



HILLINGDON
LONDON



Environment, Housing and Regeneration Select Committee

Date: TUESDAY, 8 JUNE 2021

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

You can view the agenda
at www.hillingdon.gov.uk or
use a smart phone camera
and scan the code below:



Councillors on the Committee

Wayne Bridges, Chairman, Environment,
Housing & Regeneration Select Committee
(Chairman)

Alan Chapman (Vice-Chairman)

Nicola Brightman

Alan Deville

Scott Farley (Opposition Lead)

Janet Gardner

Allan Kauffman

How the hearing works:

After hearing all the views expressed, the
Cabinet Member will make a formal
decision. This decision will be published
and sent to the petition organisers shortly
after the meeting confirming the action to
be taken by the Council.

Published: Friday 28 May 2021

Contact: Neil Fraser

Tel: 01895 250692

Email: nfraser@hillingdon.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Terms of Reference

To undertake the overview and scrutiny role in relation to the following Cabinet Member portfolio(s) and service areas:

Cabinet Member Portfolio	<ul style="list-style-type: none">• Cabinet Member for Environment, Housing & Regeneration
Relevant service areas	<ol style="list-style-type: none">1. Planning & Regeneration2. Housing3. Green Spaces, Sport & Culture (only Green Spaces)4. Waste Services

This Committee will also act as lead select committee on the monitoring and review of the following cross-cutting topics:

- Climate Change
- Local impacts of Heathrow expansion
- Local impacts of High Speed 2

Agenda

- 1 Apologies for Absence
- 2 Declaration of Interest in matters coming before this meeting
- 3 To confirm that all items marked Part 1 will be considered in Public and that any items marked Part 2 will be considered in Private
- 4 To agree the Minutes of the previous meeting 1 - 2
- 5 Strategic Climate Action Plan Consultation 3 - 32
- 6 Housing Strategy - Development & Consultation 33 - 56
- 7 New Call-In Process Verbal Update
- 8 New Review Topic Selection 57 - 62
- 9 Cabinet Forward Plan 63 - 72
- 10 Work Programme 73 - 76

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Minutes

ENVIRONMENT, HOUSING AND REGENERATION SELECT COMMITTEE

20 May 2021

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge



	<p>Committee Members Present: Councillors Wayne Bridges, Alan Chapman, Alan Deville, Scott Farley (Opposition Lead), Janet Gardner and Allan Kauffman</p> <p>LBH Officers Present: Nikki O'Halloran (Democratic Services Manager)</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor Nicola Brightman.</p>
2.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor Bridges be elected as Chairman of the Environment, Housing and Regeneration Select Committee for the 2021/22 municipal year.</p>
3.	<p>ELECTION OF VICE CHAIRMAN (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That Councillor Chapman be elected as Vice Chairman of the Environment, Housing and Regeneration Select Committee for the 2021/22 municipal year.</p>
	<p>The meeting, which commenced at 9.07 pm, closed at 9.17 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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STRATEGIC CLIMATE ACTION PLAN CONSULTATION

Committee name	Environment, Housing and Regeneration Select Committee
Officer reporting	David Haygarth, Climate Action Manager
Papers with report	Appendix A: The Strategic Climate Action Plan - Draft for Consultation – Cabinet Report March 2021
Ward	All

HEADLINES

The draft Strategic Climate Action Plan is submitted as Appendix A to this report, to allow the Select Committee to review and comment as part of the consultation process.

RECOMMENDATIONS:

That the Select Committee:

- 1. Reviews the draft Action Plan and submits comments to be included in the forthcoming report to Cabinet setting out the results of the consultation.**

SUPPORTING INFORMATION

At the Council meeting held in January 2020, the London Borough of Hillingdon declared a global climate emergency, and committed to becoming carbon neutral and to achieving 100% clean energy across Council services by 2030. To achieve this, a draft Climate Strategy (attached as appendix A) was submitted to Cabinet in March 2021, and is now undergoing consultation with key stakeholders.

Additionally, the Social Care, Housing and Public Health Policy Overview Committee received a presentation on the Council's Zero Carbon Commitment in Housing in February 2021, while the draft action plan was also presented to the Corporate Services, Commerce and Communities Policy Overview Committee on the 8th April. A presentation detailing the aims of the plan was given, and Members raised questions around procurement, and carbon offsetting. Responses from officers to those questions are being collated and will be released in those minutes in due course.

As the lead Select Committee for Climate Change, the Environment, Housing and Regeneration Select Committee is requested to review and comment on the draft plan prior to its formal submission for adoption by Cabinet in July 2021.

Implications on related Council policies

The draft plan is corporate in nature and reaches across virtually all service areas. Some

Classification: Public

Environment, Housing and Regeneration Select Committee – 08 June 2021

implications for policy will be relatively minor, affecting existing policy to augment and align it with new carbon reduction objectives. The key thing to consider is how we integrate carbon neutral into our thought processes, policy and ensure a coherent strategic delivery across the organisation.

Much of the carbon neutral target relates to council operations under direct management control. Therefore, the action plan arising from the final report will raise implications for operational policies. Typically, these will be building operations, fleet vehicles, open space and, waste management. The way in which we reduce carbon emissions will also require investment in spend to save initiatives in building refurbishment, capital works and a range of goods and services purchasing.

The draft plan sets out our ambition to lead the community by demonstrating our approach to the climate emergency. In practical terms, this means showing businesses and residents our commitment to carbon reduction and other climate change mitigation. This will mean visible investment in areas such open spaces, such as tree planting and renewable power. It will mean engagement with residents to improve the energy efficiency of their homes, and it means we shall engage more with our businesses in an advisory and regulatory capacity and work with our schools and education providers to reduce carbon emissions.

The climate action plan provides the Council with a major opportunity to reshape areas of service delivery to promote an even more sustainable blend of social, economic, and environmental objectives. Post consultation, senior officers will be guided by those principles as they develop the policy objectives and service delivery to achieve the carbon neutral target. As new policy emerges, it will be presented to relevant Select Committee's for necessary direction, guidance and approval.

How this report benefits Hillingdon residents

None at this stage, pending any findings approved by Cabinet.

Financial Implications

It is important that the Committee considers cost effective proposals that benefit resident taxpayers in relation to this review, which would ultimately be determined by Cabinet as part of the Council's broader budget planning process.

Finance officers reviewed the draft climate action and contributed to the Cabinet report which accompanied the recommendations for Cabinet approval of the draft plan and a public consultation. They commented.

“Corporate Finance has reviewed this report and confirms that there are no direct financial implications associated with the proposed consultation on the draft Climate Change Action Plan. Following the public consultation and as specific projects are developed to meet the goals set out in the Action Plan, these will be fully costed and integrated into the Council's Medium Term Financial Forecast and financial strategy as appropriate.”

Legal Implications

Legal officers reviewed the draft climate action and contributed to the Cabinet report which accompanied the recommendations for Cabinet approval of the draft plan and, a public consultation. They commented.

“The Borough Solicitor confirms that there are no specific legal implications arising from this report or to agree to the recommendations and to undertake a consultation. More detailed legal advice will be given as necessary once the outcome of the public consultation is reported back for consideration.”

BACKGROUND PAPERS

Presentation to the Social Care, Housing and Public Health Policy Overview Committee - 9th February 2021: Zero Carbon Commitment in Housing.

Presentation to the Corporate Services, Commerce and Communities Policy Overview Committee - 8th April 202 – the draft Action Plan.

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London Borough of Hillingdon

The Strategic Climate Action Plan

**Draft for Consultation
March 2021**

Foreword

Our climate is changing rapidly, and the consequences are alarming. Consequences that are not a distant problem but are happening now. This is a global crisis with more and more reports of severe and lasting consequences; wildfires, floods, droughts and storms all more commonplace. In the UK the frequency, duration and strength of storms and extreme weather are also far more common.

The risks are escalating and the need for more decisive action more prevalent than ever. The time for discussion on whether and how much the climate is changing is over.

The Council has already taken action. In 2007 we signed the Nottingham Declaration on Climate Change. This led to a climate change strategy which has seen council carbon emissions reduce by over 40% during the last ten years.

Yet further action is required as the challenge intensifies. The Council responded swiftly to the will of the residents in declaring a climate emergency which demonstrates the need for even greater effort from everyone. The Council is not alone in that. As a leader in the community and responsible for shaping the future of the borough it is uniquely placed to set higher standards and achieve meaningful results.

The Council will be carbon neutral by 2030. That is our commitment to our residents. Its ambitious and challenging but it is also necessary. We also commit to providing leadership and direction for others to follow; to give everyone the chance to contribute to the task of responding to this crisis.

This new strategy provides the framework for our response to the challenge. It reaffirms the commitments already made, demonstrates the progress to date and sets out how we will drive through real change through ambitious actions.

We want to encourage, educate, and empower individuals to follow our lead so that we can be proud to be playing our part in responding to this emergency.

I welcome and sincerely encourage your involvement in these shared endeavours.

Councillor Eddie Lavery

Cabinet Member for Environment, Housing and Regeneration

The Vision

To become the greenest London borough, to protect and enhance the environment, and to provide a brighter prospect for future generations.

This Strategic Plan will set out the Actions to realising this Vision focussing on three Corporate Commitments:

Corporate Climate Commitment 1: “To lead and inspire our residents, businesses and schools to reduce their own carbon emissions.”

Where we cannot directly control emissions, we intend to identify the opportunities to enable others to reduce theirs. We want to work with residents, schools, and businesses to enable them to identify their carbon footprint and to put in place actions to reduce it. Typical examples are assisting private sector homeowners with insulation and renewable power schemes or creating the infrastructure for charging electric vehicles and encouraging each school to have its own carbon reduction plans.

Corporate Climate Commitment 2: “To become ‘Carbon-Neutral’ by 2030.”

We will invest in energy saving measures across the property portfolio. This applies to public access buildings and sites where the Council pays for the energy supplies, our vehicles and highway assets like streetlighting and car parks. We will reduce our demand on fossil fuel to the minimum and use carbon offsetting to counteract our remaining emissions.

Corporate Climate Commitment 3: “To achieve 100% clean energy across the Council’s services by 2030.”

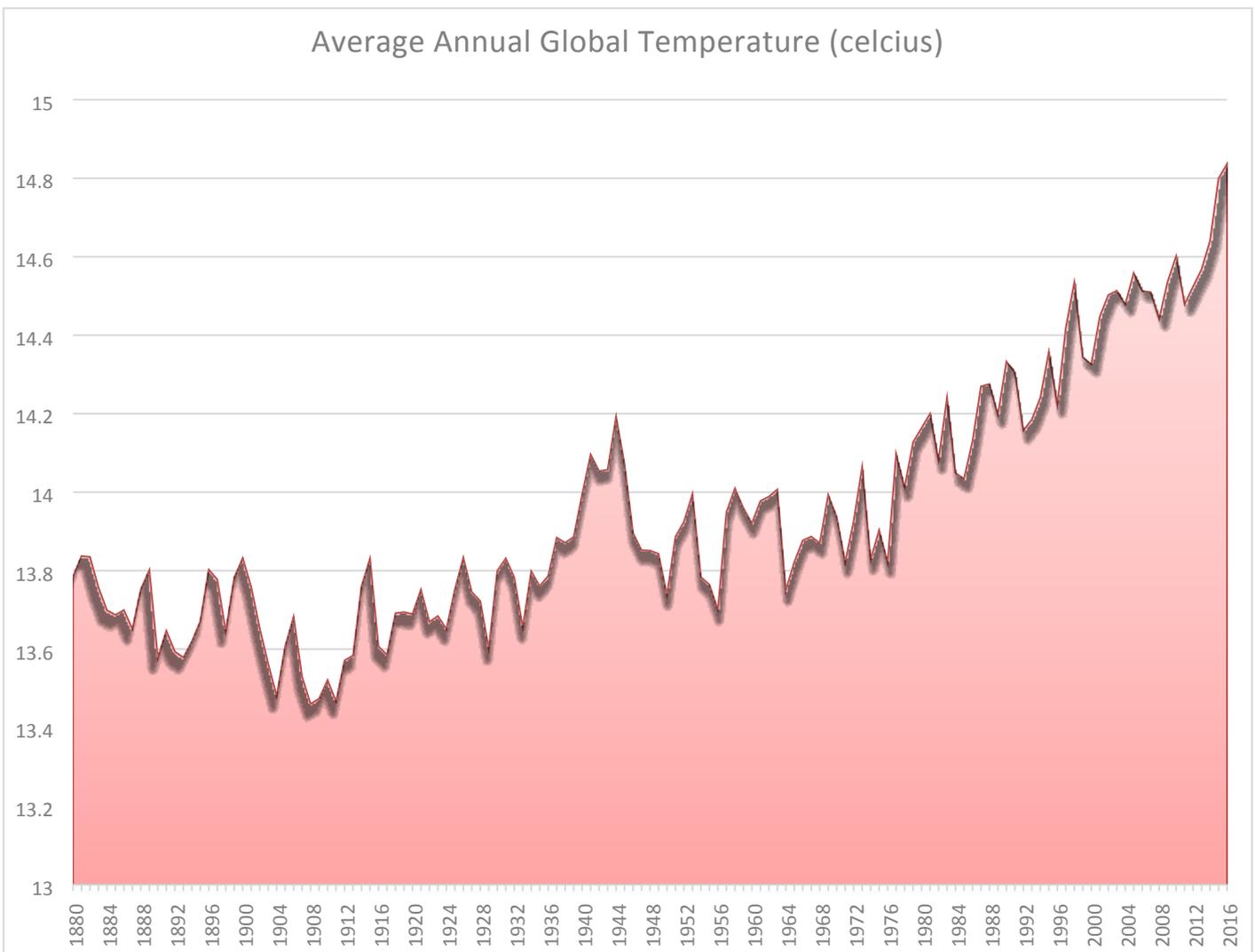
From 2020 all the electrical power to Council assets was sourced from certified renewable sources. The energy was secured through a London wide contract which runs until 2024. This means we can be assured that our electrical power component of our service is currently zero-carbon.

We still use fossil fuels for heating and hot water and this use needs to be reduced. Over the lifetime of this strategy, we will replace and upgrade these heating systems with more efficient, low carbon and renewable power alternatives. In addition, some fleet vehicles will require diesel fuel until a viable electrical replacement can be found. Any remaining fossil fuel use will be incorporate into the carbon offset programme.

