

BABERGH DISTRICT COUNCIL

FROM: Housing Panel

REPORT NUMBER: **K200**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 10 February 2011

HOUSING CHALLENGES IN 2011

1. **PURPOSE OF REPORT**

1.1 This report seeks approval for:

- Changes to Babergh`s Sheltered Housing Service
- Babergh`s new Affordable Housing Programme, including the inclusion of new and removal of deleted schemes, for the period 1 January 2011 to 31 March 2012

1.2 The report also provides Strategy Committee with an early alert of a new requirement for all local authorities with a housing responsibility to develop a `Strategic Tenancy Policy` and provides an outline of the Government's proposals for the development of affordable dwellings at higher rents.

2. **RECOMMENDATIONS**

2.1 That the reduction in visiting support to our sheltered housing schemes and the adoption of a new high level visiting support service for tenants who are vulnerable as summarised in Section 7 of this report be approved.

2.2 That the Affordable Housing Programme as detailed in Appendix 1 be approved in relation to schemes on Council owned land. Further, the inclusion of those schemes not on land in Babergh`s ownership be noted.

2.3 Strategy Committee is able to deal with item 1. Item 2 requires Council approval

3. **FINANCIAL IMPLICATIONS**

Supporting People Grant

3.1 Supporting People Grant is provided by the Government and administered by the County Council. All Districts and Boroughs in Suffolk, along with the Heath service and Probation, are an integral part of the governance arrangements for this national scheme. Over £3m of efficiency savings have already been realised but there is a further £4.1m of new savings to find by 2013/14.

3.2 Sheltered housing is the largest single cost to the Supporting People (SP) programme when compared to other services. £3.3m is allocated to this form of provision within Suffolk. A total of 16 different service providers deliver services to 5,300 tenants in the county. This is no longer considered sustainable within the current climate.

- 3.2 Sheltered housing is the largest single cost to the Supporting People (SP) programme when compared to other services. £3.3m is allocated to this form of provision within Suffolk. A total of 16 different service providers deliver services to 5,300 tenants in the county. This is no longer considered sustainable within the current climate.
- 3.3 The level of SP grant paid to Suffolk has decreased by 17% since 2004 and is expected to fall by a further 28% by 2013/14. Babergh's SP grant allocation is used to pay for our sheltered housing staff. Babergh's SP grant allocation is to be reduced by 70% over the next two years. In real terms our grant income will reduce from £273k to just £76k over that period. This is a significant change and requires a major reduction in the service we can offer to tenants within our sheltered housing schemes.
- 3.4 The current sheltered staffing arrangements costs for 2010/11 are £241k, which is in excess of the revenue funds available for 2011/12. If Strategy Committee approves the changes to the service outlined in this report, we will secure savings of £45k (an 18 % cost reduction), which means we will be able to balance the budget in 2011/12.

Affordable Housing Programme delivery

- 3.5 Babergh will benefit from capital receipts in relation to the extent to which a discount is not required for specific schemes on Babergh owned land. This helps to fund our own capital programme and reduce overall borrowing requirements.
- 3.6 It is proposed that if a Babergh owned site is viable for development, it will in due course be transferred to the appointed Registered Provider (RP) selected to partner the Council on the scheme. The usual financial appraisal of the site will be made to establish whether the site should be transferred to the RP at a partial or full discount, and whether the council should contribute capital funding to improve the viability of the scheme.

4. RISK MANAGEMENT

- 4.1 Details of these assessments for the issues raised in this report are set out in Appendix 3 (for the Supporting People reduction impact) and in Appendix 4 (for the Affordable Housing Programme).

5. EQUALITIES AND DIVERSITIES

- 5.1 An Equality Impact Assessment has been completed on the proposed changes to Babergh's sheltered housing service. The changes impact on a number of the equality groups - a) gender (the greater proportion of sheltered tenants are female), b) disability (sheltered tenants are more likely to be frailer than other tenants), c) socio-economic (sheltered tenants are poorer than the average Babergh resident) and, of course, d) age. The Equality Impact Assessment confirmed that the impact on these groups will be both high and negative. Key extracts of the Stage Two Equality Impact Assessment, which is carried out in such cases, is provided in Appendix 5.

