

**ADULT SOCIAL CARE, HEALTH AND
HOUSING OVERVIEW AND SCRUTINY
PANEL**

**16 JULY 2019
7.30 - 9.40 PM**



Present:

Councillors Tullett (Chairman), Mrs Mattick (Vice-Chairman), Allen, Atkinson, Bhandari, Brossard, Finch, Mrs L Gibson, MJ Gibson and Temperton

Observer:

Mark Sanders (Healthwatch Bracknell Forest Observer)

Executive Members:

Councillor D Birch

Also Present:

Max Baker, Head of Planning, Bracknell Forest Council
Sharon Warner, Head of Housing and Benefits, Bracknell Forest Council
Melanie O'Rourke, Assistant Director: Adult Social Care Operations
Sarah Gee, Assistant Director: Early Help and Communities
Ellie Eghtedar, Interim Head of Housing
Cynthia Folarin, Consultant in Public Health
Councillor Peter Heydon, Executive Member for Transformation and Finance
Councillors Brown and Neil

Apologies for absence were received from:

Councillors McLean, Skinner, Mrs Hamilton and Ms Hayes

14. Minutes and Matters Arising

RESOLVED: that the Minutes of the Adult Social Care, Health and Housing Overview and Scrutiny Panel held on 4 June 2019 be approved as a correct record, and signed by the Chairman.

There were no comments arising from Members from the Action Log and there were no issues arising since the last meeting.

The Chairman gave congratulations to Nikki Edwards, Executive Director: People and her team on behalf of the Panel for the successful inspection by the Care Quality Commission (CQC) of New Hope run by the Drug and Alcohol Action Team (DAAT) at Bracknell Forest Council. He commented in particular on the fact that working relationships in respect of the Learning Disability Team were found to be 'Outstanding' in the report.

15. Declarations of Interest and Party Whip

There were no declarations of interest relating to any items on the agenda, nor any indication that Members would be participating under the party whip.

16. Urgent Items of Business

There were no urgent items of business.

17. Public Participation

No submissions had been made by members of the public under the Council's Public Participation Scheme for Overview and Scrutiny.

18. Executive Forward Plan

Councillor Dale Birch, Executive Member for Adult Services, Health and Housing provided the Panel with a verbal update on the Executive Work Programme.

With reference to IO84567, Safeguarding Partnership Arrangements, the Panel were advised that:

- Joint Safeguarding arrangements were to be presented to the Executive on 23 July 2019 and were based on the work that had been done last year when the Panel were advised that the joint arrangements were being reviewed.
- During the examination of safeguarding it had been decided to establish our own separate safeguarding board but the major change was that instead of it being solely a safeguarding adults board, it was now a joint adults and children's safeguarding board.
- The main board would have statutory partners on it.
- It was complex to bring the two structures together. The children's side of safeguarding was heavily steeped in legislation with statutory posts etc, and the adults side had a less statutory function.
- The main board will consist of Police, Health and Local Authority who would meet four times a year and would pass to the relevant children's /adults board the policy changes, monitoring and performance data, and then those boards would manage the day to day elements and appoint task and finish groups to do the routine work, such as significant reports.
- There would be professionals with children's and adults experience working on the same disciplinary teams so that there were no gaps.
- The report was in the public domain in the agenda for next week's Executive and Members were advised to review it.

Looking forwards in the Executive Forward Plan, one of the items for September when Members would get to see it was the Safeguarding Adults Report. After this report, future reports would be joint.

The only other scheduled item in September was the Annual Complaints Report for the department which would be brought to the Executive through the usual channels.

Members were advised that the new Council plan in September would determine what the departments would be putting up for decision and the associated timings.

There were no questions from Members.

19. Workshop to develop proposals for the Overview and Scrutiny Work programme

The Chairman introduced the workshop and outlined that the objective of the workshop was to generate a list of topics for scrutiny. The list of topics would be submitted to the Overview and Scrutiny Commission for consideration and would

contribute to the development of the Panel's work programme for the coming months and years.

As a result of discussions between the Chairman, Vice Chairman, Executive Member for Adult Services, Health and Housing, Executive Director: People and departmental Associate Directors, 2 workstreams for scrutiny's contribution had been identified:

- The Integrated Care System (ICS)
- Development of the Housing Strategy for Bracknell Forest

The Chairman invited everyone present at the meeting, where appropriate, to take part in and contribute to the workshop so that a range of ideas, views and opinions could be captured.

