

Safer and Stronger Communities Scrutiny and Policy Development Committee

Thursday 26 September 2013 at 2.00 pm

**To be held at the Town Hall, Pinstone
Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

Councillors Chris Weldon (Chair), Penny Baker (Deputy Chair), David Barker, Simon Clement-Jones, Sheila Constance, Richard Crowther, Denise Fox, Rob Frost, Qurban Hussain, Sioned-Mair Richards, Roy Munn, Robert Murphy and Philip Wood

Substitute Members

In accordance with the Constitution, Substitute Members may be provided for the above Committee Members as and when required.

PUBLIC ACCESS TO THE MEETING

The Safer and Stronger Communities Scrutiny Committee exercises an overview and scrutiny function in respect of the planning, development and monitoring of performance and delivery of services which aim to make Sheffield a safer, stronger and more sustainable city for all of its residents.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. on Friday, or you can ring on telephone no. 2734552. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Members of the public have the right to ask questions or submit petitions to Scrutiny Committee meetings and recording is allowed under the direction of the Chair. Please see the website or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Scrutiny Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last. If you would like to attend the meeting please report to the First Point Reception desk where you will be directed to the meeting room.

If you require any further information about this Scrutiny Committee, please contact Matthew Borland, Scrutiny Policy Officer on 0114 2735065 or email matthew.borland@sheffield.gov.uk

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**SAFER AND STRONGER COMMUNITIES SCRUTINY AND POLICY
DEVELOPMENT COMMITTEE AGENDA
26 SEPTEMBER 2013**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public
- 4. Declarations of Interest**
Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting**
To approve the minutes of the meeting of the Committee held on 25 July 2013
- 6. Public Questions and Petitions**
To receive any questions or petitions from members of the public
- 7. Review of the Partner Resource Allocation Meeting (PRAM)**
Report of the Interim Head of Community Safety
- 8. Sheffield Housing Company**
Report of the Executive Director, Place
- 9. Welfare Reform - September Update**
Briefing Note for Information
- 10. Date of Next Meeting**
The next meeting of the Committee will be held on Thursday 28 November at 2.00pm in the Town Hall

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ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

New standards arrangements were introduced by the Localism Act 2011. The new regime made changes to the way that members' interests are registered and declared.

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest** (DPI) relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- 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. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- 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.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in

land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or

- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously, and has been published on the Council's website as a downloadable document at -<http://councillors.sheffield.gov.uk/councillors/register-of-councillors-interests>

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Lynne Bird, Director of Legal Services on 0114 2734018 or email lynne.bird@sheffield.gov.uk

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Safer and Stronger Communities Scrutiny and Policy Development Committee

Meeting held 25 July 2013

PRESENT: Councillors Chris Weldon (Chair), David Barker, Simon Clement-Jones, Richard Crowther, Denise Fox, Rob Frost, Sioned-Mair Richards, Robert Murphy, Keith Hill (Substitute Member) and Pat Midgley (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received and substitutes attended the meeting as follows:-

Apology

Substitute

Councillor Penny Baker
Councillor Sheila Constance
Councillor Roy Munn
Councillor Philip Wood

Councillor Keith Hill
No substitute nominated
Councillor Pat Midgley
No substitute nominated

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the public and press.

3. DECLARATIONS OF INTEREST

3.1 Councillor Sioned-Mair Richards declared a Personal Interest relating to Item 7 (Arbourthorne Fields Redevelopment Scheme) as she was a member of the Board of Sanctuary Housing Association.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meetings of the Committee held on 28th March 2013 and 15th May 2013, were each approved as a correct record.

5. PUBLIC QUESTIONS AND PETITIONS

5.1 The Chair, Councillor Chris Weldon, provided responses to a series of public questions from Mr Martin Brighton as follows:-

Agenda Item 9 – Challenge For Change: Grass Cutting Scrutiny Report

He confirmed that the Committee would take a balanced view with regard to this issue and would bear in mind the issue of dog fouling when considering future reviews of Council services. Consideration would also be given to the Committee having a tour of the Batemoor area to see how Council services were operating.

Agenda Item 7 – Arbourthorne Fields Redevelopment Scheme

The Policy and Improvement Officer would seek written answers from the appropriate Council officers and these would be forwarded to Mr Brighton.