- 5.2 The Affordable Housing Delivery Programme is designed to meet the housing needs of those sectors of the local community who are unable to secure suitable housing without assistance. These groups (vulnerable older people, special needs groups, lower income groups or those unable to access private sector housing for whatever reason) will potentially face greater disadvantage by changes in the delivery of the Affordable Housing Programme than any other groups. However, as the overall target delivery figure remains unchanged, it was concluded that the impact on these groups in terms of changes within the overall programme would be neutral.

6. **SHELTERED HOUSING SERVICES - KEY INFORMATION**

- 6.1 In 2005 the Housing Panel completed a review of the Sheltered Housing Service to determine what changes were needed to ensure our Sheltered Schemes met the housing needs of older people in the future (Paper E11 and subsequent annual reports from the Housing Panel). A ten-year plan was developed as a result of that review.
- 6.2 The Sheltered Housing Action Plan recognised the problems Babergh faced and still faces with its sheltered housing stock. Most of our sheltered housing schemes fall short of what older people want and, as a result, can be difficult to fill when vacancies arise. The needs of older people have changed over the past few years and more changes are expected. The Council's existing provision of small flats and bedsit bungalows, often with steps and few facilities are unpopular. The old concept of 'warden controlled flats' no longer fits well into modern day care arrangements and the needs of older people. The objective behind the Sheltered Scheme Action Plan was to introduce change gradually; which is why a 10 year plan was developed.
- 6.3 This plan has been successful and has led to the gradual reduction in the number of sheltered units in management. We have also moved from a situation of having a dedicated Scheme Manager with a deputy for all schemes (24 staff in total) to just 8 Managers and 6 Community Visiting Officers, who offer cover for holidays and sickness and weekend cover.
- 6.4 The change in the SP funding structure now means these plans must be greatly accelerated. The proposals outlined in this report are not new. What has changed is the speed at which they now need to be introduced. This report focuses on the immediate changes that are required to deal with the SP reduction in 2011/12. However, we still have more to achieve to balance the budget in 2012/13, when the grant reductions will be at their most severe, so further reductions to the service will be necessary. The Housing Panel will review the position during the year, develop further proposals and report back to Committee in due course.
- 6.5 All tenants have been consulted on these proposals. Whilst the consultation revealed that the majority of tenants recognised why changes were necessary, the proposals raised some concerns about the reductions in the level of service. We have considered these issues and actions have been agreed within our Equality Impact Assessment. Committee is also asked to note that a petition against the service reductions was received from residents in Lavenham.
- 6.6 Please note that Babergh's two Very Sheltered Schemes, William Wood House in Sudbury and Sydney Brown Court in Hadleigh are subject to a separate review and so fall outside the scope of this report.

7. **PROPOSED CHANGES TO THE SHELTERED HOUSING SERVICE**

Category 1 schemes

7.1 Category One Schemes are groups of bungalows and flats with alarm facilities where communal facilities are optional. The schemes in Babergh in this category are:

- Ash Street, Boxford
- Hill House, Bildeston
- Grimwood Corner, Sudbury (this is an annex to Playford Court)
- Hadleigh Central
- Parkers Way, Nayland
- Tenterpiece, Lavenham
- Spring Street, Lavenham
- Samford Close, Holbrook

Service proposals for Category 1 Schemes

- We will offer a three day visiting support service, rather than the current five day service
- Staff will not be dedicated to a particular scheme but will work more flexibly within the District as we move towards a fully peripatetic non-residential warden service
- We will continue to provide a 24 hour alarm service for those periods when staff are not on duty
- We will introduce a new high level support service for those tenants who need additional visits. This will be time limited and the eligibility criteria will ensure that it is targeted only to the most vulnerable; for instance following bereavement, if resident is awaiting a care assessment or is seriously ill
- Relief staff will be provided when the Manager is absent

Category 2 schemes

7.2 Category Two Schemes are schemes that comprise flats within a core building with additional facilities including a common room, kitchen and laundry. The schemes in Babergh in this category are:

- Playford Court, Sudbury
- Elizabeth Court, Sudbury
- First Avenue, Sudbury
- Steeds Meadow, Long Melford

Service proposals for Category Two Schemes

- We will retain the services of a dedicated Manager who will continue to work 5 days a week
- Relief staff will be provided when the Manager is absent
- We will withdraw visiting support during weekends

- We will continue to provide a 24 hour alarm service for those periods when staff are not on duty

7.3 The Panel concluded that these proposals for sheltered housing services changes represent the only viable option to deal with the SP grant reduction. While other service options have been considered, none can be delivered within budget without a high and unacceptable level of ongoing subsidy from the Housing Revenue Account.

