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**Service Director – Legal, Governance and
Commissioning**

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Wednesday 6 December 2017

Notice of Meeting

Dear Member

Economy and Neighbourhoods Scrutiny Panel

The **Economy and Neighbourhoods Scrutiny Panel** will meet in the **Council Chamber - Town Hall, Huddersfield** at **9.30 am** on **Thursday 14 December 2017**.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in black ink, appearing to read "Julie Muscroft".

Julie Muscroft

Service Director – Legal, Governance and Commissioning

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

The Economy and Neighbourhoods Scrutiny Panel members are:-

Member

Councillor Rob Walker (Chair)

Councillor Martyn Bolt

Councillor Judith Hughes

Councillor Darren O'Donovan

Councillor Marielle O'Neill

Councillor Gemma Wilson

Mark Mercer (Co-Optee)

Agenda

Reports or Explanatory Notes Attached

Pages

1: Minutes of the Previous Meeting

1 - 4

To approve the Minutes of the meeting held on 7 November 2017.

2: Membership of the Committee

This is where Councillors who are attending as substitutes will say for whom they are attending.

3: Interests

5 - 6

The Councillors will be asked to say if there are any items on the Agenda in which they have disclosable pecuniary interests, which would prevent them from participating in any discussion of the items or participating in any vote upon the items, or any other interests.

4: Admission of the Public

Most debates take place in public. This only changes when there is a need to consider certain issues, for instance, commercially sensitive information or details concerning an individual. You will be told at this point whether there are any items on the Agenda which are to be discussed in private.

5: Housing in Kirklees

7 - 22

Members of the Panel to consider –

(a) How to follow up on the issues raised in the Panel meeting on 7 November 2017, and

(b) A specific presentation on the demand for supported housing in Kirklees

Contact: Paul Kemp, Service Director for Economy, Regeneration and Culture. Tel: 01484 221000.

6: Corporate Performance Reports for 2017/18

To discuss the availability and use of the corporate performance reports which are presented to Cabinet Meetings.

Contact: Steve Copley, Principal Governance and Democratic Engagement Officer Tel: 01484-221000

7: Work Programme

23 - 26

To discuss and update the 2017/18 work programme for the Economy and Neighbourhoods Scrutiny Panel.

Contact: Steve Copley, Principal Governance and Democratic Engagement Officer Tel: 01484-221000.

8: Future Meetings

To note that the next meeting of the Panel will be on Thursday 18 January 2018 at 9.30am in the Council Chamber, Huddersfield Town Hall. The meeting will be webcast.

Contact: Steve Copley, Principal Governance and Democratic Engagement Officer Tel: 01484-221000

Contact Officer: Steve Copley

KIRKLEES COUNCIL

ECONOMY AND NEIGHBOURHOODS SCRUTINY PANEL

Tuesday 7th November 2017

Present: Councillor Rob Walker (Chair)
Councillor Judith Hughes
Councillor Darren O'Donovan
Councillor Gemma Wilson

Co-optees: Mark Mercer

Attendees: Cllr Peter McBride, Cabinet Member for Strategic
Planning, Regeneration and Transport
Cllr Julie Stewart Turner, Chair of the Overview and
Scrutiny Management Committee
Steve Copley, Principal Governance and Democratic
Engagement Officer
Yolande Myers, Governance and Democratic
Engagement Officer

Apologies: Councillor Martyn Bolt
Councillor Marielle O'Neill

1 Minutes of the Previous Meeting

The minutes of the Panel meeting held on 4 Oct 2017 were presented and approved as a correct record.

2 Membership of the Committee

Apologies for absence were noted on behalf of Cllrs Martyn Bolt and Marielle O'Neill.

3 Interests

No interests were declared.

4 Admission of the Public

The meeting was held in public session.