Agenda Item 8 – The Impact of Welfare Reform on Sheffield's Residents

The Committee's position in relation to these issues would become clear during consideration of this item.

6. ARBOURTHORNE FIELDS REDEVELOPMENT SCHEME

6.1 The Committee received a joint report of the Executive Director, Place, and the Executive Director, Communities, which provided information on the funding package for Arbourthorne Rehousing and Acquisition in relation to the Arbourthorne Fields Redevelopment Scheme. The report made specific reference to the cost of the overall scheme, sources of funding available to ensure completion, details of how the funding was to be allocated and acquisition costs.

6.2 Attending for this item was Christine Rose, Interim Programme Director, Regeneration, who emphasised that funding from the Housing Revenue Account would not be used for private purposes.

6.3 RESOLVED: That the Committee notes the contents of the report.

7. THE IMPACT OF WELFARE REFORM ON SHEFFIELD'S RESIDENTS

7.1 The Committee received a report of the Director of Policy, Performance and Communications which examined the impact of both the 'bedroom tax' and of other changes to the welfare system on the people of Sheffield, and explained what the Council was doing to support Sheffield residents in response to the Welfare Reform agenda.

7.2 Attending for this item were Councillor Mazher Iqbal, Cabinet Member for Communities and Inclusion, James Henderson, Director of Policy, Performance and Communications, and Maxine Stavrianakos, Manager, Income Management Unit, Council Housing Service.

7.3 Members made various comments and asked a number of questions, to which responses were provided as follows:-

- Council officers were in regular contact with other social landlords and had jointly produced a DVD which outlined the effects of the Welfare Reforms on the people of Sheffield. In addition, work was being undertaken with the other local authorities in South Yorkshire to assess the impact of the Welfare Reforms and benchmarking was being undertaken with a wider group of local authorities, from Nottinghamshire to the North East, in this regard.

- The Council supported downsizing but would not force anyone to move house. If people wanted to move home they were given priority and financial and practical help. Smaller properties were available provided requests were reasonable and priorities were continually being reviewed by the Access to Housing Team. Other measures such as mutual exchanges, advice on lodgers and allowing people to move if they were in arrears were also being used to assist those who were affected by the Welfare Reforms.
- In relation to rent collection, it was not possible to set up a direct debit without the tenant's authorisation and there was a ten day notice period of any intention to increase the amount of any direct debit. A more flexible approach to rent arrears was being adopted, with a period of 5 weeks being allowed to elapse before an initial letter was sent out. The importance of early contact by those tenants in financial difficulties was emphasised, in order that appropriate advice and support could be provided.
- In relation to employment, Council officers were working with the Department for Work and Pensions (DWP) to find out about work programmes, with direct contact lines being established and joint working being considered.
- The DWP was considering transitional arrangements in relation to the move towards monthly rather than weekly payments and Council officers were working with Credit Unions, in conjunction with the advice sector, to assist people with budgeting. It should be noted that there would be an obvious impact on rent arrears, particularly bearing in mind that, under the new regime, housing benefits would now be paid directly to the individual.
- The Leader of the Council, Councillor Julie Dore, had written to Lord Freud, Parliamentary Under-Secretary (Department for Work and Pensions) (Welfare Reform), to invite the DWP to work with the Council in relation to the introduction of universal credit, so that the Council could provide appropriate support to people, but this had been met with an equivocal response.
- In order to avoid the destabilisation of communities, the Council would do everything it could to support people who wanted to stay in their homes.
- The Government would not allow the reclassification of bedrooms. If the Council attempted this there was a risk of further withdrawal of Government funding.
- The Council was finding out about individuals who were most affected by the reforms through the advice sector and would do what it could to support individuals.
- The Council's policy was that tenants would not be evicted if they were engaging with the Council in relation to any resulting rent arrears, which reflected the policy of other local authorities who claimed to have a 'no eviction' policy.

- There was a local project on tackling doorstep lending in which the Dean of Sheffield Cathedral was involved.