8. **THE AFFORDABLE HOUSING PROGRAMME - KEY INFORMATION**

8.1 New affordable housing schemes to be added to the Affordable Housing Programme are shown under the relevant heading at the bottom of the page of Appendix 1. Schemes on Babergh owned land are highlighted in grey.

8.2 Some of these new schemes are being developed on Rural Exceptions Sites and Planning Obligations Sites which are not in the Council's ownership. These are included within the Affordable Housing Programme for Members' information and because they form an essential part of the Council's affordable housing delivery for the District.

8.3 Following Paper J85 to Strategy Committee on 17 September 2009, which sought the inclusion of new schemes onto the Affordable Housing Programme, further investigations and appraisals are now complete. This has established that a number of sites are not viable to develop for affordable housing. Appendix 2 shows a list of these schemes and the reasons that no further action is to be taken.

8.4 Every effort is made to keep Members of the Council and Parish and Town Councils informed of progress with the schemes detailed in the Affordable Housing Programme.

9. **NEW PROPOSALS**

The Government's new `Affordable Rent Tenure` and the new requirement for LAs to publish a `Strategic Tenancy Policy`

9.1 A new type of tenure called `Affordable Rent Tenure` dwellings (`ART` dwellings) is being introduced by the Government from April 2011. ART dwellings will be let at up to 80% of market rent. This represents a big change in rent levels for social housing. There will potentially be a large increase in rent levels when compared with existing social housing rent levels as ART dwellings are delivered.

9.2 Any Registered Social Landlord (RSL) wishing to apply for Social Housing Grant to develop new affordable housing from April 2011 must agree that all new homes produced will be let as ART dwellings. RSLs will be able to offer ART dwellings for any tenancy length they wish providing it's a minimum of two years. A proportion of relets of an RSL's existing stock will also be expected to be converted into ART dwellings.

9.3 The objective of the new ART dwellings is to reduce the need for Social Housing Grant by making RSLs raise more money from rental income. So rents will increase and Social Housing Grant will reduce.

- 9.4 The new ART dwellings will impact on Babergh`s housing applicants and on our lettings work with RSLs. In this regard, the Government is requiring housing authorities to develop a `Strategic Tenancy Policy` over the next year. Full guidance about this is due shortly but it is expected that it will have to state the level of support the LA has for ART dwellings, what proportion of RSLs re-lets should convert to ART dwellings, clarity about applicants` ability to pay for the various forms of affordable housing on offer and what tenures types should be delivered.
- 9.5 The policy will need to be agreed with our RSL partners and fed into a MSDC and BDC new joint Housing Strategy and our Local Investment Plan.

Members` Consultation Day

- 9.6 The Housing Panel will be considering the full implications of this new direction for the delivery of social housing over the coming months and will develop new policy proposals. The Panel is planning a combined consultation and training day for all BDC and MSDC Members on Friday 29th July 2011 when the proposals will be debated and developed further. Following that event a set of recommendations for a joint Strategic Tenancy Policy for both Councils will be presented to Committee later in the year.

10. **APPENDICES**

- Appendix 1 - Affordable Housing Programme, including new schemes for approval
- Appendix 2 - List of schemes for removal from the Affordable Housing Programme
- Appendix 3 - Risk management; Supporting People reduction impact
- Appendix 4 - Risk management; the Affordable Housing Programme
- Appendix 5 - Equality Impact Assessment for Sheltered Service Reductions

11. **BACKGROUND PAPERS**

None

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100211Appendix 1 The New Affordable Hsg Programme

