

At a meeting of the SUSTAINABLE COMMUNITIES SCRUTINY COMMITTEE held in the CIVIC CENTRE on TUESDAY, 16TH FEBRUARY, 2011 at 5.30 p.m.

Present:-

Councillor S. Watson in the Chair

Councillors M. Dixon, Errington, Essl, Foster, Maddison, McClennan and A. Wilson.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Kay, I. Richardson and Rolph.

Minutes of the Last Meeting of the Sustainable Communities Scrutiny Committee held on 18th January, 2011

1. RESOLVED that the minutes of the meeting held on 18th January, 2011 be confirmed as a correct record.

Declarations of Interest

Item 5 – 'Role of Tourism and Events in Supporting Sustainable Communities'

Councillor S. Watson declared a personal interest as a Council appointed member of the Sunderland Empire Theatre Trust.

Item 6 – 'The Conservation of Historic Assets and Their Role in Supporting Sustainable Communities'

Councillor Errington declared a personal interest in the item as a family member was the owner of a listed building.

Cohesive Communities – Role of Culture in Supporting Sustainable Communities – Policy Review 2010/11

The Diversity and Inclusion Manager submitted a report (copy circulated) which apprised the Committee of the work being done using a cultural approach to address issues of community cohesion and integration as part of its review of the role of culture in supporting sustainable communities.

(For copy report – see original minutes).

Sal Buckler, Diversity and Inclusion Manager, was in attendance to present the report and address any comments or questions from Members. In addition she advised that she would be more than happy to arrange a visit to any of the three projects mentioned in the report if Members so wished.

In response to an enquiry from Councillor Maddison, Ms. Buckler advised that there were no immediate plans to provide additional projects. There was a need to consider the big society implications arising from the Localism Bill together with any available sources of funding.

Councillor Errington having advised Ms. Buckler of the potential for elderly residents to be made to feel uneasy if young people started to congregate having been attracted by the demolition of Hahnemann Court, it was:-

2. RESOLVED that the report be received and noted.

Role of Tourism and Events in Supporting Sustainable Communities – Policy Review 2010/11

The Executive Director of City Services submitted a report (copy circulated) which updated the Committee on work ongoing within the Culture and Tourism Section with regard to the Tourism and Events offer across the City and to provide evidence as to how culture and tourism were used to support Sustainable Communities.

(For copy report – see original minutes).

Julie McCann Principal Librarian presented the report highlighting the main visitor drivers for Sunderland together with key examples of Sunderland's tourism and events offer. In conclusion Members were informed that the work of the Tourism and Events service directly supported the development of Sustainable Communities through:-

- Creating places where people wanted to live and work;
- Creating employment opportunities;
- Creating quality environments;
- Creating a vibrant city where residents were informed about and able to participate in a wide range of cultural opportunities;
- Creating opportunities for individuals and groups to meet and participate in joint activities;
- Creating opportunities for individuals and groups from minority groups to highlight and celebrate their identities.
- Contributing to the wider education agenda, using activities as a link into the lifelong learning through engaging communities in the development and delivery of programmes.

Councillor McClennan referred to the £342.14 million total visitor spend as detailed in paragraph 3.3 and asked if there was a figure available for the percentage of that spend which stayed in the City as opposed to being subsumed into the profits of national organisations based in Sunderland. Ms. McCann replied that such a figure was not available, however, she would be able to provide a breakdown of the spend by sector.

In response to an enquiry from Councillor Foster regarding the current position concerning the Marine Activity Centre, Jane Hall, Assistant Head of Culture and Tourism, advised that she would provide Councillor Foster with an update.

In response to an enquiry from Councillor Errington, Ms. Hall confirmed that the Arrivals Lounge would not now be progressed, however, there was perhaps an opportunity to relocate the Tourist Information Centre to the City Library and Arts Centre.

In response to an enquiry from Councillor Dixon regarding general perceptions and trends in the Sunnyside Area, Councillor McClennan advised that Graeme Farnworth, Head of Regeneration Programmes, was the lead Officer in this regard.

In conclusion Councillor McClennan offered her congratulations to all concerned in providing the 'Visit Sunderland' website. As part of her research for the Certificate of Councillors course she was required to evaluate such sites and the Sunderland site was to be commended for its ease of access and user friendly nature.

3. RESOLVED that the report be received and noted.

Change in the Order of Business

At this juncture the Chairman advised that she would be taking item 9 on the Agenda (Enabling Independence Delivery Strategy – Long Term Housing Solutions with Care and Support) at this juncture to allow Mr. Caddick to leave the meeting thereafter.

Enabling Independence Delivery Strategy – Long Term Housing Solutions with Care and Support

The Executive Director of Health, Housing and Adult Services submitted a report (copy circulated) providing Members with a copy of the Enabling Independence Strategy which outlined:-

- Consultation carried out to date and relevant information which has been used to inform evidence of current and future housing need/aspirations.
- Robust evidence base of housing needs relating specifically to:-
 - Older people with support and/or housing needs;
 - People with learning disabilities;
 - People with mental health issues;
 - People with physical or sensory disabilities.

- Key facts and delivery information to enable the delivery of accommodation solutions to meet the identified need.

(For copy report – see original minutes).

Alan Caddick, Head of Housing, presented the report and addressed questions and comments from Members in relation to the following issues:-

- Discussions with the PCT regarding GP Commissioning, Health and Wellbeing Boards and Joint Strategic Needs Assessment.
- Ethnicity – the importance of communications with and support for the BME communities in the City.
- The potential to work with the voluntary and private sectors with regard to provision.

Councillor Foster having commended Mr. Caddick on the ‘fantastic’ new housing development in Castletown, it was:-

4. RESOLVED that the report be received and noted.

The Conservation of Historic Assets and their Role in Supporting Sustainable Communities

The Deputy Chief Executive submitted a report (copy circulated) which presented:-

- the situation regarding tangible heritage assets within the City such as scheduled monuments, listed buildings and conservation areas;
- the national planning policy context in which they were designated and subsequently regulated in terms of managing proposed developments so as to conserve and sustain their essential value and heritage significance to the community;
- Sunderland City Council’s ‘State of the Historic Environment Report’ which provided a ready reference to formally designated Heritage assets in the City together with those assets not formally recognised.

(For copy report – see original minutes).

Mike Lowe, Principal Planner, presented the report and addressed Members’ questions and comments in relation to:-

- the implications of the change in Government for the protection of Heritage assets and in particular the likely negative impact of the Localism Bill;

- the number of listed buildings in Sunderland and the percentage that were deemed to be at risk;
- action the Council could take to save buildings at risk;
- the financial implications of such action and the importance of partnership working with English Heritage, English Partnerships and the European Regional Development Fund.

The Chairman having thanked Mr. Lowe for his report , it was :-

5. RESOLVED that the report be received and noted.

Change in the Order of Business

The Chairman advised that at this juncture she would ask the Committee to consider the reports in respect of items 7 and 8 on the Agenda as one item.

Sport, Wellness, Aquatics and Play

Sunderland Swimming Pathway

The Executive Director of City Services submitted a report in respect of each of the above items.

(For copy report – see original minutes).

Julie Gray, Head of Community Services, Alison O'Neill, Assistant Head of Community Services and Victoria French, Wellness Manager, presented the reports and addressed comments and questions from Members in relation to:-

- support for pre existing, long established organisations providing leisure activities in the City;
- take up of the young persons free leisure card;
- concern at the condition of facilities for cricket at Ryhope Park;
- the success of Silksworth and Hetton Community Pools in exceeding targets for visitor numbers;
- the importance of partnership working and the need for future reports to reflect the level of non Council provided sport and leisure activities in the City;
- the five tier approach to the Swimming Pathway;
- the impact of the demise of free swimming for children and OAPs and the closure of the University Pool.

Members having commended Ms. Gray and her team on the reports, the Chairman thanked them for their attendance and it was:-

6. RESOLVED that the reports be received and noted.

Forward Plan – Key Decisions for the Period 1st January, 2011 – 31st May, 2011

The Chief Executive submitted a report (copy circulated) to provide Members with an opportunity to consider those items on the Executive's Forward Plan for the period 1st January, 2011 – 31st May, 2011 which related to the Sustainable Communities Scrutiny Committee.

(For copy report – see original minutes).

Jim Diamond, Scrutiny Officer, advised that it was envisaged that item 01400 'Access to Housing Project – Allocation Policy' would be submitted to the Committee's March meeting. A report in relation to item 01452 would also be submitted in due course.

7. RESOLVED that the contents of the Forward Plan be noted.

Work Programme 2010-11

The Chief Executive submitted a report (copy circulated) which attached for Members' information the current Work Programme for the Committee's work during the 2010-11 Council year.

(For copy report – see original minutes).

Jim Diamond, Scrutiny Officer, reminded Members of the visit being undertaken to Nyrex in Blyth the following day by Members of the Prosperity and Economic Development Scrutiny Committee. Given the cross cutting nature of the visit any Members of this Committee were more than welcome to attend and should contact him directly if they wished to do so.

8. RESOLVED that the Committee's Work Programme for 2010-11 be received and noted.

The Chairman then closed the meeting having thanked everyone for their attendance and wishing them a safe journey home.

(Signed) S. WATSON,
Chairman.

**SUSTAINABLE COMMUNITIES SCRUTINY 15 MARCH 2011
COMMITTEE**

**Policy Review into the Role of Culture in Supporting
Sustainable Communities – Living History North East**

REPORT OF THE CHIEF EXECUTIVE

Strategic Priorities: SP1 Prosperous City, SP5 Attractive City

**Corporate Priorities: CIO1: Delivering Customer Focused Services, CIO4:
Improving partnership working to deliver 'One City'.**

1. Purpose of the report

- 1.1 The purpose of the report is to receive a presentation from Janette Hilton, Living History North East on the work of the Group in recording the history and heritage of local communities in the city.
- 1.2 The presentation will contribute to the Committee's policy review into the role of culture in supporting sustainable communities in the city.