Councillor Dale Birch, Executive Member for Adult Services, Health and Housing provided the workshop with a brief overview of the ICS. He advised the workshop that:

- The ICS footprint covered East Berkshire, Northants, Surrey Heath and South Buckinghamshire and covered a population of approximately 750,000 people.
- The ICS was created via the National Health Service (NHS) as an entity but had no legislation in support of it yet, but that legislation was planned and was going out to consultation to formally describe how the ICS would be used across the footprint in the future.
- The funding of the ICS was designed to save the NHS £20 billion. Part of the rationale was to share health and social care and join them up sharing them with the partners in the system.
- As a Local Authority we needed to make sure our plans showed due regard to NHS partner plans and vice versa. It was also necessary to ensure that the messages coming out of the NHS colleagues and partners were put into plain language and delivered to residents in a clear and understandable way.

Melanie O'Rourke, Assistant Director Adult Social Care, introduced the Frimley System ICS-Bracknell Forest Council Focus, Plan on a Page to the workshop and explained that it:

- Provided the workshop with the Bracknell perspective.
- The left hand column were the priorities set by the ICS that related to the NHS 5 year plan. The NHS 10 year plan had been introduced and the 5 year plan would be refreshed but was anticipated to be very similar.
- The middle column described what it meant to Bracknell.
- The right hand column described the golden thread and the planned activity that drew what Bracknell was doing back to the ICS priorities.

Further detail was provided that related to each of the ICS priority areas for Bracknell Forest's activity:

- Priority 1. Cynthia Folarin, Consultant Public Health, was involved in many of the projects as many of them were public health related. The list of activities in the middle column described what Bracknell Forest were doing to deliver the priority 1 objective of the ICS.
- Priority 4. Bracknell Forest will be required to interact with the new primary care networks (PCNs) to contribute to this objective.
- Priority 5. Further details were available to support reducing health inequalities which sat with Public health. The facts around prevalence could be shared in the workshops if required.

There were 4 groups of 6 people in the workshop. Officers, Members and members of the public were distributed between the groups evenly.

The groups were provided with hard copies of:

- The Council Plan 2015-2019 Strategic Themes
- Frimley System ICS-Bracknell Forest Council Focus Plan on a Page

The Chairman asked them to consider the following questions that related to the ICS workstream and how it interacted/intersected with the residents of Bracknell Forest and complete a weighted decision matrix for each question.

Question 1. What are Members' key local priorities against the Plan on a Page?

Question 2. Bearing in mind their own Ward, which issues/areas that affect each Councillor's residents match the Plan on a Page?

The results of the discussions and the associated weightings from each workshop table were then fed back and input live to a master decision matrix so that the whole workshop could see the topic suggestions and the relative scores.

Councillor Dale Birch, Executive Member for Adult Services, Health and Housing provided the workshop with a brief overview of the development of a housing strategy for Bracknell forest. He advised the workshop that:

- Scrutiny had been invited to take part in the development of the housing strategy at the earliest stage.
- He hoped some of the myths surrounding the topic of housing would be busted. For example, the idea that if you build more affordable homes you can eliminate homelessness entirely. This was not the case as homelessness is complex and multi-faceted.
- The information provided again was set in the council context.
- A Local Authority had to work to within a statutory framework in meeting duties to homeless households and those in housing need.
- There was a need to understand what types of dwellings/housing were needed in the future so a lot of data will need to be gathered to understand future housing needs including for affordable and specialist housing.
- Planning has a role in supporting the delivery of new homes as detailed in the 'Housing in Bracknell on a page' sheet circulated in advance. Max Baker, Head of Planning was in attendance at the workshop because of that role.
- Another overlap was with public health. One of the key determinants of health was housing so it was necessary to have a strategy that reflected the makeup and needs of the local population.
- The Housing Roles and Responsibilities on page 19 of the agenda summarised the key areas of local housing roles and responsibilities within Bracknell Forest that made up 'Housing' within the Borough.

