



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, 23 September 2019

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

To approve and sign the minutes of the Housing and Community Safety Scrutiny Committee meeting held on the 22 July 2019.

(To Follow)

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 20 September.**

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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_for_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

4. Update Of The Housing Revenue Account Business Plan (Pages 1 - 12)

Members will receive this report which outlines the purpose and scope of the Housing Revenue Account (HRA) Business Plan, the main priorities of the current Business Plan and the proposed additional areas of priority for a 2019 revised Plan alongside a similarly revised Asset Management Strategy.

Members are requested to note and comment on the priorities outlined in this report and/or request any further information for future meetings that arise from the issues presented in the report.

5. Update On Compliance With The Decent Homes Standard (Pages 13 - 20)

The Community Safety Policy and Scrutiny Committee will receive an update on the Council's performance, as a registered provider, against the Decent Home Standard criteria.

Members are asked to are asked to note and comment on the contents of this report.

6. Work Plan (Pages 21 - 22)

To discuss the Committee's Work Plan for 2019.

7. Urgent Business

Any other business which the Chair considers urgent.

For more information about any of the following:

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

please contact:

Democracy Officer

Michelle Bennett

Contact details:

Telephone: (01904) 551 523

Email: michelle.bennett@york.gov.uk

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)

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Housing and Community Safety Policy and Scrutiny Committee***23rd September 2019***

Report of the Assistant Director for Housing and Community Safety

Update of the Housing Revenue Account Business Plan**Summary**

1. The last full revision to the Housing Revenue Account (HRA) Business Plan was approved by the Executive in November 17 with a further revision to the finances in Feb 19 to reflect the Housing Development Programme. An annual update of the Business Plan is undertaken which may typically include relatively minor adjustments to financial phasing or slight shifts in emphasis in response to new opportunities or challenges.
2. The significance of changes in national government housing policy since 2017 warrant a more comprehensive review of the Business Plan. This is reinforced by changes locally too with the council's declaration of a climate emergency, a more ambitious new build programme of market sale and council housing, the development of firm proposals for housing-led regeneration, a new housing stock condition survey and a new Asset Management Strategy (covered in a separate report to this meeting).
3. This paper outlines the purpose and scope of HRA Business Plan, the main priorities of the current Business Plan and the proposed additional areas of priority for a 2019 revised Plan alongside a similarly revised Asset Management Strategy. Members are requested to note and comment on the priorities outlined in the report and/or request any further information at future meetings that arise from the issues presented in the report

Background

4. The HRA Business Plan is first and foremost a financial document that determines how the council will meet the needs of present and future tenants whilst ensuring the long term viability of the stock. It sets out the priorities for the business over the next 30 years to demonstrate that the

council can maintain sufficient investment in its current assets, deliver a high quality customer service to its tenants and leaseholders and raise any necessary capital funding to support programmes of investment in, for example, new council house building. Contextual information includes a profile of the housing stock and performance data. It presents greater detail of investment priorities over the first five years of the Plan. The current 2017-2047 HRA Business Plan was approved by the Executive in November 2017.

5. The HRA Asset Management Strategy (AMS) 2015-2045 supports and informs the HRA Business Plan. It sets costed priorities for the physical care and improvement of the housing stock and related housing assets. And it covers the service and repair standards to be achieved and demonstrates how these will meeting regulatory compliance and legal obligations. The AMS is also being updated to ensure that moving forward there is a clear asset based synergy between the two strategies. Both the HRA Business Plan and the HRA Asset Management Strategy must also reflect the priorities in the soon to be launched strategic Council Plan.

Consultation

6. No consultation on the preparation of this report was necessary outside of Housing Services.

Options

7. Members of Scrutiny Committee are requested to
 - (i) Note and comment on the priorities outlined in the report and/or
 - (ii) Request any further information at future meetings that arise from the issues presented in the report.

Analysis

The current HRA Business Plan priorities

8. The introduction of self-financing in 2012 required local authorities to take over the historic debt on their stock in return for keeping almost all revenue income to invest directly in local services. For York this meant taking on a debt of £122m – reflected in the 2013-2043 Business Pan.