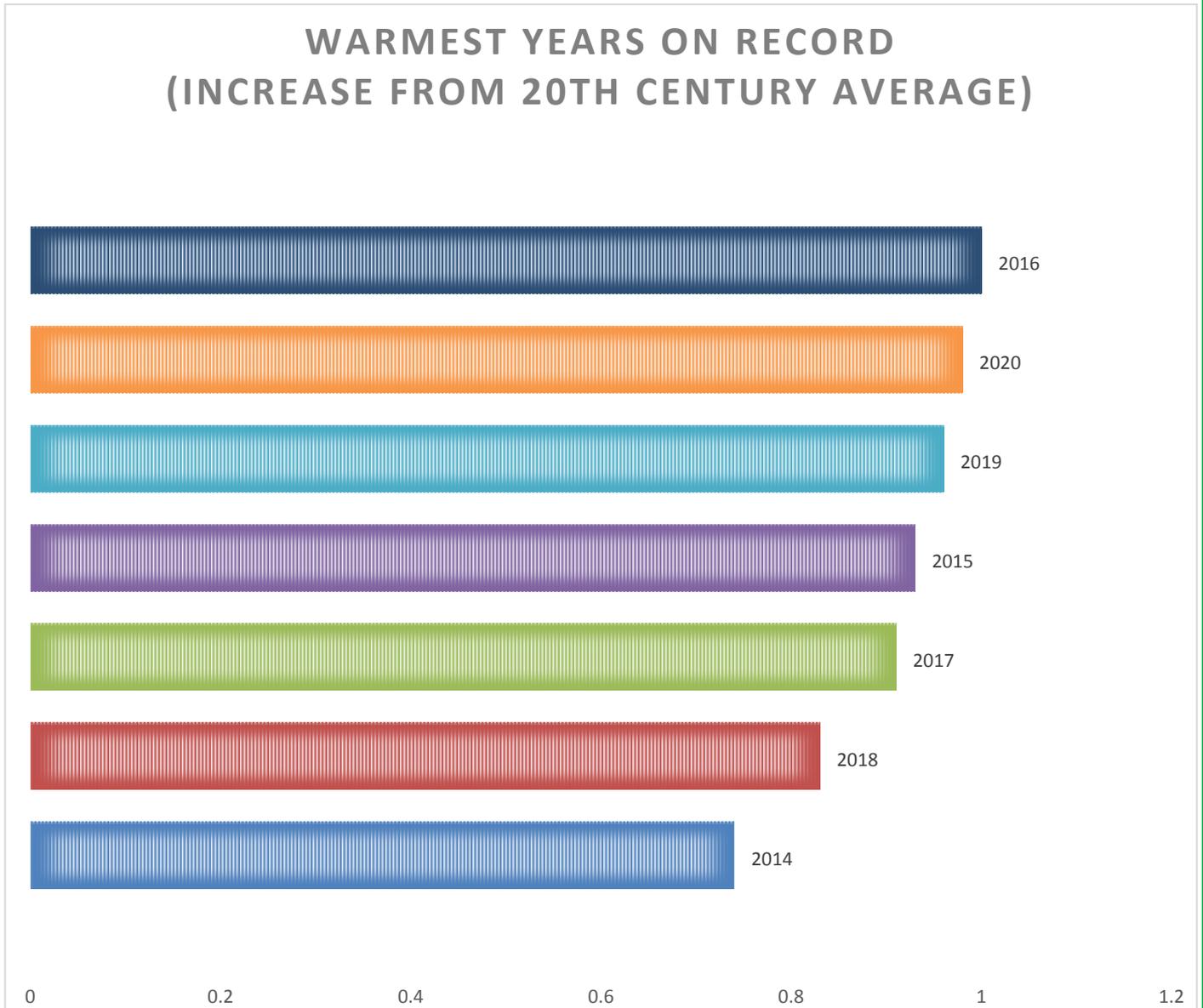
1. Introduction

1.1. What is Climate Change?

- 1.1.1. The world's climate is changing due to increased levels of gases such as carbon dioxide in the atmosphere. These 'greenhouse' gases occur naturally in the atmosphere, trapping heat that comes from the sun like the glass in a greenhouse. The 'greenhouse effect' is a natural occurrence and without it the Earth would be over 30 degrees cooler and uninhabitable.
- 1.1.2. However, due to human activities such as the burning of fossil fuels (oil, gas and coal) and deforestation, concentrations of greenhouse gases in the atmosphere are rising and making the natural greenhouse effect more pronounced, trapping more of the sun's heat and resulting in a rise in the earth's temperature.



1.1.3. Various gases contribute to amplifying the natural greenhouse effect. However, the main contributor to the global warming that we are now seeing is carbon dioxide. Scientific research has demonstrated that carbon dioxide levels are higher than at any time in the past 650,000 years, and this has resulted in gradual warming of the world's climate.



1.2. Why does climate change matter?

1.2.1. Uncontrolled climate change will lead to higher global temperatures, rising sea levels and more extreme, unpredictable weather conditions across the world. These events and their knock-on effects, such as drought and its impact on food production, or the flooding of coastal areas where many people live, will put hundreds of millions of lives at risk. This is already occurring in the developing world.

1.2.2. Global problems are all too common and widely reported. However, the UK is far from immune from the impacts of Climate Change. The Environment Agency's 2020 State of the Environment Report presents some worrying consequences of Climate Change:

Water Resources

Climate change will affect the amount and timing of rainfall that supports river flows and replenishes groundwater. It will also influence the demand for water and its quality, as well as the way land is used – all of which will put pressure on water resources.

Summers are likely to get hotter, significantly increasing demand for water. Winters are likely to get warmer and wetter. Although average summer rainfall is not predicted to change, more rainfall may come in big downpours. This could lead to droughts and floods, possibly at the same time. This would increase the damage caused and increase the risk of disasters such as wildfires. Increasing frequency of both drought and summer heatwaves could lead to a much higher likelihood of these extreme events occurring at the same time.

River flows are predicted to increase in winter and decrease in summer. Groundwater supplies may decrease over the 21st century. Reduced summer rainfall and increased summer evaporation would negatively affect wetland plant and animal communities, particularly in rain-fed wetlands. Increased areas of stagnant water during droughts, coupled with increased temperatures could lead to the spread of mosquito borne diseases such as dengue fever and West Nile virus.

Treatment plants, pumping stations and sewers that are designed to cope with the past and present climate may no longer be adequate. The reliability of existing reservoirs, groundwater sources and river intakes will change. Some infrastructure, critical for providing water supplies, will be more vulnerable to flooding. Agricultural production may be negatively affected by water shortages during warm, dry summers, particularly in the south and east. Wetter autumns and winters will also reduce productivity by disrupting the timing of farm management activities, and by causing increased flooding in low-lying agricultural areas. Valuable ecosystem services such as biodiversity and pollination provided by well-managed agricultural land are also threatened by the impact of climate change on water resources.

Environment Agency: State of the Environment Water Resources Report, 2020

- 1.2.3. Closer to home, there are likely to be problems in Hillingdon related to flooding, either from rivers, sewers or surface water as well as overheating in the hotter summer, causing evacuation of vulnerable people such as the elderly and schools. Water shortages across London are also a likely reality as summers continue to get hotter and drier.
- 1.2.4. The changing climate is not just about environmental impacts. It has significant consequences for the population too and not just directly from issues such as flooding but wider implications for health:

Health

The health impacts of a changing climate will mainly be felt through changes in temperature, disease and pollution. High temperatures can affect health and cause premature death. Older people and those with underlying illnesses are more at risk and the numbers will increase with an ageing population as temperatures increase. Heat related deaths may increase from 2,000 to 7,000 per year by the mid-2050s. Milder winters will reduce cold-related deaths by an estimated 2%. This is likely to marginally reduce the total numbers of temperature related deaths overall, because there are so many more cold-related than heat-related deaths in the UK. Hot weather is also known to increase aggressive and violent behaviour.

There may be an increase in frequency of episodes of high air pollution caused by weather patterns such as heatwaves. There is evidence that pollen releases may increase, affecting hay fever symptoms. Higher temperatures will increase the suitability of the UK's climate for invasive species and increase the risk of them spreading diseases. Native disease vectors such as ticks and mosquitos may also increase in numbers or geographical range as temperature and moisture levels change. For example, hot, dry weather can lead to increased areas of stagnant water, which would be likely to increase the spread of mosquito-borne diseases, should they be introduced. Land-use change such as creating wetlands may also contribute to mosquito abundance.

Environment Agency: Statement of the Environment Report, 2020

- 1.2.5. The implications of climate change are dramatic, threatening and will prove costly, not just to the environment or financial resources, but also to the health of residents and communities. This is not a problem that will just affect faraway places, it will have direct consequences for the people of Hillington too.

2. A Positive Track Record

We have long established values and a consistent track record of activity in relation to carbon reduction. Over the last 10 years, many practical activities have continued to reduce our carbon footprint.

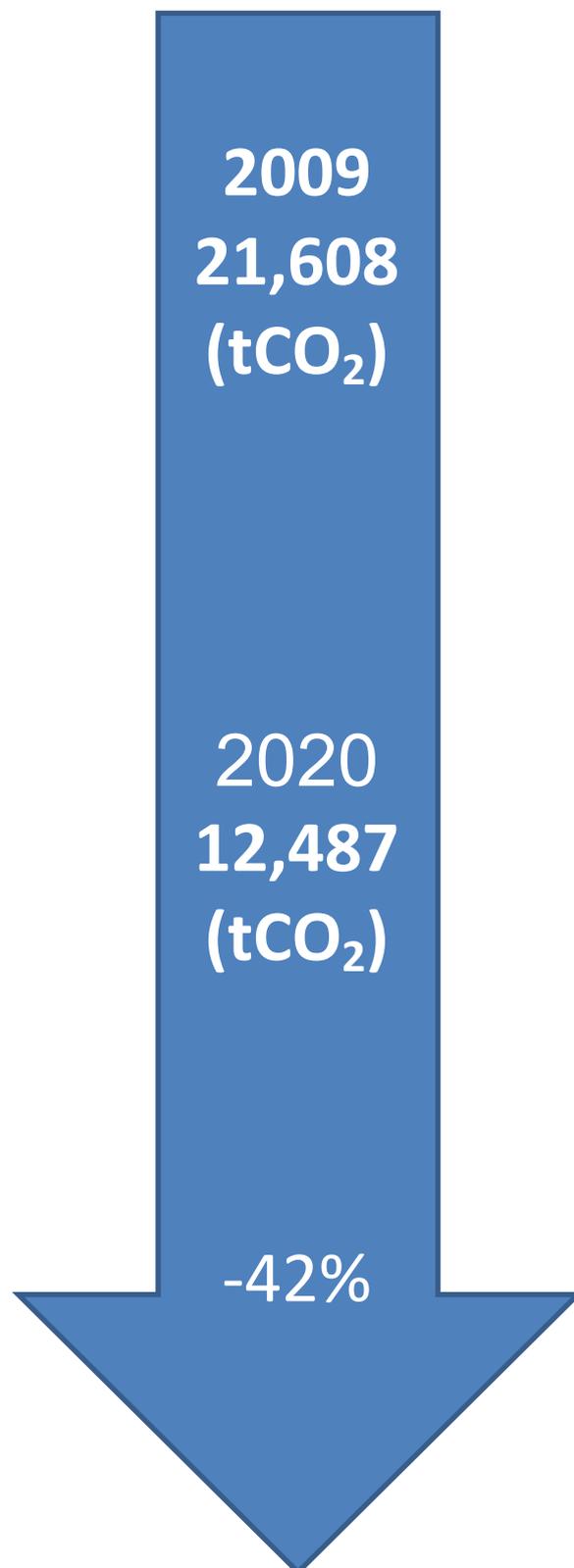
In 2009, emissions across our operations stood at over 21.6 thousand tonnes of CO₂.

By 2020 we had reduced this by 42% to just under 12.5 thousand tonnes of CO₂.

It is necessary to keep going though even though the challenge becomes tougher. For example, many of the 'quick wins' have already been taken meaning that even more concerted effort is required within the restrictions of pressurized budgets.

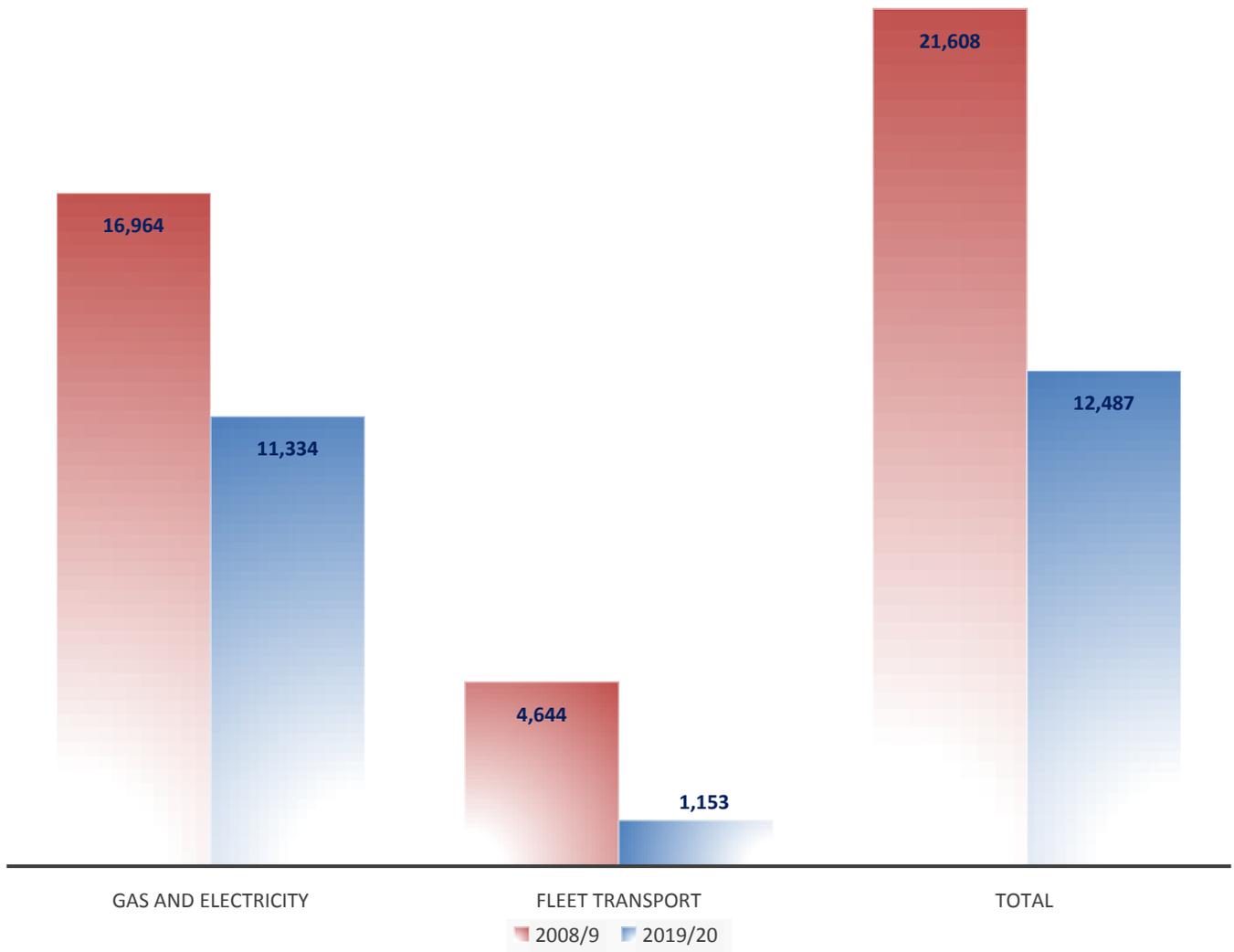
We are well set and well positioned to build on the success already made. Our belief is we must embed climate change in existing services to make more meaningful changes in an efficient and effective manner.