7.4 RESOLVED: That the Committee:

- (a) thanks Councillor Mazher Iqbal, Cabinet Member for Communities and Inclusion, James Henderson and Maxine Stavrianakos for their contribution to the meeting;
- (b) notes the contents of the report and responses to questions; and
- (c) requests that:
 - (i) a copy of the report be sent to the Rt. Hon. Nick Clegg MP, Deputy Prime Minister, to seek his intervention to help alleviate the issues raised in the report;
 - (ii) a one page update on progress with Welfare Reform issues be provided to Committee Members bi-monthly;
 - (iii) a further report on the Impact of Welfare Reform on Sheffield's Residents, to include examples of how other local authorities were dealing with these issues, case studies and an explanation of the way in which Capita was managing these changes, be presented to the Committee in 6 months' time;
 - (iv) officers inform the Chair and Deputy Chair, through the Policy and Improvement Officer, of any urgent issues which may arise in relation to the effect of the Welfare Reforms so that such issues may be given appropriate consideration; and
 - (v) the Director of Policy, Performance and Communications arranges for appropriate publicity for the Council's policy that tenants in rent arrears would not face eviction provided they were engaging with the Council with regard to those arrears.

8. CHALLENGE FOR CHANGE: GRASS CUTTING SCRUTINY REPORT

8.1 The Committee received a report of the Challenge for Change Tenants' Scrutiny Group which examined the grass cutting service delivered by Sheffield Homes (now the Council Housing Service) and the Council's Parks and Public Realm Service, in relation to the level of customer satisfaction and reviewed whether this met with customers' expectations. The report was supported by a presentation which provided details of key areas for investigation, objectives, findings, the customer survey which was undertaken, the budget for the exercise, conclusions and recommendations.

8.2 Attending for this item were Michelle Cook, Challenge for Change Scrutineer, and Tina Gilbert, Performance and Planning Manager.

8.3 Members made various comments and asked a number of questions in relation to the report and presentation, to which responses were provided as follows:-

- Amey was responsible for cutting highway grass with Parks and Public Realm being responsible for the remainder, with support from the Council's Housing Service on Housing owned land.
- The report had been presented to the Sheffield Homes' Boards and the Executive Director, Communities, had indicated that he would circulate it more widely.
- The challengers felt that it would be clearer for tenants if grounds maintenance was based on Housing boundaries as opposed to Community Assembly boundaries.
- The relevant managers would report back to the Challenge for Change Tenants' Scrutiny Group on actions taken as a result of the report. The managers' update could be made available to the Committee.
- The Challenge for Change Tenants' Scrutiny Group's next project was to consider community engagement.

8.4 RESOLVED: That the Committee:-

- (a) thanks Michelle Cook and Tina Gilbert for their contribution to the meeting;
- (b) notes the contents of the report and responses to questions; and
- (c) requests that:
 - (i) a copy of the report be presented to the Cabinet Management Team and the Executive Management Team; and
 - (ii) the relevant Cabinet Member reports back to the Committee on the Council's response to the report's recommendations, with all the scrutineers involved in drafting the original report being invited to attend.

9. WORK PLANNING 2013/14

9.1 The Committee received a report of the Policy and Improvement Officer which outlined an approach to the Committee's Work Planning for 2013/14 and made proposals on some practical next steps. The report listed the dates of Committee meetings and gave details of items to be included in the 2013/14 Work Programme and items which would be circulated for information only.

9.2 RESOLVED: That the Committee:

- (a) agrees the approach to Scrutiny and Work Planning as outlined in the

report, with the agenda to be led by the Chair, Councillor Chris Weldon, and Deputy Chair, Councillor Penny Baker, in conjunction with Councillor Robert Murphy;

- (b) agrees that items on Welfare Reform, grass cutting, private sector landlords and the Housing Maintenance Contract be included in the Committee's Work Programme 2013/14; and
- (c) notes Members' concerns regarding:
 - (i) the Community Safety Partnership with Councillor Pat Midgley to be informed when this report is to be considered by the Committee; and
 - (ii) the financial stability of Christmas Clubs, with the appropriate Council officers to be informed of these concerns.

10. DATE OF NEXT MEETING

- 10.1 The next meeting of the Committee would be held on Thursday, 26th September 2013, at 2.00 pm in the Town Hall.