9. Following the 2015 general election there was a need to review the HRA Business Plan to take account of radical changes in the Government's approach to social housing.
10. The introduction of a four year annual 1% rent decrease had a major impact on the revenue funding assumptions of the Plan. Other *proposed* government policies included differential rents according to a tenant's income, the end of 'lifetime' secure tenancies and the enforced sale of high value stock with no retention of the receipts raised. These proposals were dropped following the 2017 general election but prior to that had a profound impact on the annual review of the financial modelling and priorities of the Business Plan. Welfare reform, including the Spare Room Subsidy (commonly known as 'bedroom tax') and the introduction of Universal Credit also had to be modelled for their impact on projected revenue income.
11. Following the 2017 general election government policy shifted significantly and acknowledged a pressing need for more rented homes as well as affordable home ownership options. The Grenfell Tower fire led to a review of fire regulations and safety in social housing and increasing calls to tackle the housing and homelessness crisis. The government white paper Fixing the Broken Housing Market emphasised a need for accelerated house building and a Social Housing Green Paper promised a 'wide ranging, top-to-bottom review of the issues facing the (housing) sector'. There has also been the passing the Homeless Reduction Act 2017 which extends the duty to provide assistance to a wider range of people who are threatened with homelessness. In addition the Government lifted the borrowing cap for Councils which has allowed additional funding to be obtained for the Housing Development Programme.
12. It was against this backdrop that the priorities for investment identified in the 2017-2047 Business Plan were agreed. They focused on seven key areas for the first five years of investment:
 - 1) New build council housing
 - 2) Repairs and maintenance/stock investment
 - 3) Housing management
 - 4) Supported housing
 - 5) Adaptations
 - 6) Tenant involvement
 - 7) Information systems

HRA Business Plan 2019-2049

13. Following the publication of the 2017 Business Plan the Executive approved in December 2017 a broad ambition to use council land and HRA investment including prudential borrowing to accelerate the delivery of both market and affordable homes. Prior to this, starting in 2012, the council house building programme has been relatively modest with a programme currently nearing completion of 144 rented homes and 57 supported housing flats. In addition funding has also been provided for the delivery of 65 shared ownership homes.
14. In July 2018 Executive approval was given for the delivery of new homes across 7 council owned sites to be undertaken through the HRA with a priority is that all the homes – whether for market sale or affordable rent/sale - set a benchmark for high quality and environmental sustainability as well as addressing housing need. The sites will include the provision of 40% affordable housing - double the amount that would be required under current planning policies. Further amendments to the programme have increased the number of sites to 8 and the homes delivered to at least 600 over the next five years including 250 affordable homes for rent and sale.
15. This new housebuilding programme represents a major change to the 30 year Business Plan agreed in 2017 and alongside other changes in national and local policies means it is timely and necessary to review the HRA Business Plan. In addition to the new build programme outlined above and the existing priorities of the Plan (listed in paragraph 14), the review will focus on the following areas.
16. Climate change. The national focus on carbon reduction and the climate change emergency has clear relevance to all council policies and investment priorities. This was reinforced in March 2019 when the Council declared a Climate Emergency and set a target to be Net Carbon Neutral by 2030.
17. As the single largest landlord in the city, the council is uniquely placed to influence and set a benchmark for good practice in reducing the carbon footprint of its stock of over 7,000 homes. The Executive has already signalled its intentions on this by agreeing at the July 2019 budget meeting an additional £1m to speed up progress towards achieving the Decent Homes Standard for all council housing and a further £1m to begin a programme of increasing the energy efficiency of the council

housing stock. Other possible solutions to reduce fossil fuel based heating will be explored and costed.

18. Housing stock condition survey. A new stock condition survey has recently been completed and its findings are currently being analysed. This is a critical piece of research and evidence base that will be used to inform the priorities of a new Asset Management Strategy to be written alongside the revised HRA Business Plan
19. Asset Management Strategy A revised AMS is being written that will detail the modernisation and repairs investment priorities of the service. It will be informed by an Asset Management Register that will be used to establish and rank the overall quality of every HRA dwelling including the potential for remodelling and wider regeneration. The AMS will both inform and be informed by HRA Business Plan, and corporate Council Plan priorities.
20. The Groves and other regeneration opportunities. Following the award of £265k grant funding in 2017 a two year project looking at housing-led regeneration possibilities in the Groves will culminate in a Community Plan being finalised by the end of the year. This will set out proposals that would see additional housing built alongside the comprehensive regeneration of derelict and under-used areas of the estate together with community asset building to improve health and well-being. The HRA Business Plan will consider the outcome of the Groves Regeneration Project and the stimulus this gives for regeneration opportunities elsewhere in the city, drawing on the key stock information in the Asset Management Strategy as well as on-the-ground knowledge of challenges and opportunities to revitalise estates and neighbourhoods
21. Consideration of all these opportunities and the challenges they bring will be subject to financial and options appraisals. An ambitious programme of carbon reduction to the housing stock, of new build housing and of regeneration of existing stock/neighbourhoods will need careful planning and prioritisation.