2. Current Position

- 2.1 Janette Hilton, Project Director has been invited to attend the meeting in order to provide a brief presentation on the work of Living History North East.

3 Recommendation

- 3.1 That the report be noted.

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SUSTAINABLE COMMUNITIES SCRUTINY COMMITTEE

HOUSING FINANCIAL ASSISTANCE (FAP) 2011-2014

REPORT OF THE CHIEF EXECUTIVE

15 MARCH 2011

1. Purpose of the Report

- 1.1 To consider the report of the Executive Director of Health, Housing and Adult Services on the Housing Financial Assistance Policy (FAP) 2011-14.

2. Background

- 2.1 On 9 October 2011, the Cabinet will consider the attached report which sets out the policy framework for a range of assistance available through the Council's strategic housing function.
- 2.2 A copy of the report, attached as Appendix 1, has been included on the agenda in order to allow the Committee to note and provide comment on the report.

3. RECOMMENDATION

- 3.1 That the Committee note, and provide comment on the content of the Cabinet report.

4. BACKGROUND PAPERS

Cabinet Agenda and Minutes 9 March 2011

CABINET MEETING – 9 MARCH 2011

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Housing Financial Assistance Policy (FAP) 2011-14

Author(s):

Executive Director of Health, Housing and Adult Services

Purpose of Report:

To seek Cabinet's approval to the Housing Financial Assistance Policy (FAP) 2011-14 which provides the policy framework for the range of assistance available through the Council's strategic housing functions

Description of Decision:

Cabinet is asked to approve the FAP, which is appended to this report

Is the decision consistent with the Budget/Policy Framework? Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

To ensure that the Council has an effective Housing FAP that is responsive to government initiatives and is aligned with regional policy

Alternative options to be considered and recommended to be rejected:

The Regulatory Reform Order (England and Wales)(Housing Assistance) 2002 requires councils to produce a Private Sector Housing Policy outlining where it intends to use the powers provided by the Order. Without a Policy, the Council would be unable to administer a financial assistance scheme.

Is this a "Key Decision" as defined in the Constitution? Yes

Is it included in the Forward Plan? Yes

Relevant Scrutiny Committee:

Sustainable Communities
Health and Well Being

REPORT OF THE EXECUTIVE DIRECTOR OF HEALTH, HOUSING AND ADULT SERVICES**HOUSING FINANCIAL ASSISTANCE POLICY 2011-14****1. PURPOSE OF THE REPORT**

- 1.1 To seek Cabinet's approval to the Housing Financial Assistance Policy (FAP) 2011-14 which provides the policy for framework for the range of assistance available through the Council's strategic housing functions

2. DESCRIPTION OF DECISION

- 2.1 Cabinet is asked to approve the FAP, which is appended to this report

3. BACKGROUND

- 3.1 In December 2007 Cabinet approved a new Financial Assistance Policy (FAP) 2008-11. The revised FAP was developed in response the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (the RRO) which gives Local Authorities the power to assist residents to improve, repair, adapt and rebuild their property as well as assisting those requiring relocation in clearance areas. The revised FAP for 2008 – 11 shifted the emphasis from a grant led approach to a loan led approach however still offered grants as a last resort. A further amendment in 2009 introduced a complete move to loans for the purpose of home improvements for homeowners.
- 3.2 The RRO radically changed the way in which government seeks to encourage private sector home improvement in England and Wales. The RRO removed much of the prescriptive nature of previous legislation, instituting a general power on local authorities to provide "assistance", "in any form", "to any person", "to improve, repair, adapt or rebuild residential premises".
- 3.3 The revised FAP is also reflective of the Government's view that it is primarily the responsibility of home owners to maintain their own property. However, it is recognised that some vulnerable homeowners do not have the necessary resources to ensure that their homes are in a decent state of repair. The Department for Communities & Local Government (CLG) has emphasised the need to use resources efficiently to help more vulnerable residents, achieved through the recycling of loan funding.

Background for products that are new to the FAP

- 3.4 Whilst the RRO only stipulates that the powers afforded under the Order need to be publicised through Financial Assistance Policies, Sunderland's FAP 2011-14 details all forms of assistance offered by the Council's strategic housing functions. The purpose of amending the FAP in this way is to make information more accessible to customers in order to enable them to make informed housing choices.
- 3.5 An amendment was made to the previous FAP in July 2009, introducing Council Mortgages to meet the needs of prospective homeowners who can not access a mortgage the commercial market but meet the eligibility criteria for purchasing a home in an area that supports the council strategic housing objectives. This amendment was the first step towards the creation of a more holistic Housing FAP, more specifically to increase the range of options available to residents of Sunderland to enable them to access housing of their choice.
- 3.6 In 2002 the Government amended the Homelessness Legislation through the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England) Order 2002. In part this amendment aimed to ensure a more strategic approach to tackling and preventing homelessness. As this preventative agenda continued to grow, a new revised Code of Guidance was published in 2006 which a local authority is required to have regard to in exercising their functions under part 7 of the Housing Act 1996. The Council has fully embraced this preventative agenda and has ensured that the prevention of homelessness is at the fore of all housing advice enquiries. As part of this agenda a number of new function have been created within the Housing Options Team to assist customers and as such the following products are now included within the FAP:
- Bond guarantee scheme
 - Repossession prevention fund
 - Mortgage rescue scheme

4. CURRENT POSITION

Improvement and repair assistance for homeowners

- 4.1 The loans led FAP has been operational since August 2008 with Sunderland being one of the first authorities in the region to adopt a loans led approach. Sunderland has demonstrated considerable success in terms of achieving the outcomes set out within the policy of supporting people to improve and repair their homes both using their own finances and through the provision of loans . The model of delivery in Sunderland is being promoted as good practice throughout the region due to the fact that a strong casework approach has been developed meaning even where homeowners do not qualify for financial assistance they are supported through the repair process.

- 4.2 The North East Home Loan Partnership (HLP) was established in 2008 to progress the introduction of loans across the region. Through the appointment of a Project Manager, the HLP has made significant progress resulting in the appointment of a Loan Administrator who provides a range of services to each local authority in the region and the production of a Regional Private Sector Housing Renewal Financial Assistance Policy.
- 4.3 To date the HLP has been funding solely by Single Housing Investment Pot (SHIP) funding from the Regional Housing Board which ceases to exist on March 31 2011. Funding opportunities are currently being explored by the HLP, in partnership with local authorities, to ensure that the partnership can continue to operate and that financial assistance to support vulnerable homeowners to improve and repair their homes can be available. This form of financial assistance will only be available to homeowners if funding is secured.
- 4.4 The three types of loan offered by the Council within the Financial Assistance Policy are Equity Loans, Capital and Interest Repayment Loans and Interest Free Loans. It is intended that these can be used flexibly to target home improvement, adaptation, renewal and relocation purposes. The products are summarised within the attached policy document.

Promoting Independent Living

- 4.5 Financial assistance offered via Disabled Facilities Grant (DFG) remains unchanged under the new policy and is based on a mandatory grant regime. As was the case in the previous FAP, and following guidance contained within the RRO and CLG best guidance, discretionary assistance may be available in circumstances where:
- A contribution to the DFG is required but the applicant is unable to meet the costs;
 - Whereby the cost of adapting a disabled persons property is above the mandatory grant allocation;
 - Where relocation may be a more practical option than carrying out an adaptation;
 - In palliative care cases; or
 - Where the applicant is a child and the parents are separated but have joint custody arrangements, assistance may be available to provide adaptations in the secondary home.

Fees associated with the delivery of home improvements and adaptations

- 4.6 In order to provide a balanced budget it is proposed to increase the fees charged for the technical customer service support from 11% to 12%. Calculations to quantify the work associated with technical support have verified that the cost of this service is proportionate with

the 12% fee. This increase will bring us in line with the majority of Local Authorities in the region.

Area Renewal

- 4.7 Various forms of assistance may be available for the interventions identified as part of the area renewal schemes. This includes a combination of grants and loans to deliver a range of interventions including Block Improvement Schemes and relocation from clearance areas. The detail will be determined on a scheme by scheme basis in conjunction with relevant partners and will be presented to Cabinet in each occurrence.

Access to Housing

- 4.8 The provision of Council Mortgages provides a viable alternative for people who want to get on the housing ladder but are prevented from doing so by the unavailability of mortgage finance from mainstream lenders. All mortgages are offered in accordance with the requirements of schedule 16 of the Housing Act 1985. Rates are variable and reviewed annually. Specific eligibility criteria are outlined in the FAP.
- 4.9 The bond guarantee scheme is available where a privately rented tenancy has been identified as the most appropriate housing option for someone who is at risk of homelessness. The bond is in the form of a written guarantee to the landlord and will only be paid to the landlord in the event of breach of tenancy.

Coalition Government proposals to use the private rented sector as a means of discharging homelessness duty will see a greater use of private landlords and consequently a rise in the number of bonds to be underwritten is predicted.

Sustaining Home Ownership and Tenancies

- 4.10 The aim of the repossession prevention fund is to target financial assistance to households who are at risk of homelessness through repossession or eviction. Financial assessments will take place to assess eligibility for the fund and payments will only be made to households who genuinely can not make payments on their rent or mortgage and where they are willing to act on debt or money advice. It must also be ascertained that once the payment has been made, the rent or mortgage can be sustained by the applicant.
- 4.11 The mortgage rescue scheme is available to homeowners who are struggling to meet their mortgage payments. A Registered Provider of Social Housing, working in partnership with the Council, will purchase the property and become the owner of the property. Eligible applicants will stay in the property and pay 80% of the market rent back to the Registered Provider.