Sarah Gee, Assistant Director Early Help and Communities provided the workshop with a brief presentation in addition to the agenda papers. In addition to the detail on the slides the workshop were advised that:

- Anna Smy was in attendance at the workshop representing the Public Protection Partnership (PPP) the Council's shared service with West Berkshire, Wokingham and Bracknell. Anna had provided a handout

summarising PPP's Housing priorities and this was provided in hard copy for the workshop on their tables.

- Ellie Eghtedar, Interim Head of Housing and Sharon Warner, Head of Welfare and Housing were also in attendance at the workshop to provide input.
- Legislation enacted in April 2018 required the Local Authority (LA) to be proactive in preventing and relieving homelessness and to intervene as early as possible.
- Housing associations which are non-profit housing providers, are regulated by the state. The LA had no regulatory role or control over them but did try to work with them in partnership. Many housing associations now manage and develop a range of tenures including private market rented, shared ownership, intermediate rents and other products as well as social rent housing.
- In 2008 Bracknell Forest Council had transferred its housing stock to a registered provider in Bracknell now called Silva homes.
- Temporary or emergency accommodation owned by the Council and its housing company (Downshire Homes) provided around 160 homes for homeless households whilst their needs were assessed and also shared housing for people with learning disabilities.
- The private rental sector (PRS) has an important role in meeting local housing needs, as turnover in existing stock and the supply of new affordable housing is not sufficient to meet all of the needs presenting. The PRS has doubled in the last decade and 20% of households now live in a privately rented property – this included a growing number of families.

Following Sarah's presentation, the Chairman reconvened the workshop. The groups were provided with hard copies of:

- Housing in Bracknell – An Overview July 2019 as presented by Sarah Gee at the meeting
- PPP Priority – Housing, Plan on a Page as brought to the meeting by Anna Smy

The Chairman asked the groups to consider what their vision for housing in Bracknell Forest might be. This was captured as an open qualitative response.

The groups were also asked to consider the following questions that related to the Development of the Housing Strategy for Bracknell Forest workstream and complete a weighted decision matrix for each question.

- Question 3. What top three things should the revised Housing Strategy focus upon?
- Question 4. What are the key challenges for housing in Bracknell Forest?

Those present at the workshop were able to answer question 3 and feedback.

The results of the discussions and the associated weightings from each workshop table were then fed back and input live to a master decision matrix so that the whole workshop could see the topic suggestions and the relative scores.

The Chairman partially concluded the workshop by briefly talking through the raw data that had been collected live on the screens and asked if anyone would like to stay to answer question 4.

In answering question 4, the workshop was reduced to two groups as a result of time pressures.

The Chairman thanked everyone for their input.

Action: Councillor Tullett/Councillor Mattick

Following the workshop:

- The collated vision statements for housing in Bracknell Forest will be provided to Sarah Gee, Assistant Director Early Help and Communities and Councillor Dale Birch, Executive Member for Adult Services, Health and Housing for consideration during the development of the Housing Strategy
- The weighted decision matrices will be consolidated to form a ranked topic suggestion list and will be submitted to the Overview and Scrutiny Commission to form the basis of suggested topics to form the Adult Social Care, Health and Housing Overview and Scrutiny work programme for the coming months and years.
- The suggested topics that are included in the final work programme commissioned by the Overview and Scrutiny Commission will be dealt with separately as task and finish groups.
- Separately and to be discussed outside of the workshop, it was suggested that Members who had a particular interest in a subject that had been raised at the workshop could take a watching brief on that topic, scanning the external environment to identify any matters that might require scrutiny and bringing those suggestions the attention of the Panel and the Overview and Scrutiny Commission for consideration as they arose.

20. **Date of Next Meeting**

The next meeting of the Adult Social Care, Health and Housing Panel has been scheduled for 05 September 2019.

CHAIRMAN

Strategic themes



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Bracknell Forest

“... the borough of opportunity.”