Council Plan

24. At the time of writing this report the Council is preparing a new strategic Council Plan in conjunction with the new ruling administration. The Plan will identify the administration's priorities over the coming term and matters relating to Housing are likely to play an important part in meeting

those priorities. The HRA Business Plan will need to reflect and support those priorities.

Implications

25. There are no financial, HR, equalities, legal, crime and disorder, IT, Property or other implications arising from the recommendations in this report.

Risk Management

26. There are no risks arising from the recommendations in this report.

Recommendations

That Members:

28. Note and comment on the contents of the report.
29. Request any further information at future meetings that arise from the issues presented in the report.

Reason: to inform the development of the Housing Revenue Account Business Plan.

Contact Details

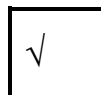
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**Report
Approved**



Date 12.09.2019

Wards Affected: *List wards or tick box to indicate all*

All ☒

Background Papers:

Strategic partnership opportunities with the Homes and Communities Agency for accelerated delivery of housing. Executive March 2017

Housing Delivery Programme – Establishing a delivery model and scope of the programme. Executive December 2017

Housing Delivery Programme – Executive July 2018

Building more homes for York - removal of the HRA borrowing cap. Executive January 2019

Annex 1 –Asset management Strategy- Discussion paper

Abbreviations

HRA - Housing Revenue Account

AMS – Asset Management Strategy

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Annex 1

Housing Asset Management Strategy

Scrutiny Committee 23rd September 2019

Summary

1. The 2019 Housing Asset Management Strategy will build on previous strategies to improve the existing Council housing stock for the benefit of residents and communities. It recognises the direct links between decent affordable housing and health and wellbeing.
2. In July 2019 the Council declared a Climate Emergency aiming to make the City carbon neutral by 2030. As the largest single landlord in the city the council is uniquely placed to take a lead role in reducing fuel costs and further exploring less fossil-fuelled based solutions, making homes greener, healthier and places where people want to stay.
3. The Asset Management Strategy will provide a clear foundation for investment decisions and improvements to individual homes, as well as looking for opportunities to provide new accessible and adaptable homes, built to high standards of efficiency and carbon neutrality.

Background

4. Housing conditions, quality and tenure have far-reaching impacts on us and the quality of our lives. A wide-ranging body of research has shown evidence that housing factors can impact on a range of outcomes including health, wellbeing, worklessness and other adverse life outcomes.
5. In York we are working closely with partners and residents to tackle poverty and disadvantage. There are clear plans to improve health and wellbeing and protect the vulnerable. Underpinning these aims is the need for good quality, affordable housing.
6. This Asset Management Strategy for York looks to identify (1) where housing repairs and modernisations need to be made and to focus on

sustainability of the existing stock, reducing fuel costs and ensuring cost effectiveness; (2) where new, energy efficient affordable housing development should go; and (3) where there are opportunities for area regeneration (new housing within a welcoming local environment with safe streets and interesting spaces to socialise in and enjoy). (4) Identify investment opportunities when properties become void.

7. Historically resources have focussed on maintaining and modernising the existing stock as well as addressing the affordable housing shortages with external bodies. The climate emergency means there must now be more of a priority for short, medium and long term actions that will reduce fuel costs of the existing stock of c7,000 homes by increasing energy efficiency, lowering consumption and further exploring less fossil-fuel based solutions.
8. As part of the previous Strategic Asset Plan 2016 an Asset Register was created to ensure we only invest in financially sustainable stock, take maximum advantage of any opportunities created by our investment, and assess proposed investments in homes held in the Housing Revenue Account.
9. The Register was developed to assess HRA properties in two ways: firstly through an asset rating which establishes the overall quality of every property on a sliding scale, rating and then ranking them in eight bands from the poorest to the highest quality assets including their environmental sustainability. Secondly, it will assess the Opportunity Rating of specific properties with:
 - A high market value
 - The potential for disposal
 - The opportunity to remodel or extend
 - The potential to create further development or regeneration land parcels
10. These comprehensive assessments will allow actual and anecdotal knowledge of properties to be formally captured in one place, providing

a clear and robust open access evidence base to improve decision making and make the best use of the housing stock.

