand the extent to which house prices, rent levels and the costs of running a home contribute to the number of households in York in poverty'.

The Committee agreed that the objectives for the Housing Poverty Scrutiny Review would be:

- ii. To establish the costs of running a home (gas, electricity, service charges etc) and analyse this in addition to the data we have on average earnings, house prices and rent.
- iii. To carry out a comparison exercise with similar local authorities?
- iv. To assess the impact and take up of the Local Housing Allowance and other Government-imposed rules that we must adhere to?
- v. To establish what levers the Council and other local partners have to reduce the cost of housing and/or the cost of running a home, e.g. shared or novel forms of ownership, council tax support, energy costs?
- vi. To identify the factors that impact on the pace and the percentage of delivery of affordable homes (noting the net position with the losses through Right to Buy)?

- vii. To engage with:
- a. CYC Business Intelligence Team
 - b. Citizen's Advice York
 - c. Credit Union
 - d. Housing associations
 - e. CYC Housing Management Officers
 - f. Estate Agents
 - g. Residential Landlords Association
 - h. Local Authorities that have had successful affordable house building programmes
 - i. Individuals with lived experience

The Committee agreed that the Housing Poverty Scrutiny Review task group would include Cllrs Musson, Mason and Baker, however all Members of the Committee should be included in meetings wherever possible.

Reason: So that the Committee can undertake a Housing Poverty Scrutiny Review.

38. Work Plan

Members considered the committee's work plan for the remainder of the 2019-20 municipal year.

Members requested that:

- Updates on Council accommodation sites including James House and Ordnance Lane be part of the Temporary Accommodation item scheduled for the 24 February 2020.
- That the Safer York Partnership are asked to include a cycle safety update as part of their bi-annual report scheduled for the March meeting of the Committee
- An appropriate officer from Finance be invited to the 20 April 2020 meeting of the Committee to contribute to the Housing Delivery Programme update item
- An update on the outcomes of the Older Persons Accommodation report also be added to the April meeting.

Resolved:

- i. That the Work Plan was approved, as submitted, subject to the above clarification;

Reason: To ensure that the Committee has a planned programme of work in place.

Cllr S Fenton, Chair

[The meeting started at 5.32 pm and finished at 7.04 pm].

This page is intentionally left blank



24 February 2020

Housing & Community Safety Scrutiny Committee

Homelessness and Winter Night Provision Update - February 2020

Summary

This paper updates the meeting on the current homelessness situation and the winter night provision for rough sleepers and single homeless people in York, how we propose to spend additional funds to reduce rough sleeping, and meet the demands of the Homeless Reduction Act 2017

The Current Homelessness situation

City of York Council is currently in a partnership with other organisations across York, under the guidance of the Homelessness strategy 2018-2023 Preventing Homelessness and Rough Sleeping Together This partnership remains well established for many years and continues to rise to the challenges of tackling all forms of homelessness.

2019-2020 Winter night Provision

As of 1st November 19 York activated its winter night provision for Rough Sleepers and single Homeless People. This is an additional bolster of the emergency beds provision, offering direct access to safe and warm accommodation, so that services are able to react to the challenges of the weather when it becomes more threatening to a person's welfare.

It is worth noting that there is a significant emergency bed provision run throughout the year. This year the provision has been used effectively over winter to offer direct access accommodation to rough sleepers in the vast majority of cases. An analysis of this year's provision will be

undertaken once we return to the No second night out all year round provision, around the 29th February at the earliest. This is dependent on weather condition and the possibility of extending the winter night offers.

The winter night service this year has seen times when it is not at full capacity. This has allowed the outreach service the opportunity to provide extra support and offers of accommodation to those who are still sleeping on the streets and at this stage are less willing to access beds and services for a variety of personal reasons.

This is indicative of this year's formal street count figure which was externally verified by homeless link and the Ministry of Housing Communities and Local Government. This year's street count figure was 7 which is a 22% reduction on last year. The formal annual street count methodology is set out by central government and gives an indication of a typical night. The actual number of rough sleepers in York can fluctuate day by day. The street count took place overnight on 29th October into the 30th October before the activation of the winter night beds.