- 4.12 All of the financial provisions that are detailed within the FAP are subject to the necessary finance being available.

5. REASONS FOR DECISION

- 5.1 The introduction of a more holistic FAP which details all of the assistance available through the Council's strategic housing functions will ensure that there is one place where the broad range of housing information can be accessed to enable people to make informed housing choices.

6. ALTERNATIVE OPTIONS

- 6.1 The alternative option is to do nothing. The Regulatory Reform Order 2002 requires all Councils to produce a Private Sector Housing Policy outlining where it intends to use the powers provided by the order. Without the Policy, the Council would be unable to administer the private sector elements of assistance outlined in this report. The extension of this to other housing provisions ensures a joined up approach and one point of access for customers.

7. RELEVANT CONSIDERATIONS/CONSULTATION

- 7.1 Financial Implications / Sunderland Way of Working

The Director of Commercial and Corporate Services has been consulted on the ongoing development of the FAP and confirms that there are no direct financial consequences as a result of the recommendations contained within this report. Offers of financial assistance will only be made where financial resources are available.

- 7.2 Risk Analysis

Risk management arrangements in relation to the delivery of the policy are in place through Health, Housing and Adult Services financial and reporting and risk management processes.

- 7.3 Legal Implications

The Chief Solicitor has been consulted during the development of the FAP to ensure the legality of the Policy and financial transactions that will take part as an outcome of the FAP have been considered in a formal and structured way.

- 7.4 The Public

The FAP has been informed by a wide range of research designed to understand the housing needs of Sunderland residents, These include the Housing Market Assessment, Private Sector Stock Condition Survey and Older Persons' Lifestyle and Housing Aspirations Survey

7.5 Reduction of Crime and Disorder

The FAP aims to offer assistance to the most vulnerable households and focuses on neighbourhoods that have been identified as in need of intervention. Therefore the assistance offered via the FAP will contribute to improving the sustainability of neighbourhoods, so helping to reduce the levels of crime and disorder.

7.6 The Race Relations (Amendment) Act 2000 and the Council's Race Equality Scheme

This policy has been subject to an Impact Needs Requirements Assessment to ensure that it reflects the diversity of Sunderland's population appropriately. Nothing has been identified within the policy that is incompatible with Sunderland City Council's Equalities Scheme.

The loan products offered within this Policy are considered by most commentators to be Sharia compliant. The policy will be continually reviewed to ensure that it is meeting the needs of minority groups.

7.7 Disability Discrimination Act

The FAP includes provides the policy framework for meeting the needs of disabled residents via the provision of Disabled Facilities Grants and Discretionary Funding for adaptations.

The FAP has been through a level one Impact Needs Requirements Assessment and is compatible Sunderland City Council's Equality Scheme.

7.8 Children's Services

The FAP provides the framework for the provision of adaptations to the property of disabled children within the City. The FAP also makes provision for children living with disabilities who are living in Foster Care in accordance with the Housing Construction and Regeneration Act 1996.

7.9 Procurement

Sunderland City Council led on the procurement of a Regional Loans Administrator.

7.10 Sustainability

The Housing Financial Assistance Policy supports the aims of the Sunderland Strategy. This has been demonstrated through a Sustainability Impact Appraisal which has been undertaken for this cabinet report which also found that the Housing Financial Assistance Policy will help to improve the council's sustainability and recorded no negative impacts. The sustainability team has been consulted on this appraisal.

8. BACKGROUND PAPERS

Regulatory Reform (Housing Assistance) (England and Wales) Order 2002

Housing Grants, Construction and Regeneration Act 1996

Housing Act 2004

Homelessness Act 2002

Homelessness (Priority Need for Accommodation) (England) Order 2002

9. APPENDICES

Appendix 1 – Housing Financial Assistance Policy (FAP) 1 April 2011 – 31 March 2014.

Housing Financial Assistance Policy

1st APRIL 2011- 31ST MARCH 2014

Private Sector Housing Renewal Financial Assistance Policy - Contents

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Introduction

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (RRO HA2002), which came into force on 18 July 2002 gives local authorities wide powers to provide assistance to private homeowners for repair, renovation and relocation. This assistance can be done by both grants and loans. Offering loans to those who are unable to obtain commercial loans by a system of equity release on their property to carry out repairs linked to housing advice for financial assistance.

The RRO gives Sunderland City Council wide ranging powers to improve living conditions in the city by providing assistance to the private sector for housing renewal. The assistance is based upon arrangements to

- tackle poverty,
- promote social inclusion,
- reduce health inequalities,
- the repair and improvement of defective private housing, and,
- ensure neighbourhoods do not fall into decline.

The Housing Act 2004 (the Act) updates and amends a duty previously contained within the Housing Act 1985 (and predecessor legislation) for a local housing authority to keep the housing conditions within their area under review with a view to identifying any actions that may need to be taken under the provisions of the Act which includes amongst others, the RRO HA 2002.

It is recognised by the government and Sunderland City Council that the **primary responsibility for the maintenance of domestic dwellings rests with the owners of the property**. Provision of financial assistance for homeowners is discretionary and Sunderland City Council recognises that acknowledged that there are a proportion of property owners who, through force of circumstance, are unable to afford the upkeep of their property and hence it falls into disrepair/unfitness/non-decency over time. It is towards those households living in the poorest economic circumstances and experiencing the worst housing conditions that priority for assistance will be directed.

Likewise the provision of mortgages is also discretionary and will be subject to the necessary finance being available. Paragraph 1 of Schedule 16 to the Housing Act 1985 specifies how local authorities must set interest rates on mortgages arranged since 3 October 1980. Authorities must charge whichever is the higher of:

- The Standard National Rate (SNR) which is set by the Secretary of State, or
- The applicable local average rate, based on the Authority's own borrowing costs

The Council is committed to developing local plans to meet local needs and recognises that housing renewal intervention to address areas identified as falling into decline can play a lead role in supporting regeneration and enabling neighbourhoods to become more desirable and sustainable. Similarly, the provision of mortgages will also be principally targeted at supporting strategic and regeneration initiatives so that the best possible outcomes for people and the city are achieved.

In 2002 the Government amended the Homelessness Legislation through the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England) Order 2002. In part this amendment aimed to ensure a more strategic approach to tackling and preventing homelessness. As this more preventative agenda continued to grow a new revised Code of Guidance was published in 2006 which a Local Authority is required to have regard to in exercising their functions under part 7 of the Housing Act 1996. The Council has fully embraced this preventative agenda and has ensured that the prevention of homeless is now at the fore of all housing advice enquiries.

As part of this agenda a number of new functions have been created within the Housing Options Team to assist customers. Of relevance to this policy are:

- Bond guarantee scheme
- Repossession prevention fund
- Mortgage rescue scheme

By introducing these functions it is hoped that the council will be able to remove the need for any citizen to become homeless by being in a position to offer more individually tailored housing solutions.

The Policy

The current Private Sector Housing Renewal Financial Assistance Policy has been operating since 1st April 2008 and is due to be reviewed and updated by 31st March 2011. The revised '**Housing Financial Assistance Policy**' takes account of experience to date, builds on the work already completed in relation to private sector housing renewal within the city, reflects current national housing policy and the revised policy will supersede the existing policy.

At a national level there are some key governmental principles emerging in the current age of austerity, one being :

- Putting communities in charge and **getting more for less**

In relation to housing renewal this means driving value for money, identifying savings opportunities and challenging spending in all areas of work, including expenditure on contracts and programmes.

There are some key government themes emerging which are:

- Fiscal constraints: tackling budget deficit
- Protecting vulnerable people
- Decentralisation
- Localism

The Coalition government has acknowledged that much work is required to the nation's housing stock, and, through the Coalition's programme for government a key theme is '**protecting vulnerable people**' in a changing environment in which to deliver the housing priorities.

- Protecting the vulnerable and disadvantaged tackling homelessness and supporting people to stay in their homes
- Making sure that homes are of high quality and sustainable

The last private sector stock condition survey in Sunderland was completed in 2007 and published in July 2008. The survey found that The City contains 89,521 private dwellings and it detailed that there were 24,125 vulnerable households (72.2%) living in decent homes exceeding the government target of 70%. Housing conditions in the City are better than the National average for private housing, however 20,766 dwellings (23.2%) are non-decent, 8,729 dwellings (9.8%) exhibit Category 1 hazards and 2,482 dwellings (2.8%) are unfit.

‘Sunderland’s Housing Priorities Plan’ (**SHPP**) agreed in November 2010 sets out the city’s housing priorities which are based upon, and related to the achievement of the government’s key themes, and our priorities in the early stages of the SHPP are therefore focussed on **older people and homelessness**. The city’s housing priorities are aligned to aid in the delivery of the Economic Master Plan vision which aims to deliver Sunderland as ‘ **An entrepreneurial University City at the heart of a low carbon regional economy** ’.