11. Investment decisions will be considered through a cross-team Working Group which will include representation from the Housing Regeneration and Asset team, Housing Management, Housing Standards & Adaptations, and Building Services. The HRA Business Plan will be the starting point for decisions.
12. In addition to housing stock improvements and modernisation, the Working Group will also consider where there may be wider opportunities for estate improvements, using current and future work on the Groves Regeneration project as a learning and reference point.

Asset Management Strategy Key Objectives

- 1. To invest in our estates to create successful communities**
- 2. To ensure that all decisions are made with the Council's stated objective of tackling climate change and achieving carbon neutrality in mind.**
- 3. To target intervention in poor quality stock or challenging areas in order to improve the quality and efficiency of affordable homes**
- 4. To identify where urgent housing repairs need to be made**
- 5. To create an Asset Management Matrix (AMM) in order to guide investment decisions when Council-owned properties become void**
- 6. To use the AMM to guide investment decisions on modernisation, maintenance and repairs**
- 7. To identify the highest value housing stock and create an interactive map to keep areas under review**
- 8. To identify new affordable housing opportunities**
- 9. To identify potential regeneration areas throughout the city, using the Groves model as a starting point**

Climate Change and Carbon Neutrality

13. The evolution of a new Asset Management Strategy will be underpinned by the Council's wider aims to tackle climate change and achieve carbon neutrality by 2030. We will accelerate our efforts to install technology to help control energy usage in Council homes, heat buildings using carbon free methods, and look to generate renewable energy across Council-owned buildings, together with more energy-efficient street lighting and new tree planting.
14. As a start, and following installation of demonstration sensors, we will trial IoT enabled CO2 and humidity detection sensors in a small section of our housing stock as a pilot. This will help us to monitor air quality in homes, the improvement of which will massively improve health and wellbeing.

Project Timeline

15. A lot of work has already been produced. The 2016 Draft Asset Strategy is a starting point, and a Working Group has been set up in order to assess that work and also to consider where improvements can be made, calling in latest good practice around the country. The Asset Management Matrix will be revisited to include more 'green' measures and incorporate the pending Housing Stock Condition Survey information.
16. If this Committee approves the direction of the approach set out here, the detailed strategy will be developed through the Asset Management Working Group, and presented to Executive in December/ January.

Abbreviations

AMM- Asset Management Matrix

HRA- Housing Revenue Account

IOT- Internet of Things



Housing and Community Safety Scrutiny Committee 23 September 2019

Report of the Head of Building Services

Update on compliance with the Decent Homes Standard.

Summary

1. To update the committee on our performance against the Decent Home Standard.
2. To update the committee on the current status of the council housing stock condition survey being carried out.

Background

The Decent Homes Standard

3. As part of the Home Standard, Registered providers are required to ensure that tenants' homes meet the standard set out in section five of the Government's Decent Homes Guidance¹ and continue to maintain their homes to at least this standard.

The Decent Homes Standard Definition

4. A decent home meets the following four criteria:
 - a. It meets the current statutory minimum standard for housing. Homes which fail to meet this criterion are those containing one or more hazards assessed as serious ('Category 1') under the Housing Health and Safety Rating System (HHSRS). See table in annex 1.
 - b. It is in a reasonable state of repair. Homes which fail to meet this criterion are those where either:

- i. one or more of the key building components are old and, because of their condition, need replacing or major repair; or two or more of the other building components are old and, because of their condition, need replacing or major repair.
- c. It has reasonably modern facilities and services. Homes which fail to meet this criterion are those which lack three or more of the following:
 - i. a reasonably modern kitchen (20 years old or less)
 - ii. a kitchen with adequate space and layout.
 - iii. a reasonably modern bathroom (30 years old or less).
 - iv. an appropriately located bathroom and WC;
 - v. adequate insulation against external noise (where external noise is a problem).
 - vi. adequate size and layout of common areas for blocks of flats.
- d. home lacking two or fewer of the above is still classed as decent, therefore it is not necessary to modernise kitchens and bathrooms if a home meets the remaining criteria.
- e. It provides a reasonable degree of thermal comfort. This criterion requires homes to have both effective insulation and efficient heating.