We want services to see carbon emissions in the same way as our financial budgets and for everyone to take responsibility.



Business Area (Tonnes CO ₂)	2008/9	2019/20	Change	Percentage
Gas and Electricity	16,964	11,334	-5,630	-33%
Fleet Transport	4,644	1,153	-3,491	-75%
Total	21,608	12,487	-9,121	-42%

Emissions reductions from 2009 to 2020 (tCO₂)



How we have reduced our own Carbon Emissions

Between 2010 and 2020, the Council has achieved a significant reduction in carbon emissions arising from gas, electric and vehicle fuels use. The reasons for this are two-fold. Investment in systems and technology (shown below) and behavioural changes across services which reduce carbon emissions and, the gradual decarbonisation of the UK electrical power network.

Installation of low carbon and renewable technology at various community facilities around the borough.	Active measures to improve local air quality and deter motorists from leaving their vehicle engine idling, particularly around schools.
Private sector housing, All Tenures: working with government led schemes across our housing stock insulation and heating improvements.	Higher efficiency heating and cooling systems within a range of buildings and facilities
Council Housing properties: loft and cavity wall insulation, upgrades through reactive works upgrading inefficient communal lighting to LED and reducing the energy demand for homes.	Schools and community centres: major refurbishment and new building work leading to higher energy standards.
Smart metering installed for monitoring and to identify the buildings with the most demand.	Active no idling campaigns at schools to reduce air pollution and to encourage more sustainable forms of transportation.
Urban greening initiatives and the planting of new trees across the Borough, including offering 5000 free saplings for residents to grow.	LED lighting upgrades across several corporate buildings including the Civic Centre.
Street lighting programme, replacing 23,700 sodium lights with more efficient LED units.	Installation of solar panels across various buildings
5 hybrid and 3 full electric cars purchased.	50 Operational vehicles upgraded to EURO 6 specification, reducing engine exhaust emissions.



The London Borough of Hillingdon is already one of the greenest boroughs in London.

In terms of climate change these areas are of great importance. They act as carbon sinks. This means they take carbon dioxide and other nasty pollutants out of the air and replace it with clean air. They will continue to play a key role in helping us manage its carbon emissions.

All natural vegetation performs a role as a carbon sink but trees are particularly important. The tree canopy coverage across London is continually under threat which is why we are seeking to protect our own trees where we can. We also have large scale tree planting ambitions to increase the tree canopy coverage across the borough. This is not just a long-term aspiration, it is already happening, as illustrated by our recent concerted tree planting campaign.

601 - Standard tree planting in highways and parks

1500 - Whips - New approach to highway tree belts
- Long Lane (Trees for Cities)

100 - Sukura Cherry Tree Project

3000 - Whips - Colham Green (Trees for Cities)

37 - Standards - Colham Green (Trees for Cities)

12 Fruit tree orchard - Colham Green (Trees for Cities)

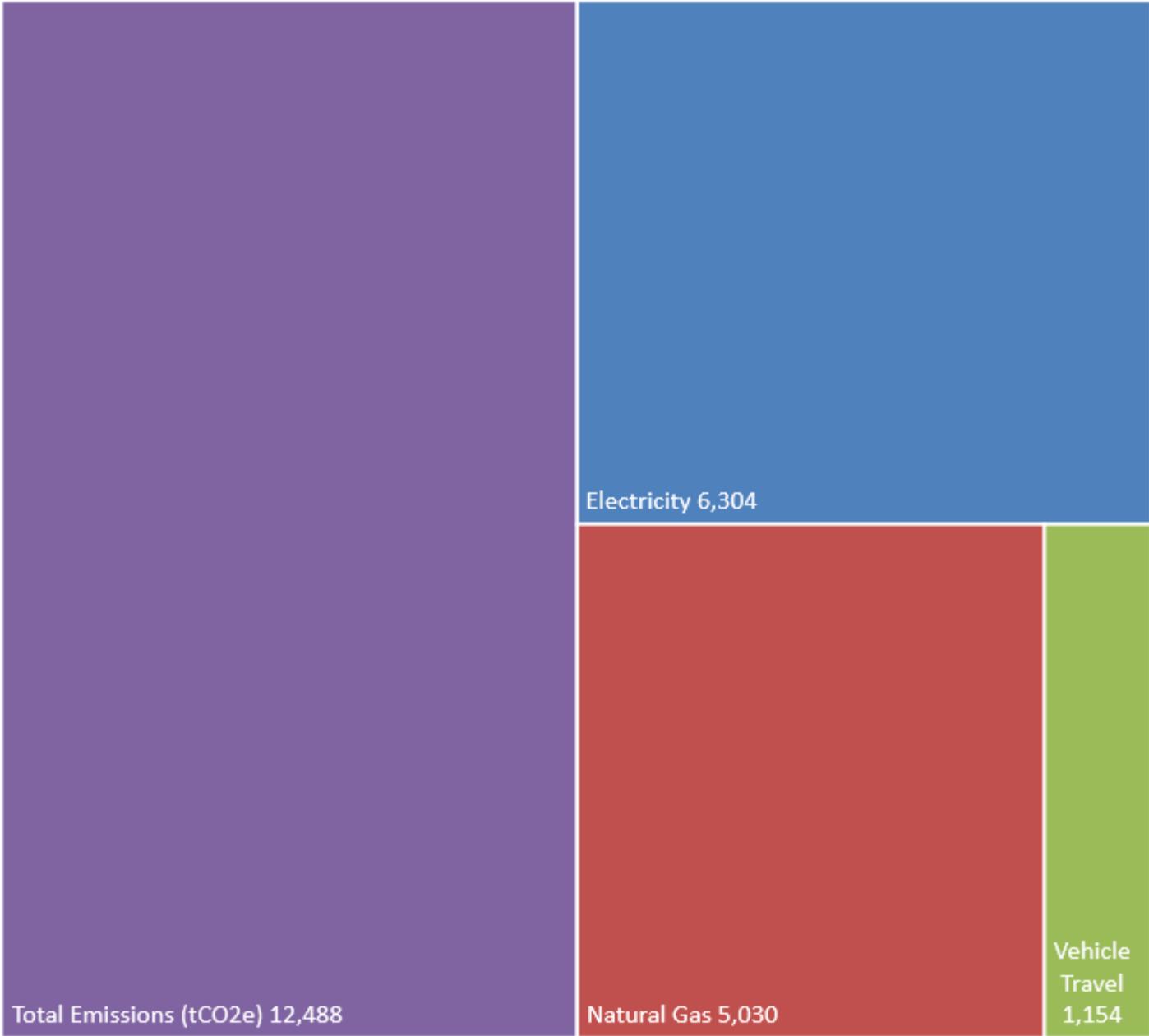
1000 trees provided for our residents to plant

A total 6250 trees planted with only 215 removed for various reasons (e.g. dead or hazardous)

3. The Starting Position

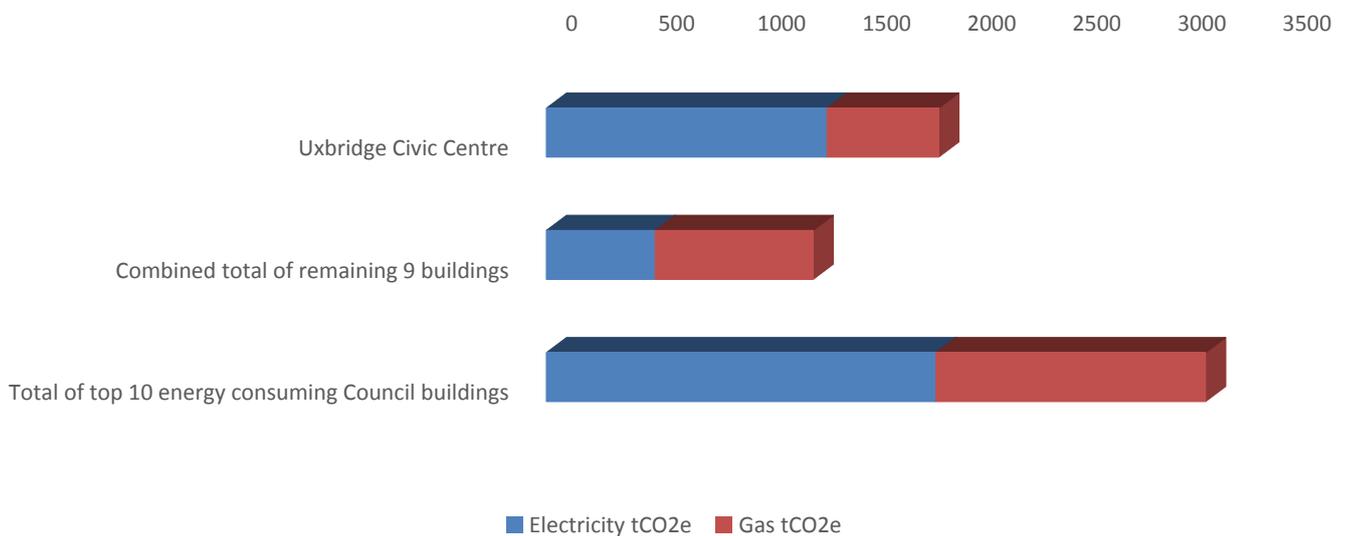
The last decade of performance on carbon emissions was extremely positive. However, it also means that finding more savings becomes more difficult; there is still a long way to go for Council operations to become to carbon neutral.

London Borough of Hillingdon
Carbon Emissions (tCO₂e) April 2019 to March 2020

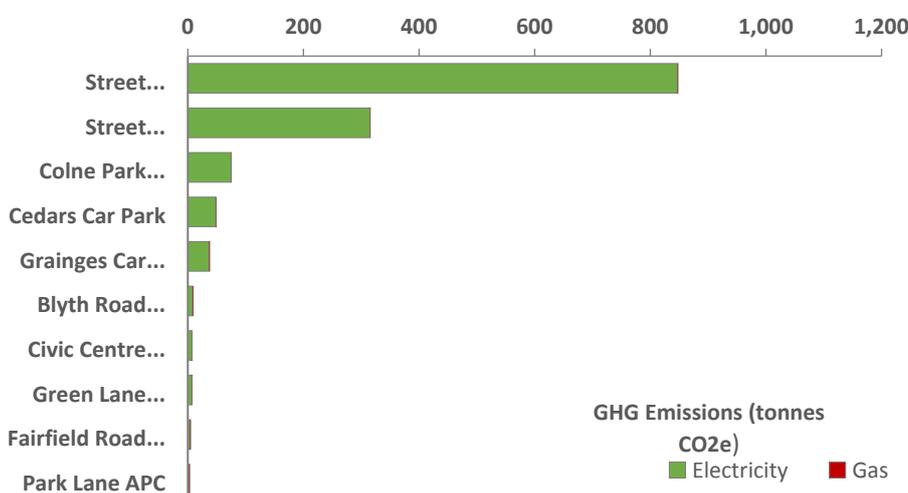


There are several challenges to achieving carbon neutrality across our operations. The chart below shows the highest 'emitting' buildings. Our Civic Centre sits clearly at the top of the operational building stock. This is an ageing building built in the 1970s. This means that it was not designed to accommodate the kind of modern services of office working, for example the number of computers and servers along with the operational demands of so many staff members. It has also recently been designated as a Grade II listed building by Historic England restricting the types of renovations and changes that could be accommodated on other similar ageing buildings.

Total carbon emissions (tCO2e) associated with the top 10 energy consuming Council buildings



Top 10 (Non-Building) Annual GHG Emissions



Streetlighting also represents a significant hurdle as it makes up the majority of the 'non-building' emissions.

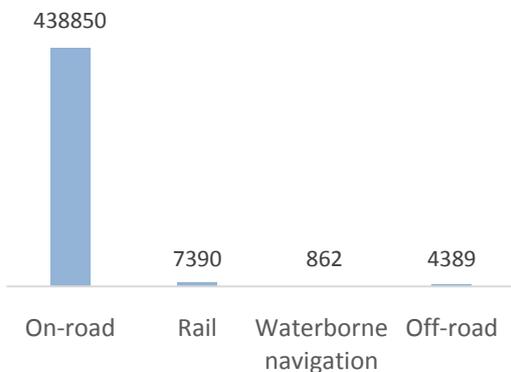
For both the Civic Centre and streetlighting, innovative approaches will be required to find solutions to achieving the necessary emissions reductions.

Our carbon neutral target relates to our own operations where we have control over emissions. However, that is not to ignore the wider emissions across Hillingdon. The Council intends to take a leadership, influencing, promoting, and supporting role to encourage those sectors outside of our control to follow our lead. This will be difficult as many of the sectors identified below will require action at a national level. We cannot force action on those outside of our control but we can use our unique position to encourage others to change their ways.

Emissions (tCO₂e) across Hillingdon from the built environment
(data taken from Scattercities.com)



Emissions (tCO₂e) across Hillingdon from Transportation excluding aviation
(data taken from Scattercities.com)



As an outer London borough Hillingdon has several major transport routes (e.g M4, A40) into London. The emissions from vehicles travelling through Hillingdon account for our borough carbon footprint.

Again, the Council has no control over these types of emissions and action to reduce or offset these emissions must be part of a national series of actions.

However, the Council does acknowledge them and will take action to improve opportunities for sustainable transportation within the borough, i.e. through the promotion of new cycle routes and challenging TFL to improve bus services.