Affordable Housing Programme

SITE NAME	AREA	SCHEME TYPE	LAND OWNER-SHIP	SITE TOTAL UNITS	AFFORDABLE HOUSING %	TOTAL AH UNITS	AH UNITS for RENT	AH units for SO or IR	RP	Start on Site Financial Year	Completion Date Financial Year
Dove Close Days Road Very Sheltered Scheme	Capel St Mary	RES	PL	32	100%	32	6	26	Orwell HA	2009/10	2010/11
Boleyn Place B/10/00266	Erwarton	RES	BDC	2	100%	2	2		Suffolk Hsg Society	2010/11	2010/11
Stourcroft, Bures Road, Phase 3 B/03/01504/FUL	Great Cornard	PO	PL	306	26%	23	15	8	Iceni/Colne	2009/10	2010/11
Banham's Coach Depot, The Row B/08/01927/FUL	Hartest	RPO	PL	4	25%	1	1	0	Orwell	2009/2010	2010/11
Syers Farm B/05/00035/FUL B/05/00034/FUL	Hitcham	RPO	PL	6	17%	1	1	0	Suffolk Heritage Flagship Housing	2007/08	2010/11
Meadow Cottages Wiston Road B/09/00583	Nayland	RES	PL	5	100%	5	5	0	Suffolk Heritage Flagship Housing	2010/11	2010/11
Hallifax Place	Shimpling	RES	BDC	4	100%	4	4	0	Suffolk Hsg Society	2010/11	2010/11
Land to rear of Town Hall, Gaol Lane B/09/001422	Sudbury	RS	STC	6	33%	2	1	1	TBA	2011/12	2010/11
Homefield B/09/00747	Boxford	RLNS	BDC	8	100%	8	4	4	Suffolk Heritage Flagship Housing	2010/11	2011/12
Stourcroft, Bures Road, Phase 4 & 5 B/03/01504/FUL	Great Cornard	PO	PL	306	26%	57	51	6	Iceni/Colne	2010/11	2011/12
Poplar Road H/O1Phase 1	Great Cornard	RS	BDC	21	100%	21	9	12	Suffolk Heritage Flagship Housing	2010/11	2011/12
Crowcroft Road B/07/01411	Nedging	PO	PL	12	33%	4	2	2	Hastoe	2010/11	2011/12
Rye Hill Sudbury Suffolk CO10 2BB (Cats Lane postal address) B/00/01751/OUT	Sudbury	PO	PL	42	36%	15	15 = 9 units for General Needs Rented & 6 units for Supported Housing Project		Orbit HA	01.02.07 then to resume with new contractor Nov 2010.	2011/12
Bury Road B/10/00947/FUL/DB	Thorpe Morieux	RES	BDC	6	100%	6	6	0	Orwell HA	2010/11	2011/12
Brookfield (Iceni)	Bildeston	RS	BDC	8	100%	8	8	0	Suffolk Hsg Society	2011/2012	2011/2012
45/51 Wattisham Road B/09/00858	Bildeston	RS	BDC	8	100%	8	8		Orwell HA	2010/2011	2011/2012
Land rear of 30-36 Queensway	Acton	GNS	BDC	1	100%	1	1		TBA	2011/12	2012/13
Goodlands Farm	Boxford	RPO	PL	20	40%	8	6	2	TBA	2011/12	2012/13
The Marvens Phase 2	Copdock & Washbrook	RES	SCC	8	100%	8	8	0	Hastoe HA	2011/12	2012/13