Report to Safer and Stronger Communities Scrutiny & Policy Development Committee

Report of: Dean Butterworth (Interim Head of Community Safety)

Subject: Review of the Partner Resource Allocation Meeting (PRAM)

Author of Report: Simon Mitchell, Safer Neighbourhood Manager, 273 5971

Summary:

The Partner Resource Allocation Meeting (PRAM) was introduced in August 2012 to improve the way in which we identify and support the most vulnerable people in Sheffield experiencing anti-social behaviour.

This report provides detail on the progress of PRAM and includes feedback from a Local Government Association review of PRAM in June 2013.

The Scrutiny Committee is asked to provide views and comments on the recommendations for strengthening PRAM and our approach to preventing and tackling ASB across the city.

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	X
Other	

The Scrutiny Committee is being asked to:

The Committee is asked to consider the proposals and provide views, comments and recommendations.

Background Papers:

Local Government Association PRAM Peer Review

Category of Report: OPEN

**Report of the Interim Head of Community Safety
Review of the Partner resource Allocation Meeting****1. Introduction/Context**

1.1 In August 2012, the Partner Resource Allocation Meeting (PRAM) was introduced to the East of the city in order to:

- Improve the way in which we identify and support vulnerable people experiencing ASB;
- Provide leadership and accountability; and
- Better link ASB resources with Health and Social Care colleagues.

1.2 This report provides information on the progress of PRAM as well as providing details on the findings of the Local Government Association who conducted a peer review of PRAM in June 2013.

2. Review of the Partner Resource Allocation Meeting (PRAM)

2.1 The PRAM was introduced to the East of Sheffield in August 2012 following an initial review of the way in which we address anti-social behaviour (ASB). There were a number of issues and gaps that PRAM was designed to address and fill, namely:

- The impact of the 'Pilkington Serious Case Review';
- A lack of consistency in the way that vulnerable people experiencing ASB were identified and supported;
- Questions about how ASB practitioners linked with colleagues in Health and Social Care;
- Inconsistent information sharing between agencies; and
- Providing leadership and accountability.

2.2 The PRAM is a monthly meeting of senior practitioners from a wide range of partner agencies. The meeting is supported by an analytical product which helps to identify vulnerable people and locations experiencing ASB. Agencies are expected to share relevant information, come up with joint solutions and report progress back to the PRAM, with the overall objective of making sure that vulnerable victims of ASB are supported and the ASB dealt with.

2.3 The Local Government Association has provided an independent peer review of Sheffield's PRAM process and has made the following observations:

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- PRAM is well supported both strategically and by frontline practitioners;
- It is dealing with appropriate cases and "there is a sense of enthusiasm and a positive attitude towards problem solving";
- There are strong relationships between agencies;
- Data and intelligence is shared and contributes to the production of meaningful action plans for the most vulnerable people experiencing ASB in the city; and
- There are strong links with other vulnerability forums (e.g.) the Vulnerable Adults Panel, MAAM and MARAC.

(-)

- Some cases that come to the PRAM are not high risk and this can clutter the meeting. This highlights an under-development of the NAG process to successfully filter cases;
- The process might be better informed by the inclusion of other data sets;
- PRAM is currently unable to show how its actions have affected risk in anything more than an anecdotal sense.

2.4 The LGA has further provided a number of recommendations based on their observations which provide a helpful next step, not only for the development of PRAM, but the whole structure for successfully escalating ASB cases. These recommendations are referred to in section 4 of this report.

3 What does this mean for the people of Sheffield?

3.1 Strengthening the PRAM will further ensure that we improve the way in which we identify those most in need of support and provide a more coordinated multi-agency response.

3.2 By extension, and by adopting the main LGA recommendations, we will also reinforce the escalation process for ASB cases ensuring that the majority of cases are dealt with more consistently at an area level.

4. Recommendations

4.1 The Committee is asked to consider the following proposals and provide views and comments:

- The PRAM should focus on only the most high-risk cases. Medium and low risk cases should be dealt with at the NAG;
- NAGs should be consistent in their approach and resourced as a critical part of risk identification and management;
- The role of the NAGs should be redefined and consistently agreed and their relationship with the PRAM clearly set-out, including referral mechanisms for high risk cases;
- In addition the NAGs should concentrate on vulnerable locations and tackling those forms of ASB which require a partnership approach;
- Developing a clear case referral flow-chart will help partners understand what cases should go where;
- A standard risk assessment matrix should be introduced so that the relative risk of each case can be assessed; and
- Work should be progressed to evaluate the impact and cost-saving impact of PRAM;
- Any changes made should be done so with due regard to sustainability in light of the continued reduction in Council and partner resources.