The main housing priorities in Sunderland, as detailed and agreed within the SHPP are:

- Ensuring that the correct balance of housing is developed on sites across the city and that affordable social housing is prioritised on appropriate sites to ensure that the housing needs of those in the greatest social need are met
- Work with developers to ensure that “land banked” development sites are brought forward for development
- Work with Registered Providers (Housing Associations) to discuss and agree their priorities for investment in Sunderland and ensure that they understand and work to the strategic objectives as set out in this plan
- Improving the thermal performance of homes and achieve the objectives as set out in our ‘Low Carbon Homes Plan’
- Providing more appropriate accommodation for homeless people, including tackling the high concentration of hostel accommodation in the Sunnyside area
- Implementing our Enabling Independence Strategy as supporting an ageing population and developing in excess of 1,350 units of mixed tenure extra care accommodation over the next five years after which there will be an ongoing review of needs
- **Citywide programme of adaptations to support people to live independently in their own homes**

- **Citywide housing advice and assistance, including a range of loan products to help support homeowners to live independently in their own homes. The Home Improvement Agency is working alongside the Regional Home Loans Partnership to alleviate hazards in owner occupied properties.**
- **Handypersons and Minor Alterations Service for vulnerable residents to promote independent living and reduce the risk of slips, trips and falls**
- Enforcement work city wide which works in partnership with landlords to invest in properties in disrepair and thus creating the best possible standards of accommodation in the private rented sector.
- Working with owners to invest in empty properties and bring them back into use and to consider different models of investment in the private rented sector.

A clear aim in Sunderland being ‘meeting the accommodation needs of all **vulnerable and socially excluded people** – especially the needs of an **ageing population** and ensure that we enable fulfilled lives in later life’.

Policy Aims

The primary aims of the Financial Assistance Policy in Sunderland are to:

1. Provide all vulnerable residents living in the private sector with the opportunity of living in a decent home for as long as possible as to **sustain** them in their own home
2. Target those at **greatest risk and need** – especially in relation to fuel poverty and improve energy efficiency
3. Work with **partners** to reduce crime, the fear of crime, ill health, inequalities and promote sustainability, access to housing, social inclusion and fairness as well as provide a quality housing advice and assistance service
4. Promote and support opportunities for **securing investment** in private sector housing, maximise funding opportunities and tackle unsafe, sub-standard properties, return empty properties back into use and support regeneration and renewal initiatives

5. Utilise the Council mortgage scheme where a gap in the commercial market exists to **unlock housing finance** as to enable properties to become available for purchase and sale; and aid in the delivery of strategic housing priorities and facilitate access to the housing market
6. **Targeting of resources** linked to developing neighbourhood plans for **areas most in need**
7. **Support** the Council's private sector enforcement programme to ensure continuous improvement in housing conditions

Summary of assistance available

Ref No	Type of assistance available	Product Details	Eligibility	Other Information	Cost	Outcome
ADVICE AND GUIDANCE						
FAP1	Advice and Information	The Council will provide residents with a range of advice and relevant information on maintaining their own homes and specific schemes such as relocation, council mortgages, bond schemes and prevention of eviction / repossessions	Available to all residents and prospective residents of Sunderland	The Housing Service provides advice on a range of housing matters, including: <ul style="list-style-type: none"> • Home Improvements • Adaptations • Hazards and defects around the home • Empty Properties • Landlords accreditation and licensing • Enforcement • Access to housing guidance • Management of private rented properties • Area renewal 	Free of charge	Decent homes that are well maintained Safe and secure homes and neighbourhoods People empowered to stay in their own homes Stimulate and strengthen housing markets Housing needs are met
FAP2	Project Management	The Council will provide homeowners with project management assistance in relation to works of adaptation, improvement or repair	Available to all homeowners	The project management assistance available will include, but it is not necessarily restricted to, property survey, preparation of schedule of works, procurement of a contract and oversight of works to be carried out	A fee of 12% of the cost of works will be charged for this service	People empowered to stay in their own homes Safe and secure homes and neighbourhoods Decent homes that are well maintained

Ref No	Type of assistance available	Product Details	Eligibility	Other Information	Cost	Outcome
FINANCIAL ASSISTANCE – HOME IMPROVEMENT LOANS						
INDEPENDENT FINANCIAL ADVICE						
FAP 3	Independent Financial Advice	To provide homeowners with independent advice about the most appropriate source of funding for home improvements, relocation and house purchase to meet their specific financial circumstances	The service is available to homeowners in Sunderland where an initial financial assessment by the Council has shown that they may be able to access a commercial or Local Authority loan product	Independent Financial Advice is offered by professionals who offer unbiased advice on financial matters and recommend suitable financial products from the whole of the market	Independent Financial Advice is free to all homeowners referred via the Council	To enable homeowners and prospective homeowners to make informed choices about the financial options available to them for home improvements, adaptations, relocation and house purchase
COMMERCIAL LOAN PRODUCT						
FAP4	Commercial Loan Product	To enable the homeowner to maintain their own property or to relocate to another, through accessing finance via a commercial loan product	Following an initial financial assessment carried out by the Council, homeowners will receive independent financial advice which will determine whether they are able to access a commercial loan product on reasonable terms	The criteria for lending will be determined by individual lending institutions	The fee will be set by the commercial lender and paid by the homeowner	Homeowner accesses funding to carry out repairs or improvements to their home or to relocate to an alternative home in clearance areas

LOCAL AUTHORITY PRODUCTS

Ref No	Type of assistance available	Product Details	Eligibility	Other information	Cost	Outcome
FAP 5	Capital and Interest Repayment Loan	<p>This product is a Local Authority Loan and is secured against the property. It is suitable for homeowners who have sufficient income to make repayments</p> <p>Homeowners can borrow a maximum of £15,000 and a minimum of £500 over a fixed term, depending on individual circumstances</p> <p>Loans of more than £3000 will be secured with a legal charge against the home. For loans of less than £3000 a local land charge will be used</p> <p>Assistance is discretionary and subject to the availability of finance</p>	<p>An initial financial assessment will be carried out by the Council and if the applicant is eligible independent financial advice will be given to ascertain the most appropriate loan product based on their individual circumstances and the value of work required. Local Authority Loans are only available when commercial loans can not be accessed on reasonable terms</p> <p>The required works must contribute to meeting the Decent Homes Standard</p> <p>The owner occupier must have lived in the property for at least 1 year</p>	<p>The loan will be available for works that contribute to the decent homes standard or to meet the cost of providing disabled facilities / adaptations that are not statutorily met</p>	<p>A fee for loan administration and for Council services will be chargeable, however these will be covered by the Council</p>	<p>Homes are improved to the Decent Homes Standard</p> <p>Safe and secure homes and neighbourhoods</p> <p>Work to provide an adaptation for a disabled person.</p>

Ref No	Type of assistance available	Product Details	Eligibility	Other information	Cost	Outcome
FAP 6	Home Improvement Equity Loan	<p>This product is a Local Authority Loan and will meet the needs of homeowners who do not have sufficient income to afford repayments on a loan, but have sufficient equity in their properties</p> <p>Homeowners can access up to 80% of the available equity in their home, to a maximum of £35,000, and from a minimum of £500. In certain circumstances, a larger loan than the maximum of £35,000 may be available at the discretion of the Council, subject to the amount of available equity in the property.</p> <p>Assistance is discretionary and subject to the availability of finance</p>	<p>Available to home owners who are unable to access a commercial loan product on reasonable terms and is unable to make monthly repayments on a Capital and Interest Repayment loan</p> <p>An initial financial assessment will be carried out by the Council and if the applicant is eligible independent financial advice will be given to ascertain the most appropriate loan product.</p> <p>The required works must contribute to the Decent Homes Standard</p> <p>The owner occupier must have lived in the property for at least 1 year</p>	<p>Equity loans are repaid when the homeowner disposes of the property, when the property is sold; on transfer of ownership; on request of the homeowner or on death of the owner.</p> <p>The amount of the loan will be translated into a percentage of the property value at the time the loan is made.</p> <p>The percentage will be used to calculate the amount to be repaid, and the total amount repayable will reflect the new value of the property. The minimum amount payable will be the amount borrowed.</p>	<p>A fee for loan administration and for Council services will be chargeable, however these will be covered by the Council</p>	<p>To enable homeowners to improve their homes to a decent homes standard</p> <p>To enable occupiers to stay in their own homes</p> <p>To support homeowners in clearance areas to relocate to an equivalent property elsewhere</p> <p>To bring empty homes back into use</p>

