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Iain Phillips Chief Executive

22nd May 2007

Dear Councillor,

I hereby give you Notice that a Meeting of the **HOUSING SERVICES COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **THURSDAY 31st MAY 2007** at **6.00 P.M.**

AGENDA

	Page No.
1. Apologies for absence	
2. To consider the minutes of the meeting of the Committee held on 28 th February 2007 as a true record.	Copies previously circulated
3. To consider the Durham Housing and Neighbourhoods Partnership (DHNP) Statement of Purpose.	1 - 8
4. To consider the Homelessness Action Partnership Plan 2007 – 2010.	9 - 26
5. To consider the Dale and Valley Homes Decent Homes Capital Programme.	27 - 36
6. To consider such other items of business which, by reason of special circumstances so specified the Chairman of the meeting is of the opinion should be considered as a matter of urgency.	

Yours faithfully

Chief Executive

Members of this Committee: Councillors Bailey, Mrs Bolam, Mrs Burn, Mrs Carrick, Mrs Douthwaite, Ferguson, Gale, Mrs Hardaker, Henry, Kay, J Shuttleworth, Sinclair, Stonehouse, Ward and Yorke.

To be confirmed at the Annual Meeting.

Chair and Deputy Chair of Council - *ex-officio, non-voting capacity.

Chair: To be appointed

Deputy Chair: To be appointed

TO: All other Members of the Council for information
Management Team



HOUSING SERVICES COMMITTEE

30 MAY 2007

Report of the Strategic Director for the Community

DURHAM HOUSING AND NEIGHBOURHOODS PARTNERSHIP : STATEMENT OF PURPOSE

purpose of the report

To seek Committee approval of the Durham Housing and Neighbourhoods Partnership (DHNP) Statement of Purpose.

background

- 1 Since the late 1990s the Government has encouraged local housing authorities to work together to plan services and bid for funds. The DHNP has evolved from a meeting of housing officers in the 1980s dealing with management issues to a body working on major strategic investment decisions in 2007.
- 2 The Council has always taken an active role in the DHNP. Your officers acted as Chair between 2003-2007 and Wear Valley currently holds the Deputy Chair's post. Our involvement in the DHNP has been instrumental in having some important housing issues in the District – former coalfields, rural housing – recognised in regional strategies and funding streams.

statement of purpose

- 3 Your officers have been working with others on a revised structure and statement of purpose. These are set out in Annex 1. The key points are that the proposals
 - Create a new forum for Councillors
 - Reflect new partnership arrangements at sub-regional and regional level
 - Establish a housing forum to raise the profile of housing issues in the sub-region.
- 4 The proposals are consistent with the Council's corporate aims and objectives and housing strategies.

financial implication

- 5 The Council is more likely to have bids for funding approved if they are supported by the DHNP.

RECOMMENDED

1 Committee approves the DHNP Statement of Purpose at Annex A.

Officer responsible for the report	Author of the report
Michael Laing	Michael Laing
Strategic Director for the Community	Strategic Director for Community
Ext 281	Ext 281

Purpose of the Partnership Board

To act as the strategic partnership within County Durham for the consideration of housing and related policy issues to assist the development of more sustainable communities and to support the well being of County Durham.

In undertaking this, the Board will act in a commissioning role to:

- Maintain an appropriate strategic housing policy framework to guide the direction of the Partnership's work and programmes and those of individual members and other stakeholders.
- Ensure that housing policies blend better with other plans and strategies for County Durham and the North East region.

Functions of the Partnership Board

Provide a **strategic policy advice** function in relation strategic housing and neighbourhoods issues to:

- The North East Housing Board and Executive.
- County Durham Strategic Partnership.
- County Durham Local Area Agreement Interim Executive Board.
- County Durham Chief Executives Group.

Provide a means to **secure consultation with partners and other stakeholders** including individual Local Strategic Partnerships and local communities so as to help determine appropriate policy positions that promote the best interests of County Durham in respect to housing and related policy issues.

Undertake **an advocacy role** in promoting and discussing housing and neighbourhoods issues of importance to County Durham and its component sub areas with other organisations and stakeholders operating at a city region, sub regional, regional and national levels.

Oversee the **co-ordination of sub-regional based programmes and strategies** for County Durham.

Commission surveys, studies and other research to assist a better understand strategic housing and related issues as they impact on the communities of County Durham.

Undertake a **Performance Management and Monitoring role** in relation the work of the Partnership Board.

The organisation and key strategic relationships of the partnership is set out in Annex 1

Membership of the Partnership Board

The composition of the Partnership will comprise representatives of the following organisations:

- Strategic Housing Authorities in County Durham.
- Adult Social Care Authority for County Durham.
- County Durham Primary Care Trust.
- National Housing Federation.
- Market and Social Housing providers operating in County Durham

All members of the Partnership have a duty to promote the work of the Partnership.

Attached at Annex 2 is a schedule of current representatives and organisations forming the Partnership Board.

Operation of the Partnership Board

The Board will be chaired by a Chief Executive officer agreed by the County Durham Districts Chief Executives Group.

A Deputy Chair will be appointed from within the membership of the Partnership Board on an annual basis at the first meeting of each financial year. The Deputy Chair will substitute for the Chair when he/she is not available for meetings of the Partnership or with other external bodies and other organisations that the Partnership is engaged with.

The Partnership Board will normally meet as a minimum every two months or more frequently as the business of the Partnership demands.

