

Economic Regeneration, Housing and the Arts Policy and Accountability Committee

Agenda

Tuesday 17 January 2017

7.00 pm

Courtyard Room - Hammersmith Town Hall

MEMBERSHIP

Administration:	Opposition
Councillor Daryl Brown Councillor Adam Connell Councillor Alan De'Ath (Chair)	Councillor Lucy Ivimy Councillor Harry Phibbs

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Date Issued: 09 January 2017

Economic Regeneration, Housing and the Arts Policy and Accountability Committee

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<u>Item</u>	<u>Pages</u>
1. APOLOGIES FOR ABSENCE	
2. DECLARATIONS OF INTEREST	
* See note below.	
3. MINUTES	1 - 5
4. 2017 MEDIUM TERM FINANCIAL STRATEGY	6 - 26
5. DATE OF THE NEXT MEETING AND WORK PROGRAMME	27 - 30

The next meeting will be held on 7 March 2017 in the Courtyard Room at Hammersmith Town Hall. The meeting will start at 7:00pm.

Members and residents are invited to submit suggestions for the work programme, either at the meeting or by email to ainsley.gilbert@lbhf.gov.uk

** If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.*

At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.

Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.

Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Audit, Pensions and Standards Committee.

London Borough of Hammersmith & Fulham

Economic Regeneration, Housing and the Arts Policy and Accountability Committee Minutes



Tuesday 13 December 2016

PRESENT

Committee members: Councillors Daryl Brown, Adam Connell, Alan De'Ath (Chair), Lucy Ivimy and Harry Phibbs

Other Councillors: Lisa Homan, Cabinet Member for Housing,

Council Officers: Paul Monforte – Head of Operations, Housing Property Services, Kathleen Corbett – Director of Finance and Resources, Housing Services and Ernest Gray, Manager of Planned and Capital Works.

Mitie Staff: Laura Mitcham - Performance Information Manager, Ian Webb - Senior Partnerships Manager, Kevin Griffiths – Commercial Manager, Ruth Tyson – Resident Liaison Officer and Mahmood Abedi – Technical Supervisor.

27. APOLOGIES FOR ABSENCE

Councillor Daryl Brown had sent her apologies for late arrival. Councillor Ben Coleman, Cabinet Member for Commercial Revenue and Residents Satisfaction, had sent his apologies for absence.

28. DECLARATIONS OF INTEREST

There were no declarations of interest.

29. MINUTES

The minutes of the meeting held on 1 November 2016 were agreed to be accurate.

Minutes are subject to confirmation at the next meeting as a correct record of the proceedings and any amendments arising will be recorded in the minutes of that subsequent meeting.

Anthony Wood explained that at the meeting held on 6 September 2016 officers had committed to supporting the lighting sub-group. Unfortunately since that meeting the sub-group had not been able to hold an effective meeting as the required officers could not all attend at the same time. Councillor Homan agreed to raise this issue with officers.

30. WORKING AT HEIGHT AND SCAFFOLDING ON COUNCIL PROPERTIES

Councillor Homan, Cabinet Member for Housing, explained that scaffolding had been a cause for complaints by residents for many years. She said that officers had been working on ways to reduce the inconvenience to residents, although there was still much to do.

Paul Monforte, Head of Operations for Housing Property Services, explained that the council had to do a large amount of work at height to maintain its housing stock. This work needed to be carried out safely and in many cases this meant that scaffolding was essential, however, a thorough evaluation of alternative ways of doing the work would be completed before scaffolding was selected.

Paul Monforte acknowledged that scaffolding was disruptive to residents, blocking light, preventing the use of gardens and causing security fears; indeed 105 complaints had been made about scaffolding over the last year, which made up 12% of complaints about the repairs service. Scaffolding was also expensive, for example, making up 22% of the external capital repairs programme.

Officers were making attempts to limit the use of scaffolding, for example, by making the process to evaluate which method for working at height to use more robust, keeping a scaffold register to track where scaffolding was being left up for too long. New technology was also being brought in to use, particularly for inspections. Where scaffolding was necessary, officers were working to improve communications with residents so that they knew why scaffolding was there and how long it would be up.

Laura Mitcham, Service Improvement Manager - Mitie, explained that the company had recently started to use drones to carry out survey and inspection work. This approach was not possible in all cases but where a drone could be used it had a number of advantages. The principal advantage was that scaffolding would not be needed until work was begun, which would benefit residents and save the council significant amounts of money. The use of drones would also provide better photographic evidence which could be used to show residents what was being done and support the Section 20 process; the view which could be obtained from drone footage was in some ways better than the view which could be got from a scaffold, particularly for roofs. Footage from a drone flight and stills taken from surveys around the borough were shown to the committee, which was impressed with its clarity.

In response to questions Laura Mitcham explained that the drones were owned and operated by a specialist contractor; the drones were piloted by

operators licenced by the Civil Aviation Authority. A 25m Safety Zone was needed when the drone was in flight, although this in many cases preferable to disruption caused by the erection and dismantling of scaffolding.

Councillor Phibbs asked whether drone surveys were sufficiently good to allow surveyors to accurately assess works. Ernest Gray, Manager of Planned and Capital Works, said that in most cases the drone footage was far better than what a surveyor could see from scaffolding. There would still occasionally need to be physical inspections, for example, where materials needed to be tested.

Councillor Brown asked what the cost saving could be. Laura Mitcham explained that a drone flight could cost as little as 10% of what the scaffolding would have cost.

Councillor Ivimy asked whether the council was achieving good value when hiring scaffolding. Kevin Griffiths, Commercial Manager – Mitie, explained that each scaffolding job was tendered individually, with 6 scaffolding firms being used regularly. These companies provided a safe and good quality service at a fair price, and where a company failed to deliver the required service they would be removed from the list of contractors that Mitie used. Ernest Gray explained that all scaffolding prices also had to be approved by an external cost consultant appointed by the council to ensure that good value was being achieved. Councillor Ivimy asked whether more than £1 million had been spent with one contractor over the past year. Kevin Griffiths said that this had happened as some projects had been very large in the past year. Councillor Phibbs asked whether Small and Medium Sized Enterprises (SMEs) were able to get scaffolding work on council housing projects. Kevin Griffiths explained that SMEs tended to be used for reactive repairs and for lower level jobs; he explained that most did not have the capacity to do larger scaffolds.

A resident asked whether using drones would lead to surveyors being made redundant. Paul Monforte said that as qualified people were needed to review the footage there would be no redundancies.