The current rough sleeping situation has changed over the last 2 years where, due to the additional resources of the RSI funding, the majority of the entrenched rough sleepers who are from York entered into supported accommodation housing options. These people require additional support and our flexible outreach services remain very much involved in the coordination of these ongoing support packages. Currently we are experiencing a cohort of between 5-13 rough sleepers on any given night, the majority of whom are not from York but are coming to the city from other areas. Our experience is that this is to primarily tap in to the generosity of the night time economy and tourism. These individuals present additional challenges for services, as there is no motivation to engage with services.

We continue to have a small cohort of York people with complex needs and work continues by the outreach teams to engage effectively with them and build relationships with them to a point that enables more positive outcomes.

For 2020-21 we have had confirmation of repeat funding from MHCLG to tackle rough sleeping. The Rough sleeper's initiative fund and the Rapid Rehousing fund have been amalgamated. We have confirmation that we will receive £471,141 funding for this year. This is inclusive of some

additional resources for this coming year. It also includes an £38k underspend on last year's RRP navigator funding as those staff were not recruited into post until Aug/ Sept 2019.

Additional resources 2020/21	
1 x Substance Misuse Navigator seconded and back filled post to be recruited.	£35,000
1x Private Sector Support Worker recruited	£30,930
1x Full time RSI Co-Ordinator recruited	£39,000
Resources 2019/20	
Salvation Army (Early Intervention and Prevention Team – 2x EIP Staff	£56,000
RSI Personalisation budget (incl. guaranteed rent)	£18,000
MEAM Workers + Housing First Guaranteed Rent	£85,500
Private Rented Sector Officer	£31,580
MH Outreach Worker	£42,000
3 x Navigators Salaries	£103,131 (3x Grade 7 @ £34,377)
RRP Personalisation Budget	£30,000
Total	433,141 + 38K RRP underspend 19-20

The winter night provision offers the following.

During winter 1st Nov to 29th Feb	Emergency beds rest of year
Peasholme centre offers between 7-9 emergency beds	7 Emergency beds
Howe Hill Offers 7 Emergency beds	7 Emergency beds
Union Terrace Hostel Offers 7 emergency beds	2 Emergency Beds
Robinson Court 1 emergency beds	1 emergency beds
Yes Below Zero (flat 2 HH) 5 emergency beds	4 Emergency beds
Total 29	21

The above winter provision offers a steady supply of emergency provision to meet the demands of those who wish to access accommodation. There are no conditions attached to offers of accommodation.

In the event of extreme weather Peasholme Centre will also increase capacity further, using 'sit up beds' to accommodate rough sleepers ensuring everyone is able to access warmth and safety if required.

While the winter night provision deactivates on the 29th Feb 2020, an assessment is made of the weather conditions and extensions can be applied if required. There is also a decant phase to reduce down to the year round emergency provision so no one is returned to the streets or homelessness.

Homeless Reduction Act and Statutory Homeless provision. Current Homelessness situation

James House proposed handover date is now 3rd March 2020. Following this there will be a 4 week period where we get staff used to the building, check everything is working as it should be, furnish all rooms and offices, and hold two open house events. One event will be for Councillors, media, local businesses and residents along with other interested parties. The second will be for staff. It is therefore hoped that James House 57 units of accommodation will fully operational at the end of March 2020.

We have secured additional funds through MHCLG Flexible homeless support Grant to offer additional resources within our statutory Housing Options Service so we can better manage the additional new burdens of the Homelessness Reduction Act 2017. These include a Housing Options Supervisor and an additional private rented Support Worker. We have also been able to create permanent positions of what were temporary posts at the implementation of HRA 17 including a Housing Options Worker and Housing Options Support Worker.

The above will enable more proactive working with people around a wider range of housing options and intensive case management of more complex cases.

The Private rented Sector officer has rehoused 15 people in the private sector during this financial year so far.

We have improved partnership with health services in terms of integrating our Rough Sleeper mental Health Worker within the mental health teams with access to their information systems, attendance at 'Huddles', and the ability to refer into their service areas as a qualified clinician.

For anyone who states they would like advice and support around LGBTQ+, staff would support and signpost to relevant support networks within the City (such as York LGBT Forum). Where there is more specialist support required, e.g. transgenderism, the customer would be encouraged to speak to their GP regarding specialist referrals. All packages of support are bespoke to the individual going through the resettlement pathway and would take into account diversity of the individuals who require support and accommodation.