The work of the Partnership Board will be supported by:

- A Director of Policy and Programmes and any staff employed on behalf of the Partnership (subject to financial affordability).
- A number of 'time limited' Task Groups with agreed terms of reference agreed by the Partnership Board under the direction of the Director of Policy and Programmes.
- A Joint Local Authority Members Panel. Details of the remit and operation of the Panel are attached at Annex 3.
- A County Durham Housing Forum operating as a consultative body that brings together all the key housing and housing related organisations and other stakeholders with an interest in the well being of County Durham and its communities together with representatives of local communities.

Membership of the Forum will be inclusive and diverse so as to ensure as wide a range of views are engaged in the work of the Partnership. The Forum will normally meet twice per year to discuss significant strategic issues.

A schedule of expected organisations to be involved in the work of the Housing Forum is set out at Annex 4.

Version 1: May 2007

Annex 2

Schedule of Current Representatives and Organisations

Organisations		Representatives Name	Position Held	Substitute Representative
Chair		B Spears	Chief Executive, Durham City Council	
Strategic Housing Authorities in County Durham				
	City of Durham Council	B Spears	Chief Executive, Durham City Council	TBA
	Chester le Street District Council	Martin Walker	Head of Regeneration	TBA
	Derwentside District Council	Kath Heathcote	Head of Housing	P McDowell (Head of Economic Development)
	District of Easington Council	Richard Prisk	Director of Regeneration and Development	Ian Morris, (Head of Housing)
	Sedgefield Borough Council	Glyn Hall	Director of Neighbourhood Services	TBA
	Teesdale District Council	Graham Pilkington	?	TBA
	Wear Valley District Council	Michael Laing	?	TBA
Adult and Community Services, County Durham				
	Durham County Council	Rachel Shimmin	Corporate Director of Adult and Community Services	Nick Whitton (Head of Commissioning)?
County Durham Primary Care Trust.		TBA		TBA
National Housing Federation.		Martin Knowles	NHF Chair	Monica Burns, (NHF Regional Manager)
Social Housing Providers		TBA		TBA
Market Housing Providers		TBA		TBA

TBA = to be advised.

Joint Local Authority Members Panel

Membership of the Panel will be comprised of a senior elected member from each Local Authority who has some executive responsibility for one or more of the policy areas that the Partnership Board is seeking to deliver to achieve its Statement of Purpose.

The Members Panel will:

- Be consulted on, and views obtained from, on all major and strategic decisions governing the work of the Partnership Board, in respect to:
 - The finalisation of all Partnership Board policy and strategy statements governing the work of the Partnership.
 - Decisions in connection with the use and distribution of resources to achieve the purpose and functions of the Partnership.
 - Submission of representations on behalf of the Partnership to the North East Housing Board and other key stakeholder organisations critical to the work of the Partnership, including the Department of Communities and Local Government, Government Office North East, One NorthEast, the Housing Corporation and English Partnerships.
- Undertake to provide an overview and commentary on the work of the Partnership Board in achieving its purpose and functions and to provide guidance to the Partnership Board on key issues of importance.
- Ensure the accountability of partner Local Authorities for the work of the Board
- Be responsible as necessary, for the resolution of conflicts of views and approaches referred to the Panel by the Partnership Board.

The Joint Local Authority Members Panel will normally meet as required to facilitate the business of the Partnership Board but will hold a minimum of two meetings per civic year.

Housing Forum Organisations

Local Authority – Elected Members and Officers

- District/borough Councils
- Durham County Council

Housing Providers – Social Sector

- Registered Social Landlords
- Arms Length Management Organisations
- Local Authority Maintained Housing Services

Regional and Sub Regional Stakeholder Interests

- North East Regional Housing Board
- Government Office North East,
- One NorthEast
- Housing Corporation
- English Partnerships
- County Durham Primary Care Trust
- Community Safety Interests
- Social care and Health Organisations