Councillor Connell asked whether there were enough qualified drone operators working in the borough to meet the council's demand. Ian Webb, Senior Partnerships Manager - Mitie, said that there were enough operators, noting that a survey was a relatively short process. Councillor Connell asked if weather conditions prevented drone flights. Paul Monforte said that poor weather could mean that drones couldn't fly, however, this was also true of surveys using scaffolding which could be badly affected by high winds.

A resident asked whether there had been any injuries whilst working at height in Hammersmith and Fulham in the last year. Laura Mitcham confirmed that there hadn't been.

Councillor Connell asked whether access to the footage would be controlled. Laura Mitcham explained that footage was stored on a Mitie system called mihousing. This required a username and password to log onto and so access could only be given by Mitie. It was hoped however that footage could

be shared with residents so that they could see what work was needed; to enable this recording would only take place once drones had passed residents windows.

Anthony Wood, a resident, asked whether residents would be informed prior to a drone being used in their block. Laura Mitcham said that they would be; she agreed that the letters would be passed through the residents communications group for its consideration.

Councillor Phibbs asked whether there were any targets for how much the use of drones would save or for how many days less scaffolding residents would have to endure. Paul Monforte said that there were not any targets at this stage as the project was still evolving; he agreed however to look at Mitie's key performance indicators to see where a target might be introduced. He noted that as each site was different, and safe working arrangements had to be maintained, it might be difficult to set a realistic target.

Councillor Phibbs asked whether cherry pickers or mobile scaffold towers were used to carry out works and inspections. Kevin Griffiths said that cherry pickers were occasionally used for surveying work, but that they were not suitable for repairs. Mobile scaffold towers were used for both inspection and repairs where evaluations showed them to be safe and appropriate.

Councillor Phibbs noted that the high cost of scaffolding used to repair tall buildings and asked whether the council should consider this in its planning policies. Paul Monforte explained that by using high quality, low maintenance, materials the cost of scaffolding could be managed.

A resident asked whether the council controlled private sector scaffolding. Councillor Homan explained that the council issued scaffold licences and ensured that scaffolds were safe, but that it did not have any greater control over the market.

31. FINANCIAL PLAN FOR COUNCIL HOMES 2017/18

Councillor Homan noted that this annual report was usually an opportunity for the PAC and residents to discuss the proposed Housing Revenue Account (HRA) budget for the next year. She explained that as the Government had forced councils to cut rents by 1% each year there was less for the committee to consider.

Kathleen Corbett, Director for Finance and Resources (Housing), explained that the rent reduction had placed considerable pressure on the HRA budget. The planned works programme had been reprioritised to delay spending on kitchens and bathrooms whilst leaving windows to be replaced more quickly, in accordance with residents wishes. The impact of the Government's proposed high value voids policy had not been included as no payment would now have to be made until after the 2017/18 financial year.

Anthony Wood asked how else the council had been trying to offset costs. Kathleen Corbett explained that the council was trying to increase other

income, for example through the rental of garages and commercial properties; it was hoped that this would bring in an additional £200,000 in the next financial year.

32. DATE OF THE NEXT MEETING AND WORK PROGRAMME

The Chair explained the proposed work programme for the next few meetings and asked for any suggested additions to it.

Councillor Phibbs noted the item on Greening our Estates and asked that either Gavin Simmons or Mark Waters be invited to the meeting to address concerns he had about trees on housing estates.

Councillor Phibbs asked that the PAC receive a regular report on key performance indicators for the housing department. The Chair agreed that this would be a helpful report.

Councillor Phibbs asked that an item on the use of tenants' halls be brought to the PAC as he remained concerned that they were sitting empty. Councillor Homan said that residents had been working with officers on this issue and that a report could be brought to highlight the improvements made to the PAC.

The Chair asked that if possible the item on Worklessness be brought to the April 2017 meeting.

A resident asked that a further item on the Arts be considered early in the new municipal year.


The Clerk told members that the report of the Poverty and Worklessness Commission, which had looked at issues within the PAC's remit, was expected to be considered by the Health, Adult Social Care and Social Inclusion PAC on 31 January 2017 at 7pm and that ERHA PAC members were invited to attend and take part in the discussion.

Meeting started: 7.05 pm
Meeting ended: 8.20 pm

Chair

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Agenda Item 4

London Borough of Hammersmith & Fulham ECONOMIC REGENERATION, HOUSING AND THE ARTS POLICY AND ACCOUNTABILITY COMMITTEE 17 JANUARY 2017	
2017 Medium Term Financial Strategy (MTFS)	
Report of the Cabinet Member for Finance	
Report Status: Open	
Classification: For review and comment.	
Key Decision: No	
Wards Affected: All	
Accountable Director: Jo Rowlands - Lead Director for Housing, Growth & Strategy Mike Clarke – Tri Borough Director for Libraries and Archives	
Report Authors: Corporate Overview Andrew Lord – Head of Strategic Planning and Monitoring. Hitesh Jolapara – Strategic Finance Director Housing, Growth and Strategy – Kath Corbett	Contact Details: Tel: 020 8753 2501 E-mail: hitesh.jolapara@lbhf.gov.uk Tel: 020 8753 3031 Email: Kathleen.Corbett@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 Cabinet will present their revenue budget and council tax proposals to Budget Council on 22nd February 2017. A balanced budget will be set in accordance with the Local Government Finance Act 1992.
- 1.2 This report sets out the budget proposals for the services covered by this Policy and Accountability Committee (PAC). An update is also provided on any changes in fees and charges.
- 1.3 Government resource assumptions, that are used to calculate LBHF's Government grant, model the council increasing council tax by 4% per year. However, in line with the administration's policy of lowering the cost of the council to residents, this increase has not been proposed. Instead, the budget proposes to freeze council tax for the year.

2. RECOMMENDATIONS

- 2.1. That the Policy and Accountability Committee (PAC) considers the budget proposals and makes recommendations to Cabinet as appropriate.
- 2.2. That the PAC considers non-standard changes in fees and charges and makes recommendations as appropriate.

3. SMARTER BUDGETING

- 3.1 Since January 2016 the Council has adopted a new way of looking at how it spends money providing services for residents. The 'Smarter Budgeting' programme has focussed on developing service and cost improvement ideas to bridge the budget gap created by a reducing Government grant, new unfunded pressures from Government, inflation and demographic changes.
- 3.2 Eight outcomes have been agreed with a team focussed on service improvements and efficiency opportunities for each outcome. The outcomes are:
 - Economic Growth
 - The best start in life for children
 - Resident involvement
 - Decent homes
 - Reducing homelessness
 - Supporting vulnerable adults
 - Safer and healthier place
 - Cleaner, greener, sustainable borough

A similar approach has been adopted for reviewing support services (enabling activities).