HOUSING IN BRACKNELL - AN OVERVIEW

JULY 2019



Housing – Overview of the Local Authority Role

- Strategic role enabling new supply/meeting housing need
- Regulatory role re:
 - New homes and extensions/modifications
 - Private Rented Sector and licensing HMOs (*PPP)
- Housing options and homelessness
- Provide and/or procure temporary and specialist accommodation
- Allocation of social housing
- Disabled Facilities Grants
- Housing Benefit



Housing Service - Statutory Responsibilities

HOMELESSNESS - duties to assess an applicant's needs and to prevent and relieve homelessness; required to have a strategy

HOUSING ALLOCATIONS - required to have an allocation scheme determining priorities for the allocation of social/affordable housing

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DISABLED FACILITIES GRANTS - a means tested grant designed to help meet the costs of adaptations to a property for a disabled occupant

PPP: PRIVATE SECTOR HOUSING ENFORCEMENT – standards, HMO licencing, tenancy fees and deposits, nuisance/ASB



SOME OTHER KEY HOUSING STAKEHOLDERS

- Housing associations/specialist providers
 - Bracknell stock transferred to Silva Homes (6,200 rental homes, 1,200 leasehold)
 - No 'Housing Revenue Account'
- Private Rented Sector landlords and agents (note new Build to Rent schemes)
- Developers
- Voluntary sector services
- Tenants associations

One in ten people live in a housing association home



Housing in Bracknell – Local Context

- Shortage of affordable homes in Bracknell and the south-east
- New town – low % pre 1944 dwellings vs England/SE; post 1964 build much higher
- Relatively young population but growth in older population forecast – over 85's to more than double by 2036
- House prices Bracknell vs UK:
Terraced £279k **vs.** £186k UK, £268k SE England
Semi-detached £363k **vs.** £216k, £339k SE England



Housing in Bracknell – Key Facts (Supply)

- **Housing Supply**

- Planning: Local Housing Need approx 615 dwellings per year
- 2019 – 2036 = 10,455 total need; provision already made for 9,086 dwellings
- 1,545 households on Housing Register, 1,208 high need
- Last 5 years: 426 new affordable homes delivered



Housing in Bracknell – Key Facts (Homelessness)

- **Homelessness**

- Top issues: family/friends exclusions and evictions from the private rented sector
- April – June 2019: 165 approaches for Housing advice
- Zero families in B&B, but 144 households in temporary accommodation (mainly self-contained homes)
- 19 rough sleepers in 2018 estimated headcount –

- **Housing Benefit**

- 5,780 HB & CTR cases
- HB only caseload of 4,144 - 2,501 working age, 1,643 pension age
- Processing times in top 25% of LAs

Housing in Bracknell – Key Facts (Improving Homes)



- 18/19 - 51 DFGs
- Home Energy
 - Nationally fuel poverty 10.9% households – Bracknell 2nd lowest nationally at 5.5%
 - Circa 2% rely on non-gas heating
 - BFC projects: e.g. Warfield Park gas and new boilers for 480 homes completed

The Council's Housing Strategy

The four strategic priorities identified in the last Housing Strategy were:

- supporting a vibrant housing market
- providing affordable housing
- providing the right homes for vulnerable people
- contributing to sustainable communities





The Council's Housing Strategy

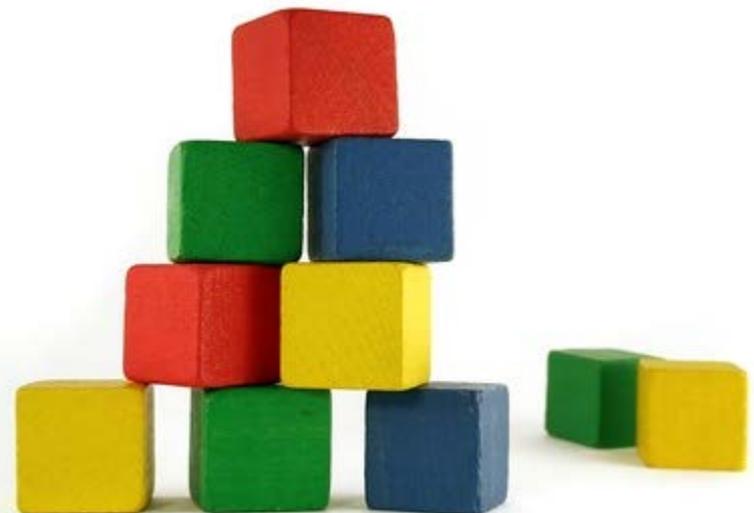
Broadly most housing strategies cover:

- Housing supply and meeting future needs
- 12 Making the best use of and improving existing stock and neighbourhoods
- Ensuring access to housing and support for households which are vulnerable and in need

The Council's Housing Strategy – the ingredients?

What makes a good strategy?