Market Housing Providers

House Builders Federation

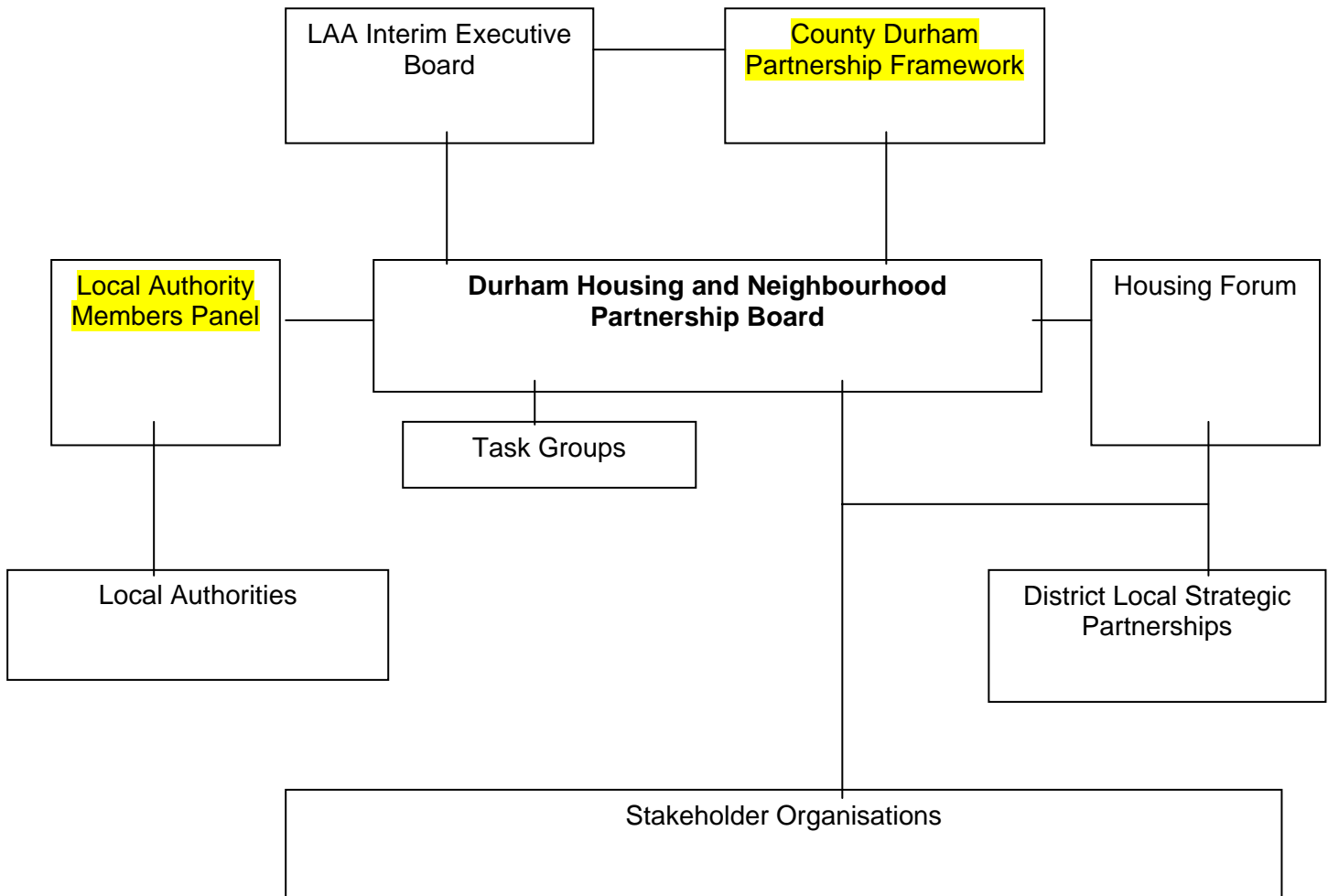
Private Sector Landlords

Residents' and Tenants representatives

Voluntary and Community Sector Organisations

Landowners

**Annex 5
Organisational and Relationship Structure**





HOUSING SERVICES COMMITTEE

30 MAY 2007

Report of the Strategic Director for the Community **HOMELESSNESS ACTION PARTNERSHIP : PLAN 2007-2010**

purpose of the report

To seek Committee approval of the Homelessness Action Partnership Plan 2007-2010.

Background

- 6 New legislation was introduced in 2003 which extended our duties towards homeless people. In response the local authorities in Country Durham set up the Homelessness Action Partnership to prevent and deal with homelessness on a sub-regional basis. The Partnership is administered by Centerpoint.
- 7 The Partnership is useful to the Council because it:-
 - Pools resources
 - Provides a consistent response to services for customers across seven housing authorities
 - Develops new services in a co-ordinated way
 - Has common performance measures
 - Help the seven housing authorities work with Government in a consistent way.

Plan 2007-2010

- 8 The Partnership has put together a plan to direct its activities between 2007-2010. Your officers have been involved in writing the plan. It reflects Wear Valley's corporate aims and objectives and housing strategies.
- 9 The plan is attached at Annex 6. All partners are being asked to approve the plan.

link to comprehensive performance assessment (CPA)

- 10 How well the Council discharges its homelessness duties and works in partnership with others will be taken into account in any future CPA. The Council performs well in homelessness and is an active member of the Partnership.
- 11 Continuing to improve our homelessness service and work in partnership will be viewed positively by CPA Inspectors.

legal implication

- 12 The legal duties of the Council are set out in general terms in Section 6 of the Annex.

financial implications

- 13 The Partnership is funded by Government grant. The financial arrangements are detailed in Appendix 1 of the Annex 6.

equalities implications

- 14 The Plan includes specific actions to provide services to vulnerable groups.

community safety implications

- 15 The Plan has a very strong emphasis on domestic violence, one of the main causes of homelessness. It will help the Council meet its community safety duties.

RECOMMENDED

- 1 Committee approves the Homelessness Action Partnership Plan 2007-2010.

Officer responsible for the report Michael Laing Strategic Director for the Community Ext 281	Author of the report Michael Laing Strategic Director for Community Ext 281
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Action Plan for 2007 - 2010



Introduction

The Homelessness Action Partnership (HAP) is a strategic multi-agency partnership which aims to prevent and tackle homelessness and ensure that homeless people or people at risk of becoming homeless have access to decent accommodation and support to live as independently as possible in County Durham.

The HAP is the main vehicle for joint working on homelessness across the county. It seeks to implement the common elements of the homelessness strategies. In addition, it provides a gateway for other organisations and services to liaise with the homelessness services and provides a single channel through which to raise homelessness issues on other agendas.