5 Housing in Kirklees

The Panel welcomed the following officers who introduced a preliminary presentation – a scene setter – describing the key issues surrounding the demand and supply of housing in Kirklees:-

- Paul Kemp – Service Director for Economy, Regeneration and Culture
- Helen Geldart – Head of Housing Services
- Simon Taylor – Head of Strategic Investment

(NOTE:-The actual presentation, plus webcast of the discussion which took place during the meeting, is available via the Kirklees website)

Economy and Neighbourhoods Scrutiny Panel - 7 November 2017

In summary, the presentation and the slides focused on:-

- The context surrounding the changes in demand for housing in Kirklees
- The availability and affordability of housing, plus the changing needs of the population
- The types of housing on offer in Kirklees
- What the council is trying to do and/or influence in order to deal with these changes in demand and growth
- The figures for the actual delivery of new homes for purchase or rental when compared to the total number of planning permissions granted in the period from 2007 to 2016
- What is being done to deal with the particular housing needs of “vulnerable people”
- What is being done to deal with homelessness in Kirklees
- The key changes in national legislation which will impact on the response from the council and other agencies, developers and landlords (The welfare and welfare reform and work act (2016), the housing and planning act (2016) and the homelessness reduction act (2017)
- Plans for a review of the current housing allocations policy by 31 March 2018.

As a result of the discussion and questions which followed, Cllr Rob Walker suggested that the Panel may want to focus its attention and work in subsequent meetings on the following topics:-

- Age designation and the letting of properties
- The availability and demand for supported housing
- The provision of more affordable new homes
- The condition and regulation of private rental accommodation
- Homelessness
- The infrastructure required to support housing development

However, members of the Panel agreed that, due to the complexity and nature of each of these issues and the time available, their attention and work should be limited to a couple of these key issues

RESOLVED:-

- (1) That Paul Kemp, Helen Geldart and Simon Taylor be thanked for their attendance at today’s meeting, plus their presentation on “Housing”

- (2) That these officers provide the answers and additional information etc to the questions raised by members of the Panel about the facts and figures in today's presentation.
- (3) That the discussion at the next Panel meeting on 14 December 2017, should focus on:-
- The availability and demand for supported housing
 - The plans for the review of the housing allocations policy by 31 March 2018
 - The opportunities to improve upon the current figures for the actual delivery of affordable new homes for purchase or rental having considered the total number of planning permissions granted in the period from 2007 to 2016
- (4) That the Panel will, following its meeting on 14 December 2017, decide how to progress consideration of these issues, which may include the creation of a more informal "task and finish group" which will report back on its recommendations and work to a Panel meeting in 2018.

6 Work Programme

The Panel received a current copy of the work programme for 2017/18, but acknowledged that it will need to be revised in light of the discussion and decisions on item 5 above.

Members of the Panel also asked that the work programme, which is a working document, acknowledge that:-

- The work on "Transport" include consideration of the councils position and influence in terms of the structures and work that is taking place in the region and sub region to oversee the development of transport links, and
- An update on the work on "Waste management strategy" be considered by the panel in the period from Jan to April 2018

Therefore, a revised copy of the work programme will be presented to the next panel meeting on 14 December 2017.

RESOLVED -

That the work programme be received and updated in light of the discussion in today's meeting, and presented to the next meeting of the Panel on 14 December 2017.

7 Future meeting

The Panel were reminded that the next meeting would take place at 0930 on Thursday 14 December 2017, Council Chamber, Town Hall, Huddersfield

Economy and Neighbourhoods Scrutiny Panel - 7 November 2017

It was also noted that officers would check and confirm the proposed dates for the next Panel meetings in the period from Jan to Mar 2018.

The Governance Team will share details of the agreed dates with members and officers by 14 December 2017.

RESOLVED -

- (1) That the next meeting of the Panel will take place from 0930-1230 on Thursday 14 December 2017, in the Council Chamber, Town Hall, Huddersfield,
- (2) That the Governance Team check and confirm the dates for the Panel meetings in the period from January to March 2018.