4. Taking Action

7 Key themes have been identified from which the Council's response to Climate Emergency will be developed

Objective	Theme
C1	Community Leadership
C2	The Council's Own Operations
C3	Building better places
C4	Using Clean and Green Energy
C5	Waste Management
C6	Climate Change Adaptation and Mitigation
C7	Carbon Offsetting

5. The Actions

C1	Community Leadership
C1.1	Promote the concept of zero carbon communities.
C1.2	By the end of 2021 we will have a dedicated online learning resource to provide detailed advice and guidance on how to lower a person’s carbon footprint.
C1.3	To use our unique access to communities through, for example residents associations, to develop community forums and groups to support and promote climate actions.
C1.4	Support the access of funding for the ‘greening’ of residential properties and businesses.
C1.5	To use our unique access to businesses to set up a borough wide Climate Change forum to develop ideas collectively to collaboratively work towards achieving climate change objectives.
C1.6	We will prioritise fuel poor households for assistance with accessing grant funds to improve energy efficiency and reduce their energy costs.
C1.7	By 2023 for all our managed schools and educational facilities to have their own Climate Action Plans in place.
C1.8	During 2021 for all non-Council managed schools and educational facilities to be contacted and encouraged to put their own Climate Action Plans in place by 2023.
C1.9	To support, promote and raise awareness of the use of sustainable transportation and ensure resources are available to allow communities to make transport changes that do not rely on polluting private transportation.

C2	The Council's Own Operations
C2.1	Council operational building stock to be accredited as carbon neutral by 2030.
C2.2	By 2030 significant progress will be made to ensuring the Council's fleet will be powered by the cleanest available technology.
C2.3	Ensure all corporate decisions, particularly regarding estate management and property disposal consider the impact of the climate emergency.
C2.4	Introduce a green Council staff travel plan that encourages and promotes less business travel and commuting and the increased use of low or zero carbon travel methods.
C2.5	To investigate opportunities for energy generation from renewable sources on Council operational building stock and on land it owns.
C2.6	The procurement of all new Council equipment and services will be measured against the objectives of this strategic plan.

We are committed to carbon neutral operations by 2030. This is a challenging target that will require new ways of working, innovative approaches to our operations and a carefully coordinated use of the funds available.

We also commit to a procurement strategy that will aim to ensure our suppliers' carbon emissions are more clearly understood and are factored into Council decision-making on the purchasing of supplies and services.

We will also look to use our own building stock and land to host electricity generating technology, for example through the installation of solar panels. This cleaner energy generation will help us to reduce our carbon footprint, reduce reliance on electricity from fossil fuels and provide low cost supplies.

Green travel plans will be developed for both staff commuting and Council business transportation. These will be instrumental in encouraging new ways of working, placing more emphasis on technological solutions (i.e. virtual meetings) and reducing reliance on less sustainable forms of transportation.

C3	Building Better Places
C3.1	To use the development plan system to ensure all new major development will be zero carbon.
C3.2	To consider new planning policies to ensure all non major new development is also zero carbon.
C3.3	To ensure no new development is built in high and medium flood risk areas unless absolutely necessary and only then where flood risk management is properly understood and mitigated.
C3.4	To ensure all new development contributes to responsible environmental performance.
C3.5	To ensure all new development contributes to the sustainable management of transportation.
C3.6	To ensure that any trees lost are compensated for by offsite replanting.

Our planning policies stem from national and regional policies. The London Plan takes a firm stance on new development with regards to Climate Change.

Many of the policies outlined above are therefore already part of the planning framework which developers must respond to. However, they are reproduced here to ensure this strategic plan is comprehensive in identifying the principal issues concerning climate action.

Innovative approaches to new development mean it doesn't just have to be zero carbon but can assist with providing a net reduction.



C4

Using Clean and Green Energy

C4.1

To ensure and certify that the Council secures energy supplies from low or clean forms of generation by 2030.

Green Energy Purchasing

We have committed to purchasing all electrical energy from certified renewable sources. This means 100% of our electrical energy comes from sources such as wind, solar and hydroelectric power. Our existing contract will supply this energy until 2024. To maintain a 100% supply beyond 2024, part of the strategy will consider alternative options for renewable power purchasing to 2030 and beyond.

Carbon Offsetting

The gas we use in our buildings is not considered to be a renewable source of energy. To compensate for this, we must install low carbon or zero carbon heating sources in as many council owned buildings as possible. Where there is a residual element of fossil fuel leading to carbon emissions, we will mitigate that amount of carbon elsewhere. We will do this using either our own green space or renewable assets, or by purchasing a carbon offset elsewhere.



C5	Waste Management
C5.1	Lead by example with a clear waste collection and sorting strategy for the Council's own operations with year on year targets for improvements.
C5.2	Support the West London Waste Authority on waste reduction campaigns.
C5.3	Provide an online resource for educational facilities to develop and implement waste reduction strategies. Monitor, record, and report on progress.
C5.4	Work with businesses to reduce waste productivity.
C5.5	Encourage and support residents and communities to reduce, reuse and recycle waste.
C5.6	Develop a community campaign to manage waste more sustainability.
C5.7	Promote the importance and value of growing food, either individually or through community groups.

Waste management may only represent a small portion of our carbon footprint, but this does not tell the whole story.

Plastic provides a good example of the carbon lifecycle of waste. Plastic is essentially a form of fossil fuel that is made from oil or natural gas; its carbon footprint starts immediately as it is produced.

From here, plastic undergoes many other processes before its end journey, often over very long distances to the consumer.

From here the carbon footprint grows further. The plastic is discarded and then a new process, with a heavy carbon footprint, commences. Either the waste material is recycled or disposed of. These processes are carbon intensive, from bin collection through to sorting and then whether recovered for re-use, disposed of or incinerated.

It is also necessary to note that not all plastic is managed appropriately; irresponsible treatment of plastic waste has now become a major threat to our natural ecosystems. Reducing its production in the first instance is vital.



The above waste hierarchy for domestic and commercial production is an important guide to how waste should be managed. A lot of attention has been placed on recycling in recent years, but this falls somewhat down the hierarchy. Recycling has its own high carbon footprint from collection, sorting and through to processing. While we aim for high recycling rates, it is important to recognise that recycling is simply a better way of managing a problem that already exists, i.e. what to do with waste.

We want to see more attention given to the higher tiers of the hierarchy. We must first encourage the avoidance of waste wherever possible. When we determine the need for a service or product, we must consider the waste generation and life cycle of what is being proposed. This is because when we factor in the waste generated, it may be worth avoiding the product or service altogether.

Reducing waste is also extremely important and forms part of a more sustainable approach for decision making. A service or product could be preferable if there is a commitment from the supplier to reduce the amount of waste or emissions involved. We see waste as a wide ranging issue, with many forms. It can be as simple as packaging, but also as a by-product of creating the things we need. For example, the emissions associated with the manufacturing of a product.

C6	Climate Change Adaptation and Mitigation
C6.1	To put in place a water efficiency strategy for all Council operations (i.e. green space management), then monitor, record and report year on year savings.
C6.2	To ensure the Council’s flood resilience and management work incorporates a changing climate and that the Council’s own land and property decisions consider the need to make space for water.
C6.3	To run a campaign to raise awareness for the need to be better prepared for a changing climate.

Carbon Mitigation

In the context of this objective, mitigation means the enhancement of ‘sinks’ that store and process harmful carbon emissions.

Climate change problems are exacerbated through the production of greenhouse gases in combination with the natural storage of them.

In terms of the latter, it means the loss of natural green space, tree canopies, grassed areas concreted over and the loss of garden space.

We will reverse this trend through its response to the climate emergency.

Carbon Adaptation

Carbon adaptation is about being prepared for problems already stored up in the ‘pipeline’.

The climate is changing, and the consequences are already being felt. Action now is about ensuring they do not get worse, but it is also an unfortunate truth that impacts are already upon us.

Hotter summers, colder winter spells and increased storm activity impact everyone but especially the most vulnerable.

We need to identify the most vulnerable and those at risk and ensure we put in place support and resources so that the impacts of climate change are managed appropriately.

C7

Carbon Offsetting

- | | |
|------|--|
| C7.1 | To develop a Carbon Offsetting strategy for the Council's own operations to manage any residual carbon emissions. |
| C7.2 | To promote carbon offsetting opportunities for businesses and communities as part of a complete package of measures to tackle climate change and not as a sole solution. |
| C7.3 | Increase carbon sequestration through increased planting and changes to green space management. In particular to plant more street trees in urban areas to improve air quality, tackle flood risk and improve the quality of life. |

What is Carbon Offsetting?

Carbon offsetting is the reduction in carbon emissions made through a particular process to compensate the emissions produced elsewhere.

Why do we need Carbon Offsetting?

We accept we will not be able to save every kilogram of carbon which is why offsetting is so important. It is a way of compensating for what residual carbon emissions remain. We will establish the best methods to deploy carbon offsets to ensure transparency in reporting.

Offsetting sits alongside a robust reduction strategy; we will use it as a last resort and only to be relied upon for those emissions that simply cannot be saved.

How do we offset carbon emissions?

Offsetting can come in a variety of forms. Large scale tree planting has historically been the most common form of offsetting. Alternatively, developers who cannot achieve zero carbon in a new development will offset the 'shortfall' through contributions to the Council who will find savings on their behalf.

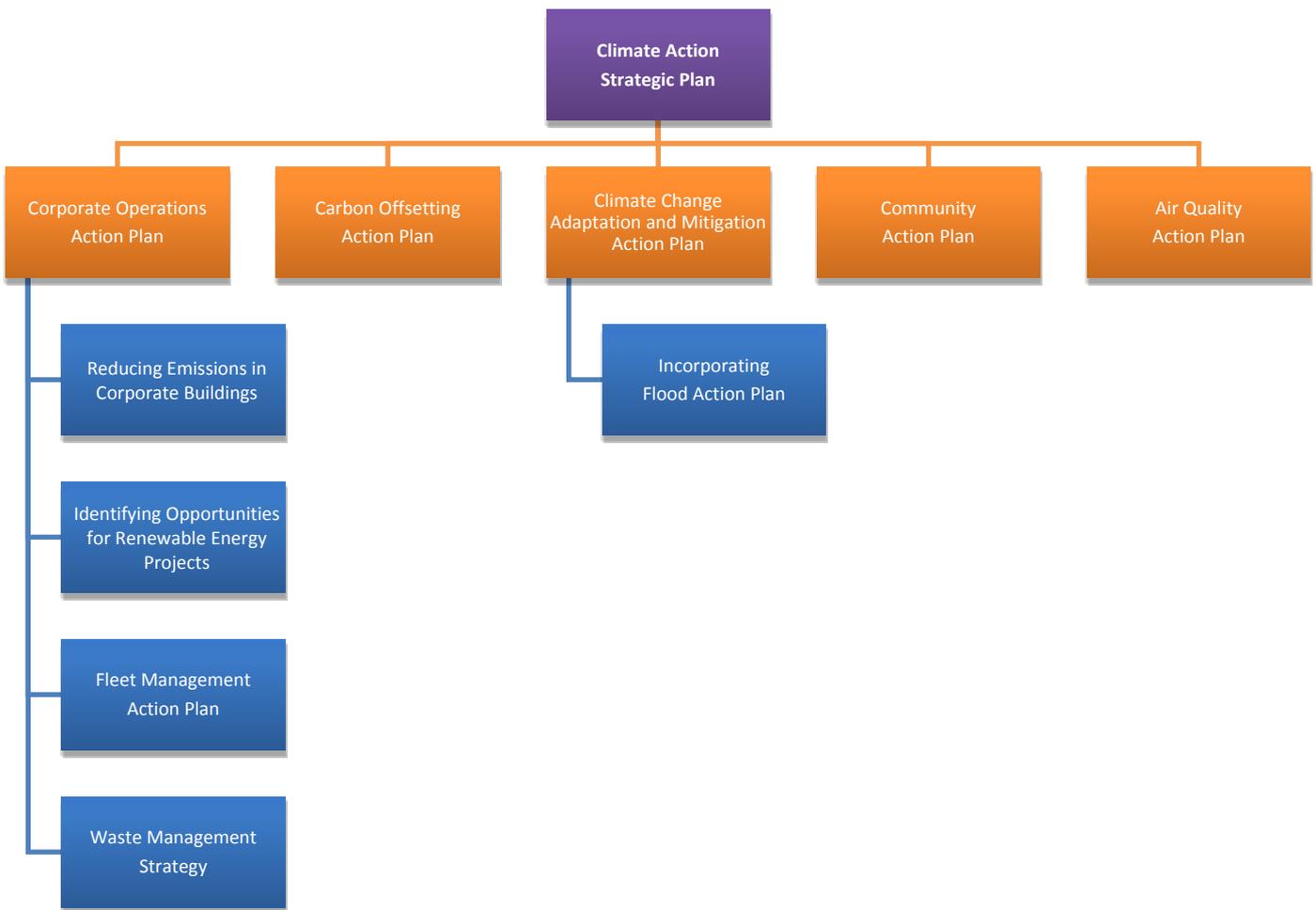
Our preference for offsetting is to develop a strategy in combination with the approach to mitigation (Climate Objective C6). We want to increase the tree canopy across the borough, allow more naturalisation of green spaces and in particular increase tree coverage in areas of poor air quality.

We are a major land holder in Hillingdon which is already one of the greenest boroughs. We have many parks and open spaces that provide the perfect opportunity for increased tree planting and biodiversity improvements.

6. How this Plan works

This Strategic Plan is the just the start. We want all our services to adopt climate responsible operations and we have adopted an approach that puts the responsibility on the individual services to identify and deliver opportunities to respond to the climate emergency.

The Strategic Plan is therefore a catalyst for a series of other more detailed plans that will include actions and targets following the consultation on this document. An Action Plan tracker will collate all the actions into one place and will be available online for a transparent understanding of the ongoing actions.



7. Monitoring and Reporting

We commit to providing an annual report on the actions within this Strategic Plan along with the supporting specific action plans.

These annual reports will be accompanied by a review of the plan which we will invite stakeholders, communities, residents and businesses to comment on through a period of consultation.

Responding to the climate emergency requires a collaborative effort from everyone. It is therefore important that there is full engagement. It is also important to ensure that everyone has the opportunity to present their ideas and their experiences to ensure that the Council is progressing in the right direction.



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Housing Strategy Development and Consultation

Committee name	Environment, Housing and Regeneration Select Committee
Officer reporting	Mark Billings / Debby Weller - Planning, Environment, Education and Community Services
Papers with report	Appendix 1: Policy and Legislative Context for Housing
Ward	All

HEADLINES

The purpose of this report is to advise the Committee regarding progress in preparing the draft Housing Strategy 2021/22 to 2025/26, including the timetable for delivery, the current policy environment and key challenges, emerging strategic direction, and priorities and consultation plans.