- 3.3 Budgets and spend has been mapped against each of the outcomes. The teams have worked together to: analyse their cost base and activities; identify new and innovative ideas; and, develop the ideas into business cases to help meet our financial challenges and improve services for residents.
- 3.4 Since Smarter Budgeting began brainstorming sessions have been held to generate new ideas for initiatives and money-saving exercises across the business involving staff as well as our partners. We've held workshops to investigate those ideas and ensure they were joined up across the council, eliminating duplication, increasing commercial acumen and putting collaboration at the forefront of our thinking.
- 3.5 For each outcome, a number of business cases have been developed. These include identifying new sources of income, service improvement and savings. Work is on-going to further develop and analyse proposals and the savings identified are included in this report. A case study from the Smarter Budgeting programme is set out below.

3.6 One of the proposals from the Decent Homes outcome group is the introduction of additional and selective licensing for private landlords. This will designate the whole borough subject to additional licensing for any non-mandatory “house in multiple occupation” (HMO) and designate all rental properties in certain streets subject to selective licensing. These licences are for a 5-year period, and this additional measure will help improve the standards in the private rented sector in the borough, providing safe homes for residents. By proactively improving conditions in the private rented sector, it will also reduce spend by the council dealing with the impacts of irresponsible landlords, which include inspections, emergency repairs and pest control, housing residents made homeless when unsafe properties are found and cleaning up fly tipping and other littering. In addition, fees for both types of licence will be set to recover the cost of providing the service, providing £0.3m towards existing staffing and overheads that will be used in the delivery of this licensing.

4. THE BUDGET GAP

4.1 The 2017/18 budget gap, before savings, is £14.4m, rising to £46.4m by 2020/21.

Table 1: Budget Gap Before Savings

Resources Assumptions

	2017/18	2018/19	2019/20	2020/21
	£'m	£'m	£'m	£'m
Base Budget	160.4	160.4	160.4	160.4
Add:				
- Inflation (includes pay)	2.9	6.3	9.7	13.1
- headroom for future pressures	0	3.0	6.0	9.0
- Growth	5.6	6.3	6.3	6.3
Budgeted Expenditure	168.9	176.0	182.4	188.8
Less:				
- Government Resources	(40.7)	(32.4)	(25.5)	(22.4)
- LBHF Resources	(111.8)	(114.8)	(116.8)	(118.0)
- Use of Developer Contributions	(2.0)	(2.0)	(2.0)	(2.0)
Budgeted Resources	(154.5)	(149.2)	(144.3)	(142.4)
Cumulative Budget Gap Before Savings	14.4	26.8	38.1	46.4
Risks	22.7	27.4	29.5	30.9

4.2 A cash cut in **central government funding** of £8.2m from 2016/17 to 2017/18. By 2020/21 a further reduction of £18.3m is forecast.

- 4.3 **A Council Tax freeze** is modelled with no use of the adult social care precept. Authorities can opt to levy a maximum adult social care precept of 3% in 2017/18 and up to 6% by 2019/20. A 3% precept would raise £1.65m for LBHF. Central Government grant assumptions are based on LBHF raising council tax and the precept by a combined 4% per year to 2019/20. The administration, however, has a commitment to reduce the cost of the council to residents and will be resisting this.
- 4.4 **Business rates** are modelled to increase with inflation with allowance made for the Westfield expansion. The Westfield expansion is expected to open in October 2017 with floor space increasing by 40%. An allowance of £3m per annum (£0.75m in 2017/18) is made for the potential Hammersmith and Fulham share (30%)¹ of the extra business rates income.
- 4.5 A business rates revaluation, undertaken by the Valuation Office (central government) is effective from 1 April 2017. Gross Rateable Value in Hammersmith and Fulham is expected to increase by a total of 36% - our current baseline is £428m. The Council is deeply concerned about how this will impact local businesses. In addition, the rate increase will disadvantage the council, as it has to pay extra rates on its properties and will need to set aside extra sums for appeals from businesses. The Council gets no benefit from the extra income generated as it is redistributed to other parts of the country. The implications of the revaluation continue to be worked through.
- 4.6 **Property developments** have placed increased pressure on council services in recent years. The budget strategy provides for use of £2m of developer contributions to support relevant expenditure arising from developments.
- 4.7 As part of the Provisional Local Government Finance Settlement the Government have allocated the Council a new one-off **adult social care grant** of £0.9m. An additional **better care grant**, for work with the NHS, of £0.8m was also confirmed. These grants, pending further clarity on their use from government, are not incorporated within the current budget proposals.

5 GROWTH, SAVINGS AND RISKS

- 5.1 The growth and savings proposals for the services covered by this PAC are set out in Appendix 1 with budget risks set out in Appendix 2.

Growth

- 5.2 Budget growth is summarised by Service Area in Table 2.

¹ Under the current rates retention scheme Hammersmith and Fulham retains 30% of business rates growth. 50% is payable to Government and 20% to the Greater London Authority (GLA). In 2017/18 the Hammersmith and Fulham share will remain 30%. The split between the GLA and Government will change as the Government devolves more funding streams to the GLA. The GLA share will become 37% and the Government 33%.

Table 2: 2017/18 Growth Proposals

Service Area/ Outcome	£'m
Adult Social Care	2.660
Children's Services	0.739
Environmental Services	0.238
Housing	0.230
Enabling/Council wide	1.711
Total Growth	5.578

Savings

- 5.3 The council faces a continuing financial challenge due to Central Government funding cuts, unfunded burdens, inflation, and growth pressures. The budget gap will increase in each of the next three years if no action is taken to reduce expenditure, generate more income through commercial revenue or continue to grow the number of businesses in the borough.
- 5.4 To close the budget gap for 2017/18 savings (including additional income) of £14.9m are proposed (Table 3).

Table 3: 2017/18 Savings Proposals

Service Area	Savings £'m
Enabling services (back office costs)	(7.108)
Increased income from Adult Learning and Skills	(0.095)
Children's Services	(1.870)
Libraries	(0.382)
Housing	(1.256)
Adult Social Care	(1.885)
Environmental Services	(0.290)
Public Health contract efficiencies	(2.000)
Total All savings	(14.886)
Less savings accounted for in the grant/resource forecast ²	0.475
Net Savings	(14.411)

Budget Risk

- 5.5 The Council's budget requirement for 2017/18 is £154.5m. Within a budget of this magnitude there are inevitably areas of risk and uncertainty

² The council has undertaken business intelligence projects that have generated extra grant and council tax income of £0.475m. These are shown within the resource forecast.

particularly within the current challenging financial environment. The key financial risks that face the council have been identified and quantified. They total £22.7m. Those that relate to this PAC are set out in Appendix 2.