HAP does this through:

- Cross-district and cross-agency working
- Development of new services and initiatives
- Funding/commissioning services
- Influencing policy and strategy
- Working on issues common to individual Local Authorities Homelessness Strategies and finding new ways of working for all the Local Authorities in County Durham
- Taking account of and acting on stakeholder views
- Best practice sharing and training

Membership

The membership of HAP is made up of representatives from the following:

- Chester Le Street District Council
- City of Durham Council
- County Durham Drug and Alcohol Action Team
- County Durham Supporting People Partnership
- Derwentside District Council
- Durham County Council
- Easington District Council
- Government Office North East
- National Housing Federation
- Probation Service
- Sedgefield Borough Council
- Teesdale District Council
- Wear Valley District Council
- The ALMO or Housing Association from districts where the housing stock is not managed by the local authority

HAP is facilitated by Centrepont. Centrepont leads the work of the HAP by facilitating partnership meetings every six weeks to deliver joint action from partners on the agreed areas of work, building key strategic linkages on behalf of the HAP and taking forward the developments prioritised in the HAP action plan.

Accountability

The HAP is accountable and reports to the Durham Housing and Neighbourhoods Partnership Board.

Equality and Diversity

HAP is committed to promoting equality, tackling unlawful discrimination and welcoming and valuing the diversity of communities. The HAP will work with other agencies, groups and individuals to address the needs of particular sections of the community who are often disadvantaged and discriminated against and take positive action to prevent or compensate for disadvantages where appropriate.

Some groups of people are likely to be more at risk of homelessness than others. These may include:

- young people who have become estranged from their family; have been in care and/or secure accommodation; have a history of abuse, running away or school exclusions; or whose parents have had mental health, alcohol or drug problems
- people from ethnic minority groups;
- people with an institutionalised background, for example where they have spent time in care, in prison or in the armed forces;
- former asylum seekers who have been given permission to stay in the UK and are no longer being accommodated by the National Asylum Support Service;
- people who have experienced other problems that may increase the risk of homelessness including family/relationship breakdowns; domestic, racial or other violence; poor mental or physical health; drug and alcohol misuse; age-related problems and debt.

History and achievements of HAP

HAP was set up by Centrepoin in 2003 to co-ordinate common actions/themes identified in each of the seven individual local authorities' homelessness strategies. In 2004 HAP secured funds from the then Office of the Deputy Prime Minister (now the Department for Communities and Local Government [DCLG]), to take forward joint initiatives on homelessness. In 2006 HAP negotiated the inclusion of stretch targets for homelessness in the County Durham Local Area Agreement (LAA) Children and Young People's Block. HAP now leads on the delivery of these stretch targets, using a pump-priming grant from the LAA.

Sharing Best Practice

HAP has enabled the sharing of best practice and response to new policy amongst the members, which in turn has led to improved services for homeless people or people at risk of becoming homeless in individual districts. This has included delivering cross-district training sessions and sharing ways of gathering and reporting data.

Development of New Services and Initiatives

HAP has instigated the following initiatives:

- A Mediation Service - Support2Talk ("S2T"), which provides a short-term future-focused intervention for young people at risk of homelessness or repeat homelessness through breakdown in family relationships. The service works to reduce homelessness by enabling the young person to maintain their family support network and to return home where appropriate. The service is targeted at young people aged 16-25 with an emphasis on 16-19 year olds, and is available at any point throughout the homelessness process including after re-housing. HAP funded this service, using funds from DCLG and Local Area Agreement, which NCH was commissioned to deliver.
- A joint protocol that establishes the roles and responsibilities of different agencies towards homeless 16 and 17 year olds, and agrees a common approach for identifying their needs. This multi-agency approach to establishing a common assessment procedure has not only led to more consistent working, but has also fed into development of the Common Assessment Framework for County Durham. Funding under the protocol has enabled voluntary and community sector

(VCS) partners to take on additional duties of monitoring outcomes for young people, and through a more co-ordinated approach young people are more likely to receive the level of support appropriate to their needs.

- HAP has also been a partner in the County Durham Initiative to Monitor Homelessness and Supported Accommodation Needs. The initiative gathers and disseminates information, from a variety of agencies, on referrals, unmet housing need and the support needs of people experiencing homelessness. This programme has successfully influenced strategic decision making processes and continues to inform and contribute to the implementation of Supporting People's five year strategy and the development of other plans and services in the county.

Strategic context

National

Part 7 of the Housing Act 1996 – provides the statutory under-pinning for action to tackle homelessness. This homelessness legislation places a general duty on housing authorities to ensure that advice and information about homelessness, and preventing homelessness, is available to everyone in their district free of charge. The legislation also requires authorities to assist individuals and families who are homeless or threatened with homelessness and apply for help.

In 2002, the Government amended the homelessness legislation through the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England) Order 2002 to:

- ensure a more strategic approach to tackling and preventing homelessness, in particular by requiring a homelessness strategy for every housing authority district, and
- strengthen the assistance available to people who are homeless or threatened with homelessness by extending the priority need categories to homeless 16 and 17 year olds; care leavers aged 18, 19 and 20; people who are vulnerable as a result of time spent in care, the armed forces, prison or custody, and people who are vulnerable because they have fled their home because of violence.

The legislation places duties on housing authorities, and gives them powers, to meet these aims. But it also emphasises the need for joint working between housing authorities, social services and other statutory, voluntary and private sector partners in tackling homelessness more effectively.