KIRKLEES COUNCIL			
COUNCIL/CABINET/COMMITTEE MEETINGS ETC			
DECLARATION OF INTERESTS			
Standards Committee			
Name of Councillor			
Item in which you have an interest	Type of interest (eg a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest

Signed: Dated:

NOTES

Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

- (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
- (b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

Economy & Infrastructure Scrutiny Panel

Supported Housing

14 December 2017

Housing in Kirklees – Context

- Undersupply of new homes – identified need for 1,730 pa of which 1,049 need to be affordable for 18 years (SHMA 2016)
- Affordability is an issue – average house price in Kirklees 5.2 times the average local household income of £24,939 (SHMA 2016)
- 18,738 existing Kirklees households in housing need which represents 10.6% of all households (SHMA 2016 – 2015 Household Survey)
- Homelessness is increasing in 2016/17 KC accepted a duty to 462 priority need households = up 14% on 2015/16.
- 9,500 on Housing Register - 2,500 KC homes available to let pa
- Growing and ageing population – increased need for specialist accommodation and support (2030 = 98,200 over 65's up 34%)
- Private sector housing – 17% of stock privately rented over 6,600 having conditions hazardous to Health and safety.

Supported Housing Provision

Kirklees Council:

- **19 Retirement Living Schemes (Sheltered) across the district = 483 homes**

- 261 x 1 bedroom flats
- 12 x 2 bedroom flats
- 1 x 3 bedroom flat
- 209 studios

Independent living for those aged 60+ with some housing related support and communal facilities and activities organised by Scheme Co-ordinators

- **3 Extra Care Schemes (Excellent Homes for Life) = 135 (1 and 2 bed flats)**

- Meadow Green, Heckmondwike = 43 flats and Meadow Green Lodge = 10 flats for people with dementia
- Woodland Court, Dewsbury = 41 flats
- Sandy Mount, Crosland Moor = 41 flats

Independent living with on site care and support and a range of communal facilities and activities. (usually 50+ years)

KC - Extra Care Housing Proposals

- **KC Ashbrow Housing Site – The mixed tenure housing site will include provision of a new 50 unit KC Extra Care Housing scheme to be managed by Kirklees Neighbourhood Housing. (Housing Revenue Account funded)**
- **KC Soothill Housing Site – Proposals for a mixed tenure housing development are being progressed and include options for the provision of a new Extra Care scheme (tenure to be decided)**
- **Potential to direct further Housing Revenue Account resources towards developing new supported housing as needs and priorities are clarified and determined.**

Joint / Partnership provision

- **HCA Care and Support Specialised Housing funding was catalyst for KC and Connect Housing working together to provide new supported housing**
 - Knowle Grange, Mirfield 6 x 1 bedroom bungalows and 1 wardens flat for people with severe physical disabilities
 - Siggot Street, Longwood 10 x 1 bedroom flats for wheelchair users/people with a physical disability or learning difficulty
- **Supported Living Accommodation provided or managed by external partners**
 - 85 apartments with nomination rights for the Council, for people with physical or learning disabilities, or mental health issues
 - 101 apartments with no nomination rights for the Council, for people with physical or learning disabilities, or mental health issues
- **Retirement Living Schemes run by Registered Providers**
 - 220+ flats across Kirklees (ages from 55 / 60 years)

Kirklees Local Plan Vision

'There will be a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing. The challenges of an ageing population will have been addressed and a range of housing and employment choices available to attract and retain younger age groups within the district to build sustainable communities.'

Local Plan Strategic Vision and Evidence Base

STRATEGIC VISION

- *Provide new homes which meet the housing needs of the community offering a range of size, tenure and affordability, support existing communities and access to employment, public transport, shops and services.*

EVIDENCE

- *The SHMA,*
- *Joint Health and Well-being Strategy (JHWS),*
- *Kirklees Joint Strategic Assessment (KJSA)*
- *Mental Health Accommodation Strategy*
- *Accommodation Strategy for Older People in Kirklees*

Evidence from the Strategic Housing Market Assessment

Housing option	% would consider
Continue to live in current home with support when needed	65.1%
Buying a property on the open market	24.0%
Rent a property from a private landlord	7.3%
Rent from HA	18.5%
Sheltered accommodation - To Rent	18.1%
Sheltered accommodation - To Buy	11.6%
Sheltered accommodation - Part Rent/Buy	4.3%
Extra care housing - To Rent	14.4%
Extra care housing - To Buy	8.7%
Extra care housing - Part Rent/Buy	3.1%
Residential care home	5.2%
Co-housing	9.0%

Policy PLP 11 – Housing Mix and Affordable Housing

All proposals for housing,..will...