6 FEES AND CHARGES

6.1 The budget strategy assumes:

- Adult Social Care, Children's Services, Parking, Libraries and Housing charges frozen
- A standard uplift of 1.8% based on the August Retail Price index
- Case by case review for commercial services that are charged on a for-profit basis. These will be varied up and down in response to market conditions, with relevant Member approval.

For this PAC **there are no proposed increases for Libraries.** Other proposed exceptions to the standard 1.8% increase are set out in Appendix 3.

7 2017/18 COUNCIL TAX LEVELS

- 7.1 The administration proposes to freeze the Hammersmith and Fulham's element of 2017/18 Council Tax. This will provide a balanced budget whilst recognising the burden on local taxpayers.
- 7.2 The Mayor of London's draft budget is currently out for consultation and is due to be presented to the London Assembly on 25th January, for final confirmation of precepts on 20th February.
- 7.3 As part of the Provisional Local Government Finance Settlement the government announced that authorities can charge a 3% adult social care precept. Council does not wish to apply this tax to residents, so it does not form part of the 2017/18 budget proposals.
- 7.4 Following last year's council tax freeze, the current Band D Council Tax charge is the 3rd lowest in England³. The Band D charge for Hammersmith and Fulham is the lowest since 1999/2000.

8 Comments of the Executive Director for Housing & Regeneration on the Budget Proposals

- 8.1 The Housing & Regeneration department provides services funded by both the Housing Revenue Account and by the General Fund. This report only considers those services provided from General Fund budgets.

Housing Revenue Account Budgets

- 8.2 A separate report on the Financial Plan for Council Homes that set out the 2017/18 Housing Revenue Account budget was presented to the Economic

³ Excluding the Corporation of London

Regeneration, Housing and The Arts Policy & Accountability Committee on 13th December 2016. This included the impact of the second year of a 1% decrease in rents for Council Homes required by central Government. It also covered how, although initially this looked like good news for tenants, this has an impact on the ability of the Council to carry out repairs and improvements on Council homes. The Financial Plan for Council Homes report, including the 2017/18 Housing Revenue Account budget, is scheduled to go before Cabinet on 6th February 2017.

General Fund Budgets for Housing and Regeneration

8.3 Resources have been focused on:

- the significant challenge of delivering the Medium Term Financial Strategy (MTFS) savings proposals that are needed because of cuts in funding from Government;
- ensuring much needed front-line services are maintained and enhanced in the face of increasing demand;
- enabling the service to respond to the major changes brought about by the Government's programme of Welfare Reform, including:
 - supporting residents into work,
 - providing mitigating action to protect vulnerable people,
 - responding to housing need and
 - protecting the Council's financial interest and reputation.

Growth

8.4 The H&F Link team (part of the Housing Solutions service) deliver a programme of work addressing the impact of the Government's programme of Welfare Reform on households living in the private rented sector, temporary accommodation and permanent Council properties. Growth of £0.23m is requested to enable the team to;

- carry out essential intervention work which ensures the best possible outcomes for our most vulnerable residents in temporary accommodation and the large number of private rented sector households,
- protect our temporary accommodation income,
- prevent potential homelessness which would result from the unmitigated impact of Welfare Reform.

The overall risk to the Council should the H&F Link team cease to operate is £0.662m for 2017/18, rising to £5.2m by 2019/20.

Savings Proposals

8.5 Housing & Regeneration plan to deliver a savings target of (£0.956m) from the Housing Solutions team as set out in Table 4⁴ by:

- **Temporary Accommodation - reducing budget through longer term contracts (£0.956m).** Changes to the housing procurement strategy will deliver a reduction in the Council's overall budget on temporary accommodation. A full service review will begin in January 2017 with an implementation date of April 2017 to enable a greater emphasis on preventing homelessness and delivering a more targeted service. The Property Procurement Team will also review the current procurement processes to focus on acquiring properties on longer term leases to reduce expenditure while ensuring that adequate supply continues to be available.

8.6 In addition, savings of (£0.095m) are expected to come from income generating opportunities in the Adult Learning and Skills Service.

Risks: Housing Solutions

8.7 The main risks affecting Housing & Regeneration relate to managing the impact of the Government's programme of Welfare Reform;

- the loss of suitable tenancies in the private sector, arising from welfare reform measures some of which some are already fully in place, leading to a risk of increased homelessness and the greater use of expensive temporary accommodation such as Bed & Breakfast (B&B);
- changes in the temporary accommodation subsidy system, leading to the loss of existing Council-managed temporary accommodation and increased B&B usage;
- reduced viability for temporary accommodation currently managed by Housing Associations, leading to loss of income for the Associations and potential knock-on effects for the authority in the need to provide alternative temporary accommodation;
- loss of tenancies in the private sector or direct loss of income in Council-managed temporary accommodation arising from the direct payment of benefits to claimants under Universal Credit and, again, with the potential risk of increased homelessness and the use of B&B;
- inflationary pressures on costs due to increased demand for B&B and other forms of temporary accommodation across London;
- loss of income for the Council due to the removal of the temporary accommodation management fee from housing benefit subsidy entitlement from April 2017;
- increase in staffing and procurement costs due to the implementation of the Homeless Reduction Bill which places additional duties on the Council to prevent homelessness;

⁴ The total Housing savings in Table 4 of (£1.256m) includes a £0.3m saving to be delivered by Environmental Services

- loss of Council homes due to the Government's high value void sales policy from 2018/19 onwards leading to the risk of increased demand for temporary accommodation.

8.8 The potential financial impact can be summarised into the following main areas for Housing Solutions:

Impact of Benefit Cap and Direct Payments

8.9 Overall Benefit Cap: It is anticipated that the risk relating to the Overall Benefit Cap will be up to £0.45m from 2017/18 onwards as a result of the Government's reduction of the Overall Benefit Cap from a maximum of £26,000 per annum to £23,000 per annum for single parents and couples with children.