RECOMMENDATIONS:

That the Committee:

- 1. Note the contents of the report and make recommendations on service changes and improvements.**

SUPPORTING INFORMATION

The Housing Strategy is a key policy framework document for the council. The strategy provides direction and priorities for housing services but is not a statutory requirement. A draft for consultation is in preparation and is scheduled for Cabinet on 8th July 2021. This will then be subject to 10-week formal consultation process, beginning Monday 19th July 2021 and ending Sunday 26th September 2021. A final draft with amendments following consultation will be presented to Cabinet on 11th November 2021 and then to Full Council.

The council has responsibilities for housing both as a landlord and in relation to its strategic housing role. This includes: -

- assessing needs, identifying priorities and planning for the delivery of affordable housing
- standards of housing management across both the social sector and the private rented sector
- homelessness and housing advice
- housing support and aids and adaptations

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Housing Challenges

Housing challenges in 2020 were not surprisingly dominated by the immediate issues thrown up by Covid-19, the consequences of which are continuing to play out in 2021. This has disrupted the housing market, delayed development, postponed evictions and seen a huge response to bring rough sleepers in, off the streets. It has also seen many people falling into difficulties with employment, debt and rent arrears and has brought tensions to the surface which have resulted in, amongst other things, mental health challenges and an increase in domestic abuse. There has been a rapid acceleration in remote working with many more people working from home and there are noticeable impacts on the housing market with a premium being placed on outdoor space, a preference for houses over flats and for less crowded areas.

Prior to the onset of Covid-19 there were already some significant challenges for housing strategy to address. These have not gone away and in many instances, there is an added impetus to tackle these issues as we recover from the pandemic. Building safety remains high on housing agendas in the continuing aftermath from the Grenfell Tower tragedy and there are still many difficult questions regarding the cladding scandal, particularly in relation to leaseholders. The government has reiterated its determination to build back better; affordability is a continuing challenge and the need to increase the availability of affordable homes continues to grow; housing standards across sectors, social housing regulation and the ability of tenants to have their voice effectively heard remain prominent issues.

The government is placing clean growth and the UK's target to achieve net zero greenhouse gas emissions by 2050 at the heart of economic recovery. The falling cost of renewables, growing public pressure around climate change and the push for a green recovery is boosting decarbonisation plans. A drive towards decarbonising housing is gathering pace.

Normalising service delivery following the Covid-19 pandemic and addressing climate change are two driving issues which cut across the various services and priorities. In addition to these two key issues, the following five draft priorities have been identified:

- Priority one: Place Shaping
- Priority two: Increasing Access to Affordable Housing
- Priority three: Leading on Improving Housing Standards
- Priority four: Embracing the Charter for Social Housing Residents
- Priority five: Supporting Independent Living

Current Legislative and Policy Context for Housing

A synopsis of the policy and legislative context for housing is included at appendix 1. Key changes include: -

- Fire Safety Act 2021
- Building Safety Bill
- Charter for Social Housing Residents
- Domestic Abuse Act 2021
- Planning reforms
- Climate change requirements including Future Homes Standard

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- First Homes

Place Shaping

The amount, type, and quality of housing available in an area sits alongside a whole host of other elements and characteristics that go to make up what an area is like and how it works. These include other parts of the built environment, open spaces, jobs, schools, leisure activities, people, communities and organisations. This part of the strategy is concerned with how housing impacts on and contributes to wider aims and ambitions of the council for Hillingdon as a whole.

Planning, corporate services and many other parts of the council and partner organisations are involved in place shaping. Housing services are involved with both homes and their environments and the people living in those homes. This dual aspect means that it has connections to a large number of other service areas concerned with both people and place.

Housing services are engaged in managing homes; building and enabling the provision of new housing; preventing and responding to homelessness; and addressing private sector housing standards. In addition, housing has strong links including planning, the physical fabric of homes and community spaces, energy use, fuel poverty and sustainability, the economy of an area, social care and the needs of vulnerable people and specific groups such as older people and care leavers, health and wellbeing, crime and anti-social behaviour; substance abuse, poverty and community cohesion.

Our homes and wider environments can have significant impacts for wellbeing, including on our mental as well as physical health, on education and employment outcomes and on our experience of crime and anti-social behaviour. Our homes also have significant impacts on environmental sustainability.

Health and housing and the impact of Covid-19

There are substantial links across the housing, health and care spectrum. Healthy homes promote good physical and mental health and good health depends on homes that are safe and free from physical hazards.

Poor quality and inadequate housing contribute significantly to health problems such as chronic diseases and injuries and can have harmful effects on childhood development. The link between housing standards and health is well established with poor stock condition and overcrowding responsible for adverse health outcomes. The prevalence of falls in the home and the nature of treatment and care where falls occur can impact on levels of dependency and resulting demand for specific types of accommodation, care and support.

Poor housing conditions have been highlighted as a key factor in the spread of Covid-19. This is partly related to overcrowding. There is a greater likelihood of overcrowded households being located in more deprived areas, and there is an increase in overcrowding among low-income households. They are also more likely to contain a vulnerable person.

Overcrowding is the most common reason for general housing register applications and housing transfer applications in Hillingdon. In response, it is proposed that the council seek to increase

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the proportion of social housing lettings made to overcrowded households.

Other risk factors include damp and mould and cold homes. Damp conditions raise the risk of respiratory illnesses such as asthma and COPD which in turn raise the risk of having more serious Covid-19 symptoms. Good quality homes with sufficient heating are always important but have been particularly so during the pandemic. Low temperatures can reduce the body's immunity to all viruses as well as favour virus survival. There is also a greater risk of developing community acquired pneumonia and having cardiovascular events. Addressing housing standards, especially in relation to warmth and safety is along with increasing access to affordable homes proposed as a key strategic priority.

Housing, Climate Change and Sustainability

In March 2021, the council published its draft Strategic Climate Action Plan which set out actions to meet the vision of becoming “the greenest London borough, to protect and enhance the environment and to provide a brighter prospect for future generations.”

Improving the energy efficiency of housing is a vital part of tackling the climate crisis. The Climate Change Committee (CCC) is recommending that all homes achieve an EPC rating of C or above within the next 10 to 15 years. Action to achieve this will include councils and other social landlords ‘decarbonising’ properties and encouraging and facilitating decarbonisation in other tenures. The draft housing strategy will propose that the council take a lead role in achieving carbon reductions in residential properties. The first priority in the council's approach is to reduce the amount of energy used by ensuring good insulation and efficient heating in the council owned housing stock. This approach will in particular target households in fuel poverty and in doing so will address health issues as well as combating climate change.

The concept of sustainability is far broader than addressing climate change encompassing a range of environmental issues as well as issues concerned with the sustainability of communities. The quality of social housing and estate management also make an important contribution to sustainable communities as does working to improve quality and management in the private rented sector. The operation of the social housing allocation policy can play an important role in building communities, as can reducing homelessness and households in temporary accommodation. Promoting general well-being of community also includes understanding the issues that face specific localities, their service needs and preferences and regulating harmful and disruptive behaviours.

Flooding is one particular area of risk that is becoming more significant in Hillingdon. In recent years, surface water flooding has impacted on small groups of residents in multiple locations in Hillingdon. Council services, including housing have been developing Incident Flood Plans to ensure that their services are resilient to flooding and setting out how the service will respond to incidents.

Led by the council's Community Safety Team, localised action is carried out in specific areas of the borough which is targeted and bespoke to address the presenting issues in that area. A local estates fund is available to assist. Housing tenancy management services and repairs and maintenance services are an integral part of local area action groups and, depending on the area and presenting issues, there may also be input from other housing services such as private sector

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housing and homelessness prevention.

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings. Consultation with police new development layouts takes place as part of standard procedures for planning applications. Police are also a key partner in local area targeted as specific parts of the borough.

Regeneration

In response to concerns raised by residents about building conditions and anti-social behaviour, the council has been exploring ways to improve the standard of residential accommodation on the Hayes Town Centre (Austin Road) and Avondale Drive estates in Hayes. The proposed estate regeneration will also deliver additional housing supply and a high quality public realm.

As options to address management and maintenance challenges facing other estates and blocks are considered, further regeneration proposals will be considered to create good quality homes and neighbourhoods for the future.

Digital by Design

As we emerge from the pandemic, we want to engage with our communities and understand what is important to them. During the course of the pandemic, there have been big advances in the use of digital methods to engage customers and deliver services. Trends towards more digital working approaches were already in place but have been accelerated because of the pandemic. This has come about through necessity but has also demonstrated where and how digital methods can achieve more than traditional ways of working. As we move forward services will increasingly be 'digital by design' making the most of the advantages offered by digital ways of working while making sure that those without digital skills are not left behind.

Increasing Access to Affordable Housing

The affordability of housing continues to be a major challenge for those setting up home for the first time and for those who need to move to a larger dwelling. The inability to afford housing in the local market is no longer an issue affecting a minority of households but one affecting most newly forming households attempting to access the housing market.

There are in the region of 1,200 new households forming in Hillingdon each year. There is a need for affordable homes of all bedsizes however supply of larger family homes is harder to source and the greatest mismatch between supply and demand is for larger properties. Increasing the delivery of three and four bedroom family homes, is a proposed specific aim of the strategy. More than three quarters of those requiring affordable housing can only afford low cost rented products such as Social Rent and London Affordable Rent.

There has also been a considerable increase in need from people requiring one bedroom. The Homelessness Reduction Act 2017 has been in operation since April 2018 and this, alongside an increased focus on rough sleepers, especially since the start of Covid-19, has meant a significant increase in the number of single homeless people that the council has needed to support into accommodation.

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The demand for low cost rented homes is increasing. The number of households on the housing register at the end of March 2021 was 2,735 compared to 2,229 one year prior. Homelessness is widely expected to increase this year as a ban on evictions during Covid-19 comes to an end. The number of homeless people in emergency accommodation at the beginning of April 2021 was 169 and there is a target to reduce this to 100 by the end March 2022. Rough sleepers housed under the governments 'Everyone In' initiative in response to Covid-19 are additional to this. At the beginning of April 21 there were 87 housed in temporary accommodation, of which 40 were in emergency accommodation. These form additional demand pressures.

The early part of the Hayes regeneration will also mean an additional demand for properties to decant residents to allow for works to take place. This will be a temporary pressure. Later phases of the scheme should enable a single move without decant and over the longer term the regeneration will provide increased supply.

There is however a need to respond to short term pressures and to increase the supply of affordable homes over the life of the strategy. Without this, demand will result in additional emergency accommodation placements that are costly to the council and fail to provide a settled home. The housing strategy will propose an increased supply of affordable housing, of which an increased proportion will be for low cost rent, and that this will include an increased proportion of larger homes.

While there are a greater number of households needing affordable housing at low cost rent levels, than needing intermediate housing, there is a need to provide a mix of affordable housing types to meet the requirements of different groups. It is proposed that the housing strategy confirms a commitment to continue to support access to home ownership including through low cost home ownership products and recognises that ownership remains the tenure of choice for many households.

London Living Rent (LLR) can be more accessible than Shared Ownership for those on lower incomes, but it is a longer route to part ownership. First Homes can provide an attractive option for those able to afford them. It is proposed that the housing strategy aim to address needs of households at a mix of income levels, but that this will specifically include addressing the needs of those households with incomes between £30,000 and £50,000.

Hillingdon's recently adopted Local Plan Part 2 requires a minimum of 35% of all new homes on sites of 10 or more units to be delivered as affordable housing, with a tenure split of 70% Social/Affordable Rent and 30% Intermediate (Shared Ownership and London Living Rent). Under proposed changes requiring 25% of housing delivered through developer contributions to be First Homes, they would replace the majority of the Shared Ownership and London Living Rent homes provided through planning obligations. There are some exceptions to this, including Build-to-Rent developments.

Current estimates are for combined council and housing association delivery of new 310 affordable homes during 2021/22, of which 147 are for low cost rent (including a purpose built dwelling providing temporary accommodation for 28 households) and 163 are intermediate housing. In 2022/23, estimated delivery is 518 affordable homes of which 223 are for low cost rent and 295 are intermediate housing.

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Continuing council delivery beyond schemes currently programmed will rely on identifying new development opportunities and as sites suitable for development diminish, different types of opportunities will be considered. Regeneration of areas of council housing will have a more prominent role to play in future development.

The Housing Strategy will include a range of methods to increase access to affordable housing and this will include making best use of existing housing as well as new build and acquisition of dwellings. The release of under-occupied homes will be incentivised via incentives and priority on the housing register and a small number of homes are released through the seaside and country homes scheme. Fixed term tenancy reviews take place at a rate of around 20 a month and can also release under-occupied homes. Extensions can provide a good value for money solution to providing larger homes and the suitability of properties to be extended will be considered as they become void.

As properties become available for letting, the opportunity to extend the property to provide a larger home or in exceptional circumstances to meet the specific needs of a particular household is considered.

Given the limited supply of affordable housing, it is important that available supply goes to those who need it. The council's Business Assurance Counter Fraud Team (BACFT) investigates cases of suspected housing fraud.

Private rented sector

A key barrier to accessing the private rented sector has been a freeze on Local Housing Allowance rates. This was lifted last year as part of the response Covid-19, and a link to the 30th percentile of market rents was reinstated. Although this link is not being carried forward it has, in the short term meant some fairly substantial increases in the maximum benefit payable. Overall access to private rented sector housing continues to be problematic with rents remaining high. Covid-19 has resulted in many tenants falling into arrears with potential repercussions for landlords and tenants. Build-to-Rent developments in Hillingdon have been priced at the top end of the market and are unaffordable to most newly forming households. The council will work with landlords to consider options to bring empty properties back into use.

Leading on Improving Housing Standards

The safety of resident's is the council's top priority in relation to housing standards. Prior to the Grenfell Tower tragedy on 14 June 2017, investment in safety measures in the council's housing stock had already been underway which meant that the council was in a good position to step up our response to ensuring safety in council homes. In the three years following the fire, in addition to fire safety concerns, housing standards in general have been brought into greater focus including the investment needed to maintain housing; the requirements to achieve carbon emission reductions and the impact that stock condition has on resident satisfaction. Repairs and maintenance of council and housing association housing is a key area of service delivery valued by residents and is also an area with significant demand and cost pressures.

As well as a greater focus on housing conditions in the social sector, there has been an

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increased policy focus on housing conditions in the private rented sector especially in relation to rogue landlords.

Climate change has increased in prominence alongside housing standards with the Committee on Climate Change calling for a near complete decarbonisation of the housing stock.

New Building Safety Regime

The Council is preparing for the introduction of the new building safety regime. This will include key appointments, the development of a Building Safety case for each higher-risk building, the collation of evidence to establish a 'golden thread' of information for each building and the development of a Resident Engagement Strategy.