How we measure & report Decent Homes Standard performance

- 5. Our stock condition data is held on a piece of asset management software called Codeman. The system is regularly updated following completion of planned maintenance work, void works, and cyclical maintenance. We also use stock conditions survey to update the data held on the system. This data is then used to calculate compliance with the Decent Homes Standard. We then report performance to our regulator, the Ministry of Housing, Communities & Local Government via an annual Local Authority Housing Statistics (LAHS) return.

Current Performance

- 6. Our most recent LAHS return in July 2019 reported that 9% of our housing stock did not meet the decent homes standard. This level of failure was almost entirely due to the absence within our records of

electrical certification less than 30 years old for 546 homes; meaning we could not confirm the condition of the electrical wiring without a subsequent condition survey or electrical test. Without this information it was necessary to make a presumption of 'failure'. A programme to carry out electrical tests on these properties is due to commence in October.

7. However, early indications from the stock condition survey carried out by Michael Dyson Associates suggests that the level of non-decency is far lower with 3.9% of our stock failing to meet the standard. With largest reason for failure being the condition of kitchen amenities and external doors. This data is based on a 17% sample of our stock broken down by 13 property archetypes, providing a 95% statistical accuracy level. This data will be used in combination with the existing condition data we have for our stock. Please note further analysis is required of the data, and it has yet to be uploaded onto our asset management software system. The outcomes however will inform the HRA Business Plan which will be completed during Q3 and Q4 of this financial year. (see appendix 2).

What we are doing to improve and then maintain performance

8. We have established a targeted programme of electrical testing to address the lack of certification records for the 546 homes mentioned above, and any remedial works required.
9. Uploading the stock condition data to our asset management system and completing the analysis of the data to inform the HRA business plan, asset management strategy and CRAM bids. This analysis will include undertaking a comparison exercise against our existing investment plans against. The data will greatly improve our understanding of our stock's condition and the corresponding investment requirements.
10. Reviewing our existing planned maintenance programmes to maximise the benefit of the additional £1m funding made available to speed up progress against the decent homes standard. Including bringing forward additional programmes of work; specifically in relation to electrical wiring, kitchens, and new doors.
11. We are in the process of pulling together additional planned maintenance programmes to maximise the benefit to tenants of the additional £1m funding approved by the new council administration to improve the energy efficiency, and reduce the fuel costs. This work has included

meeting with the Better Homes partnership, and the West Yorkshire Combined Authority's Energy team, and discussing ideas around raising our stock's existing energy performance to 'C' rating and above, and how we go about laying the ground to develop the local skills, knowledge, and capacity, necessary to deliver transformational retrofit programmes in the future.

Recommendations

12. The Housing and Community Safety Policy and Scrutiny Committee are asked to note and comment on the contents of this report.

Reason: To ensure the Committee are informed and kept up to date on the council's performance against the Decent Homes standards.

Contact Details

Authors:	Chief Officers responsible for the report:		
Mike Gilsenan Head of Building Services Tel No. 01904 553095	Tom Brittain Assistant Director Housing & Community Safety		
Report Approved ✓ Date: 3 September, 2019			
Specialist Implications Officers:			
Wards Affected:		All	✓

For further information please contact the author of the report

Annex 1 – HHRS Risk Categories

Annex 2 – Stock Condition Survey Summary

Abbreviation

CRAM- Capital Programme Resource Allocation Model

HHSRS-Housing Health and Safety Rating System

HRA- Housing Revenue Account

LAHS- Local Authority Housing Statistics (LAHS)

WC – Water Closet

Annex 1

Column1	Column2	Column3
HHSRS Risk Categories		
1 Damp and mould growth	11 Crowding and space	21 Falling on stairs etc
2 Excess cold	12 Entry by intruders	22 Falling between levels
3 Excess heat	13 Lighting	23 Electrical hazards
4 Asbestos (and MMF)	14 Noise	24 Fire
5 Biocides	15 Domestic hygiene, Pests and Refuse	25 Flames, hot surfaces etc
6 Carbon Monoxide and fuel combustion products	16 Food safety	26 Collision and entrapment
7 Lead	17 Personal hygiene, Sanitation and Drainage	27 Explosions
8 Radiation	18 Water supply	28 Position and operability of amenities etc
9 Uncombusted fuel gas	19 Falls associated with baths etc	29 Structural collapse and falling elements
10 Volatile Organic Compounds	20 Falling on level surfaces etc	

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Annex 2

Stock Condition Survey Summary

Michael Dysons Associates (MDA) have been commissioned by City of York Council (CYC) to complete a stock condition survey that would provide a 95% accuracy assurance level. This equated to a sample size of 17% of flats and houses, and 100% of the external elements of the 592 blocks of flats we own.