- Strong evidence base
- Know our local market/area
- 13 • More than bricks and mortar
- Partnership and involvement
- Clear goals
- Implementation plans



The Council's Housing Strategy – the future?

- What are the housing challenges facing the Council now and in the future?
- What is our vision and what should our strategic priorities be now?
- How can we overcome the challenges to achieving our vision?



PPP Priority – Housing

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Community Protection

- Contributing to the effective tackling of crime and disorder (to deal with offences under s.72 of the Act and HMO Management Regulations)
- Tackling the issues that cause the greatest harm to individuals and communities (unregulated HMOs that should have been licensed but are not which is more likely to fall below the standards required)
- Protection of the most vulnerable residents (tenants, young and older age group, migrants with less or no knowledge of their rights and landlords’ responsibilities)
- To act as champion for the local area (provide information and advice tenants)

Protecting and Improving Health

- Protecting people from 29 hazards identified within a dwelling
- Allowing residents to make informed choices on matters that impact their health (conditions of a property and the level of risk involved)
- Developing and delivering initiatives designed to improve and enhance health and wellbeing of individuals (improving living conditions for the most vulnerable age groups)
- Tackling the causes of health inequalities (eliminate 29 hazards identified within a dwelling which may differ depending on tenants social backgrounds and the geographical areas)

Protection of the Environment

- Protecting the environment from harm (reduction of any potential excess cold as part of enforcement procedure of unlicensed HMOs)

Supporting Prosperity and Economic growth

- Providing information and advice to help the landlords and tenants
- Protecting businesses from illegal activities that damage their economic interests tackling unlicensed HMOs

Effective and Improving Service Delivery

- Projects to enable cross cutting with Trading Standards, Climate Change, Modern Day Slavery etc)
- Building effective working relationships with key internal and external partners



Tenancy Deposit Scheme – Redress Enforcement (Tenant Fees Act 2019)

- Implementing new legislation
- Establishing baselines
- E-crime related activities
- Establish enforcement approaches

Development of Rent Repayment Orders

- Policies and Procedures
- Qualitative and Quantative data gathering

Projects linked to the Minimum Energy Efficiency Standards for properties

- More energy efficient and comfortable rental properties
- Reduced carbon emissions
- Energy savings for tenants - Reduced fuel poverty
- Better awareness among landlords of MEES

Rent with Confidence Scheme

- The scheme will help landlords and property managers measure private sector housing standards against minimum standards and identify properties that exceed that standard

Private Sector Housing Standard Complaints

- Investigate complaints and enforcement of standards

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The Vision for Housing In Bracknell Forest

Visions statements are future based and meant to inspire and provide direction. A vision is an aspiration. It should simply define your goals, creating something to work towards in the future.

What is your vision for housing in Bracknell Forest?

- Have a home for every person
- Improving standards in the private rented sector (Voluntary register)
- Environmentally friendly housing
- Neighbourhoods meeting community's needs
 - Shops
 - Roads
 - Transport
 - Public transport
- Meet the housing requirement of all our residents
- Easy access to green spaces and community hubs
- Local housing for local people
- Affordable housing for key workers
- Provision for armed forces
- Cater for everyone's needs
- Good quality housing and housing that has been brought up to scratch
- More affordable homes than we currently have
- More 3 bedroomed homes

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Weighted Decision Matrix. Scrutiny Topics Selection

ICS Workstream

Question 1

What are Members' key local priorities against the Plan on a Page?

Input in these cells only

Importance of Factors	100	50	select up to 30	select up to 30	select up to 30	210
	48%	24%	10%	14%	5%	100%
FACTORS	Contributes to Current Council Plan 2015-19	Amount of officer support required	Can be influenced, changed or affected by the Council	impact	Skills required	Score
Topic Suggestion 						0
Mental health, early detection and prevention	80	50	40	85	75	69.52
Frailty in old age	90	70	60	85	50	79.76
Better partnership between key stakeholders	75	50	25	75	50	63.1
KOOTH Whole life mental health services	70	40	40	80	70	61.43
Social prescribing/social isolation	90	40	70	80	10	70.95
Transport, keep mobile GP appts/clubs/groups/friend	70	20	70	80	30	57.62
Healthy eating/education for young people/exercise	80	20	65	80	30	61.9
Promote online services better + skills access	100	20	100	60	15	71.19
Help to support residents to follow advice and self care	100	20	100	60	15	71.19

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Weighted Decision Matrix. Scrutiny Topics Selection

ICS Workstream

Question 2

Bearing in mind their own Ward, which issues/areas that affect each Councillor's residents, match the plan on a page?