- contribute to creating mixed and balanced communities
- provide a broad mix of housing suitable for different household types
- take into account the latest evidence of the need for different types of housing.
- Consider provision for those with specialist needs ...and homes that ensure buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life.

The affordable housing provision should:

- cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups;
- incorporate appropriate arrangements to retain the benefits of affordability for initial and subsequent occupiers or for the subsidy to be recycled for alternative affordable housing provision; and
- be indistinguishable from market housing in terms of achieving the same high quality of design.

What this Means

- Assisted Living is supported by the Local Plan and the planning process generally... **but** ...it is not proactively delivered by developers
- We can negotiate as part of the planning process... **however**... this will affect the overall non-market housing offer and may be met with some resistance by private sector developers
- We need to continue to work at building relationships with development partners to shape what we need

Best Opportunities

- Council owned sites – direct commission – Ashbrow as an example
- Large urban extensions and bigger sites – through design briefs and SPD's – scale and opportunity for partnership and to offset costs.

The Challenges

- Demand is growing due to an ageing population.
- Demand is also growing as younger people with profound disabilities are living much longer and more independently.
- Need to enable rather than do.
- Need to address short term issues now.
- Need to create longer term strategy
- Need to create the right conditions for the right developments.
- The solutions lies somewhere in the balance of responsibilities between individuals, their families, developers, care providers, landlords, local government and central government.

- **It is a journey we need to navigate together.**

The road ahead



By 2030 -
98,200 people
over 65

By 2030 - 4,800
adults with
learning
disabilities

By 2030 - 6,300
adults with
physical
disabilities

By 2030 - 3,200
adults with
mental health
conditions

1 in 10 people
who live alone
are lonely or
isolated

Around 3,500 in
specialist
housing now

People want a
wider range of
accommodation
options

People want
different ownership
and financing
options

More people
living with
dementia

Self-Care
confidence
increasing

Increasing
life
expectancy

1 in 3
people
over 55
looking to
downsize

2 in 4
people
with LTC
confident
managing
it

People with
care needs
want to be
independent

Disabled
children
are living
much
longer

The journey



Must maximise use of technology in care

Staff turnover around 25%

Need to understand people's expectations earlier

Need to understand expectations of disabled children

Shortage of highly skilled care staff

Need to understand financial barriers to development

Need to have robust care and support models

Need to explore freehold and leasehold for sites

Need to use the entire public estate

Need to have accommodation that can adapt to change

Must understand public system barriers to development



The Future

- Recognise that we have a limited range of appropriate sites and accommodation and so must make the best use of assets and resources by ensuring that provision addresses a wide range of needs.
- Engage with partners to secure a broader public and private land offer
- Change and diversify the care model by addressing issues through community models which reduce the need for formal care and enable independence for as long as possible.
- Drive future provision by shaping the market based on community needs.
- Ongoing engagement with the market and review of delivery to understand viability and sustainability of and business models.
- Joined up planning through a shared Kirklees wide vision for accommodation for the whole population using all public assets.
- Have exit strategies and back-up plans to help manage uncertainty and re-purpose accommodation where we can

The next 3 months...

- **Build on and refresh the existing work undertaken on the Specialist Accommodation Strategy**, taking into account issues raised in the November 2017 Supported Housing Summit. The Strategy will outline the needs to be addressed, the long-term vision, the outcomes desired and suggest commissioning priorities and processes to guide development of specialist accommodation over the next five years.
- **Take forward a 'pathfinder' proposal to draw down funding from the 2018-19 Capital investment round.** This will in itself test and inform the overall Strategy, considering options and priority projects which could deliver greatest social return on investment. This will result in a business case demonstrating cost / benefit and considering funding and borrowing options beyond the Council's initial capital investment.
- **Progress outcomes-based planning and delivery of work under Communities Plus**, evaluating how investment of resources in localities can address needs which may otherwise fall to specialist accommodation provision.