Under the Homelessness Act 2002 all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their district. The first strategy was required by July 2003 and it must be renewed at least every 5 years, unless the local authority is categorised as an “excellent authority”

Sustainable Communities: settled homes; changing lives, the government's strategy for tackling homelessness (March 2005) This strategy aims to halve the number of households living in insecure temporary accommodation by 2010, by:

- Preventing homelessness;
- Providing support for vulnerable people;
- Tackling the wider causes and symptoms of homelessness;
- Helping more people move away from rough sleeping; and
- Providing more settled homes.

The Revised Homelessness Code of Guidance was published jointly by the Departments for Communities and Local Government, Health and Education & Skills (July 2006). It replaced the July 2002 publication with effect from September 2006. The Code provides direction to

local authority officers on how the government expects them to fulfil their functions contained within the homelessness legislation. The themes from the revised guidance are as follows:

- Homelessness Prevention – suggestions on approaches authorities may take to prevent homelessness, including joint working with all relevant agencies.
- Temporary Accommodation – requirement to avoid the use of B&B, particularly for 16/17 year olds and families with children and recommendation on the minimum standards for all temporary accommodation.
- Domestic Violence – authorities should give due consideration to the option of a victim remaining in their homes if they so wish, by working with relevant agencies with the aim of providing adequate security measures with very short notice.
- Priority Need – authorities are invited to give special attention to people discharged from psychiatric wards and local authority hostels for people with mental health problems and create joint working relationships with mental health agencies.
- Joint Assessments – the code recommends that authorities set up joint assessments for applications made by people with mental health problems and young people.

Every Child Matters recognises that tackling and preventing homelessness amongst young people and their families is critical to ensuring young people are able to realise their potential.

Strong and prosperous communities – The Local Government White Paper (October 2006). The White Paper's principal aims are to enable effective local services and to create better places. The focus on multi agency work to improve services and responsiveness to local need is a clear fit with what HAP is already doing.

The *Children's Act* 2004 requires agencies to cooperate to improve the wellbeing of children and young people, through Children's Trusts, the setting up of local Safeguarding Children's Boards, writing of a single Children and Young People's Strategy and provides the legal underpinning for *Every Child Matters: Change for Children* - the programme aimed at transforming children's services. Every Child Matters aims to ensure that every child has the chance to fulfil their potential by reducing levels of educational failure, ill health, substance misuse, teenage pregnancy, abuse and neglect, crime and anti-social behaviour among children and young people. Housing and preventing homelessness is a key theme throughout Every Child Matters.

Regional

North East Housing Board. The HAP's aims fit with the NE Regional Housing Strategy's (2005) objective to "promote good management and targeted housing investment to address specific community and social needs". This strategy also encourages sub-regional working, increasing the involvement of RSLs and private landlords in meeting outcomes and identifies region-wide gaps in the provision of emergency accommodation, generic floating support to main tenancies and support for people with complex needs, including substance misuse problems. The HAP is credited in the strategy with identifying needs, promoting good practice and integrating organisations and the strategy recommends that the mediation service set up by HAP be duplicated elsewhere.

Sub Regional (County Durham wide)

Durham Housing and Neighbourhoods Partnership Board involves officers at Director level and its purpose is to act as the strategic partnership within County Durham for the consideration of housing and related policy issues to assist the development of more sustainable communities and to support the well being of County Durham. *HAP's role under the DHNPB?*

The *Supporting People* programme offers vulnerable people the opportunity to improve their quality of life by providing a stable environment which enables greater independence. Its aim

is to deliver high quality and strategically planned housing-related services which are cost effective and reliable, and complement existing care services. The planning and development of these services will be needs led. Supporting People is a working partnership of local government, service users and support agencies. County Durham Supporting People is represented on the HAP and this action plan complements the County Durham SP 5 year strategy.

The HAP is responsible for meeting the *Local Area Agreement* (LAA) Children and Young People's Block stretch targets on preventing homelessness, and has a pump-priming grant with which to achieve this. The LAA outcome is "Children and young people are protected from homelessness and failing Tenancies" and the specific targets are:

- Reduction in the number of homelessness presentations amongst 16 and 17 year olds (Stretch Target 2)
- Reduced number of repeat homelessness cases involving children and young people.
- Achieve a reduction of 550 cases of homelessness achieved by housing advice case work by 2009 (Stretch Target 2)

There are also housing and homelessness targets included in the Safer Stronger Communities Block.

County Durham Children and Young People's Plan (2006 – 09). The Children and Young People's Plan, written in response to the Every Child Matters agenda, outlines a programme of action from a wide range of partner organisations aimed at improving the lives of children and young people across the County. It covers children and young people aged 0-19 and young people aged between 19-25 who are care leavers or have a learning difficulty. One of the key priorities is "children and young people are protected from homelessness and failing tenancies". It highlights homeless young people as being in need of targeted services

Current Position

The HAP's operating costs are met by a DCLG grant, which also provides funds for piloting new initiatives. 2007/08 will be the last year of the three year programme of DCLG funding for the HAP.

The Local Area Agreement will change how services are commissioned and delivered in the future. Broadly the focus will be on joining up commissioning and service delivery and working in partnership, at the most appropriate levels, to achieve the optimum outcomes for individuals and communities. The HAP has already demonstrated that working across districts and across service delivery areas can result in these improved outcomes for people who are homeless or at risk. It is likely that the LAA will present significant opportunities for HAP to continue to innovate and improve services, and the partnership needs to be in a strong position to capitalize on these opportunities.