Our first cashless giving scheme was launched under 2 Ridings foundation at York Spark and we hope to launch our 2nd contactless point soon. Funds from this will be used to provide small grants to people who are or have slept rough to assist them off the streets or out of homelessness. Since Dec 2019 this has raised £1,500

Further information and online donations can be made at

www.yorkstreetaid.org.uk

We have worked to provide 4 more Housing first tenancies over the winter period, with a further 2 pending

The current numbers of people with complex needs accessing services continues to be a challenge for us as accommodation is an key tangible need in the lives of most of people who fall in to this category. We are working to increase the availability of suitably supported accommodation by creating specialist housing provision or supplying intensive support. Examples of this are a specialist pathway and move on accommodation for people with severe mental health problems, increased use of Housing First accommodation with partners and the potential for use of shared accommodation with support.

Street Culture continues to be a barrier to breaking away from rough sleeping many people involved in this (*especially those with addiction issues*). Begging activity remains prevalent and highly visible in the city centre. This makes the rough sleeping situation look worse than it is to many residents and visitors who might not be able to determine the difference between a beggar and a rough sleeper or the complexities of working with the associated issues.

We continue with our media campaigns and publicity to bust some of the myths around rough sleeping and to encourage giving by the public to causes that can support people rough sleeping in to more positive and fulfilling lives.

Recommendation:

Scrutiny is asked to note this information and to make any recommendations on this topic.

Author:

Tim Carroll
Service Manager Housing
Options and Support Team
Tel No. 01904 554124

Chief Officer Responsible for the report:

Tom Brittain
Assistant Director Housing
& Community Safety



**Housing and Community Safety Scrutiny
Committee****24 February 2020**

Report of the Head of Building Services

Environmental Retrofitting - Briefing Note**Summary**

Retrofitting, is the term generally used to describe the process of carrying out construction work to improve the energy efficiency of an existing building.

Background

Retrofitting can be carried out in a number of different ways, but these can be summarised as, treatments to the fabric of the building, changes to more efficient heating systems, or changes away from heating based on fossil fuels. The route you chose is dependent on the extent of improvement you require, the type of improvement possible in the home, and the budget you have to do this work.

The common approaches include;

- Work to reduce drafts and 'cold bridging' through the fabric of the building. This can be done through installing insulation in lofts, wall cavities, or on the external and internal surfaces of walls; and blocking any unnecessary gaps or openings through walls, roofs, floors, and around doors and windows. It can also involve removing building elements or materials that allow the transfer of cold temperatures from the outside of the building to the inside; like metal windows frames, door thresholds, or wall ties.
- Installing more energy efficient heating systems, for example from storage heating to an energy efficient gas boiler.

- Switching away from fossil fuel based energy, or switching to a less impactful fossil fuel; oil to gas for example.

In the UK we use qualified Domestic Energy Assessors to survey homes and produce an Energy Performance Certificate (EPC). This certificate summarises the overall energy performance of a home using an A-G rating scheme, with 'A' indicating a building is very efficient, and 'G' indicating a building is inefficient. A more detailed measure, referred to as the Standard Assessment Procedure (SAP), or the Reduced Standard Assessment Procedure (RdSAP), sits behind the A-G rating system. SAP refers to the survey methodology used. SAP produces a score of 1-100, with 100 indicating the highest efficiency level, these scores are collated into bands that align to the A-G rating system. So for example a SAP score of between 69-81 equates to a 'C' rating.

Only around 30 per cent of homes in the UK currently meet EPC Band C. This figure is higher for social housing. In York 37 per cent of the entire housing stock meets EPC band C. Whereas 66% of the council housing stock in York meets band 'C'.

There are a number of other methods used to measure the energy performance of homes, but these relate to very highly energy efficient homes. So for example new homes are increasingly being built to a 'Passivhaus' standard, or existing homes can be retrofitted to the 'ENerPHit' standard. A Passivhaus is a building where thermal comfort can be achieved by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air. Our new housing developments will largely be built to this standard. EnerPHit is a slightly relaxed standard for retrofit projects, where the existing design of the building or conservation issues mean that meeting the Passivhaus standard is not feasible.

