<u>Minutes</u>

Social Services, Health & Housing Policy Overview Committee 13th May 2009 Meeting held at the Civic Centre, Uxbridge



Members Present: Councillors Judith Cooper (Chairman), Michael Markham, Peter Kemp, Pat Jackson, John Major and Lindsay Bliss
Apologies: None
Officers Present: Neil Stubbings, Paul Feven, Brian Doughty, Barry Newitt and Charles Francis
Others Present: Cllr Anthony Way
Declarations of Interest: None
Notes of the meetings held on 23 rd April 2009 were agreed as an accurate record.
Exclusion of the press and public: It was agreed that all items of business were considered in public.

1.	Forward Plan: items going to Cabinet or Cabinet Members for decision that fall within the Committee's remit	Action By:
	Members considered two briefing reports:	
	 Mental Health Modernisation Programme (phase 3) – Cabinet report 189 to be considered at 28th May Cabinet. 	
	 Supporting People: Award of Contract –Cabinet report 300 to be considered at 25th June Cabinet. 	
	Agreed – To comment to Cabinet as follows:	
	<u>Mental Health Modernisation Programme</u> 'While the Policy Overview Committee welcomes the Modernisation Programme, it requests Cabinet look strategically at future needs of the Service before the disposal of assets'.	
	<u>Supporting People: Award of Contract</u> 'The POC considered aspects of this report at their meeting of the 13 th May and expressed some concern that the magnitude of the commissioned service will not meet all projected need (and indeed that the government's funding of the programme generally does not enable all local need for housing-related support to be met)'.	
	Members also considered a condensed copy of the latest Forward Plan covering May to August 2009.	
	 <u>Agreed</u> 1. That Committee note the information and submit the above comments to May and June Cabinets. 2. To note: Disposal and Redevelopment of 4 Housing Revenue Account Hostel sites - (322) has been deferred from May to June Cabinet. 3. To note: West London Temporary and Permanent Housing Scheme – (275) will no longer be considered by Cabinet as the Authority has withdrawn from the scheme. 	Democratic Services

2.	Major Reviews in 2008/9: Private Rented Sector – Final Report (Agenda Item 1)	Action By:
	The Chairman introduced the final report and the following amended recommendations were tabled:	
	 Overall, officers seek out and develop opportunities and beneficial partnerships with the private rented sector in discharging the Council's responsibilities in the Housing area. 	
	2. That the London Borough of Hillingdon seeks to encourage local landlords to register with the Association of Residential Lettings Agents (Arla) licensing scheme and publicise a list of those which do in the Hillingdon People monthly magazine.	
	 That Housing clients who are signposted to the private rented sector be encouraged to seek out those landlords with either Arla or similar accreditation as a means of quality assurance. 	
	4. That officers in the Housing Options / Needs Teams be requested to link the information provided to prospective tenants with accredited landlord schemes and to integrate this into the revised Private Rented Sector Strategy as a model of best practice.	
	5. That officers do more to encourage landlords to enforce tenancy conditions in the Private Rented Sector in relation to damage to property, causing nuisance to neighbours or failing to fulfil their own obligations to maintain the garden and decorate internally etc.	
	6. That the current incentives to encourage Landlords Accreditation Scheme be welcomed. However, further incentives and information should be developed to encourage even more landlords to participate in the scheme.	
	7. That tenant and landlord management packs provided by Lettings Agents be reviewed and amended as necessary to include details of refuse and garden waste collection as a means of improving the street scene around some PRS properties.	

8. That Officers ensure consistent lang both verbally and on printed materia providing information, advice and g housing enquiries (and in particular clients) and complete the review alr this area.	als when uidance to all homeless	Action By:
9. That Officers be requested to review contained on the Housing website to this is as helpful as possible to tena	o ensure that	
10. That Officers promote information a ownership schemes and shared ow as viable options to long term rentir Private Rented Sector.	nership schemes	
11. That partnership working with outsi organisations/bodies (such as Brun developed further to ensure the suc initiatives to address common prob behaviour, noise nuisance, littering scene) associated with the Private F	el University) be cess of future lems (anti-social and street	
12. That the successful Hillingdon Priva Forum be developed further to unde work in relation to partnership work further development of its activities	ertake further ing and the	
13. That everything possible be done to application to the CLG to seek cons additional HMO licensing for the So Borough is successful.	ent for	
14. That the preventative work being ca through the Tenancy Sustainment T developed, with key partners, in ass remain in their homes and avoiding particularly repeat homelessness.	eam be further sisting people to	
15. To note that Officers will integrate the Rugg Review (where appropriate Private Rented Sector Strategy.	-	
Following discussions, the following points we	ere noted:	
 Paragraph beginning ' In respect of Pla on page 20 of the report, to request off the burden of proof lies in relation to: '<i>I</i> that have been in existence for over 1 continuously have established use righ therefore excluded from action under of control powers' and to amend the report 	icers clarify where In addition, HMOs 0 years Its and are development	

		Action By:
	• Recommendation 1, to amend this to: 'Overall, officers seek out and develop opportunities and beneficial partnerships with the private rented sector <u>in</u> relation to the Council's responsibilities in the Housing area.	
	• Recommendation 8, to amend this to: 'That Officers ensure consistent language is used both verbally and on printed materials when providing information, advice and guidance to all housing enquiries. <u>Officers also to ensure the promotion of</u> <u>the Council Contact Centre as the single point of</u> <u>access for all Housing enquiries</u> and complete the review already started in this area'.	
	 Recommendation 12, to amend this to 'That the successful Hillingdon Private Landlord's Forum be developed further to undertake <u>additional</u> work in relation to partnership working, <u>Local Housing</u> <u>Allowance and Housing Benefit</u> and the further development of its activities and role'. 	
	Agreed	Domocratic
	 In the absence of the Chairman, for the wording of recommendations 1, 8 and 12 of the final report (above) to be agreed by the Vice-Chairman in consultation with the Labour Lead. To amend the 'Appendices' to 'Backing Documents' on the Contents page of the report. To request officers provide a briefing report on Houses in Multiple Occupation and Licensing, and progress on the review recommendations in 6 months time [November 2009]. 	Democratic Services Directorate Officers
3.	2008/09 Work Programme	Action By:
	Members said the year had been very productive, for example the number and quality of reviews completed. A priority for next year's committee is to do more to close the loop by returning to issues to see how proposals were turning out.	
	Agreed –	
	 To express the committee's appreciation for officers' contribution to the committee's work this year, in particular to Brian Doughty and David Youngs for their work in supporting the committee's reviews. To suggest to next year's committee that a possible review topic for 2009/10 might include: Transforming the Social Care Agenda and how this will impact on the commissioning of services. 	
	3. To note a Member's Seminar on Transforming the	

 Social Care Agenda will take place in June. 4. To request officers provide a presentation on the Transformation Agenda which will inform the scope of the (possible) major review on Transformation to the June meeting. 	Directorate Officers
 To request officers provide an update on the Hillingdon Independent Living Centre (HILC) to the June meeting. 	Directorate Officers
Given that it was the last meeting of the Council year, the Chairman thanked fellow Members of the Committee, all those who have attended as witnesses and also officers for their support.	
Meeting closed at: 8.30pm Next meeting: 16 th June 2009 in CR 4	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.