

## HOUSING PORTFOLIO HOLDER'S MEETING

WEDNESDAY, 15 FEBRUARY 2012

### DECISIONS

Set out below is a summary of the decisions taken at the Housing Portfolio Holder's Meeting held on Wednesday, 15 February 2012. Decisions made by the Portfolio Holder will be subject to call-in. Recommendations made to the Cabinet or to the Council are not subject to call-in. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior.

#### 1. WILLINGHAM: ACCESS OVER BRICKHILLS - SALE PRICE OF EASEMENT

The Housing Portfolio Holder agreed to transfer Title to the land shaded on the plan attached to the agenda report and defined as vehicular access over SCDC land, for £136,800 (One hundred and thirty six thousand eight hundred pounds) and subject to an overage provision to protect the Council's future interests. Such figure acknowledged South Cambridgeshire District Council's best interests, and represented the revised valuation by Pocock & Shaw (£152,000) less 10%, and was subject to further negotiation between the Council and Developer Applicant, if requested. This consideration was exclusive of South Cambridgeshire District Council's legal costs, which would also be payable by the applicant.

**Options Considered:** Make a revised offer for the easement or the transfer of Title of the land shown orange on the plan at the price of £152,000 based on the most recent valuation by Pocock & Shaw.

Determine a fair price for the easement or transfer of Title of the land shown orange on the plan, taking into account the Council's best interests, the revised valuation by Pocock & Shaw and the applicant's submission.

**Reason For Decision:** To allow a reasonable return for the Council for the access in respect of planning consent reference S/0014/10/F.

#### 2. SHELTERED HOUSING REVIEW

The Housing Portfolio Holder approved

1. the structure set out in in Table 1 in the agenda report; and
2. the move to regularise charges for use of the sheltered housing communal rooms by outside groups.

**Options Considered:** The Task and Finish group identified a number of core values, which the service should seek to address. The Group also made some recommendations with regard to service delivery options, which were felt to address these core values.

The principle behind the restructure is to separate the current staff team into two teams one funded by the Housing Revenue Account the other funded by Supporting People contract This proposal is set out in table 1.

**Table 1 Proposed new sheltered housing structure**

Proposed Element	Possible team size	Matters arising
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<p>The establishment of a visiting support team providing a targeted visiting support service to elderly and vulnerable people, within the sheltered schemes</p>	<p>9 officers and one team leader</p>	<p>Helping to prevent falls and ill health and promoting older people's welfare,</p> <p>Supporting independence and promoting dignity</p> <p>The support will be focused and targeted to residents assessed as needing it rather than to everyone who happens to live on that sheltered scheme.</p> <p>Better able to respond flexibly to individual's crisis, e.g. hospital discharge etc if officers not undertaking other routine duties, visits or social activities.</p>
<p>Establish a team of officers to undertake estate management of a number of sheltered schemes within these same three areas, including the management of the communal facilities, testing of alarms and letting of sheltered properties.</p>	<p>12 staff and one team leader</p>	<p>Supporting independence and promoting dignity</p> <p>Promoting mutual support</p> <p>Providing links to the wider community</p> <p>Working with residents to ensure best use of the communal rooms, encouraging social interaction within the scheme and the wider community, including facilitating activities and events.</p> <p>This retains the current local knowledge and familiarity</p>

Establishing 3 hub offices within in the district based on the current 3 team areas – north, east and west	Each hub will have officers from each service team	Maintains strong communication links between the two service areas, including sharing of information about the schemes  Ensures residents are receiving a flexible customer focussed service
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The advantage of splitting the service into two teams is that it enables the Council to preserve an HRA funded service to the sheltered schemes that is under its own control. Residents will continue to see a ‘familiar face’ on their schemes during the week whatever the outcome of the supported housing contract tender which has the potential to be won by an outside agency.

In addition the Council will continue to develop the use of assistive technology. This provides valuable and increasingly sophisticated support that compliments the staff based services.

Developments within the Ageing Well project have indicated the potential value in expanding the coverage of community or village wardens for the elderly. At present around 12 villages have this service. Village wardens are able to provide a wider range of personal services that help to maintain independent living. The Task and Finish group recommend that the Council continue to explore this option alongside the sheltered housing restructuring.

A summary of the recommendations of the Task and Finish Group and how they have been addressed in this report is attached at Appendix B.

The Sheltered Housing Forums will monitor the impact of these service changes and will be able to feed back to officers at their regular meetings or via the Tenant Participation Group. In addition the Portfolio Holder may wish to reconvene the Task and Finish group in February 2013 to reflect upon the transitional restructuring and to consider the outcome of the contract tender process, which should have been completed by then.

A separate review of sheltered housing communal rooms has also commenced. This review will now be completed after the restructuring changes have been implemented as the proposed Sheltered Estate Officers will have a new role to play with regard to the use of communal rooms.

The initial review has shown that there is a wide disparity between the charges made to outside groups for the use of the communal rooms. It is proposed that a new scheme of charges is put in place that will regularise this and provide an income stream that will help to sustain these assets.

**Reason For Decision:** To ensure continuity of service to the sheltered housing schemes and to allow the best use of resources in targeting those residents that need housing support.