Economy and Neighbourhoods Scrutiny Panel – Proposed items and work programme for 2017/18

Working document – Based on discussion at first panel (4 Oct) but will be updated at regular intervals to acknowledge changes

Issue	The specific issues to address – The focus and purpose etc	Outcomes – What do we want to achieve	When are we going to consider the issue	Who do we need to invite and involve	How are we going to tackle it i.e. the methodology
Priority 1 – Housing	<p><u>First meeting – 7 November 2017</u></p> <p>(1). General update (State of nation)</p> <p>(2). Kirklees– Policy and strategy</p> <p>(3). Things to include or mention:-</p> <ul style="list-style-type: none"> - <i>Changes in legislation and policy</i> - <i>Planning and land</i> - <i>Investment in housing</i> - <i>Allocation of social housing</i> - <i>Demand for supported housing</i> <p><i>(NOTE: Full presentation available via agenda (7 Nov) from KMC website)</i></p>	<p>Preliminary discussion of the key issues</p> <p>Identification of specific issues for debate at subsequent meetings</p>	7 November 2017	Paul Kemp Simon Taylor Helen Geldart	Presentation and discussion to highlight specific issues for consideration and review in subsequent meetings
Housing	<p><u>Second meeting – 14 December 2017</u></p> <ul style="list-style-type: none"> - Demand and availability of supported housing - Plans for the review of the housing allocations policy by 31 Mar 2018 (Including age designation and the letting of properties) - Opportunities to improve upon the current figures for the actual delivery of any new affordable homes for purchase or rental having regard to the total number of planning permissions granted in the period from 2007 to 2016. 	Preliminary discussion of the key issues	14 December 2017	David Hamilton Paul Kemp Simon Taylor Helen Geldart	Presentation and discussion to highlight specific issues for consideration and review in subsequent meetings?

<p>Priority 2 – Transport</p>	<p>Next meetings – 18 Jan and 15 Feb</p> <p>Kirklees - Priorities in terms of local and regional developments</p> <p>Kirklees – The council and our position and influence in terms of the structures and work in the region and sub region links to oversee the development of transport links</p> <p>The impact on the development of our towns and villages centres</p> <p>Improving access and travel to/from Kirklees</p> <p>Improving disabled access to public transport</p> <p>Developing better services and higher passenger numbers from our smaller stations</p> <p>Growing demand for the rail links:-</p> <ul style="list-style-type: none"> - Hudds to Sheffield - Hudds to Leeds - Hudds to Manchester <p>Maintaining and improving local bus services</p> <p>Opportunities to develop local park and ride schemes</p>	<p>18 Jan 2018</p> <p>Development of local railways – Key issues and implications for Kirklees Council</p> <p>Preliminary discussion of the key issues</p> <p>15 Feb 2018</p> <p>Development of local road networks – Key issues and implications for Kirklees Council</p> <p>Preliminary discussion of the key issues</p>	<p>18 Jan 2018?</p> <p>15 Feb 2018?</p>		
<p>Priority 3 – Towns and communities</p>	<p>Plans for Dewsbury and Huddersfield</p> <p>The challenge and future for other town centres and villages “Fit for the future?”</p> <p>What can they/we do to help shape this?</p>				

<p>Waste management strategy</p>	<p>Briefing and update before April 2018 (<i>Report due at Cabinet in Feb 2018</i>)</p> <p>Our current policies and working practices – Public perceptions</p> <p>Recycling rates</p> <p>New government expectations and targets</p> <p>Problems with access to our recycling sites in Kirklees.</p> <p>Access to sites in our neighbouring authorities – New agreement required?</p> <p>Fly tipping in Kirklees – The costs and facts and our response (<i>Kirklees and our neighbouring authorities</i>)</p> <p>Leeds Road - The opportunities to revisit the potential development of the heat and power scheme</p> <p>Work on new contract and strategy</p>				
<p>Development of the new skills strategy for Kirklees</p>	<p>Progress with the new strategy - What are we trying to change and influence etc (<i>Report due at Cabinet in Mar 2018</i>)</p>				

Steve Copley - Governance Team – 6 December 2017

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