The council has acted decisively in prioritising work to council housing stock that is directly concerned with fire safety. An ongoing and up-to-date programme of Fire Risk Assessments (FRAs) is in place which includes annual assessments for 11 tower blocks and for 21 sheltered housing schemes, the property types identified as having the highest level of risk; and for 489 medium and low rise housing blocks which have the next highest risk rating.

Works have been completed in those building types considered the highest risk first, with high rise dwellings and sheltered housing prioritised. Safety compliant fire doors have been installed in 3,699 homes and additional installations are being programmed. A range of other fire safety work has been completed or is underway and this includes sprinkler systems which are being installed in all council owned residential buildings 18m and above.

The management of higher risk buildings has also been reviewed to ensure the protection of vulnerable tenants. Personal emergency evacuation plans (PEEPs) are in place for tenants within our sheltered housing schemes and across our high-risk buildings and information in the Premises Information Box (PIB) is kept up to date. Management practices to improve safety including looking at how information is best communicated, changes to the Social Housing Allocation Policy for higher risk buildings, and the use of Estate Regulations are being reviewed and improved.

Planned works

While safety remains a clear priority, going forward the council will also focus greater attention on the overall quality and condition of council homes and the surrounding areas.

There is an ongoing works to stock programme. Going forward, the level of investment in planned works will increase. Intelligent use of data will inform options for planned maintenance, improvements and retrofitting for improved energy efficiency and carbon reduction, alongside redevelopment options to achieve decent housing stock fit for the future. This work will be taken forward as part of the HRA Business Plan.

Considerations taken into account in prioritising works to stock include areas of statutory compliance; elements that are non-decent or shortly to become non-decent; value for money achieved through spend to save to avoid additional costs accruing due to stock deterioration; and impacts for particular vulnerable households. The requirement for planned works in

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sheltered housing schemes needs to be reviewed as part of a wider approach towards future housing for older people.

A proposed project will be completed to analyse costs associated with disrepairs to identify areas of planned work likely to make the largest 'spend to save' impact over the short and medium term.

Private Rented Sector Housing Standards

The private rented sector has doubled in size in Hillingdon in the last 20 years and provides around 22% of homes in the borough. It now accommodates a more diverse range of households including households with children and many remain in the sector long-term. Housing standards generally have improved across all sectors, but category 1 hazards and Decent Home Standard failures are still more likely to be found in the private rented sector than in other tenures.

The council has a statutory duty to keep the housing conditions in their area under review. Experience suggests that there are concerns regarding standards in the private rented sector in Hillingdon and a need for the council to develop a more detailed understanding of the sector including who owns and lives in the sector, the type and location of housing and its condition. A specification for a private sector stock condition survey and/or modelling will be developed. Specific concerns in the private rented sector include lack of fire precautions, inadequate heating, overcrowding, damp and mould growth and poor housing conditions for vulnerable households.

A risk based approach is taken to responding to complaints and enforcement action. The council is committed to using the resources at its disposal to tackle rogue landlords and this relies on taking a holistic approach across various services within the council and with partner agencies. More formalised structures for sharing knowledge will be established and will inform the development of a more detailed Private Sector Housing Strategy. Where appropriate links will be made with local area, community and neighbourhood work which address concerns in particular localities in the borough.

At 1 April 2021 there were 600 Houses in Multiple Occupation (HMOs) licensed in Hillingdon (To be updated), but it is thought that the number which should be licensed is considerably larger. Our estimate is in the region of 4,500 HMOs of which an estimated 1,500 would require a licence. Identifying those HMOs that should be licensed and dealing with licensing applications promptly are priorities for the Private Sector Housing Team.

The council increasingly adopts a robust enforcement stance against landlords who do not comply with their statutory obligations. In response to the Covid-19 outbreak, property inspections and enforcement action has been focused on the most urgent and high risk cases. Priority has been given to ensuring that vulnerable residents are protected.

The Private Sector Housing Team focuses effort on properties where the worst housing conditions are found, which is usually in HMOs. These properties tend to be at the bottom end of the private rented housing market, where the poorest and most vulnerable tenants are housed and typically where standards of management are lowest.

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The council will continue to use its enforcement powers including Civil Penalties where appropriate and will work with internal and external partners to take holistic and concerted action to deter those landlords who consistently provide poor standards of housing and management. MHCLG funding secured in partnership with the London Boroughs of Hounslow, Ealing, and Slough council is helping to identify portfolio criminal landlords operating across boundaries.

Officers are currently undertaking a feasibility study to determine if adopting discretionary licensing will raise standards and assist in deterring rogue landlords from managing private rented accommodation. The council is giving consideration to both selective licensing for some parts of the borough and for additional licensing powers.

Climate Change

Work on decarbonising the housing stock will need to combine the challenges of achieving net zero with potentially revised standards in relation to Decent Homes and Health and Safety. In the short term there is a need to develop a granular understanding of the cost requirements of achieving zero carbon across the council's housing stock before setting out an approach to work towards decarbonising council owned housing stock.

Technology is continuing to develop in relation to energy efficiency and in order to take best advantage of innovation, plans will need to have built in flexibility and a number of pilots are anticipated in advance of rolling out a longer term plan.

During 2021/22 the council will set out an approach to work towards decarbonising council owned housing stock and will work with others to similarly encourage decarbonisation in other housing tenures. For the council's housing stock this will include consideration of the replacement of gas boiler systems; measures to improve energy efficiency including wall and roof insulation; expanding the use of energy efficient fittings such as LED lighting and the installation of renewables. The council will encourage owners in other housing tenures to adopt similar measures

Although actions to address climate change and to address fuel poverty are sometimes in alignment, but it is not always the case and there is a balance to be made between meeting requirements to be warm and safe now and promoting energy efficiency and low carbon energy for the future.

The council has successfully bid for Green Homes Grant funding for local authorities for energy efficiency works to council owned properties occupied by those on low incomes. The Green Homes Grant Local Authority Delivery Scheme is being used to upgrade 2,081 council homes with SAP ratings of E, F and G where households incomes do not exceed £30,000. Upgrades will include loft insulation, cavity wall insulation, LED lighting and replacement of single glazed windows.

In developing the Private Sector Housing Strategy options to improve energy efficiency in the private rented sector will be considered and work will take place to develop an improved understanding of how fuel poverty affects Hillingdon residents.

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The council will work with HMO landlords to ensure that their properties are compliant with the Minimum Energy Efficiency Standards (MEES) when they grant a new tenancy to new or existing tenants.

Embrace the Charter for Social Housing Residents

The Social Housing White Paper: The Charter for Social Housing Residents, was published in November 2020 and forms a central plank of the government's response to the Grenfell Tower fire. It lays out plans to move back to a proactive system of regulating consumer standards in the social housing sector, with landlords subject to regular inspections and assessment against tenant satisfaction data. Councils are not, as yet, subject to proactive engagement with the Regulator of Social Housing (RSH) and will in future have much closer involvement with them.

Safety

There is no question for the council that safety remains our primary concern. In addition to aspects of safety relating to the buildings themselves, other aspects of safety include paying close attention to safeguarding issues such as domestic abuse and anti-social behaviour. Further developing our understanding of our tenant profile and risk factors for abuse will help in mapping where there are potential concerns.

Performance information

The white paper sets out that tenants should know how their landlord is performing, including on repairs, complaints, and safety, and how it spends its money, so that it can be held to account. A set of draft tenant satisfaction measures (TSMs) have been published by the RSH which include both tenant perception and quantitative measures. These are expected to be consulted on and finalised by summer 2022 and to be implemented from April 2023. An annual statement to tenants is expected as a minimum, but the intention is for a much more involved interaction between landlords and tenants and leaseholders. We will review the way that information is made available to tenants, including via our website and in our formal annual report to tenants and will also consider how continuous performance reporting can be made available including via an app. The council is keen to embrace the culture change signalled to be more open with residents in sharing information beyond that provided through the tenant satisfaction measures.

Benchmarking

The council is a member of HouseMark, a large membership organisation that uses data and insight to improve the operation of housing organisations and help them to achieve outstanding performance. Membership of HouseMark enables the council to participate in STAR surveys (Survey of Tenants and Residents) and benchmarking. Baseline benchmarking data for 2019/20 shows, in general that the council has comparatively low operating costs in relation to housing. Data relating to 2020/21 will be submitted by June 2021. Housemark is well placed to assist in setting a baseline for the council in relation to the proposed TSMs.

An initial STAR Survey was completed in January 2021. Analysis of 1,442 responses from tenants and leaseholders shows positive levels of satisfaction overall. A follow up survey will

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take place in Autumn 2021 and thereafter every 2 years as recommended by HouseMark.

Complaints

The council's corporate complaints procedure sets out how people can complain about any service. Regular reports on complaints and their handling are produced and learning is fed back to inform service improvement.

An initial self-assessment against the Housing Ombudsman complaint handling code has been completed and shows that the council's complaints procedure is largely compliant with the code. The complaints policy will be widely publicised through many routes. The nature of complaints will be considered on a quarterly basis to identify areas of concern and potential learning points.

Listening to our tenants and treating them with respect

Work is already underway to respond to the white paper, and the council is making changes to ensure that residents are much more fully and meaningfully involved in shaping services. There will be a new, proactive consumer regulation regime, with updated consumer standards forming the bedrock. The new regulatory system will be outcome-focused, co-regulatory, proportionate, risk-based, and assurance-based. Primary legislation will be required, and full implementation is still some time off, however the RSH is clear that councils should not wait to respond.

To be assured of compliance with existing consumer standards and to look ahead to expected future changes, an initial self-assessment has been completed and it is planned that this exercise will be repeated on an annual basis. This has assisted in identifying priority areas to be addressed and the results of the self-assessment are feeding into future delivery plans. One of the areas identified is a need to review and further develop our current approach to engagement and develop a comprehensive engagement strategy. A failure to listen to and involve tenants meaningfully is one of the key areas of concern to emerge from the work following the Grenfell Tower tragedy where tenants' safety concerns had not been acted upon.

Key elements of the strategy will include:

- Prioritising engagement in relation to health and safety
- Engagement approaches for different groups, including in relation to protected groups recognised in equalities legislation and vulnerable households and
- Use of new digital methods of engagement.

We intend to transform the way we work with tenants and will implement a new involvement structure which supports wider involvement and promotes opportunities for tenants to challenge and scrutinise our services. Involving our 10,000 council tenants and 3,000 leaseholders in the decisions which affect their homes and local communities is a key priority for the council as a landlord and seeking ways to improve meaningful engagement with our tenants forms a key part of our housing strategy. We aim to treat all residents, with fairness and respect and to take their differing needs into account.

The council is exploring different ways to engage with residents through the use of non-traditional methods and will develop a multi-dimensional communication strategy including

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virtual meetings and social media. Increasing digital capabilities can also make significant differences to effective management of housing services for both the council as a landlord and other housing services.

In addition to improving engagement with our own tenants, the council will be considering what further action can be taken to provide further opportunities for other Hillingdon residents to make their views known in relation to housing services.

Supporting Independent Living

The council is committed to protecting vulnerable people and enabling people, as far as possible, to live independently. There is a wide and diverse range of supported housing and housing support available in Hillingdon.

Homelessness and rough sleeping

Hillingdon's Homelessness and Rough Sleeping Strategy runs from 2019 to 2024. The action plan for the strategy is updated annually.

Private sector evictions have continued to feature prominently in homelessness approaches but because of the moratorium are not yet resulting in a need for temporary accommodation. The most common reason for homelessness approaches during 2020/21 was being asked to leave by family. Bookings into emergency accommodation have most frequently been for rough sleepers and this is directly related to the 'Everyone In' response to Covid-19. Other prominent reasons include family evictions, followed by domestic abuse, prison release, victims of anti-social behaviour / violence and care leavers.

The council has continued to operate a full housing advice service throughout the Covid-19 pandemic. A great deal more advice has been provided remotely, online and over the phone, however unlike many other councils, we have maintained a reduced office presence throughout with the ability for homeless people to present in person.

The council contracts with P3 to provide homelessness and related advice for young people aged 18 to 25. The HRA has put housing advice onto a stronger statutory footing requiring a robust and meaningful approach. A new two year contract includes the statutory responsibilities within the HRA, following which a full tender process for the service is intended.

Developments in prevention work seek to particularly target the most common reasons for homelessness. This includes working to better understand the causes of parental evictions: working to achieve DAHA accreditation in relation to domestic abuse, and engaging with landlords to, as far as possible, address the significant risk of increased private sector evictions. There is also an increased risk of unlawful evictions. The extent to which the economy is able to bounce back post Covid-19 will be a significant determinant of future levels of homelessness.

In line with government strategy the council aims to eliminate the need for rough sleeping in the borough by the end of the 2024.

In the interests of public health, the government decided at the start of the pandemic to bring all

rough sleepers in, off the streets regardless of homelessness priority need or immigration status. A large-scale exercise at Heathrow at the beginning of April 2020 resulted in a total of 170 rough sleepers from the airport being housed, including 142 into hotels across London arranged by the GLA. The remaining rough sleepers and any subsequent rough sleepers have been housed in borough unless they have been able to be reconnected to another area. At the beginning of April there were 87 rough sleepers remaining in temporary accommodation in Hillingdon including 40 in emergency accommodation.

Hillingdon has and continues to receive rough sleeper initiative funding. Round 4 for 2021/22 continues to support a multi-disciplinary team including outreach and floating support, dedicated mental health support, additional LBH homelessness prevention staff and social care staff at Heathrow Airport. The funding also enables to acquisition of shared accommodation with high level support and to provide access to the private rented sector. Heathrow Airport have invested in regular security at the airport to intervene early when rough sleepers arrive and assist with reconnection work. The RSI funding for 2021/22 covers a small proportion of this.

This council along with others across London is concerned regarding the future availability of resources and consequent impact on the ability to house those with no recourse to public funds. We are working on a pan London basis to seek resolution to this issue, however the issue is particularly pertinent to Hillingdon as should those with no recourse begin to be moved out of accommodation, there is a strong likelihood of some to them gravitating towards Heathrow.

Tenancy sustainment

Housing support for those in general needs housing is provided by the council's Welfare Reform and Tenancy Support Team particularly at the beginning of a tenancy to ensure the tenant is best positioned to live independently, sustain their tenancy in the long-term and avoid the need for high cost interventions. The team provide support with re-settlement including 'setting up a home', arranging utilities, household budget management, acquiring essential fixtures and fittings and advice on basic cleaning routines and 'healthy living'. A significant proportion of casework includes debt management, welfare benefit maximisation and addressing rent debt.

Safeguarding

The SAB Board and the Safeguarding Children Partnership Board (SCPB) steer learning and development for the safeguarding environment across the London Borough of Hillingdon and are informed by subgroups and task and finish groups as required. There is housing representation on many of these groups and the level of engagement has increased significantly during 2020/21. Safeguarding partners have faced a period of exceptionally high demand and pressure in consequence of the pandemic and the response has served to highlight the importance of effective multi-agency work.