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7 and 8 Mill Green	Edwardstone	GNS	BDC	4	100%	4	4		Suffolk Heritage Flagship Housing	2011/12	2012/13
Elmsett LNHS	Elmsett	RES	PL	TBA	100%	14	14		Suffolk Heritage Flagship Housing	2011/12	2012/13
Crownfield Road B/08/01052/FUL & B/09/00022	Glemsford	PO	PL	56	35%	20	15	5	Suffolk Hsg Society	2011/12	2012/13
Garden land side of 57 Schoolfield	Glemsford	RLNS	BDC	TBA	10%	TBA				2011/12	2012/13
Poplar Road H/O2 Phase 2 B/04/01624/FUL	Great Cornard	RS	BDC	23	100%	23	17	6	Suffolk Heritage Flagship Housing	2011/12	2012/13
Head Lane B/06/00014/OUT	Great Cornard	PO	PL	30	35%	11	8	3	TBA	2011/12	2012/13
Guildford Europe, Radiator Road B/03/01205/OUT	Great Cornard	PO	PL	54	35%	12+	0	12 TBA	Iceni/SHS	2011/12	2012/13
Folly Road B/07/01211	Great Waldingfield	RPO	PL	93	35%	32	24	8	Suffolk Hsg Society	2010/11	2012/13
Ten Trees Road	Great Waldingfield	RES	SCC	15	100%	15	15	0	TBA	2011/12	2012/13
Land between Lady Lane & Tower Mill Lane B/06/1488/OUT	Hadleigh	PO	PL	170	35%	59	45	14	Suffolk Heritage Flagship Housing	2010/11	2012/13
Lady Lane (Samsons Motorworks) B/05/1367/FUL Refused 27/09/05 Current appeal	Hadleigh	PO	PL	33		16	12	4	TBA	2011/12	2012/13
Grays Close B/06/02146	Hadleigh	PO	PL	8	25%	2	1	1	TBA	2011/12	2012/13
LNHS - Land adj. Timperleys	Hintlesham	RES	PL	TBA	100%	8	TBA	TBA	Hastoe	2011/12	2012/13
Woodview, The Causeway B/08/00656/OUT	Hitcham	RPO	PL	3	33%	1	1		TBA	2011/12	2012/13
LNHS	Leavenheath	RES	PL	8	100%	8	8		Suffolk Hsg Society	2011/12	2012/13
Land in front of 17-28 Churchfield Church Lane B/09/01013	Monks Eleigh Sproughton	RS PO	BDC PL	TBA 30	100% 33%		10	TBA	Orwell TBA	2011/12	2012/13
Land and garage site Valley View	Stanstead	GNS	BDC	4	100%	4	4		Suffolk Hsg Society	2011/12	2012/13
William Armes B/04/01176/OUT	Sudbury	PO	PL	121	30%	36	32	4	TBA	2011/12	2012/13
Highbank	Sudbury	PO	PL	TBA	35%	21	16	5	TBA	2011/12	2012/13
Ballingdon Oil Depot, Middleton Road B/05/02159/OUT, B/10/01574/RES	Sudbury	PO	PL	22	35%	8	6	2	TBA	2011/12	2012/13
Glebe Close	Tattingstone	RLNS	BDC	2	100%	2	2		TBA	2011/12	2012/13
Church Farm	Whatfield	PO	PL	16	35%	6	4	2	TBA	2011/12	2012/13
Friends Field/Eves Orchard B/07/01131/ENQ	Bures	PO	PL	31	35%	11	9	2	TBA	2012/13	2013/14
Chelmondiston LNHS (No application rec'd as yet)	Chelmondiston	RES	PL	6	100%	6	5	1	Hastoe HA	2012/13	2013/14
Harp Close Meadow B/99/00706/FUL	Sudbury	PO	PL	TBA	35%	TBA	TBA	TBA	TBA	2012/13	2013/14

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St Leonards Hospital B/03/00282/OUT	Sudbury	PO	PL	23	22%	5	3	2	TBA	2012/13	2013/14
Thorington Hall Area F - B/02/1984/OUT (current application)	Pinewood	PO	PL	114	30%	34	26	8	TBA	2012/13	2014/15
Carsons Drive	Great Cornard	PO	PL	170	35%	60	45	15	Suffolk Heritage Flagship Housing	2011/12	2015/16
Ganges - B/03/01085/OUT	Shotley Gate	RPO	PL	TBA	35%	TBA	TBA	TBA	TBA	2014/14	2016/17
Chilton Woods	Sudbury	PO	PL/SCC	700?	35%	245?	184	61	TBA	2012/13	2022/23