The HAP has been operating for three years. In order to ensure the continued effectiveness of the partnership it seems timely to conduct a formal evaluation of the partnership, particularly given the move to work within the Local Area Agreement. If the LAA Stretch Targets on homelessness are achieved, a reward grant of c.£1 million will be awarded to the County. It is hoped that the reward grant will be directed towards further improvements to homelessness services.

Local Government Review may well change the operating context for the HAP from 2009.

The HAP's draft budget can be found at Appendix 1.

Action plan for 2007 – 2010

This is a three year draft Action Plan for HAP. It outlines the objectives for HAP for April 2007 to March 2010 and focuses on sub regional (countywide and cross-borough) outcomes, aims and objectives. The Action Plan will be reviewed at each HAP meeting and formally updated annually.

HAP's overarching goal is to prevent and tackle homelessness and ensure that homeless people or people at risk of becoming homeless have access to decent accommodation and support to live as independently as possible in County Durham, the themes and aims are as follows.

Theme 1: Prevention							
Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
A. To maintain and develop the Joint Protocol for 16 & 17 year olds in County Durham.	16 & 17 year olds: - remain at home. - access suitable accommodation - are supported in their accommodation	1. To review progress and impact of the Joint Protocol (JP) for 16 & 17 year olds, one year after roll out, by commissioning an independent evaluation. 2. To continue to train agencies and implement the JP	1. Evaluation report with recommendations for improvement. 2.1 Ongoing usage of JP. 2.2 Refresher training sessions	1. Commission evaluation 2.1 Regular update and review of JP at HAP and local meetings. 2.2 Organise & deliver refresher training	1. By 31/07/07 2.1 Ongoing 2.2 by end Sept 07	1. £5000 allocated for evaluation. 2.2 £1,552 allocated for training.	1. JP Steering group 2. Centrepoint
B. To maintain and develop the Family Mediation Service	Young people (16 – 25) - remain in the family home. - undertake planned moves.- avoid homelessness	To, through the Mediation Service steering group, find a mechanism for reviewing the service and exploring the options for sustaining and extending the service.	Plan in place to sustain and develop service	Discuss at steering group.Request input from HAP as necessary.	By 30/06/07	£54,500 allocated to service (full funding to end June 08, half thereafter to end March 09)	Mediation Service steering group
C. To improve housing and homelessness services for vulnerable groups	Vulnerable people avoid eviction. Vulnerable people are supported in their accommodation.	1. To pilot implementation of care leavers protocol. 2. To develop a Vulnerable Groups protocol, by drawing together and adding to existing work, and plan its implementation (including creation of a Prevention Toolkit?)	1. Care leavers protocol 2. Protocol adopted by relevant agencies in County Durham.	Leads to develop project plan.	By 30/09/07	Existing resources (part of SLA)	YPS & Centrepoint

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead	
D. To reduce the instances of homelessness	People at risk: - maintain their tenancies. - make planned moves - have access to relevant support	1. To develop a local Prevention Network in each district by running pilots in two districts (Chester Le Street and Easington) and planning roll out to the other districts from 2008.	1.1 Established prevention network.	1. Lead to set up networks and training programme, with input of other HAP members. Report on progress to HAP meetings. Request input from other HAP members as necessary.	1. By 31/12/07	1.1 Existing resources	1. Easington	
		2. To undertake a review of exclusions, evictions, deferrals and terminations where notice has been served, in order to assess the viability of developing a common strategy.	1.2 Multi-agency training programme piloted	2. Review undertaken, report written & shared with HAP	2. by 30/09/07	1.2 £2,000 allocated for training programme & materials	2. Existing resources	2. Teesdale HA
		3. To increase the rates of prevention of homelessness through improving the quality of housing and related advice available	2. Review document Better links with RSLs	3.1 Update & reprint Choices Guide Distribute	3.1 By 30/08/07	3.1 £5,500 allocated to design & reprint guide	3.1 Centrepont	
E. To reduce the instances of homelessness among offenders	Offenders and returning prisoners: - access suitable accommodation -access relevant support -maintain tenancies	To contribute to the review and implementation of the HARP Protocol by linking with the GONE consultant and undertaking joint work with the probation service as necessary.	Appropriate contribution to HARP protocol (to be defined)	Lead to find out parameters of review from GONE and invite GONE consultant to attend HAP. HAP to discuss how to contribute	Unknown (GONE timescales)	Existing resources	Probation service	

Theme 2: Accommodation & Support							
Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
A. To enable people to access good quality, affordable private rented accommodation	People at risk: - avoid homelessness - have permanent accommodation - are supported to maintain tenancies	1. To collate and evaluate models for a rent deposit guarantee scheme and assess their suitability for use across County Durham. 2. To set up a Countywide Rent Deposit Guarantee Scheme 3. To share experience and practice of Landlord Accreditation Schemes.	1. Feasibility report / business plan 2. Rent deposit scheme 3.1 Key principles statement 3.2 Increased and strengthened links with private sector landlords	1. Lead to develop and execute workplan to achieve objective. 2. Determined by Business Plan 3.1 Set out key principles and a HAP position statement – agenda item.	1. By 30/09/07 2. Determined by Business Plan 3.1 By 30/09/07	1. Existing (Part of SLA) 2. £40,000 allocated in principle until figures are known. 3. Existing (part of SLA)	1. Centrepoint 2. Centrepoint 3. Centrepoint
B. To reduce homelessness and promote housing options by increasing the use of permanent accommodation.	People at risk - avoid homelessness - have permanent accommodation - are supported to maintain tenancy - have options to move to permanent accommodation	1. To reduce the use of temporary accommodation in County Durham. 2. To improve move-on options for vulnerable people leaving SP residential services	1. Fewer people in TA 2. Range of options available	1. Share best practice. Identify opportunities to reduce use 2. Map existing provision and gaps in services. Formulate proposals for improvement	1. Ongoing 2. By 30/09/08	Existing resources	1. All 2. Supporting People