Care Leavers

On average, around 50 care leavers a year require assistance with housing. Care leavers are not automatically placed in social housing and in most instances private sector placements are sought. The Social Housing Allocation Policy does make special provision for care leavers. Care leavers are exempt from the residency requirement qualification criteria. If a care leaver

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has an identified housing need, they are awarded an appropriate band according to their need regardless of residency. Care leavers that are considered particularly vulnerable are considered by the Care Leavers Panel, the purpose of which is to assess whether young people are ready to live independently rather than in shared or supported accommodation and manage their own tenancy and financial affairs.

The council's Welfare Reform & Tenancy Support Team recognises that care leavers present a 'high-risk' group in the context of tenancy failure when transitioning to permanent accommodation with the council's managed housing stock. This group of new tenants are prioritised for support from the point of 'tenancy sign up' where support is 'front loaded' to maximise the potential for long term tenancy sustainment by ensuring that the skills and awareness necessary for independent living are in place and are developed.

The council's Housing and Social Care teams are working together to develop a joint protocol to help meet the accommodation needs of care leavers. Good preparation, a gradual transition and flexible ongoing support are considered key to helping care leavers achieve a successful move to independent living. The protocol will seek to minimise unplanned moves and evictions through effective early preparation for independent living and through intervening early where care leavers are at risk of losing their placement.

Domestic Abuse

The Housing Enforcement & Domestic Abuse Team within Tenancy Services has been established to provide a specialist response to residents with council housing who experience any form of domestic abuse. The Team works collaboratively across key partner agencies to maximise the potential for survivors to stay safely within their own home or to be relocated where presenting risks cannot be mitigated to safe and acceptable levels.

The restrictions imposed to stem to spread of Covid-19 have brought additional dangers to those affected by domestic abuse. There has been a significant increase in reporting to the police, voluntary sector agencies and to the council in relation to domestic abuse.

Households fleeing domestic abuse are provided with emergency accommodation while their homelessness application is assessed. Victims may be supported with a sanctuary scheme to remain in their current property.

The council's housing services are working towards achieving accreditation by the Domestic Abuse Housing Alliance (DAHA).

Learning disabilities

There are some specific concerns regarding existing housing provision for people with learning disabilities in Hillingdon.

- Some of the accommodation presents challenges as people age as it is not suitable for adaptation and there is a need for alternative provision.
- Some of those caring for people with learning disabilities are themselves becoming old and frail and hence there is a need to implement a sustainable housing solution for those that are

- currently caring for family members with learning difficulties
- There is a need to develop more detailed knowledge of likely presenting needs over the next few years.
 - Existing gaps and likely priorities for new supported housing include small schemes to cater for those with high level needs and particularly challenging behaviour.

Autism

A review has been underway to understand how the council can improve its customer service to support its local residents with autism and make reasonable adjustments to assist autistic people to access our universal services fairly. The review is considering front line services, including housing, to identify current practice, gaps in service and areas for improvement to make services more autism friendly.

There is a growing body of information regarding housing design in relation to autism i.e. to provide for their sensory needs. Sensory needs can be a huge issue for those with autism and sensitive placements that minimise noise in the dwelling and the neighbourhood can make a big difference, as can the provision of outside space. Those with autism may also find negotiating their way around housing services considerably more challenging than others and some dedicated housing staff with an understanding of autism would be helpful.

Making housing services more autism friendly will be an ongoing process. This will be supported by sustaining an ongoing dialogue with those with autism and relevant agencies. An early action will be to arrange autism awareness training for housing staff.

Older people

There are an estimated 41,700 people in Hillingdon aged 65 and over. By 2035 the number is projected to grow to 60,500. The oldest age group, those 85+, are the most rapidly expanding age group. Growth is not necessarily reflected in equivalent dependency, however the oldest groups are also those most susceptible to disease and disability, as Covid-19 has made us painfully aware.

The vast majority of older people live in general needs as opposed to specialist housing and most do not plan to move and wish to stay in their current home for as long as possible. Often a housing move is precipitated by a crisis when people are ill. Good housing can reduce the demand for care and support and improve health.

There are 21 council owned sheltered housing schemes in the borough providing 840 homes and a further 20 owned by housing associations providing an additional 644 homes. The borough has a total of four extra care housing schemes. There is not an immediate need for further new extra care provision, but it is expected that additional provision may be necessary by around 2025. . There is a need to look again at the council's sheltered housing stock including supply and demand data and financial performance. As part of the ongoing review of assets in its management, Housing will work with Adult Social Care to identify potential opportunities to repurpose existing general and age-restricted housing sites which could be better used to meet the needs of other specific client groups.

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The Better Care Fund (BTF) delivery priorities for 2020/21 include meeting the needs of older people in Hillingdon. A key focus is to support the independence of residents in their own homes in a community setting. The BTF includes the funding available for Disabled Facilities Grants.

A successful pilot Hospital Discharge Grant using DFG flexibilities has become part of the council's permanent offer to support hospital discharge. The grant funds house and/or garden clearances, deep cleans and a range of other home-based activities where difficulties in arranging help can delay the return home of people no longer needing to be in hospital for treatment.

There are some impressive technological innovations happening that can assist older people with living independently for longer i.e. technology that can advance the assistance provided by telecare services. The council will continue to review innovations and assess their costs and benefits to assist with both physical and cognitive decline.

Disability

The strategy will set out plans to review the current housing offer for people with disabilities, including accessibility and adaptability requirements for new homes, and how to ensure that best use is made of existing housing in relation to disability.

Mental health

Mental health problems are an ongoing concern amongst housing client groups for both homelessness and landlord services. There is a high incidence of mental health problems amongst rough sleepers. The RSI initiative includes mental health social work support specifically for Hillingdon and Harrow rough sleepers (RAMHP).

Covid-19 has had a detrimental impact on mental health generally. Social care colleagues are working on a rehabilitation pathway to prevent the need for high intensity level services. This includes appropriate support.

Consultation

Following the submission of the draft Housing Strategy to Cabinet in July 2021, a 10 week consultation process will commence. This will include:

Publication of the draft Housing Strategy alongside an online survey questionnaire (Written copies/large print will be available on request)
A variety of methods to promote completion of the survey will be used including: All staff email, Hillingdon People, Social Media

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Workshops to include:

Service users and their representatives

- Autism
- Older People
- Gypsies & Travellers
- Mental Health
- Homeless households and people in supported accommodation
- Council tenants and leaseholders
- Residents organisations

Council staff

- Housing staff across various services (Homelessness, housing advice and allocation, tenancy services, repairs and maintenance, disabled facilities grants and housing adaptations, private sector housing, welfare support, housing enabling)
- Staff in other services (Social care adult and children's, public health, planning, sustainability, environmental health/Anti-social behaviour investigation team, fraud, housing benefit, finance, education, employment, corporate policy)

Other organisations

- Voluntary sector (Trinity, P3, YMCA, St Mungos, MIND, Citizens Advice, Debt advice, HIDVA, Women / Community Support services, faith groups)
- Housing Associations
- Landlords
- Other i.e. health providers

Draft report to Environment, Housing and Regeneration Select Committee 14 September 2021

Implications on related Council policies

A role of the Select Committees is to make recommendations on service changes and improvements to the Cabinet who are responsible for the Council's policy and direction. The Housing Strategy is a key policy framework document for the Council.

How this report benefits Hillingdon residents

The accessibility and quality of housing and its management have very significant impacts on the lives of residents. The Housing Strategy aims to prioritise activities resources and to achieve good housing outcomes for Hillingdon residents.

Financial Implications

There are no direct financial implications resulting from the recommendations of this report.

It is important that the Committee considers cost effective proposals that benefit resident

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taxpayers in relation to this review, which would ultimately be determined by Cabinet as part of the Council's broader budget planning process.

Legal Implications

None at this stage.

Appendix 1

Policy and Legislative Context for Housing

Government target 300,000 homes per annum	Homebuilding is expected to play a significant role in helping to get the economy moving as the country moves forward from the Covid-19 pandemic
First Homes	<p>From 28th June 2021 First Homes sold at a minimum 30% discount in perpetuity to first time buyers and key workers will be considered to meet the definition of affordable housing for planning purposes and a minimum of 25% of all affordable homes secured through developer contributions will be required to be first homes. This will not apply to sites with full or outline planning permission in place or determined before 28 December 2021, or 28 March 2022 if there has been significant pre-application engagement.”</p> <p>After the discount has been applied, the first sale of the home must be at a price no higher than £420,000 in London or £250,000 elsewhere. Combined household incomes must not be in excess of £90,000 in London or £80,000 elsewhere.</p>
Shared ownership new rules	Initial stake reduced from 25 to 10 per cent. Staircasing from 1%. Landlords expected to fund most repairs and maintenance for ten years in newly built properties. Applies to homes funded through 2021 to 2026 Affordable Homes Programme
Help to buy loan scheme	Revamped loan scheme 2021 to 2023. The plan is for the scheme to end completely by 2023
Mortgage guarantee scheme	Launched April 2021 to help increase the supply of 5% deposit mortgages through a government backed guarantee on 95% mortgages until 31 December 2022.
Use of RTB receipts	Period in which they can be used extended to 5 years and can fund up 40% of costs. Can be used for homes built or acquired for shared ownership or First Homes as well as affordable or social rent. Limits will apply on proportion that can be used for acquisitions from 2022/23
Stamp duty holiday	Relief up to threshold of £500,000 applies to end of June, then £250,000 to end of September and then back to £125,000 from 1 October
Planning changes	<p>Permitted development rights for upward extensions.</p> <p>Amended local housing need methodology</p> <p>Planning for the Future White Paper:</p> <ul style="list-style-type: none"> - Plan for growth areas, renewal areas and protected areas

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	<ul style="list-style-type: none"> - S106 and Community Infrastructure Levy to be replaced by nationally set flat charge - Additional homes through PDRs within scope on proposed levy <p>From August 2021 new broad PDR amends some existing commercial to residential and will allow very many properties in Class E to change to residential including retail and other town centre uses.</p>
London Plan	<p>In force from March 2021. Strategic target 50% affordable. Fast track route for schemes that deliver at least 35% affordable. Public sector sites and former industrial required to deliver 50% affordable.</p> <p>Sets new homes target for Hillingdon of 1,083.</p> <p>New buildings to be constructed to 'zero-carbon' standards. Urban greening promoted.</p> <p>Intermediate rented products required to be affordable up to £60,000. London Living Rent cap at £1,400 a month.</p> <p>Low cost ownership products required to be affordable up to £90,000 To be considered affordable rent and service charge should be no greater than 40 per cent of net household income (with net income assumed at 70% of gross).</p>
Building Safety	<p>Use of combustible materials banned, clearer guidance on existing regulations, mandatory sprinklers in flats over 11 metres.</p> <p>Fire Safety Act 2021 – makes clear that external wall systems, balconies and flat entrance doors fall within the scope of fire safety legislation. Responsible person for the building needs to update their fire risk assessment and implement a fire safety management system.</p> <p>Building Safety Bill – published in draft form last year and included in Queen's Speech 11 May 2021. The Bill will introduce a new regulatory regime, to enhance the fire and structural safety of new and existing residential buildings. A system of 'gateways' will be introduced. The new regime is not expected until 2023, however gateway one is to be introduced from 1 August 2021 by way of amendments to the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Health and Safety Executive (HSE) will become a statutory consultee on relevant planning permissions and a fire statement will need to be submitted with and application.</p>
Climate change and decarbonising housing	<p>The UK has set in law an ambitious target to bring all its greenhouse gas emissions to net zero by 2050.</p> <p>The Clean Growth Strategy 2017 includes several targets to improve energy efficiency; including upgrading Energy Performance Certificates (EPC) to a band C by 2035 for as many existing homes as possible (where practical, cost effective, and affordable).</p> <p>On 16 January 2020 the council declared a climate change emergency and laid out its intentions for the borough to meet ambitious targets to become carbon neutral by 2030.</p> <p>The Mayor's London Environment Strategy 2018 commits London to</p>

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	becoming a zero carbon city by 2050.
Future Homes Standard	<p>Draft regulations propose banning fossil fuel fired boilers in new homes from 2025 with a carbon emissions reduction of 75% to 80% compared with current standards. By 2025 new homes delivered will need to be zero carbon ready, so now The government have set out details of an interim step of a 31% reduction that will take effect from June 2022.</p> <p>A further consultation proposes new energy and ventilation standards for new building as well as addressing overheating in residential buildings.</p>
Fuel poverty	<p>In Feb 2021 the government published the updated fuel poverty strategy, Sustainable Warmth: Protecting Vulnerable Households. This includes the Low Income, Low Energy Efficiency (LILEE) measure of fuel poverty. A household is fuel poor if it:</p> <ul style="list-style-type: none"> - Has a residual income below the poverty line (after fuel costs) and - Lives in a home that has an energy efficiency rating below Band C
The Charter for Social Housing Residents Social Housing White Paper	<p>A Social Housing Green Paper published in 2018 was followed by a Social Housing White Paper in November 2020. This sets out a new Charter for what every social housing resident should be able to expect.</p> <ol style="list-style-type: none"> 1. To be safe in your home 2. To know how your landlord is performing 3. To have your complaints dealt with promptly and fairly 4. To be treated with respect 5. To have your voice heard by your landlord 6. To have a good quality home and neighbourhood to live in 7. To be supported to take your first step to ownership <p>The Social Housing White Paper also sets out plans to review the Decent Homes Standard.</p>
Domestic Abuse Act 2021	<p>The Domestic Abuse Act will establish a Domestic Abuse Commissioner; to improve the effectiveness of the justice system in providing protection for victims of domestic abuse and bringing perpetrators to justice; and strengthen the support for victims of abuse by statutory agencies.</p> <p>The Act includes a duty on Tier 1 local authorities (the GLA for London Boroughs) to provide support for victims and their children within safe accommodation.</p> <p>The Housing Act 1996 Part 7 is amended to provided that applicants who are homeless as a result of being a victim of domestic abuse have 'priority need' for accommodation; and to incorporate the definition of</p>

	'domestic abuse', as defined in the Domestic Abuse Act.
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SELECTING A NEW REVIEW TOPIC

Committee name	Environment, Housing & Regeneration Select Committee
Officer reporting	Neil Fraser – Democratic Services
Papers with report	None
Ward	All

HEADLINES

To provide Committee Members with information about:

1. How reviews are undertaken and ways in which Members can add value to their findings; and
2. Potential next review topic ideas.