8.10 Direct Payments: The Government's programme of Welfare Reform is expected to have a significant impact on the Council's ability to collect rental income and will result in increased bad debt charges to the General Fund. All new benefit claims are now subject to Universal Credit (since November 2016) and it is anticipated that from July 2019 the Government will begin migrating all remaining existing benefit claimants to Universal Credit. This part of the process is intended to be completed by March 2022.

8.11 This means that in 2017/18 all new claimants will be entitled to benefit to cover their housing costs which may potentially impact on rent collection rates. Estimated 2017/18 rental income from B&B and Private Sector Leasing is £12.4m. There is a risk that the budgeted bad debt provision will not cover the full year potential effect on the collection rate in 2017/18 onwards. Based on the phased implementation outlined above, the predicted risk of an unbudgeted bad debt charge to the General Fund increases from £0.6m in 2017/18 to £1.2m in 2018/19 and £1.7m in 2019/20.

Welfare Reform – potential impact on B&B costs

8.12 Increased B&B costs: the budget assumption is that the number of households in B&B will be 119 by March 2017. On the assumption that the number of households in B&B reaches 149 by March 2018, and rises to 179 by March 2019 and 209 by March 2020, and that a third of all households in B&B are comprised of large families, the net cost would increase by £0.4m in 2017/18, £0.5m in 2018/19 and £0.7m in 2019/20.

Local Housing Allowance and increases in PSL and B&B costs

8.13 The current subsidy entitlements, which are calculated based on the Local Housing Allowance (LHA) at January 2011 will change from April 2017 to be based on the LHA at April 2015 and will be frozen for four years. This, combined with the risk of inflationary pressures on costs because of increased demand for B&B and Temporary Accommodation across London, results in risks of a further £1.9m in 2017/18, £2.4m in 2018/19 and £2.8m in 2019/20.

Increased number of homelessness acceptances

8.14 Further, there is a risk that homelessness acceptances will increase in future years due to current and emerging Government policy. On the assumption that the number of new homelessness acceptances increases by 100 per annum on an ongoing basis, the net cost will increase by £0.3m in 2017/18, £0.9m in 2018/19 and £1.4m in 2019/20.

Loss of Temporary Accommodation management fee on housing benefit subsidy

8.15 There will be a potential loss of income for the General Fund due to the removal of the temporary accommodation management fee from housing benefit subsidy entitlement from April 2017. This is estimated to cost the Council £1.9m each year from 2017/18 onwards.

8.16 It is expected that Government will provide some compensation for the loss of the management fee for the first 3 years initially but the amounts are not yet known.

Homelessness Reduction Bill – potential increase in costs

8.17 This is anticipated to result in the need to place additional households in temporary accommodation and the potential cost is in the range of £1.2m to £3.7m per annum from 2017/18 onwards. Government has not yet made clear any funding we may receive to cover these additional responsibilities.

High value void sales policy

8.18 Although Government has yet to confirm the details of the policy, if forced sales meant that the Council's capacity to find accommodation was reduced by 10 family homes per annum, this exposes the General Fund to a cost increase of £0.106m in 2018/19, rising to £0.213m in 2019/20.

8.19 This represents a total overall exposure for risks for the housing solutions element of the service of £9.2m in 2017/18 (rising to £12.8m in 2019/20). The level of earmarked reserves for Temporary Accommodation is expected to be £3.1m at 1st April 2017.

Homelessness prevention and risk mitigation

8.20 The following activities that will help mitigate these risks are planned:

- A full service review, to be completed by April 2017, placing a greater emphasis on preventing homelessness, improved engagement with the third sector and reducing rough sleeping.
- A focus on acquiring properties on longer term leases as well as exploring procuring different accommodation types – e.g. shared housing where suitable for under 35 year olds.

- The Social Lettings Agency is intended to increase the supply of TA directly let accommodation and private rented accommodation, with the potential for revenue generation from providing management services, which can be used to subsidise other activity. However, any savings or income generation will only be realised after 2017/18 if it is successful.
- Exploring the use of buybacks in the Earl's Court regeneration area for use as Temporary Accommodation.
- Increasing the supply of social and affordable housing is crucial to the success of any strategic approach to managing the Temporary Accommodation process. The limited number of social homes has slowed the Temporary Accommodation move on process and resulted in more households remaining in Temporary Accommodation for longer periods – compounding the need for additional Temporary Accommodation units. The Council plans to increase affordable housing, reducing pressure on temporary accommodation budgets by providing permanent lower cost homes through direct delivery, partnership with housing associations and working with developers through the planning process.

8.21 However, there is a risk of a potential call on the temporary accommodation reserve (this is expected to be £3.1m on 1st April 2017) in 2017/18 to support the day to day base budget.

Risks: Economic Development and Adult Learning

8.22 The Economic Development service and the costs relating to the Council's housing joint venture vehicle are dependent on securing Section 106 funding. The housing joint venture is expected to facilitate the delivery of 106 homes for social rent and 27 affordable homes. The Economic Development service is responsible for the delivery of key elements of the Council's Economic Growth priorities. A paper has been submitted for approval by Cabinet in March 2017. The risk should funding not be approved is in the range £0.5m-£1.2m in 2017/18, rising to £0.9m-£1.6m from 2018/19.

8.23 During 2016/17, the Skills Funding Agency reduced its annual grant to the Adult Learning & Skills Service by £0.174m. It has been possible to fund the shortfall this year through the use of earmarked reserves. However, this will be a risk for 2017/18 onwards, which may increase in size and, although obviously other income streams will be looked for, it will impact on the ability of the team to deliver the £0.095m savings/additional income.

9. Comments of the Lead Director for Environment Services on the Budget Proposals

9.1 Additional and selective licensing for private landlords is to be introduced in 2017-18 in order to improve the private rented sector and ensure safe homes for our residents. The licence fees will be set to cover the full cost of providing the service. This is expected to contribute £0.3m towards

existing staffing and overheads that will be used in the delivery of this licensing.

10 Comments of Lead Director for Libraries on the Budget Proposal

Growth

10.1 No growth requested for 2017/18.

Savings Proposals

10.2 Savings for Libraries amount to £0.382m for 2017/18

10.3 A full Libraries Service Review has been completed, and LBHF's share of efficiencies across the shared service of £0.09m have been identified through reducing shared service management staff numbers. All three councils agreed to develop a new operating model to deliver the shared elements of the service. Changes include reducing the number of senior management posts, and creating more capacity for commercial and partnership working.

10.4 Further commercialisation is being undertaken in the service in order to achieve additional savings of up to £0.165m. There are significant opportunities to utilise the space available in Libraries buildings. Working with Property, the service is actively pursuing several opportunities for co-location or commercial hire of underused space. This would provide income, better use of library buildings and increased footfall, as part of our "sweating the assets" approach.