Ref No	Type of assistance available	Product Details	Eligibility	Other Information	Cost	Outcome
FAP7	Interest Free Loans	<p>To provide eligible homeowners with financial assistance that will enable them to remain in their home and ensure that the home meets the Decent Homes Standard. The maximum amount of loan is £35,000</p> <p>In certain circumstances a loan above the limit may be available subject to the discretion of the Council</p> <p>Assistance is discretionary and subject to the availability of finance</p>	<p>Available to eligible homeowners who are unable to access a commercial loan product on reasonable terms or a Local Authority Equity Loan or Repayment Loan as identified by a financial assessment. Used as a last resort. The required works must contribute to meeting the Decent Homes Standard</p> <p>The owner occupier must have lived in the property for at least 1 year</p>	<p>The property fails to meet elements of Decent Homes Standard ,with priority being given to measures required to alleviate serious risk of harm under Housing, Health and Safety Rating System and to properties within Renewal Areas</p> <p>Only one interest free loan will be available for a property in a five year period</p> <p>A charge is placed against the property and the loan will be repaid to the Council once the property is disposed of</p>	<p>A fee will be charged for loan administration however these will be covered by the Council and are not included in the loan</p>	<p>Homes are improved to Decent Homes Standard</p> <p>Safe and secure homes and sustainable neighbourhoods</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
ADAPTATIONS						
FAP 8	Mandatory Disabled Facilities Grant (DFG)	<p>To provide eligible disabled applicants with financial assistance for adaptation works</p> <p>The current grant limit for DFG is £30,000</p>	<p>DFGs are available to owner occupiers, landlords or tenants, who have (or in the case of the landlord, whose tenant has), been assessed as having a need under the council's statement of purpose for the provision of structural alterations to property</p>	<p>Eligible works are works that are required in order to provide essential adaptations for people with disabilities to access the facilities within their permanent place of residence.</p> <p>The work must be necessary and appropriate and meet the needs of the disabled persons.</p> <p>It should be reasonable and practical to carry out the relevant work having regard to the age and condition of the qualifying property or dwelling</p>	<p>Grant awards are subject to a financial test of resources (not applicable to children / young people), which in some circumstances may result in a contribution from the applicant.</p> <p>A fee will be charged for Council services and these will be covered by the Council</p>	<p>Enable residents to live independently for as long as possible in their own homes</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
FAP 9	Discretionary Assistance (loan or grant) for disability related adaptations or relocation	To provide eligible disabled applicants with financial assistance that helps them to live independently but the works do not qualify to be funded by the mandatory DFG grant	Available to home owners who are unable to access a commercial loan product on reasonable terms for: 1. Contribution to DFG 2. Works above the DFG mandatory grant limit 3. Relocation, where it is more practical than adapting the current property Grant is available: 4. In palliative care cases up to a maximum of £6,000 5. Where the customer is a child and the parents are separated but have joint custody arrangements. Assistance maybe available to provide adaptations in the secondary home	Applicants must qualify for DFG based on a needs assessment carried out by an Occupational Therapist or their representative In the case of 1,2 & 3 an initial financial assessment will be carried out by the Council and if the applicant is eligible, further independent financial advice will be given to ascertain the most appropriate loan product. Local Authority Loans are only available when commercial loans can not be accessed on reasonable terms See FAP 5,6 &7 for more detail about the specific loans and charges	A fee for loan administration and for Council services will be chargeable, however these will be covered by the Council	Enable residents to live independently for as long as possible in their own homes

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
PROMOTING INDEPENDENT LIVING						
FAP 10	Handypersons Service	The Handypersons Service is available to help residents carry out small repairs and maintenance work	Available to customers over the age of 60 OR is disabled OR in receipt of a care package These may change during the lifetime of this policy	The customer is unable to complete the work themselves There are no friends or family who are able to complete the work The customer does not have the finances to pay privately to have the work completed	There is a nominal cost for the work to cover the cost of materials. The customer will agree prior to the work taking place	Prevent hazards around the home and prevent homes falling into disrepair Enable residents to live independently for as long as possible in their own homes

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
WARM HOMES						
FAP 11	Sunderland Energy Efficiency Programme	Energy Advice	Available to all residents in Sunderland	None	Free of charge	Help to reduce Fuel Poverty and promote energy efficiency and carbon reduction
		Warm Front Grant is a Government-funded initiative and the scheme is managed by EAGA (available until 2013)	Warm Front Grant is available to householders who are over 60 years old or have a child under 16 years old AND are in receipt of certain benefits. It may also be available to householders who do not meet the above eligibility criteria but who are in receipt of certain benefits	Information about the Warm Front Scheme is available from EAGA	The Warm Front Grant provides a package of insulation and heating improvements up to the value of £3,600. Applicants will be required to fund the difference of any works beyond the value of £3,600	Make homes warmer, healthier and more energy-efficient
		Specific schemes to meet energy efficiency and carbon reduction outcomes within Sunderland	Specific schemes will be developed and individual eligibility criteria set	Individual criteria will be developed on a scheme by scheme basis and may be dependent on funding stream requirements	To be determined on a scheme by scheme basis	Improve the energy efficiency of vulnerable people's homes and reduce fuel poverty and carbon emissions
		Home Insulation Measures	Available to all homeowners and private landlords		If in receipt of qualifying benefits or over 70 – free of charge If there is a child in the household – £49 All others - £79	

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
AREA RENEWAL						
As the needs of each area are identified, a range of renewal assistance will be offered which may include the following:						
FAP 12	Financial and practical assistance support in connection with Block Improvement Schemes	To achieve renovation and improvement of properties within defined areas in line with Housing Strategy priorities The assistance provided may be financial and / or the Council may itself (or through an appointed contractor or contractors), with the agreement of owners, undertake works to properties	The various forms of financial assistance will become available for specific blocks or groups of properties identified via comprehensive area assessments.	Assistance will be available to owner occupiers and may also be available to accredited or licensed landlords subject to a contribution	Contributions may be required and will be determined on a scheme by scheme basis and agreed by Cabinet	Contribute to meeting the Decent Homes Standard and promoting confidence in areas

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
FAP 13	<p>Relocation Home Equity Loan</p> <p>Relocation loans are used in conjunction with statutory compensation, home-loss and disturbance payments</p>	<p>This is a Local Authority Loan available to support owner occupiers needing to relocate from a property designated for clearance, within eligible areas. Loans will be used to meet any difference in cost between the home being cleared and the replacement home subject to eligibility criteria</p>	<p>Eligible areas will be determined from time to time over the life of this policy</p> <p>Owners in eligible areas who are unable to access a commercial loan product on reasonable terms may access up to 50% of the value of their replacement property up to a maximum ceiling of £35,000</p>	<p>To support owner occupiers in clearance / renewal areas to relocate to an equivalent property elsewhere within the Tyne and Wear partnership area or a neighbouring authority within County Durham</p>	<p>An administration fee will be chargeable, which will be included within the loan provided</p>	<p>Ensuring that homeowners within clearance areas are not disadvantaged by clearance by enabling them to remain within the tenure of their choice</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
FAP 14	Homeswap and Homesteading	<p>Homeswap To enable residents in clearance areas to relocate into a 'like for like' property</p> <p>Homesteading To offer residents in clearance areas a renovated (previously empty) acquired property in a sustainable neighbourhood within the same area</p>	Owner Occupiers within clearance / renewal and redevelopment areas	<p>'Like for like' principle rests upon the availability of a property of similar value and character</p> <p>The property will be in the ownership of the Council or one of it's regeneration partners</p>	The applicant will be required to fund any difference in value if the new property is of a higher value than the original property. Relocation assistance may be available (see FAP 13)	<p>Re-house residents in an affordable and sustainable manner</p> <p>Contributes to bringing empty properties back into use to meet relocation requirements in renewal areas</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
EMPTY HOMES ASSISTANCE						
FAP 15	EMPTY HOMES ASSISTANCE	<p>To achieve a reduction in the number of vacant properties where there is proven demand for the property type and the area in which it is located</p> <p>To provide a financial incentive with a view to returning vacant residential premises back into sustainable use and to achieve a reduction in the overall number of vacant properties across the City</p>	<p>Assistance to prospective owner occupiers will normally be provided in the form of a loan (see FAP 5,6,7) following independent financial advice.</p> <p>Empty property assistance may be available towards 50% of eligible works costs for accredited landlords and owner/occupiers if they are unable to access a loan from a commercial lender on reasonable terms.</p> <p>Grant / loan limit of £35,000 applies</p> <p>Assistance is discretionary and subject to the availability of finance</p>	<p>Only prospective owner occupiers and accredited landlords will be eligible and assistance will not be considered for an existing owner under whose tenure the premises have fallen into disrepair</p> <p>The property must have been empty for at least 6 months.</p> <p>Only properties situated in specified areas will be eligible</p> <p>In the case of an accredited landlord receiving 'empty homes assistance' the property must be available for letting for a five year period and the council must receive nomination rights from the landlord</p>	<p>When the property is disposed of full payment of the original loan amount will be required. See specific repayment information in FAP 5,6,7)</p> <p>Assistance is discretionary and subject to available finance. The Council will also determine priority status of the empty homes and /loans will only be awarded to fund repairs or improvements deemed essential to meet the decent homes standard.</p> <p>Loans will be entirely at the Council's discretion and will only be considered for properties determined by the Council as requiring intervention and warranting incentive for renovation.</p> <p>An administration fee will be chargeable, which will be included within the loan / grant provided</p>	<p>Bringing empty properties back into use, contributing to both area regeneration and decent homes outcomes</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
ACCESS TO HOUSING						
FAP 16	Mortgages	<p>Council Mortgages will meet the needs of prospective homeowners who can not access a mortgage on the commercial market but meet the council eligibility criteria for mortgages.</p> <p>A maximum loan of 90% loan to value will be available with the applicant providing at least 10% for a deposit.</p> <p>No more than 3 times the household income will be available and there will be a cap of £200,000.</p> <p>The maximum term offered for a mortgage will be 25 years</p>	<p>The provision of a mortgage must support the Council's strategic and regeneration initiatives</p> <p>The applicant must:</p> <ul style="list-style-type: none"> • Not be able to obtain the relevant mortgage finance from a mainstream lender. • Be able to cover the cost of a deposit of at least 10% plus legal fees, stamp duty and other costs of moving (the deposit can be paid by the builder) • Be able to sustain home ownership in the longer term • Have a good credit history (as defined within the council procedures) 	<p>All mortgages will be offered in accordance with the requirements of schedule 16 of the Housing Act 1985. Rates will be variable and will be reviewed at least annually. The interest chargeable will be the higher of the Standard National Rate (SNR) and the applicable local average rate.</p> <p>Independent Financial Advice will be offered by Independent Financial Advisors from the Council's list to ensure that prospective homeowners can identify the most appropriate source of lending.</p> <p>Collection and recovery of completed mortgages will be managed by the Director of Financial Resources</p>	<p>A fee for loan administration and for Council services will be chargeable.</p> <p>Where the cost of Independent Financial Advice results in a commercial mortgage, the lender will pay the fee. If a Council mortgage is offered a fee is charged and this can be included within the loan provided.</p>	<p>The provision of Council mortgages will provide a viable alternative for people who want to get on the housing ladder but are prevented from doing so by the unavailability of mortgage finance.</p> <p>Mortgages will help to support strategic initiatives and provide positive outcomes for local people and the local economy.</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
FAP 17	Bond Guarantee Scheme	<p>Where a Privately Rented Tenancy has been identified as a suitable housing option the Housing Options Team will provide a guarantee of up to the equivalent of one calendar months rent.</p> <p>The bond is in the form of a written guarantee to the landlord and will only be paid to the landlord in the event of breach of tenancy. This will be administered through the nationally accredited rent deposit scheme</p>	<p>The Council's Housing Options Team will look at all possible options to prevent or relieve homelessness. Where it is identified that a private rented tenancy is the most appropriate solution consideration will be given to the provision of a bond to enable the applicant to access a tenancy. The applicant:</p> <ul style="list-style-type: none"> • Would need to be assessed as being at risk of homelessness by HOT • An affordability assessment will be carried out to ensure that the customer can not afford to pay the costs of a rent bond themselves and to ensure they can afford ongoing rent payments 	<p>The Housing Options Team will only guarantee a bond where the property meets the decent homes standard (as confirmed by the Council).</p>	<p>Although the Council will guarantee the bond initially it is envisaged that an applicant will take over this responsibility at the 6 month point.</p>	<p>To support vulnerable people to access privately rented accommodation.</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
SUSTAINING HOME OWNERSHIP AND TENANCIES						
FAP 18	Repossession prevention fund	<p>The aim of the fund is to target loan or grant assistance to families at risk of homelessness through repossession or eviction</p> <p>The maximum payment is £5,000</p>	<p>The fund will be available to households:</p> <ul style="list-style-type: none"> • Who can genuinely not pay their mortgage or rent • Who are willing to act on money or debt advice • Where the rent of mortgage payments will be affordable once the payment from the fund has been made • A financial assessment will be undertaken by a Housing Options Advisor to determine an applicant's ability to maintain loan payments now and in the foreseeable future. • If the financial assessment highlights that an applicant would be unable to maintain loan payments consideration will be given to whether a grant can be considered. This will be undertaken on a case by case basis. 	<p>Payments are not intended to completely clear arrears but to recover the situation where all other options have failed</p> <p>Payments should only be made where all parties are prepared to compromise on the debt in order to avoid repossession or eviction</p> <p>A payment will only be made where there is no other way to resolve the problem</p> <p>Payments will be made directly to the creditor</p>	<p>All loans are interest free.</p> <p>The schedule of payments will be agreed as part of the financial assessment.</p> <p>As per the Communities & Local Government Department guidelines no charges will be placed against property.</p>	<p>To prevent homelessness for the residents of Sunderland</p> <p>To increase the number of individuals and families able to maintain their tenure in their own home</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
FAP 19	Mortgage Rescue Scheme	<p>Available to homeowners who are struggling to meet their mortgage payments.</p> <p>A Housing Association working in partnership with the Council will purchase the property and become the owner of the property. Eligible applicants will stay in the property and pay 80% of the market rent</p>	<p>The scheme is intended to help homeowners who fall within one of three priority need categories (below) in the homelessness legislation and who are at risk of homelessness as a result of mortgage repossession</p> <p>Eligible people:</p> <p>(1) a person with whom dependent children reside</p> <p>(2) a pregnant woman</p> <p>(3) a person who is vulnerable as a result of old age, mental illness or handicap or physical disability or other special reason.</p> <p>The household income must be less than £60,000</p> <p>The applicant must not own another property</p>	<p>The following criteria will also apply;</p> <p>All owners of the property must agree to being considered for the mortgage rescue scheme</p> <p>The purchase price of the property should repay all secured debts against the property. In some cases consideration can be given to applicants who are in negative equity up to 20%.</p> <p>Living in the property must be sustainable after mortgage rescue</p> <p>The household must have a clear need to stay in the area and it is not practical for them to trade down to another property in the area</p> <p>The property must be suitable for the needs of the household (e.g. it is not overcrowded)</p> <p>Owners must have sought debt counselling and advice, agreed to debt rescheduling and discussed alternative options with mortgage lenders before admission to the scheme.</p>	<p>Applicants do not have to pay anything up front.</p> <p>The housing association buying the property will take 3% of the value of the property as a fee</p> <p>If the mortgage against the property is worth more than the home alternative arrangements to cover this debt will be made</p>	<p>To prevent homelessness for the residents of Sunderland</p> <p>To increase the number of individuals and families able to maintain their tenure in their own home</p>