Input in these cells only

select up to 30

select up to 30

select up to 30

Importance of Factors	100	50	20	30	10	210
	48%	24%	10%	14%	5%	100%
FACTORS	Contributes to Current Council Plan 2015-19	Amount of officer support required	Can be influenced, changed or affected by the Council	impact	Skills required	Score
Topic Suggestion 						0
Communication/signposting	90	40	80	80	50	73.81
Activities for younger people/organised activities for kids	90	40	70	70	40	70.95
Access/maintenance of the pathways	40	20	80	40	10	37.62
Social isolation, increase transport and consider range of needs	100	70	70	80	15	83.1
Access to GPs. Need to improve non urgent care	60	40	0	50	30	46.67
Mental health support services that can be accessed easily and joined up	100	20	80	60	15	69.29
Vulnerability and isolation of older people	80	70	40	55	50	68.81
Access to GP surgeries	20	25	30	40	30	25.48
Respite and support for carers of people with dementia	80	60	70	70	50	71.43
Frimley System ICS Priority 4 affects all residents	25	25	15	66	75	32.29
Unsafe discharge	15	25	25	25	50	21.43
Crisis response to mental health	60	70	0	50	50	54.76
GP appointments	60	70	0	50	50	54.76
Distance and access to services	50	70	5	50	5	48.33
CAMHS	60	70	0	50	50	54.76

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Weighted Decision Matrix. Scrutiny Topics Selection

Housing Strategy Development

Question 3

What top three things should the revised Housing Strategy focus upon?

Input in these cells only

select up to 30

select up to 30

select up to 30

Importance of Factors	100	50	20	30	10	210
	48%	24%	10%	14%	5%	100%
FACTORS	Contributes to Current Council Plan 2015-19	Amount of officer support required	Can be influenced, changed or affected by the Council	impact	Skills required	Score
Topic Suggestion 						0
Tackling overcrowding of 2 bed properties for families Vs under occupancy (incentivised)	80	50	50	80	60	69.05
Increase/accelerate the build rates = more housing quicker	80	65	30	80	40	69.76
Energy efficiency on all new builds	80	10	80	80	40	61.43
Tackling rogue landlords	60	70	70	60	50	62.86
Strategic housing market assessment (SHMA)	100	75	10	75	100	81.9
Local plan	75	75	100	100	75	80.95
Equitable allocation scheme	50	75	50	100	75	64.29
Infrastructure to support increase in housing (local Plan)	90	85	70	85	85	85.95
Review current quality/standards of housing provision in housing stock	100	60	85	90	60	85.71
Preparation/right housing for right population	100	82	85	85	90	91.67
Understanding local housing market	90	90	90	70	70	86.19
Clean, green and environmentally friendly	67	50	50	40	70	57.62
Future proof housing in terms of population/new technology	70	75	75	60	60	69.76
Cohesive community/age/demographics/affordable	60	45	40	60	40	53.57
Affordable housing	80	80	80	70	80	78.57

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Weighted Decision Matrix. Scrutiny Topics Selection

Housing Strategy Development

Question 4

What are the key challenges for housing in Bracknell Forest?

Input in these cells only

Importance of Factors	100	50	select up to 30	select up to 30	select up to 30	210
	48%	24%	10%	14%	5%	100%
FACTORS	Contributes to Current Council Plan 2015-19	Amount of officer support required	Can be influenced, changed or affected by the Council	impact	Skills required	Score
Topic Suggestion 						0
Tackling developers not building/landbanking	80	10	25	80	30	55.71
Investors buying up properties	80	10	25	80	30	55.71
Maintaining the price of properties/affordable	70	70	25	80	70	67.14
Identify hidden homelessness eg: sofa surfing	50	25	70	80	45	50
Understanding the spread of current housing & understanding dealing with its impact	80	80	65	70	70	76.67
Delivery of good quality housing at an affordable price	70	70	30	60	70	64.76
Environmentally efficient housing	80	60	50	50	70	67.62

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