10.5 Currently £0.08m has been identified, including renting space at Hammersmith Library to Hammersmith & Fulham Law Centre (HFLC) (£0.015m), catering and café provision in Fulham Library (£0.012m), co-working spaces for business startups and microbusinesses (up to £0.03m), and basement rental at Hammersmith Library (£0.023m). Other opportunities are being considered with the Libraries space, including hire for larger scale events and meetings, particularly outside normal opening hours, using our heritage library buildings as film locations and holding film clubs and community activities. It is estimated these could earn libraries £0.085m upwards.

10.6 For the remaining £0.127m, there has been consideration of the use of volunteers and sponsorship, crowd-funding and crowd sourcing. Work will be undertaken with economic development officers to raise the profile of libraries with potential corporate sponsors. At a local level work could be set up with library friends and fundraising groups, possibly as part of the Council's Space Hive civic crowd-funding initiative – income to be confirmed. Crowd-sourcing could bring local experts and champions into libraries. Volunteering and crowd-funding potentially could help to provide some of the services that local people value as well as things we can't currently provide. Examples include getting more young people

volunteering, better quality IT provision and help, more classes and events and community activities for libraries.

Fees & Charges

- 10.7 It is proposed that there are no increases to fees within Libraries.
- 10.8 Library fees are traditionally set on a cost recovery basis to support the service financially.
- 10.9 They are mainly made up of charges for hire on DVDs and CDs and overdue charges for items (including books). All are in long term decline as customers switch to downloads and other digital formats. An increase would be counter-productive and likely to lead to lower use and further reduced income. Hire of library spaces is under consideration separately as part of the “sweating the assets” work and this may result in changes separately to the charging structure.

Arts Service

- 10.10 Whilst there are no ongoing net revenue costs for the Arts service, a new Arts Officer post is included in the budget for 2017/18. This post will deliver the new Arts Strategy, aimed at making Hammersmith and Fulham a destination for Arts and Culture. In the first year, this is to be fully funded from confirmed external funding and so is provided at no additional cost to the Council. Beyond year one, it is expected that this post will be self-funded through new external contributions and sponsorship. The wider Cultural service (including Events, Filming and Lettings) is targeting efficiencies of £158k from 2017/18. These are predominantly concerned with generating new commercial income from Council assets and will be reported to the Community Safety, Environment and Residents Services PAC.

11 Equalities Implications

- 11.1 An Equality Impact Analysis (EIA) assesses the impacts on equality of the main items in the budget proposals relevant to this PAC. The draft EIA is attached (Appendix 4). A final EIA will be reported to Budget Council.

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

None.

Appendices

Appendix 1 – Savings and Growth Proposals

Appendix 2 – Risks

Appendix 3 - Fees and Charges Not Increasing at the Standard Rate

Appendix 4 – Draft Equality Impact Assessment

Economic Regeneration, Housing and the Arts Efficiency Savings & Growth

MTFS Growth		Budget Change			
Service	Description	2017-18 Budget Change (£000's)	2018-19 Budget Change Cumulative (£000's)	2019-20 Budget Change Cumulative (£000's)	2020-21 Budget Change Cumulative (£000's)
Housing & Regeneration					
H&F Link Team (Formally HB Assist Team)	The HB Assist project has delivered a programme of work addressing the impact on households living in the private rented sector, temporary accommodation and permanent Council properties. Growth is requested to fund the HB Assist Team on an ongoing basis.	230	230	230	230
Total Growth for Housing and Regeneration		230	230	230	230

MTFS Savings		Budget Change			
Service	Description	2017-18 Budget Change (£000's)	2018-19 Budget Change Cumulative (£000's)	2019-20 Budget Change Cumulative (£000's)	2020-21 Budget Change Cumulative (£000's)
Housing & Regeneration					
Housing & Regeneration	Contribution to overheads to cover operation of private sector licencing scheme.	(300)	(300)	(300)	(300)
Housing & Regeneration	Temporary Accommodation - reducing spend through longer term contracts and other efficiencies	(956)	(1,201)	(1,215)	(1,215)
Total Housing & Regeneration Savings		(1,256)	(1,501)	(1,515)	(1,515)
Libraries					
Libraries	Maximising income from unused space and out of hours in libraries	(382)	(382)	(382)	(382)
Total Libraries Savings		(382)	(382)	(382)	(382)
Adult Learning					
Adult Learning	Developing Income Opportunities for Adult Learning	(95)	(95)	(95)	(95)
Total Adult Learning Savings		(95)	(95)	(95)	(95)

Economic Regeneration, Housing and the Arts Risks

Department & Division	Risk	Risk	Risk	Risk	Mitigation
	2017/18 Value (£000's)	2018/19 Value (£000's)	2019/20 Value (£000's)	2020/21 Value (£000's)	
Libraries & Archives Shared Service					
Libraries & Archives	115	115	115	115	Increased use of volunteers, sponsorship and crowd-funding. Work will be undertaken with economic development officers to raise the profile of libraries with potential Corporate sponsors
Libraries & Archives	20	20	20	20	Further review of commercial opportunities and use of Library space outside of opening hours
Libraries & Archives	80	80	80	80	Further review of commercial opportunities and use of Library space outside of opening hours
Libraries & Archives Shared Service Total	215	215	215	215	
Housing Dept					
1. Overall Benefit Cap	452	452	452	452	The mitigation strategy is set out in paragraph 8.20 in the main body of the report
2. Direct Payment	560	1,233	1,653	1,811	
3. Increased B&B Costs	375	524	672	821	
4. Subsidy entitlements (It may need to remove this one depend on the charging policy to tenant from April 2017)	830	857	884	922	
5. Inflationary pressures on TA landlord costs	1,087	1,517	1,959	2,415	
6. Increased number of homelessness acceptances	336	886	1,409	1,878	
7. Loss of Temporary Accommodation Management Fee (TAMF) on Housing Benefit Subsidy	1,872	1,872	1,872	1,872	

Department & Division	Risk	Risk	Risk	Risk	Mitigation
	2017/18 Value (£000's)	2018/19 Value (£000's)	2019/20 Value (£000's)	2020/21 Value (£000's)	
8. Homeless Reduction Bill (HRB)	3,700	3,700	3,700	3,700	
9. Expensive Void sell		106	213	319	
10. S106 funding	1,201	1,578	1,168	1,168	
13. Skills Funding Agency (SFA) funding	174	174	174	174	
Housing Dept Total	10,587	12,899	14,156	15,532	
	10,802	13,114	14,371	15,747	