Ref No	Type of assistance available	Product Information	Eligibility	Other Information	Cost	Outcome
SAFE HOMES						
FAP 19	Home Security / Target Hardening Assistance	Specific schemes will be developed to meet community safety outcomes across Sunderland	Sunderland City Council is committed to improving the security of homes and reducing crime and fear of crime across the City. Specific schemes will be developed and individual eligibility criteria set	Individual criteria will be developed on a scheme by scheme basis and may be dependent on funding stream requirements	To be determined	Reduce crime and the fear of crime. Support the Council's Community Safety Partnership

Enquiries

A copy of the full policy document can be viewed at the Civic Centre reception and at any Customer Services Centre across the city on request.

For enquiries about the Financial Assistance Policy and also for Home Improvements, Disabled Facilities Grants, Handypersons service or Energy Efficiency contact:

Sunderland Home Improvement Agency, ILC Leechmere, Claymere Road, Sunderland. SR2 9TS.

Tel: 0191 520 5555

E-mail: hia@sunderland.gov.uk

For enquiries about Disabled Facilities Grants and home needs assessments, please contact:

Care Management and Assessment Team,

Health, Housing and Adult Services West, Dock Street, Monkwearmouth, Sunderland. SR6 0EA

Tel: 0191 520 5555

For enquiries for Area Based Renewal Schemes (including relocation), contact:

Sunderland City Council Housing Renewal Team, P.O. Box 102, Civic Centre, Sunderland, SR2 7DN

Tel: 0191 520 5555

E-mail: housing.renewal@sunderland.gov.uk

Back on the Map – Sunderland’s New Deal for Communities

The Community Link Shop

Hendon, Sunderland.

Tel: 0191 514 3653 Website: <http://www.backonthemap.org>

Empty Properties contact:

Empty Property Officer, Housing Renewal Team, PO Box 104, Civic Centre, Sunderland. SR2 7DN

E-mail housing.renewal@sunderland.gov.uk

Enforcement, Landlord Licensing and Accreditation contact:

Housing Renewal Team, PO Box 104, Civic Centre, Sunderland. SR2 7DN

E-mail housing.renewal@sunderland.gov.uk

Council Mortgage contact:

Sunderland Customer Contact Centre

Tel: 0191 520 5555

E-mail: hia@sunderland.gov.uk

Bond Scheme, Repossession Prevention fund and Mortgage Rescue contact:

Housing Options Team

Tel: 0191 520 5555

E-mail:

For information about the Governments Warm Front Scheme:

EAGA, Eaga House, Archbold Terrace, Jesmond, Newcastle Upon Tyne NE2 1DB.

0800 316 2805 or email: enquiry@eaga.com

Confidentiality and Information Sharing

All personal information relating to customers will be treated with the utmost confidentiality both by Sunderland City Council and its partners or agents. This includes information covering the customers name and their families names and addresses, the nature of any disability they or any member of their family have, the type and cost of work carried out on their behalf, their financial or family circumstances, the fact that they are a customer of Sunderland City Council, information regarding any grant or other financial assistance they have received or applied for and any other information that might reasonably expect to be kept confidential. The council has to collect information of this nature to enable work to be carried out in customer's homes and we will ensure that this information is managed fairly, lawfully and in line with the guidance set out within the Data Protection Act 1998.

The Freedom of Information Act enables anyone to request information from a public authority. When a request is made we have a duty to respond to the request within 20 days as well as providing advice and assistance to people who have requested information.

Equalities

This Financial Assistance Policy recognises that the city has a large and diverse population whose needs differ greatly. The Council aim to treat all communities and service users fairly and equally in order to assist them in meeting their needs.

The Council will continue to assess, update and address the needs of vulnerable people and minority groups across the city through research and policy development.

This policy has been subject to an Impact Needs Requirements Assessment to ensure that it reflects the diversity of Sunderland's population appropriately. Nothing has been identified within the policy that is incompatible with Sunderland City Council's Equalities Scheme

The information contained within this policy can be made available in different language and formats if required.

Complaints and Compliments

We learn a lot from complaints and that feeds back into improving how we deliver our service. That's why we want to hear from you if you aren't happy. We take complaints whichever way you want to give them to us. You can call in or ring up; alternatively write, email or complete a complaint form. Complaint forms are available from council staff dealing with your application, by telephone on 0191 520 5555 or online at

<http://www.sunderland.gov.uk/public/editable/themes/citycouncil/corporate/officialcomplaint.asp>

Equally if our customers are satisfied with the service they receive we would also like to hear about it

Complaints against the service provided by the loan administrator will be dealt with via that organisations own appeals and complaints procedures.

Monitoring and Evaluation

This policy will be monitored annually or more frequently if required, to evaluate its relevance and effectiveness. Any significant changes will be submitted to cabinet for approval and thereafter published as a revision to the policy. This will include the affects of any major changes to legislation.

Specific performance indicators are already in place in relation to the achievement of statutory targets. Further indicators will be developed in relation to individual projects dependent on funding and partner requirements.

Fees, charges and financial limits will be reviewed periodically by the Director of Health, Housing and Adult Services in conjunction with the City Treasurer and any changes will be approved under delegated powers.