New Scheme to be added to AHP

8 Bull Lane B/10/01421/FUL	Long Melford	GNS	BDC	2	100%	2	2	0	Suffolk Hsg Society	2011/12	2011/12
Local Needs Scheme land off Vicary Estate	Assington	RLNS	BDC	4	100%	4	4		TBA	2011/12	2012/13
Local Needs Scheme	Cockfield	RES	PL	18	100%	18	TBA	TBA	TBA	2011/12	2012/13
Local Needs Scheme	Lavenham	RES	PL	TBA	100%				Hastoe	2011/12	2012/13
White Gates, Sudbury Road B/10/00786/FUL	Lavenham	PO	PL	4	33%	1	1	0	Suffolk Hsg Society	2011/12	2012/13
Joint LHNS Monks Eleigh/Kersey/Lindsey	Monks Eleigh/Kersey	RES	PL	10	100%	10	10		Orwell	2011/12	2012/13
Local Needs Scheme	Sproughton	RES	PL	6	100%	6	6	0	Hastoe HA	2011/12	2012/13
Local Needs Scheme	Tattingstone	RES	PL	8	100%	8	8	0	Orwell	2011/12	2012/13
Local Needs Scheme	Bentley	RES	PL	8	100%	8	8		Suffolk Heritage Flagship Housing	2011/2012	2012/2013
Local Needs Scheme	Glemsford	RES	PL	TBA		TBA			Suffolk Heritage Flagship Housing	2012/13	2013/14
Local Needs Scheme	Holbrook	RES	PL	10	100%	10	TBA	TBA	TBA	2011/12	2013/14

KEY:

GNS = General Needs Scheme	AH = Affordable Housing
PO = Planning Obligations	SO = Shared Ownership
RES = Rural Exceptions Scheme	IR = Intermediate rent
RLNS = Rural Local Needs Scheme	SCC = Suffolk County Council land
RPO = Rural Planning Obligations	NHS = Health Authority land
RS = Regeneration Scheme	PL = privately owned land
RP = Registered Provider	BDC = Babergh land
	STC = Sudbury Town Council

schemes highlighted in grey are on BDC land

100211Appendix1 The New Afford...

APPENDIX TWO Affordable Housing Programme Deletions

Parish	Site Name/Location	Type of Site	Potential number of units	Proposed Property Types Req'd	Local Need or General Need	Development Control View	Action undertaken	Tenancy flagged for future	Conclusion
Brantham	4 Church Lane	regeneration of block built bungalow	2	2 x 2BB	General Needs	Planning permission secured	After initial agreement with the tenant, that they would move, they changed their mind and confirmed their intention to remain in the property long term.	Yes	Unable to progress scheme at this time.
Glemsford	11 and 12 Harpurs Road, and 3 adj garages, and part of amenity area	Regeneration of two 1BB, and 3 garages and part of amenity area.	2	1 x 2BH 1 x 3BH and parking area	General Needs	Inside BUAB. Support received for proposal.	It has been established that the needs of the current tenant of no 12 Harpurs Road are best met by extending the current home. Therefore it is agreed that redevelopment of this site is inappropriate.	no	no further action.
Nedging	Land adj to 10 Crowcroft Road	Plot of land in front of STP	4	2 x 2BH 2 x 3BH	General Needs	Initial response - Inside BUAB, area is an AVRA, but not of huge merit, development supported.	Anglian Water has been consulted and they confirm that they would object to development at this location due to its proximity to a nearby Sewage Treatment Plant. It is therefore agreed with Development Control Team that a scheme on this site is unviable.		Site unsuitable for residential development
Polstead	No 1, 4, 5 Rockalls Road	Potential garden severances on properties 1, 4, 5.	3	Potentially 2 x 4BH or 2 and 3BH's	General Needs	Detailed consideration by DC advised that redevelopment of infill plots inappropriate as out of keeping with pattern of development. Also impact on views relating to AONB	Following an architectural assessment of the sites in question it is confirmed that although infill units are feasible at this location. However it is agreed with Development Control Team that such development is not appropriate at this location as it will harm the pattern of development and harm the environment in this AONB. Tenants advised no further action to be taken.	no	no further action.
Polstead Heath	2 The Heath, Heath Road CO6 5BQ	Potential garden severance	2	2BB or 2BH	General Needs	Detailed consideration by DC advised that redevelopment of garden inappropriate, loss amenity to no 2, and garden of new property will be restricted by trees and hedge in front boundary. Potential for trees and hedge to lost in future.	Following an architectural assessment of the sites in question it is confirmed that although infill units are feasible at this location, it is agreed with Development Control Team that such development is not appropriate at this location as it will harm the pattern of development and harm the environment in this AONB. Tenants advised no further action to be taken.	no	no further action.
Shotley	Car Park site adjacent 44 Kingsland	redevelopment of plot of land and car park area	1	1 x 3BBWC or 2 x 2BH	General Needs	Inside BUAB. Recommend 1 property only and retention of 6 parking spaces	Liaison with PC, and appraisals completed for the development of 1 unit on the site, together with the retention of some car parking - 1 unit on the site is not financially viable. A 2 unit scheme is more financially but this would lead to loss of car parking, which is not acceptable.	n/a	no further action.