Economic Regeneration, Housing and the Arts - Fees and Charges Not Increasing at the Standard Rate
2017/18

Fee Description	2016/17 Charge (£)	2017/18 Charge (£)	Proposed Variation (%)	Total Estimated Income Stream for 2016/17	Total Estimated Income Stream for 2017/18	Reason For Variation Not At Standard Rate
Housing & Regeneration						
Private Sector Leasing						
Private Sector Leasing Water Charges	Varies	Varies	Subject to water company increase, expected in January 2017	Nil	Nil	The charge is determined by the annual increase set by the water companies.
Private Sector Leasing Rent (average per week)	£295.85 as at 1st September 2015	£276.96 as at 1st October 2016	n/a	£11.5m (2016/17 Estimates, based on 780 units with 4% void at the weekly rent of £295.85)	£10.8m (2017/18 Estimates, based on 782 units with 4% void at the weekly rent of £276.96)	Since April 2012, the PSL rent threshold has been based on the January 2011 Local Housing Allowance (LHA). The LHA varies according to changes in market rents, the location of the property and its bedroom size. The threshold formula is 90% of LHA plus £40 and subject to a cap of £500 on Inner London and Outer South West London Broad Rental Market Areas (BRMA) and a cap of £375 on other BRMAs. From April 2017, the PSL rent threshold will be based on April 2015 LHA to reflect the implementation of Universal Credit.
Bed and Breakfast Temporary Accommodation						
B & B Rent Single/Family (Average per week)	£228.43 as at 1st September 2015	£213.46 as at 1st October 2016	n/a	£1.5m (2016/17 budget, based on 130 tenants at a weekly rent of £228.43)	£1.5m (2017/18 Estimates, based on 134 tenants at a weekly rent of £213.46)	Since April 2012, the B&B rent threshold has been based on the January 2011 Local Housing Allowance (LHA). From April 2017, the B&B rent threshold will be based on the April 2015 LHA to reflect the implementation of Universal Credit. The LHA varies according to changes in market rents, the location of the property and its bedroom size. This fee is the LHA threshold for one bedroom properties.
B & B Amenity Charges - Single Adult	£10.56	£10.56	→ 0.0%	£71,400 (2016/17 Budget, based on 130 tenants)	£73,600 (2017/18 Estimates, based on 134 tenants)	From 7th November 2016, the benefits caps were reduced from £26,000 per annum to £23,000 for Lone parents and Couples households and from 18,200 to £15,410 for Singles, in London. Any increase in fees is likely to be irrecoverable.
B & B Amenity Charges - Two Adults	£13.51	£13.51	→ 0.0%			
B & B Amenity Charges - Single Adult & Children	£11.14	£11.14	→ 0.0%			
B & B Amenity Charges - Two Adults and Children	£14.07	£14.07	→ 0.0%			
B & B Amenity Charges - Three Adults and Children	£17.12	£17.12	→ 0.0%			
B & B Amenity Charges - Four Adults and Children	£19.94	£19.94	→ 0.0%			
B & B Amenity Charges - any additional adult	£2.92	£2.92	→ 0.0%			
Adult Education						
Adult Education Class Full Fee per hour Band A	£0.00	£0.00	↑ 1.0%	£690,500 (2016/17 budget)	£694,000 (2017/18 Estimates)	
Adult Education Class Full Fee per hour Band B	£2.27	£2.29	↑ 1.0%			
Adult Education Class Full Fee per hour Band C	£3.45	£3.48	↑ 1.0%			
Adult Education Class Full Fee per hour Band D	£4.75	£4.80	↑ 1.0%			
Adult Education Class Full Fee per hour Band E	£5.95	£6.01	↑ 1.0%			
Adult Education Class Full Fee per hour Band F	£11.50	£11.62	↑ 1.0%			
Adult Education Class Full Fee per hour Band G	Market Rate	Market Rate	↑ 1.0%			
Libraries						
No Proposed Increases						

APPENDIX 4

DRAFT Equality Impact Analysis (EIA) **Economic Regeneration, Housing and the Arts** **Budget Proposals 2017/18**

Housing

Efficiency Savings

Temporary Accommodation - reducing spend through longer term contracts: £916k

The proposed changes to the housing procurement strategy should achieve a diverse temporary accommodation portfolio which will continue to reflect the current mix of property retaining equality neutral impact on individuals or client groups. It is hoped that achieving longer term property leases will have a positive equality impact as it will give customers stability to improve social improvement and wellbeing.

Improve Private Sector Rent by Using Landlord Licencing

The £300k contribution to overheads from additional and selective private landlord licensing is not expected to have any negative equality impacts. The policy seeks to set minimum housing standards for safety and amenity to safeguard all persons, but it is likely that this will positively impact the young, elderly and vulnerable as they are more susceptible to defects commonly reported to the council (e.g. damp, slips, trips, falls, overcrowding, inadequate heating and poor ventilation).

Growth

H&F Link Team (formerly HB Assist team): £230k

The H&F Link team deliver a programme of work addressing the impact of the Government's programme of Welfare Reform on households living in the private rented sector, temporary accommodation and permanent Council properties. The most significant financial implication of the Welfare Reform programme relates to the reduction in rental income from housing stock and temporary accommodation units. Further, tenants who struggle to manage their household finances under Welfare Reform could lose their accommodation due to arrears, which could in turn increase homelessness presentations from those affected.

The team carry out essential intervention work which ensures the best possible outcomes for our most vulnerable residents in temporary accommodation and the large number of private rented sector households, protects our temporary accommodation income, and prevents potential homelessness which would result from the unmitigated impact of Welfare Reform.

The effect on clients whose tenancies are sustained is expected to be positive as the Council will be supporting tenants to remain within their homes. Where clients need

APPENDIX 4

to be relocated to alternative accommodation, the effect is likely to be neutral as the Council maintains its' on-going duty to provide accommodation to all households.

Adult Learning & Skills Service

Efficiencies: £95k

This relates to a review of the service and the identification of income generating opportunities. No significant equalities impact is expected.

Libraries

Efficiencies

There is a savings target for Libraries of £382k for 2017/18.