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
C. To improve people's access to and experience of emergency and temporary accommodation	Homeless people: - have a safe and comfortable place to stay.	1. To develop standards for B&B and temporary accommodation and plan roll out of standards.	1. Standards and plan for roll out	1. Develop draft standards. Consult with stakeholders	1. By 31/03/08	1. Existing	Centrepoint
	- are supported whilst in temporary accommodation.	2. To produce a report on the need for short term emergency and temporary accommodation in County Durham and the possible models for delivery.	2. Report with recommendations	2. Carry out research, including consultation with stakeholders. Compile report.	2. By 31/03/08	2. Existing	
		3. To increase the supply of good quality temporary accommodation in County Durham	3. Determined by above report	3. Determined by above report	3. Determined by above report	3. To be discussed by HAP	

Theme 3: Sharing, reviewing and influencing

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
A To be an effective partnership	HAP functions well	1. To review the governance and efficacy of HAP to achieve its stated aims.	1. Review & recommendations	1.1 Use NE Centre of Excellence Diagnostic tool to assess how the partnership is working.	1. By 30/05/07	1, 2, 3 Free / existing	1. Centrepoin
	HAP is able to meet its objectives.			1.2 Arrange NE Centre of Excellence Workshop on options for governance.			
	HAP is sustainable	2. Review representation from each partner at HAP	2. Appropriate level officers attend	2. Use NECE report as a starting point for discussion at a HAP meeting.	2. By 30/06/07		2. Chair
	HAP can plan for longer term activities	3. To secure funding for HAP for 08/09 onwards.	3. Funds secured	3.1 Compile a report on HAP and its achievements to date. 3.2 Report to DHNG on achievements to date and plans for 07/08 onwards. 3.3 Arrange an event on HAP for stakeholders 3.4 Approach LA's for funds for 08/09 onwards.	3. By 30/09/07		3. Centrepoin/ all
	4. To be facilitated effectively		4. Continued SLA with Centrepoin	4. Review SLA on a six monthly basis. Agree new 2 year SLA from April 2008	4. Ongoing	4. £40k pa allocated	4. All

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">B. To influence and inform policy</p>	Homelessness and its prevention remains a priority.	1. To assist the Durham Housing and Neighbourhood Partnership Board to develop policy on homelessness and its prevention.	1. Quarterly report	1. Report to DHNPB on a quarterly basis.	Ongoing	Existing	1. All / DHNPB Director
	Homeless/at risk people have accommodation and support that meet their needs.	2. To ensure that prevention of homelessness continues to be a priority for the Local Area Agreement	2. LAA targets	2. Attend relevant LAA meetings and report back to HAP.			2. Centrepoint
		3. To ensure that prevention of homelessness and services for homeless people are a priority for individual districts.	3. Robust homelessness strategies in each district	3.1 Regular agenda item. 3.2 Input in to strategies			3. All
		4. To identify issues of strategic importance and to lobby on related policy at a local, regional and national level.	4.1 HAP showcasing event 4.2 Responses to consultations as necessary 4.3 Quarterly briefings on key issues	4.1 Organise event 4.2 Agenda item at meetings 4.3 Decide on subjects, draft briefing, circulate for comments, print, distribute to elected members & key people. Email PDF versions to all stakeholders.	4.1 By 15/09/07 4.3 Quarterly, with the first at end June 07	4.1 £2,000 allocated to costs of event. 4.3 £2000k for design & print	4. Centrepoint / all

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
C. To be at the forefront of homelessness/ prevention policy and practice	Homelessness and its prevention remains a priority.	1. To share best practice and response to new initiatives at each HAP meeting	1 & 3. Discussion and possible development of new initiatives / practices	1 & 3. Regular agenda item at HAP	Ongoing	1 & 3. Existing	All
	Homeless/at risk people have accommodation and support that meet their needs.	2. To ensure that best practice is passed on to practitioners by organising countywide training / workshops.	2. Workshops & training sessions	2. Regular agenda item at HAP at which a theme and lead will be identified (1st = practitioners group, led by Chester Le Street)		2. £3,000 allocated for cross-district training sessions	2. All
		3. To identify and share best practice examples from elsewhere and disseminate	3. Increased knowledge & awareness	3. Bring best practice to meetings			3. All