Report to Safer and Stronger Communities Scrutiny & Policy Development Committee 26th September 2013

Report of: Simon Green

Subject: Sheffield Housing Company

Author of Report: John Clephan, Regeneration Manager
 Tel: 2037128
 Email: john.clephan@sheffield.gov.uk

Summary:

This report provides the Safer and Stronger Communities Scrutiny Committee with a short history of the Sheffield Housing Company and to update on its progress to date.

Type of item: The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	X
Other	

The Scrutiny Committee is being asked to:

Comment on progress to date.

Background Papers: None

Category of Report: Open

Sheffield Housing Company

1. Purpose of Briefing

- 1.1. To provide the Safer and Stronger Communities Scrutiny Committee with a short history of the Sheffield Housing Company and an update on its progress to date.

2. Background to Sheffield Housing Company

- 2.1. Sheffield Housing Company was established in 2011 to provide a long term regeneration vehicle to create places of quality and provide the infrastructure to support and sustain mixed communities. By combining the skills, experience and resources of the Council, Keepmoat Homes Limited and Great Places Housing Group, the Company aims to build over 2,000 new homes in a 15 year period on 60 hectares of Council land. The homes are predominantly for private sale but will include up to 15% for affordable rent.
- 2.2. The housing sites identified for the Sheffield Housing Company are located in the neighbourhoods of Parson Cross, Shirecliffe and Fir Vale in the north of the city; and Manor, Manor Park, Arbourthorne and Norfolk Park in the south. The Company will develop the sites in 4 phases.

3. Operation of the Sheffield Housing Company

- 3.1. The Sheffield Housing Company is a company limited by shares, 50:50 between the Council and Keepmoat Great Places. The Council puts land into the Company as its equity on a phased basis, which is matched by cash (equity) from Keepmoat Great Places to the same value. The Company builds the homes raising any additional development funds as required. As developments complete the Council will receive payment equivalent to the agreed residual value of the land and 50% of any net profits generated.
- 3.2. The Company has a Board of Directors consisting of 3 Directors from the Council and 3 Directors from Keepmoat Great Places. It also has its own staff resource in a Development Director and support staff.
- 3.3. The Council's interests are managed by an internal SHC Client Team that ensures that the Council fulfil its obligations to the Company and that the Company delivers what it is contracted to deliver.

4. Progress with Phase 1

4.1. Phase 1 comprises 3 sites totalling 305 new homes:

- Brearley Forge commenced in September 2012 in Parson Cross. It is a development of 142 homes, 61 two bed, 72 three bed and 9 four bed homes.
- Cutler's View commenced in December 2012 in Norfolk Park. It is a development of 116 homes, 54 two bed, 49 three bed and 13 four bed homes.
- The Shirecliffe development commenced in September 2013. It is a development of 47 homes, 25 two bed and 22 three bed homes.

5. 2013/14 – Phase 2

5.1. The Company is now progressing with preparatory works for Phase 2 which will include site investigation works and early design layouts for the next developments. Phase 2 will include a further 7 sites. These will be in Parson Cross, Shirecliffe, Fir Vale, Manor and Norfolk Park. A start on site for the first site in Phase 2 is forecast for 2015.

6. Recommendation

6.1. The Committee is asked to comment on progress to date.

Sheffield Housing Company sites



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Report to Safer and Stronger Communities Scrutiny & Policy Development Committee

26 September 2013

Report of: Director of Policy, Performance and Communications

Subject: Welfare Reform – September Update

Author of Report: Nicola Rees, Policy and Improvement Officer

0114 27 34529

nicola.rees@sheffield.gov.uk

Summary:

At the July meeting of the Safer and Stronger Communities Scrutiny & Policy Development Committee, members requested that a one-page update on progress with Welfare Reform issues be provided to Committee Members bi-monthly. This report provides the update for September.