Libraries Review – Shared Service staff savings – (£90k)

A full review of the Libraries Service has been completed, and efficiencies across the Shared Service have been identified. As a result of this it is anticipated that a £90k saving will be achieved through reducing shared service staff numbers. All three councils agreed to develop a new operating model to deliver the shared elements of the service. RBKC and WCC will also have their sovereign operational service reorganised to deliver their savings. The changes include streamlining the service senior management and creating a new “leadership team” and fewer layers of management between the frontline and head of service.

It is considered that these changes are streamlining the service, and there have been no changes to the front line staff in the Council’s libraries, so it is expected that this will have no impact on the public.

Commercialisation – (£165k)

To achieve savings, libraries will need to be more outward looking, efficient, commercially aware and entrepreneurial.

There are significant opportunities to utilise the space available in Libraries buildings. The library service, working with the Council’s Property department, is actively pursuing several opportunities for co-location or commercial hire of underused space. This would provide income, better use of library buildings and increased footfall, as part of our “sweating the assets” approach. This includes renting space at Hammersmith Library to the Law Centre, a new café in Fulham Library, and other opportunities for hire of the libraries’ spaces outside of opening hours, which would amount to £80k.

Other opportunities are being considered with the libraries’ space, which include hire for larger scale events and meetings, particularly outside normal opening hours, using our heritage library buildings as film locations and holding film clubs and community activities could earn libraries £85k upwards.

It is anticipated because this is utilising available space better, some of it out of Library hours, that this will not have a significant impact on the public.

APPENDIX 4

Other (£127K)

Other options are being considered currently to achieve the remainder of the saving, which includes increased use of volunteers, and also increased sponsorship, crowd-funding, and crowd sourcing: we plan to work with colleagues in economic development to raise the profile of libraries with potential corporate sponsors. At a local level work continues to set up library friends and fundraising groups, possibly as part of the Council's Space Hive civic crowd-funding initiative – income to be confirmed. Crowd-sourcing could bring local experts and champions into libraries. This could help to provide some of the services that local people value as well as things we can't currently provide. Examples include getting more young people volunteering, better quality IT provision and help, more classes and events and community activities for libraries.

Growth

There are no growth proposals for Libraries.

Fees & Charges

It is proposed that there are no increases to fees within Libraries. Charges were increased in October 2014 as part of the rationalisation of library fees and charges across the Shared Service. It is considered that although there is a general decline in income streams across Libraries, with areas such as fines already high compared with most other authorities, any further increases could be a barrier to customers using the service.

Economic Regeneration, Housing & the Arts PAC Work Programme 2016/17

7 th June 2016 Small Hall, HTH, 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
The Arts Strategy	Donna Pentelow	To review the Council's proposed Arts Strategy.

5 th July 2016 Courtyard Room, HTH. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
Libraries	Mike Clarke/Sue Harris/Helen Worwood	To consider the priorities of the service.
Update on the Resident Involvement Structure	Nilavra Mukerji / Daniel Miller	To receive an update on the Council's work to establish a structure consisting of a number of panels and groups designed to provide Council Tenants and Leaseholders with greater decision making powers and increased involvement

6 th September 2016 Clem Attlee Residents Hall, 6:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
The Older Persons Housing Strategy and Sheltered Accommodation	Nilavra Mukerji	To consider the new Older Persons Housing Strategy review the Council's provision of sheltered accommodation and support for older residents.
The development of new KPIs for Mitie	Nilavra Mukerji	To review the development of new Key Performance Indicators for the housing contractor Mitie. The new KPIs will more accurately monitor residents' key priorities

Economic Regeneration, Housing & the Arts PAC Work Programme 2016/17

1st November 2016		
St John's Church, Vanston Place. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
Update on High Street Revitalisation	Antonia Hollingsworth / Jo Rowlands	To scrutinise what the administration has done over regeneration of North End Road and Bloemfontein Road and to discuss future plans and proposals for the two areas. For the North End Road Action Group (NERAG) to report on their work over the last year and a half. To consider what action has been taken to tackle the problem of empty shops.
Social Lettings Agency	Jo Rowlands / Labab Lubab	To consider the benefits of a Social Lettings Agency working in the borough.
Libraries	Mike Clarke/Sue Harris	To consider an update on the work being done by officers following on from the meeting on 5 July 2016.

13th December 2016		
Small Hall, HTH. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
The Financial Plan for Council Homes	Kath Corbett	To review the HRA budget before approval by Cabinet in early January 2017
Scaffolding	Nilavra Mukerji / Kath Corbett / Paul Monforte	To explain the Council's policy on the use of scaffolding in relation to social housing maintenance.

Economic Regeneration, Housing & the Arts PAC Work Programme 2016/17

17 th January 2017 Courtyard Room, HTH. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
The draft Budget 2017/18	Mark Jones/Danny Rochford/Paul Gulley	To review the 2017/18 budget for the departments covered by this committee.

7 th March 2017 Courtyard Room, HTH. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
Greening our Estates	Nilavra Mukerji	To consider how the council is promoting biodiversity and greener environments on its housing estates, for example by supporting kitchen gardens and green walls/roofs. The report is to cover the council's policy for replacing and maintaining trees.
Update on the Stock Transfer	Tariq Kazi	To provide the committee and residents with an update on the progress made against the recommendations of the Residents Commission on Council Housing.

26 th April 2017 Courtyard Room, HTH. 7:00pm.		
ITEM	LEAD OFFICER	REPORT BRIEF
Adult learning	Jo Rowlands / Eamon Sconlon	To review the adult learning curriculum delivered by the Council, to consider the results of the recent Ofsted inspection and to understand the impact of government reviews of learning outside of schools.
Digital Inclusion Projects on Council Estates	Nilavra Mukerji	To provide the committee an overview of the project.

Economic Regeneration, Housing & the Arts PAC Work Programme 2016/17

Tackling worklessness	Jo Rowlands/ Glendine Shepherd	To assess the impact of the Government's welfare reforms and the measures undertaken by the Council to help people back into work, including the OnePlace project with JobCentre+
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Potential Future Items		
ITEM	LEAD OFFICER	REPORT BRIEF
The Council's home energy strategy and measures to tackle fuel poverty	Nick Austin/Justine Dornan	To review the work of the Council to make homes as fuel efficient as possible and how vulnerable residents will be protected during the winter
Economic Growth Strategy 2016-26	Jo Rowlands	To discuss the new Economic Growth Strategy
Housing for disabled people	Jo Rowlands	To consider the proposed actions for meeting the housing needs of disabled people
Housing for refugees and asylum seekers	Jo Rowlands	To provide an overview of what the Council does to provide housing for refugees and asylum seekers, and the rules and funding streams relating to these.