Glossary of Terms

Commercial loan	A loan that is offered to the borrower by the lender which in this case usually means a financial institution
Decent Homes Standard	A decent home is one which is wind and weather tight, warm and has modern facilities. A decent home meets the following four criteria:- It meets the current statutory minimum standard for housing; It is in a reasonable state of repair; It has reasonably modern facilities and services; It provides a reasonable degree of thermal comfort
Discretionary Panel	The purpose of the Discretionary Panels is to consider issues and cases that fall outside policies and procedures
Disturbance Payment	Disturbance payments are made to residents who are subject to clearance in designated clearance area. They are made for reasonable expenses incurred such as removal of furniture and disconnection of services.
Financial Services Authority (FSA)	The FSA is an independent body that regulates the financial services industry in the UK. Both the Loan Administrator the professionals offering Independent Financial Advice will be required to be members of the FSA
Home Loss Payment	A Home Loss payment will be payable if the resident has been living in the house for one year or more. The payment is made to people displaced from their home (set by law at 10% of the price settled with the Council for the property being cleared, or £4,400 whichever is the greater).
Independent Financial Advice	Independent Financial Advice is offered by professionals (usually Independent Financial Advisors) who offer unbiased advice on financial matters to their clients and recommend suitable financial products from the whole of the market
Loan Administration	Arrangements will be put in place to ensure that where loans are provided these are administered effectively and in compliance with the relevant provisions of the Financial Services Act.
Local Authority Loan	In the case of this Financial Assistance Policy Local Authority Loans can come in the form of Equity Loans, Capital and Interest Loans and Small Unsecured Loans. The loans are funded from Local Authority Budgets and are subject to eligibility criteria and conditions
Market Value	Market Value is the price at which a property should exchange on the date of valuation between a willing buyer and a willing seller

SUSTAINABLE COMMUNITIES SCRUTINY COMMITTEE

15 MARCH 2011

DRAFT ANNUAL REPORT OF THE COMMITTEE

REPORT OF THE CHIEF EXECUTIVE

Strategic Priority: SP5 - Attractive and Inclusive City

Corporate Priorities: CI01 – Delivering Customer Focused Services, CI04 – Improving Partnership Working To Deliver ‘One City’

1. PURPOSE OF THE REPORT

- 1.1 To consider the contents of the draft Annual report of the Committee as part of the overall scrutiny Annual Report 2010/11.

2. BACKGROUND

- 2.1 In previous years each scrutiny committee has published an individual account of the work conducted by the committee in an annual report, and was presented to Council. The annual report reflected the committees work programme and included achievements, highlights and policy review work.
- 2.2 This will be the second year that the Annual Report will be a single combined report of all seven Scrutiny Committees. The annual report will outline the development in the scrutiny function and provide snapshots of the outcomes achieved during the last 12 months.
- 2.3 In June 2010, the members of the Scrutiny Committee agreed their annual work programme for the municipal year 2010/11. The Work Programme brought together the issues raised by members as the major priorities and challenges facing the city for the year ahead.

3. CURRENT POSITION

- 3.1 The draft content of the annual report of the Committee is set out in Appendix 1.

4. CONCLUSION

- 4.1 The Committee has delivered a busy work programme in 2010/11, which is reflected in the annual report. The Scrutiny Committee has worked with elected members, council directorates, partner organisations and voluntary and community representatives to deliver

the work programme and has tackled a number of key issues making suggestions for improvements to services delivered across the city.

5. RECOMENDATION

- 5.1 Members are asked to consider and comment on the draft end of year report of the Committee.
- 5.2 That the report, together with the comments of members, be submitted to the Management Scrutiny Committee on 14 April 2011.

6. BACKGROUND PAPERS

Sustainable Scrutiny Committee Agendas 2010/11

Contact Officer: James Diamond, Scrutiny Officer
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Sustainable Communities Scrutiny Committee

It gives me great pleasure to present the annual report of the Sustainable Communities Scrutiny Committee – the second since its establishment in 2009/10. Once again it has proved to be a busy year for the Committee and one in which we have looked to build upon the work and progress made last year.

For our policy review, the Committee agreed to look at the role of culture in supporting sustainable communities, reinforcing community identity and combating social exclusion. This has proved to be an extensive piece of work and has been the primary focus of the Committee during the year. This has involved the Committee examining the cultural offer available to residents of the city across a range of services including libraries; museums and archives; heritage and built heritage; sport development; tourism and leisure attractions.

The Committee has looked at the contribution of culture to a number of key elements that make a sustainable community. For example:-

Economic development – a vibrant local culture attracts investors and a skilled workforce, particularly within the knowledge-based economic sectors. It can also help people to develop new skills and retain graduates. Tourism remains an important part of the economy, while the creative industries are one of their fastest growing sectors.

Community cohesion – cultural activities such as festivals and sports tournaments build local pride and often provide a focus for local volunteering. Cultural facilities often provide neutral meeting ground for groups experiencing conflict.

Education – cultural activities help people to find ways into lifelong learning and to acquire transferable skills. For example, museum and library professionals provide some of the most inventive ways to engage excluded and at risk groups.

Health – cultural activities positively affect health outcomes. Participating in sport directly improves health and combats obesity, while participating in many cultural activities is linked to increased physical and mental wellbeing.

The review has highlighted the breadth and high quality of cultural services on offer within the city – from high profile facilities such as the Aquatic Centre, Empire Theatre, Monkwearmouth Station Museum to work going on at a more grass routes level. Certainly, the review has been a reminder that culture should not be confined to dedicated cultural facilities and the people who use them. Just as important are the less professionalised and less formal cultural activities in which everyone from all communities takes part, in homes, pubs, public spaces, schools, places of worship, and so on.

I feel the review has proved a very worthwhile piece of work to undertake. With the invaluable contribution from my colleagues on the Committee we have highlighted a number of issues and recommendations. Clearly we face difficult times ahead in relation to the future funding and delivery of cultural services within the city. However, I feel that with the enthusiasm and commitment shown by staff and service providers we will as a city do our utmost to continue to provide a cultural offer of the highest quality.

As well as looking at culture, the Committee has also looked at a range of housing issues – reflecting the importance of housing to the people of Sunderland. This has included consideration of the Council's Housing Priorities Plan; a document that will form the basis for future housing investment decisions and the economic viability of affordable housing in the city. We have also been consulted on the draft Housing and Neighbourhood Renewal Enforcement Policy and the draft Enabling Independence Delivery Strategy. On both of these documents, as with the Council's Volunteering Strategy we felt that it was important that we as a Committee had the opportunity to be consulted prior to its approval by the Executive.

In conclusion, I would like to thank my colleagues on the Committee for the support and assistance during the year and also thank those officers and partners who have assisted the Committee in its work. I feel that a great deal has been achieved during the year and that this will place us in a strong position to face the challenges of the year ahead.

Councillor Susan Watson
Chair of the Sustainable Communities Scrutiny Committee

DRAFT

SUSTAINABLE COMMUNITIES SCRUTINY COMMITTEE

FORWARD PLAN – KEY DECISIONS FOR THE PERIOD 1 MARCH 2011 – 30 JUNE 2011

REPORT OF THE CHIEF EXECUTIVE

15 March 2011

1. Purpose of the Report

- 1.1 To provide Members with an opportunity to consider those items on the Executive's Forward Plan for the period 1 March 2011 – 30 June 2011.

2. Background Information

- 2.1 Holding the Executive to account is one of the main functions of Scrutiny. One of the ways that this can be achieved is by considering the forthcoming decisions of the Executive (as outlined in the Forward Plan) and deciding whether Scrutiny can add value in advance of the decision being made. This does not negate Non-Executive Members ability to call-in a decision after it has been made.
- 2.2 To this end, it has been agreed that, on a pilot basis, the most recent version of the Executive's Forward Plan should be included on the agenda of each of the Council's Scrutiny Committees. The Forward Plan for the period 1 March 2011 – 30 June 2011 is attached marked **Appendix 1**.

3. Current Position

- 3.1 Following member's comments on the suitability of the Forward Plan being presented in its entirety to each committee it should be noted that only issues relating to the specific remit of the Sustainable Communities Scrutiny Committee are presented for information and comment. Due to agenda and publication deadlines a revised copy of this information will be circulated at the meeting reflecting any amendments.
- 3.2 In the event of Members having any queries that cannot be dealt with directly in the meeting, a response will be sought from the relevant Directorate.

4. Recommendations

- 4.1 To consider the Executive's Forward Plan for the period 1 March – 30 June 2011.