The stock has been broken down into the 13 property archetypes used to originally assess allocation of the Major Repairs Allowance. The sample data captured for each archetype is then 'cloned' (meaning copied) onto properties of the same archetype. This is then reviewed alongside the existing data we hold for each property to ensure the most accurate data is retained. This then provides a condition picture of the entire stock. The analysis involved with this process is currently under-way, and will complete in Q3.

Initial findings

Catch up Repairs were identified as being £723,143, an average of just £89 per property. The most significant costs have been identified against repairs for bathrooms. These are repairs required to ensure the various building elements or 'components' .i.e. Bathroom, Kitchen, Wiring, reach their anticipated useful life. MDA suggest this is in the typical range.

The overall Planned works costs over the 30 year business planning period are £272,500,552 which equates to an average of £33,539 per property. This can be further broken down to an average of £1,118 per property per year. MDA have suggested that typically clients will see a cost range of between £25k - £30k per property, so this is slightly higher; however the overall figure for 30 years is consistent with existing provision in our Capital Resource allocation Model (CRAM) bids.

320 properties, equating to 3.9% of the stock, were found to be failing the Decent Homes standard. This is 5% less than our most recent Local Authority Housing Statistics (LAHS) to report currently reporting.

The overall average SAP rating (standard assessment procedure) which is used to measure energy efficiency of homes for energy efficiency is 70.6. We're currently reporting a SAP of 74. However despite being a fall in performance we still remain within the 'C' banding. This means CYC remains close to the top quartile performers of LAs/HAs.Traveller Sites

Traveller sites were also surveyed as part of this commission. Catch up repair costs were £18,800 and planned maintenance costs were £1,450,024 over the 30-year period. When summarising all costs for liabilities, which includes catch up repairs, planned maintenance works, traveller site catch-up repairs and planned maintenance costs, prelims, fees and contingencies, the figure currently stands at a total of £331,697,155 over the 30 year period, an average of £40,824 per property or an average of £1,361 per property, per year.

Please note no allowance for VAT is contained within costs provided.

Please also note the information contained in the summary will be subject to further analysis and assurance checks, so may change.

Abbreviations

CRAM - Capital Resource allocation Model

CYC- City of York Council

HA- Housing Associations

LAHS- Local Authority Housing Statistics

LA- Local Authority

MDA Michael Dysons Associates

VAT- Value Added Tax

Housing and Community Safety Policy and Scrutiny Committee

Draft Work Plan 2019-20

Monday 24 June 2019 @ 5.30pm	<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
Monday 22 July 2019 @ 5.30pm	<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
Monday 23 September 2019 @ 5.30pm	<ol style="list-style-type: none"> 1. Housing Revenue Account Update Report 2. Decent Homes Standards 3. Work Plan
Monday 28 October 2019 @ 5.30pm	<ol style="list-style-type: none"> 1. Safer York Partnership bi annual Report 2. County Lines update report and round table discussion 3. Work Plan
Monday 25 November 2019 @ 5.30pm	<ol style="list-style-type: none"> 1. Housing Needs and Availability update 2. Housing Standards in the Private Rental Sector 3. Work Plan
Monday 23 December 2019 @ 5.30pm	<ol style="list-style-type: none"> 1. Analysis of Housing Allocation Policy 2. 6 Monthly Finance and Performance monitoring report 3. Work Plan
Monday 27 January 2020	<ol style="list-style-type: none"> 1. Work Plan 2. HMO implementation update

@ 5.30pm	
Monday 24 February 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Temporary Accommodation- Street homeless, winter provision 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. Work Plan
Monday 20 April 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Work Plan
Monday 18 May 2020 @ 5.30pm	<ol style="list-style-type: none"> 1. Work Plan