Type of item:

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Community Assembly request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	
Other	X

The Safer and Stronger Communities Scrutiny & Policy Development Committee is asked to note the contents of the update report.

Category of Report: OPEN

Welfare Reform in Numbers¹

4401	Number of Sheffield Council tenants affected by Under-occupancy rules ('bedroom tax'). This number has fallen by 284 in the last two months.
23	Percentage of Sheffield Council tenants who have paid in full towards the Under-occupancy cut in their benefit, without receiving a DHP ² payment. This has increased by 11 percentage points in the last two months (at 30.06.13 only 12% of tenants had paid in full without receiving a DHP payment).
11	Percentage of Sheffield Council tenants who have paid nothing towards the Under-occupancy cut in their benefit. This has decreased by 5 percentage points in the last two months (at 30.06.13 16% of tenants had paid nothing).
33,000	Number of working age taxpayers in Sheffield who receive Council Tax Support (all of whom must now pay 23% of their Council Tax)
13,600	Number of summonses which have been issued to Council Tax Support customers since April 2013 for non-payment of Council Tax
£3.55m	Value of summonsed debt for Council Tax Support customers (the average amount of debt being £260 ³)
3180	Number of Council Tax Hardship Scheme awards made since 1 st April 2013. This number has increased by 1036 in the last two months.
2587	Number of Discretionary Housing Payment awards made since 1 st April 2013. This number has increased by 856 in the last two months.
579	Number of loans which have been awarded under the Local Assistance Scheme since 1 st April 2013. This number has increased by 177 in the last two months.
690	Number of grants which have been awarded under the Local Assistance Scheme since 1 st April 2013. This number has increased by 268 in the last two months.
303	Number of households in Sheffield who we believe to be subject to the Benefit Cap (the number of children in these households is 1513)

¹ All figures are to 31 August 2013, unless otherwise stated

² DHP = Discretionary Housing Payment

³ At this stage the full annual outstanding debt is summonsed, not the unpaid debt to that date

Welfare Reform: Key Updates

- On 5 September 2013 the National Audit Office published a report examining the early progress made on Universal Credit. This report makes it clear that the Department for Work and Pensions will not introduce Universal Credit for all new out-of-work claims nationally from October 2013 as had originally been planned. Instead it will add a further six pathfinder sites from October 2013. The report states that *“The Department is reassessing all milestones past April 2014. It is likely that Universal Credit will not be able to take all new claims and provide the full planned service until at least December 2014.”* The Safer and Stronger Communities Scrutiny & Policy Development Committee will be kept informed of any further announcements regarding Universal Credit roll out.
- The intended review of the Local Assistance Scheme at month 3 did not take place due to staffing issues and availability of data. However, the review will now be undertaken and a further update will be provided to the Safer and Stronger Communities Scrutiny & Policy Development Committee in due course.
- The first stage of the Benefit Cap was introduced in August 2013. The first stage involves a reduction of the household’s Housing Benefit (HB) entitlement. Once the HB reduction has taken place, if the income of the household is still above the level of the cap (£500 per week for a family, £350 per week for a single person) the household will continue to receive the “excess” income until they migrate to Universal credit, at which point their income will reduce to the level of the cap. The Department for Work and Pensions have identified 327 current households in the City who they consider will be subject to the Benefit Cap. However, after cross-referencing this data with data held by the Council’s Benefits Service, this number is likely to reduce to 303. Of these 303 households, 86 are Council Tenants, 67 are tenants of Registered Social Landlords (RSLs) and 150 are tenants of Private Sector Landlords. An analysis of these household has shown that the number of children in the affected households amounts to 1513.
- At the last meeting of the Safer and Stronger Communities Scrutiny and Policy Development Board Cllr Richards expressed concern that it had come to her attention that Council Tax were amending direct debit payments incorrectly. Following the meeting the individual case Cllr Richards had knowledge of was investigated and it was found that the Council Tax account had been administered correctly. As part of the investigation assurance was sought that careful attention is taken by Council Tax when re-profiling payment instalments following a change in the amount of Council Tax payable, and that due notice of any change in the amount to be called by Direct Debit is issued. Following this officers remain satisfied that Direct Debit payments are being administered correctly by the Council Tax Service.