A typical home can often be brought up to an EPC 'C' rating, through simple insulation and draft proofing, without the need to change the heating away from using fossil fuel. Tenants can remain in their homes while the work takes place.

Both Passivhaus and ENerPHit standards require the building to be completely air tight, and they must have a Heat Recovery System. In the UK they will often also require some form of 'non-fossil' fuel based heating system, like an air source or ground source heat pump system.

Tenants will typically need to move out for 3-4 weeks to allow the works to take place.

The key considerations that need to be made when deciding on an appropriate retrofit approach are; What is your energy performance objective? How quickly do we need to achieve it? How much money do we have to achieve it? How you do this in a way that provides maximum carbon saving for every pound you spend?

Author:

Mike Gilsenan
Head of Building Services
Tel No. 01904 553095

Chief Officer Responsible for the report:

Tom Brittain
Assistant Director Housing & Community Safety

This page is intentionally left blank

Housing and Community Safety Policy and Scrutiny Committee

Draft Work Plan 2019-20

<p>Monday 24 June 2019 @ 5.30pm</p>	<ol style="list-style-type: none"> 1. Arrangements for Scrutiny in York 2. Attendance of Assistant Director for Housing and Safer Neighbourhoods – Service areas 3. Draft Work Plan
<p>Monday 22 July 2019 @ 5.30pm</p>	<ol style="list-style-type: none"> 1. Attendance of Executive Member for Housing and Safer Neighbourhoods 2. Year End Finance and Performance Monitoring Report 3. Housing Delivery Programme- Design Manual 4. Older Persons Accommodation Needs Update 5. Work Plan
<p>Monday 23 September 2019 @ 5.30pm</p>	<ol style="list-style-type: none"> 1. Housing Revenue Account Update Report 2. Decent Homes Standards 3. Work Plan
<p>Monday 28 October 2019 @ 5.30pm</p>	<ol style="list-style-type: none"> 1. Safer York Partnership bi annual Report 2. County Lines Update Report and Round Table Discussion 3. Referral/Feasibility Report –Social rented Housing on New Developments 4. Work Plan
<p>Monday 25 November 2019 @ 5.30pm</p>	<ol style="list-style-type: none"> 1. Older Persons Accommodation Survey Update 2. HMO implementation update 3. Empty Homes in York Update 4. Scoping Report- Corporate Review of Poverty 5. Work Plan

Monday 23 December 2019 @ 5.30pm	<ol style="list-style-type: none"> 1. Homelessness and Winter Night Provision Update 2. Housing Needs and Availability Update 3. Scoping Report – Affordable Housing on Private Developments 4. Work Plan
Monday 27 January 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. 6 Monthly Finance and Performance Monitoring Report 2. Aims and Objectives of the Housing Poverty Scrutiny Review 3. Work Plan
Monday 24 February 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Homelessness and Winter Night Provision – February Update 2. Environmental Retrofitting 3. Work Plan
Monday 23 March 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Safer York Partnership Bi-annual Report 2. Housing Standards in the Private Rental Sector 3. Housing Fraud – Internal Audit Actions 4. Work Plan
Monday 20 April 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. HRA Business Plan Update 2. Housing Delivery Programme Update 3. Older Persons Accommodation Programme 4. Work Plan
Monday 18 May 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Update on New Housing ICT Programme 2. Best practice in Housing and Community Safety 3. Work Plan

Council Plan Priorities relating to Housing and Community Safety

Creating Homes and a World-class Infrastructure

- Deliver a greater number of affordable homes
- Use the new design manual 'Building Better Homes'
- Ongoing programme of improvements to Council homes
- Deliver housing to meet the needs of older residents
- Review HMO licensing
- Prioritise support for rough sleepers

Safe Communities and Culture for All

- Enable Communities to take ownership of improving their local area
- Expand the People Helping People scheme
- Explore social prescribing at a local level to tackle loneliness
- Use MyCityCentre to define for an improved city centre
- Develop the cultural and sporting offer
- Deliver an inclusive cultural strategy
- Support investment in our cultural assets
- Work with Police and others to make York safe
- Review the Council's approach to equalities

This page is intentionally left blank