Specific aim	Outcomes	Objectives	Output	Actions	Timescale	Resources	Lead
D. To use accurate statistics to inform future policy and service development	<p>The partnership and others have a true picture of homelessness, the risk of homelessness and the effectiveness of interventions.</p> <p>Relevant services in County Durham are responsive to need and high quality.</p>	<p>1. To develop a common countywide method for recording prevention of homelessness, that is satisfactory to the Audit Commission and individual district' internal audit, and can include all the outcomes from the Joint Protocol (JP) and the Mediation Service(MS).</p>	<p>1.1 Common recording format. 1.2 Accurate statistics.</p>	<p>1.1 Lead to seek clarification from the Audit commission on inclusion of JP and MS outcomes. 1.2 Review and consolidate current systems and processes. 1.3 Review current practices to ensure they are fit for purpose 1.4 Agree and implement a common method.</p>	1. by 30/04/07	Existing resources	1. Centrepont
		<p>2. To review progress and impact of the Monitoring Initiative and review the use and format of information gathered, by arranging a monitoring-themed HAP meeting.</p>	2. More useable reports.	<p>2.1 Leads to put together format for the meeting and deliver. 2.2 Actions from meeting carried out.</p>	2. By 30/05/07		2. Supporting People / Centrepont
		<p>3. To increase numbers of completed Monitoring Forms received by the Monitoring initiative</p>	3. Larger & more accurate data set	<p>3. Explore opportunities for integrated forms. Publicise initiative internally and externally.</p>			3. Supporting People

Appendix 1 Draft Budget 2006 – 09

INCOME	Actuals			Budget			Budget		
	2006/2007			2007/2008			2008/2009		
	DCLG	LAA PPG	Total	DCLG	LAA PPG	Total	DCLG	LAA PPG	Total
-									
DCLG	£100,000		£100,000	£100,000		£100,000	£0		£0
LAA Pump Priming Grant		£33,333	£33,333		£33,333	£33,333		£33,333	£33,333
Money carried forward from previous year	£112,369		£112,369	£68,728	£29,885	£98,613	£74,228	£4,667	£78,895
TOTAL INCOME	£212,369	£33,333	£245,702	£168,728	£63,219	£231,947	£74,228	£38,000	£112,228
EXPENDITURE									
HAP SLA with Centrepoint	£40,000		£40,000	£40,000		£40,000	£40,000		£40,000
Joint Protocol	£1,129	£3,448	£4,577		£1,552	£1,552			£0
Joint Protocol Evaluation			£0		£5,000	£5,000			£0
Mediation service	£93,939		£93,939		£52,000	£52,000		£32,500	£32,500
Mediation service evaluation	£5,000		£5,000			£0			£0
Monitoring initiative			£0			£0			£0
Rent Deposit Guarantee Scheme			£0	£40,000		£40,000			£0
Multi-agency Training Programme pilot			£0	£2,000		£2,000			£0
Choices Guide			£0	£5,500		£5,500			£0
Events	£407		£407	£2,000		£2,000	£2,000		£2,000
HAP Publications			£0	£2,000		£2,000	£2,000		£2,000
Training			£0	£3,000		£3,000	£1,500	£1,500	£3,000
Other projects & initiatives	£3,166		£3,166			£0	£25,000		£25,000
TOTAL EXPENDITURE	£143,641	£3,448	£147,089	£94,500	£58,552	£153,052	£70,500	£34,000	£104,500
SURPLUS/DEFICIT	£68,728	£29,885	£98,613	£74,228	£4,667	£78,895	£3,728	£4,000	£7,728

Notes to the budget

The DCLG grant is held by City of Durham Council

The LAA Pump Priming Grant (PPG) is held by Teesdale DC

HAP is fully funding the Mediation Service until June 2008, then will provide half the funds until March 2009

Mediation Service costs approx £13k per quarter (£52k pa)

Joint Protocol line is for roll out and refresher training. The JP delivery costs are £115k pa and a 2 year agreement between the district and county councils for these costs is in place until between March & June 2008 (depending on when the districts commenced the service). It is assumed that this agreement will continue and HAP will not need to support any of the running costs.

RDGS amount is an indicative allocation until detail of project is known. It is likely that some of this will be carried over to 08/09



HOUSING SERVICES COMMITTEE

30 MAY 2007

Report of the Strategic Director for the Community

DALE & VALLEY HOMES DECENT HOMES CAPITAL PROGRAMME

purpose of the report

To seek the views of the Committee on the Decent Homes Capital Programme put forward by Dale & Valley Homes

background

- 1 Dale & Valley Homes achieved 2 stars in a recent inspection. As a result they have access to more capital to bring Council dwellings up to the Decent Homes Standard

the programme

- 2 Dale & Valley Homes have put together a programme attached at Annex 7 based on
 - Consultation with the Customer Panel
 - Stock condition survey results
 - Sustainability
 - Ability to spend quickly to meet the Decent Homes Standard by the target date of 2010/11
- 3 Consequently the programme
 - Focuses on door and window replacement. This was identified as a priority by customers
 - Has a wide geographical spread across the District
- 4 Having developed the programme Dale & Valley Homes is now asking for the views of this Committee on the programme.

financial implications

- 5 In 2007/08 the programme is expected to spend additional resources. Work will be tendered on the open market. The Council is the accountable body for this spending. We are answerable to the Audit Commission for this spending. The spending will be reported in the Council's accounts.

legal implications

- 6 It is likely that contractors will prefer to sign contracts with the Council rather than Dale & Valley Homes. This is because the Council has a higher credit rating of longer

standing. The Assistant Director Legal Services will be fully involved before any contracts are entered into.

equalities implications

- 7 The programme includes the installation of features modified to meet the needs of disabled residents.

community safety implications

- 8 The new windows and doors are more secure than the existing installations. They include window locks and 5 lever locks. The doors and frames are stronger than the existing.

RECOMMENDED

- 1 Committee gives its views on the Dale & Valley Homes Decent Homes Programme.

Officer responsible for the report

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