5. Background Papers

None

Contact Officer : James Diamond 0191 561 1396
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**Forward Plan -
Key Decisions for
the period
01/Mar/2011 to
30/Jun/2011**



**E Waugh,
Head of Law and Governance,
Commercial and Corporate Services,
Sunderland City Council.**

14 February 2011

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01491	To approve the arrangements for admissions to schools in Sunderland for the academic year 2012/2013	Cabinet	09/Mar/2011	All Sunderland Schools, CE & RC Diocese, neighbouring authorities	Distribution of draft documents and publication of website	To the Contact officer by 16 February 2011 - Children, Young People and Learning Scrutiny Committee	DfE Guidance on school admissions	Val Thompson	5611372
01494	To agree an invitation to tender for the erection of a wind turbine (subject to planning approval) at St Robert of Newminster School.	Cabinet	09/Mar/2011	School Children Services, Corporate Procurement, Land and Property	Circulation of draft cabinet paper and meetings with relevant stakeholders. Consultation on-going through the planning process.	To contact officer by 21 February - Sustainable Communities Scrutiny Committee	Cabinet Report	Kathryn Warrington	5611535
01487	To approve and adopt the Internal Waste Plan	Cabinet	09/Mar/2011	All Council Directorates	Circulation of draft cabinet paper and the draft Internal Waste Plan document.	To the contact officer by 21 February - Sustainable Communities Scrutiny Committee.	Internal Waste Plan and accompanying Cabinet Report	David Henry	5612434

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01452	To agree the revised Financial Assistance Policy	Cabinet	09/Mar/2011	Cabinet, Service Users and Ward Members, Portfolio Holders	Briefings and/or meetings with interested parties	Via the contact officer by 21 February - Sustainable Communities Scrutiny Committee	Report	Alan Caddick	5662690
01483	To approve the 2009/2010 based LDF Annual Monitoring Report (AMR)	Cabinet	09/Mar/2011	Head of Law and Governance, Director of Financial Services	Circulation of draft cabinet paper	To the contact officer by 21 February - Environment and Attractive City Scrutiny Committee	Cabinet Report	Neil Cole	5611574
01453	To adopt the Community Assets Policy for Sunderland City Council	Cabinet	09/Mar/2011	Corporate Capital Strategy Group; Head of Land and Property; Voluntary and Community Sector; Portfolio Holder for Responsive Services & Customer Care; Elected Members	Draft Community Assets Strategy via Consultation Database; e-Newsletters; Report; Focus Groups; Forums; Area Networks	Via the Contact Officer by 21 February - Management Scrutiny Committee	Report and Strategy	Julie Gray	5617574

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01484	To approve the Local Development Framework Core Strategy revised preferred option for public consultation.	Cabinet	09/Mar/2011	Head of Law and Governance, Director of Financial Services	Circulation of draft cabinet paper	To the contact officer by 21 February - Environment and Attractive City Scrutiny Committee	Core Strategy revised Preferred Option	Neil Cole	5611574
01492	To approve the annual report on the delivery of the Children and Young People's Plan (09/10)	Cabinet	09/Mar/2011	Children's Trust partners	Meetings with partners, circulation of draft report for comment	To the contact officer by 16 February 2011 - Children, Young People and Learning Scrutiny Committee	CYPP 2009-2010	John Markall	5661866
01493	To agree the Green Infrastructure Strategy Framework as the basis for production of a Green Infrastructure Strategy for Sunderland and to agree the provisional 'Vision' and 'Principles' as included in the document.	Cabinet	09/Mar/2011	Executive Director of Commercial and Corporate Services. Office of the Chief Executive. Landscape and Reclamation. Implementation. City Services - Environmental Services - Sport and Leisure. Highways Maintenance. Childrens Services. Health Housing	Email	To the contact officer by 21st February - Environment and Attractive City Scrutiny committee	Green Infrastructure Strategy Framework	Neil Cole	5611574

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01438	To agree the Social Care Contributions Policy for Personalisation	Cabinet	06/Apr/2011	Cabinet, Service Users and Ward Members, Portfolio Holders	Briefings and/or meetings with interested parties	via the Contact Officer by 21 March - Health and Wellbeing Scrutiny Committee	Report	Neil Revely	5661880
01479	To approve the Appointment of Frank Haslam Milan and Three Rivers Housing Association as development partners to develop a Core & Cluster scheme on Council owned land at Redcar Road, Sunderland	Cabinet	06/Apr/2011	Cabinet, Service Users and Ward Members, Portfolio Holders	Briefings and/ or meetings with interested parties.	Via the contact officer by 21 March - Sustainable Communities Scrutiny Committee	Report	Alan Caddick	5612690
01400	To agree the Access to Housing Project - Allocations Policy	Cabinet	06/Apr/2011	Cabinet, Service Users and Carer Groups, Portfolio Holder, Adult Services Staff and Partners	Briefings and/or meetings with interested parties	Via the Contact Officer by 21 March - Sustainable Communities Scrutiny Committee	Full Report	Alan Caddick	5662690

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01403	To consider the outcome of Public Consultation (March - June 2010) in relation to the Accessible Bus Network Design Project	Cabinet	22/Jun/2011	Portfolio Holder for Attractive and Inclusive City; Nexus; Appropriate Chief Officers	Briefings; Meetings; e-mails	Via the contact officer by 20 May - Environmental and Attractive City Scrutiny Committee	Cabinet Report	Bob Donaldson	5611517
01412	To approve the procurement of specialist vehicles to be used in the waste and cleaning service.	Cabinet	22/Jun/2011	Procurement; Appropriate Chief Officers; Portfolio holder for Attractive and Inclusive City	Report; Briefings	Via Contact Officer by 20 May - Environment and Attractive City	Report	Les Clark	5614540
01489	To consider any key decisions arising from the Capital Programme and Treasury Management Outturn 2010/2011 and First Quarterly Review of the Capital Programme 2011/2012	Cabinet	22/Jun/2011	Directors and third parties affected by the proposals	Report available and e-mailed to Directors	Via Contact Officer by 26 May 2011 - Management Scrutiny Committee	None	Sonia Tognarelli	5611851

Forward Plan: Key Decisions from - 01/Mar/2011 to 30/Jun/2011

No.	Description of Decision	Decision Taker	Anticipated Date of Decision	Principal Consultees	Means of Consultation	When and how to make representations and appropriate Scrutiny Committee	Documents to be considered	Contact Officer	Tel No
01490	To consider any key decisions arising from the Revenue Budget Outturn 2010/2011 and First Quarterly Review of the Revenue Budget 2011/2012	Cabinet	22/Jun/2011	Directors and third parties affected by the proposals	Report available and e-mailed to Directors	Via Contact Officer by 26 May 2011 Management Scrutiny Committee	None	Sonia Tognarelli	5611851

WORK PROGRAMME 2010-11

REPORT OF THE CHIEF EXECUTIVE

Strategic Priorities: SP1 Prosperous City, SP5 Attractive City

Corporate Priorities: CIO1: Delivering Customer Focused Services, CI04: Improving partnership working to deliver 'One City'.

1. Purpose of the report

- 1.1 The report attaches, for Members' information, the current work programme for the Committee's work during the 2010-11 Council year.
- 1.2 The work of the Committee in delivering its work programme will support the Council in achieving its Strategic Priorities of Safer City, support delivery of the related themes of the Local Area Agreement, and, through monitoring the performance of the Council's services, help the Council achieve its Corporate Improvement Objectives CIO1 (delivering customer focussed services) and C104 (improving partnership working to deliver 'One City').

2. Background

- 2.1 The work programme is a working document which the Committee can develop throughout the year. The work programme allows Members and officers to maintain an overview of work planned and undertaken during the Council year.

3. Current position

- 3.1 The work programme reflects discussions that have taken place at the 8 June 2010 Scrutiny Committee meeting. The current work programme is attached as an appendix to this report.

4. Conclusion

- 4.1 The work programme developed from the meeting will form a flexible mechanism for managing the work of the Committee in 2010-11.

5 Recommendation

- 5.1 That Members note the information contained in the work programme and consider the inclusion of proposals for the Committee into the work programme.

Contact Officer: james diamond, Scrutiny Officer
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	JUNE 15.06.10	JULY (REARRANGED) 13.07.10	SEPTEMBER 21.09.10	OCTOBER 19.10.10	NOVEMBER 16.11.10	DECEMBER 14.12.10	JANUARY 18.01.11	FEBRUARY 15.02.11	MARCH 15.03.11	APRIL 12.04.11
Cabinet referrals and responses			Progress on Policy Review - Access to Housing (Cllr Truman/Alan Caddick)	Progress on Policy Review – Local Studies (Cllr D Wilson/Jane Hall)						
Policy Review	Proposals for policy review (Scrutiny Officer)	Scope of review (Scrutiny Officer)	Scope and approach to review (Scrutiny Officer)	Progress on Review (Scrutiny Officer/Jane Hall)	Policy Review – History and Heritage (Jane Hall)		Policy Review – Libraries and Museums Services (Jane Hall) Policy Review - Arts and Creative (Jane Hall)	Policy Review – Events and Tourism Sport, Wellness, Aquatics and Play Sunderland Swimming Pathway Cohesive Communities (Sal Buckler) Policy Review – Built Heritage (Mike Lowe) Enabling Independence Delivery Strategy (Alan Caddick)	Evidence Gathering – Living History North East Draft Policy Review report (Scrutiny Officer)	Final Report (Scrutiny Officer)
Performance			Performance & VfM Assessment (Gillian Robinson)			Performance Framework Q2 including Progress on policy reviews				Performance Framework Q3 including progress on policy reviews

<p>Scrutiny</p>	<p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Economic Masterplan (Janet Johnson)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Empire Theatre Annual Report (Jane Hall)</p> <p>World Heritage Bid Update (Michael King)</p> <p>Extra Care Accommodation Management Guide (Alan Caddick)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Play and Urban Games Strategy (Carol Lewis)</p> <p>Affordable Housing (Neil Cole)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Weather and Climate Risk Management Strategy (Neil Cole)</p> <p>Housing and Neighbourhood Renewal Enforcement Policy – Update on Selective Licensing (Alan Caddick)</p> <p>Sunderland Housing Priorities Plan (Alan Caddick)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Sunderland Volunteering Strategy (Julie Gray)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Former Vaux site – Update (Colin Clark)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>	<p>Financial Assistance Policy (Alan Caddick)</p> <p>Draft Annual Report (Scrutiny Officer)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan (Scrutiny Officer)</p>	<p>Access to Housing Project - Allocations (Alan Caddick)</p> <p>Core and Cluster Scheme – Redcar Road (Alan Caddick)</p> <p>Low Carbon Homes (Alan Caddick)</p> <p>Work Programme 2010/11 (Review Coord)</p> <p>Forward Plan</p>
<p>CCFA/ Members items/Petitions</p>										