RECOMMENDATIONS:

That the Committee:

1. **Note the information within the report; and**
2. **Consider potential topics for the next review.**

SUPPORTING INFORMATION:

Undertaking policy reviews

Over the years, Policy Overview Committees (now Select Committees) have undertaken successful in-depth reviews of Council services and policies. This has resulted in a number of positive changes locally, with some also affecting policy at a national level. Such committees engage Councillors in a wide range of Council activity and build a greater understanding about service provision to residents.

Review phases

The typical phases of a review are as follows:

1. Selection of topic
2. Scoping the review / setting out objectives
3. Witness & evidence stage (this is the main activity)
4. Draft recommendations considered / early draft of review report
5. Final report approved by Committee
6. Referred to Cabinet for consideration
7. Monitoring the implementation of recommendations once approved / amended by Cabinet at meetings, i.e. in six months

Selecting review topics

It is always best to sound out potential review topics early on. In respect ideas of areas to review these can come from a variety of sources e.g.: Committee Members; Council officers; External partners / residents and Cabinet Members. When a Committee considers a potential review topic, we recommend running it past the following criteria as part of our scorecard (see Appendix A); i.e. topics that are:

- Resident-focused
- Under the correct remit of the Committee
- Matters the Council has influence over
- New issues
- Achievable for the Council
- Can gain wider organisational buy-in and support
- Drive improvement / efficiency
- Provide early warning or resilience for national changes
- Investigate the 'big issues' locally or nationally within Hillingdon

Witness and evidence stage

Ultimately, any Select Committee's efforts are at their best when external witnesses and residents participate, adding value to intelligence gathering and findings. In support of this, Committees have undertaken a variety of both formal and informal activity "in meetings" and "outside meetings". It is important to pull together a broad evidence based for any potential findings later on. Additionally, the ability for Councillors to bring their 'local' insight is highly valuable. Activities the Committee can undertake include:

- Surveys / social media
- Promotion of review to seek views
- Invite the relevant Cabinet Member to attend for their views
- Question key council officers
- Hold informal workshops
- Networking events, e.g. with partners
- Have closed meetings, i.e. confidential, such as social care clients
- Commission reports from council officers / externally
- Request data and intelligence on the topic
- Visits to other local authorities
- Undertake site visits within the Borough or council facilities
- Appoint experts or advisors to join the Committee throughout its review
- Selecting the best range of witnesses to get a real user / resident perspectives
- Invite national experts in their field

Whilst information will be provided to Councillors, it may be helpful when preparing for this stage of a review, that Councillors:

- Prepare their draft questions for each witness in advance;
- Read a witness bio or find out more about their organisation;
- Do their own additional research on the topic - you may find something officers don't!
- Use their network of councillors in other local authorities to seek views;
- Tell residents at Surgeries / Ward Walks about your review, get their thoughts.

Drafting recommendations

After hearing from witnesses and receiving evidence, the Committee then will meet to pull together all the information and shape its collective findings. Any final recommendations that come to Cabinet ideally should:

- Meet the initial aims / objectives of the review
- SMART: Specific, Measurable, Achievable, Relevant, Time-bound
- Not be a short-term fix, but a lasting outcome
- Affordable or can be aligned neatly with the MTFF process
- Based on a broad evidence base as possible
- Seek to review or amend existing approved policies (as opposed to new ones)
- If publicity or wider engagement or education is recommended, to target such communications as best as possible
- Consider 'conclusions' as well as specific recommendations

Nearer this time, Democratic Services staff supporting the Committee will advise further on drafting recommendations. Throughout this process, their role is critical to the Committee, to guide Members and secure the information and witness activity that Members wish to undertake. They also draft alongside the Chairman, the final report for the Committee to consider.

Possible next review topic ideas

Below is a list of recent review topics over the last 5 years (within the Committee's revised remit) to give an example of what has already been done.

2015/16

- The mechanism for reviewing major developments in the Borough and identifying lessons to be learned for the planning process
- Raising Standards in Private Sector Rented Accommodation

2016/17

- Disposal of Charity Shop Waste

2017/18

- Review into Air Quality

2019/20

- Littering and Fly-Tipping within Hillingdon

It is requested that the Committee suggest and discuss potential topics for the next review, for further consideration by the Chairman and relevant officers.

Implications on related Council policies

The role of the Policy Overview Committees is to make recommendations on service changes and improvements to the Cabinet, who are responsible for the Council's policy and direction.

How this report benefits Hillingdon residents

Select Committees directly engage residents in shaping policy and recommendations from the Committees seek to improve the way the Council provides services to residents.

Financial Implications

None at this stage.

Legal Implications

None at this stage.

BACKGROUND PAPERS

Council Constitution.

Appendix A - Review topic selection scorecard

<p>Resident-focused - High impact on residents and the community, with public interest and scope for making a positive difference (whether universal or a targeted group or area, e.g. young people or a particular town centre)</p>	
<p>Correct remit - is it covered in the Committee's Terms of Reference and does it cut across into the domain of other Committees? If it does, narrow the topic or consider suggesting the Corporate Services POC considers it, or perhaps a joint Committee working group review if the respective Chairmen and Committees agree.</p>	
<p>Influence - A topic that affects residents, groups, businesses and other key stakeholders in Hillingdon and relates to a service, event or issue in which the Council is in control of, has a significant stake in or has influence over, e.g. with partners.</p>	
<p>New - A new and fresh topic preferably. One which has not previously been reviewed by a Committee in the last 2-3 years, or which is not currently being reviewed by another Committee or internally.</p>	
<p>Achievable - A good level of expertise, best practice and information is available to draw on to complete this review. Committee resources, departmental plans and organisational timings permit a successful review with positive recommendations, during the current municipal year. Is the review ToR too wide and need to be narrowed to be achievable? Will the Committee's work programme accommodate the review?</p>	
<p>Wider organisational support - A topic that is likely to receive organisational buy-in from the Committee and wider Council. Possibly support from partner organisations to add value to existing work.</p>	
<p>Drives improvement - a service or area of partnership that has been identified internally or externally that requires improvement in the medium-long term and would benefit from Members' insight. Performance risks or areas of consistent under-performance.</p>	
<p>Drives transformation and efficiency - in support of the Council's objectives, any areas where service re-modelling is under consideration in the longer-term, that with Members' insight can help to deliver future savings, efficiencies and VFM.</p>	
<p>National and local - a topic that will assist the Council in the implementation or awareness of external challenges, new legislation, national policy or the changing role of the public sector. A topic relevant to Hillingdon's residents that seeks to lobby change in national legislation, policy or practice.</p>	

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CABINET FORWARD PLAN

Committee name	Environment, Housing & Regeneration Select Committee
Officer reporting	Neil Fraser, Democratic Services Officer
Papers with report	Appendix A – Forward Plan
Ward	All

HEADLINES

The Committee is required by its Terms of Reference to consider the Cabinet Forward Plan and comment as appropriate to the decision-maker on key decisions which relate to services within its remit (before they are taken by the Cabinet or by the Cabinet Member).

RECOMMENDATIONS

That the Environment, Housing & Regeneration Select Committee notes and comments on items going to Cabinet.

SUPPORTING INFORMATION

The latest published Forward Plan is attached.

Implications on related Council policies

The role of the Select Committees is to make recommendations on service changes and improvements to the Cabinet, who are responsible for the Council's policy and direction.

How this report benefits Hillingdon residents

Select Committees directly engage residents in shaping policy and recommendations and the Committees seek to improve the way the Council provides services to residents.

Financial Implications

None at this stage.

Legal Implications

None at this stage.

BACKGROUND PAPERS

NIL.

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Ref	Upcoming Decisions	Further details	Ward(s)	Final decision by Full Council	Cabinet Member(s) Responsible	Officer Contact for further information	Consultation on the decision	NEW ITEM	Public / Private Decision & reasons
SI = Standard Item each month Council Departments: I = Infrastructure, Transport & Building Services P + Planning, Environment, Education & Community Services SC = Social Care CR&S – Corporate Resources & Services FD= Finance									
Cabinet Meeting – Thursday 17 June 2021									
027	Budget Outturn 2020/21	Cabinet will review the Council's budget outturn position for the previous financial year.	All		Cllr Martin Goddard	FD - Paul Whayman d		NEW	Public
59	Draft Revised Statement of Community Involvement	This report seeks approval to consult on a draft revised Statement of Community Involvement. The Statement of Community Involvement is a statutory document that sets out how the Council intends to involve all sections of the community in the planning process and engage with local communities, businesses and other interested parties when developing and reviewing planning documents and	All		Cllr Eddie Lavery	PE - Prag Shah / Julia Johnson	Public consultation / Select Committee	NEW	Public / Private (3)

		determining planning applications. It will replace the Council's current Statement of Community Involvement from 2006.							
42	Hillingdon Local Plan Review and Revised Local Development Scheme	Cabinet will consider commencing the Local Plan review, via recommendation to full Council, including the allocation of additional financial resources and a new Local Development Scheme.	All	Full Council approval 15 July 2021	Cllr Eddie Lavery	PE - Julia Johnson			Public
55	Hayes Housing Regeneration: outcome of ballot	The Council has been consulting with residents at both Austin Road and Avondale Drive Estates with a view to looking at ways that it can regenerate the estates and improve housing. This report will present the outcome of the ballot with residents and subject to that, the next steps.	Townfield		Cllr Jonathan Bianco / Cllr Eddie Lavery	IT - Perry Scott			Public / Private (3)

025	Contract for the supply and delivery of refuse and recycling sacks	Cabinet will consider a contract for the supply and delivery of refuse and recycling sacks for a two year period with the option to extend for a further 2 years + 1 year subject to agreement and satisfactory performance. The contract relates to a range of sacks used to carry out waste and street cleaning activities, including those provided to residents to utilise the dry mixed recycling, textiles, food and garden waste services.	All		Cllr Eddie Lavery	IT - Nicola Herbert			Private (3)
Cabinet Meeting – Thursday 08 July 2021									
43	Climate Change Action Plan	Hillingdon Council passed a Climate Change Declaration at its full Council meeting on 16 January 2020 which set out targets to become carbon neutral and achieve 100% clean energy across the Council's services by 2030. Cabinet in	All		Cllr Eddie Lavery	PE - David Haygarth / Ian Thynne	Policy Overview Committees / public consultation / stakeholders	NEW	Public

		March 2021 agreed to consult on the Action Plan. This report will set out the results of the consultation and seek Cabinet's permission to approve the Action Plan going forward for regular monitoring of progress towards those goals.							
56a	Hillingdon's Housing Strategy 2021-2026 (POLICY FRAMEWORK)	The Borough's Housing Strategy will be reviewed during 2021. The strategy will set out the key housing issues locally and the Council's proposed housing priorities. As part of this review, the relevant Policy Overview Committee will be engaged in shaping the Strategy prior to Cabinet considering its first draft for broader consultation at this meeting.	All	Proposed Full Council adoption - 18 November 2021	Cllr Eddie Lavery	PE - Debbie Weller / Mark Billings / Dan Kennedy	Select Committee pre-engagement and consultation / public & stakeholder consultation		Public

34	Cranford Park Project: Restoration Contract	Cabinet will progress this important local conservation project by considering a contract for the repair and restoration of the historic buildings, structures and landscapes at Cranford Park, and the building of visitor facilities to include a café, interpretation, public toilets, new playground, enlarged and landscaped car park, a perimeter cycling/walking track and improved park entrances and signage.	Heathrow Villages, Pinkwell		Cllr Jonathan Bianco	RS - Charmian Baker		NEW	Private (3)
Cabinet meeting - 11 November 2021									
56b	Hillingdon's Housing Strategy 2021-2026 (POLICY FRAMEWORK)	The Borough's Housing Strategy is being reviewed during 2021. The strategy will set out the key housing issues locally and the Council's proposed housing priorities. Following public, stakeholder and Policy Overview Committee	All	Proposed Full Council adoption - 18 November 2021		PE - Debbie Weller / Mark Billings / Dan Kennedy	Select Committee pre-engagement and consultation / public consultation / stakeholder consultation		Public

		consultation, a final draft of the Strategy will be presented to Cabinet for recommendation and if agreed, to full Council in November for final adoption.							
Cabinet meeting – 16 December 2021									
038(a)	The Council's Budget - Medium Term Financial Forecast 2022/23 - 2026/27 (BUDGET FRAMEWORK)	This report will set out the Medium Term Financial Forecast (MTFF), which includes the draft General Fund reserve budget and capital programme for 2022/23 for consultation, along with indicative projections for the following four years. This will also include the HRA rents for consideration.	All	To full Council on 24/2/22	Cllr Ian Edwards / Cllr Martin Goddard	FD - Paul Whaymand	Public consultation through the Select Committee process and statutory consultation with businesses & ratepayers		Public
Cabinet meeting – 17 February 2022									
038(b)	The Council's Budget - Medium Term Financial Forecast 2022/23 - 2026/27	Following consultation, this report will set out the Medium Term Financial Forecast (MTFF), which includes the draft General Fund reserve	All	To full Council on 24/2/22	Cllr Ian Edwards & Cllr Martin Goddard	FD - Paul Whaymand	Public consultation through the Select Committee process and statutory consultation		Public

	(BUDGET FRAMEWORK)	budget and capital programme for 2022/23 for consultation, along with indicative projections for the following four years. This will also include the HRA rents for consideration.					with businesses & ratepayers		
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ENVIRONMENT, HOUSING & REGENERATION SELECT COMMITTEE - WORK PROGRAMME

Committee name	Environment, Housing & Regeneration Select Committee
Officer reporting	Neil Fraser, Chief Executive's Office
Papers with report	Appendix A – Work Programme
Ward	All

HEADLINES

To enable the Committee to note future meeting dates and to forward plan its work for the current municipal year.

RECOMMENDATIONS

That the Environment, Housing & Regeneration Select Committee considers the report and agrees any amendments.

SUPPORTING INFORMATION

1. The Committee's meetings will start at 7pm and the witnesses attending each of the meetings are generally representatives from external organisations, some of whom travel from outside of the Borough. Forthcoming meeting dates are as follows:

Meeting Date	Room
08 June 2021	CR5
22 July 2021	CR5
14 September 2021	CR6
13 October 2021	CR5
25 November 2021	CR5
20 January 2022	CR5
16 February 2022	CR5
16 March 2022	CR5
14 April 2022	CR5

Implications on related Council policies

The role of the Select Committees is to make recommendations on service changes and improvements to the Cabinet, who are responsible for the Council's policy and direction.

How this report benefits Hillingdon residents

Select Committees directly engage residents in shaping policy and recommendations and the Committees seek to improve the way the Council provides services to residents.

Financial Implications

None at this stage.

Legal Implications

None at this stage.

BACKGROUND PAPERS

NIL.

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