Parish	Site Name/Location	Type of Site	Potential number of units	Proposed Property Types Req'd	Local Need or General Need	Development Control View	Action undertaken	Tenancy flagged for future	Conclusion
Stanstead	Land between 13 and 14 Alston Crescent CO10 9AN	potential garden severance of no 13 and 14	2	2BB or 2BH	General Needs	Inside BUAB, site suitable for infill	Architectural assessment completed, infill units feasible and supported by DC. Tenants visited Sept 10 and refused to release garden at this time. Tenants advised no further action to be taken now.	yes	Unable to progress scheme at this time.

KEY

BUAB	Built Up Area Boundary
AVRA	Area of Visual or Recreational Amenity
AONB	Area of Outstanding Natural Beauty
PC	Parish Council
DC	Development Control
STP	Sewage Treatment Plant

100211-Appendix2TheAffordable Hsg Programme deletions.xls

RISK MANAGEMENT**THE IMPACT OF THE SUPPORTING PEOPLE GRANT REDUCTIONS**

The changes to the sheltered housing service is linked to two of the Council's Significant Business Risks. These are (2) Efficiencies and Savings and (6) Performance and Cost Management and the outcomes are detailed below:

Risk Description	Likelihood	Serious or Impact	Mitigation Measures
The reductions in visiting cover will compromise the safety and well being of our residents	Low	Critical	<p>The report proposes the delivery of a high level support service to those with an assessed need.</p> <p>24 hour emergency alarm provision will be retained</p> <p>The most vulnerable tenants within schemes already receive services provided by Social Care. Those who we think should qualify will be referred for an assessment</p> <p>We also manage higher level support services known as Very Sheltered Housing. We may discuss planned moves into these schemes where the level of care required exceeds the support which we can offer.</p>
The statutory responsibility on agencies such as Social Care and Health to support the most vulnerable are reduced	Low	Critical	We continue to work in partnership with Social Care and Health and will ensure that any changes to their delivery plans are know and understood.
We are not able to deliver the service within budget and there is a negative impact on other key services	Low	Critical	We have assessed the service to be delivered within the available budget for 2011/12. We will ensure robust and efficient management of these budgets and will ensure this is reported within the review of the new arrangements
The proposed staffing arrangements will not be able to offer sufficient flexibility and resilience	Very low	Critical	We have reviewed the staffing arrangements very carefully based on the new service model and built in some safeguards within the budget to allow for contingencies.

RISK MANAGEMENT - BABERGH'S NEW AFFORDABLE HOUSING PROGRAMME

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Scheme viability issues reduce the Council's ability to bring forward affordable housing on Babergh owned land	Low	Major	Early investigations into the viability of individual sites ensure that inappropriate sites are not brought forward, reducing the officer time spent on abortive sites.
Reduction in Social Housing Grant and introduction of Affordable Rent Tenancy	Definite	Major	It is apparent that funding for new affordable housing will be greatly reduced. The full implications of the Affordable Rent Tenancy will be known in late January 2011. Officers will closely monitor the situation, and report to Members with information, and approval for action as appropriate.
Changes to planning guidance	Definite	Moderate	It is known that significant changes to the planning system are proposed by the Government. However the full impact of these changes is not yet known. Officers will closely monitor the situation, and report to Members with information, and approval for action as appropriate
Registered Provider partners will not wish to work with the Council on an "at risk" basis	Very Low	Major	Experience confirms that RP's have been keen to work with the council in the past on an 'at risk' basis, and no concerns have been raised over progressing existing schemes.
Planning approval is not granted for development of	Low	Major	The Affordable Housing Team and the Council's RP partners liaise closely with the Council's Development

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
the sites in question.			Control Team, to ensure that the proposed schemes for these sites are acceptable, in principle and appropriate for consideration by Development Committee.
Economic climate	Likely	Major	The current Economic Climate remains fragile, and will continue to have an impact on the delivery of open market developments and in turn on the provision of affordable housing sector.

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The Sheltered Housing Service

EQUALITY IMPACT ASSESSMENT

STAGE TWO

A Stage Two Assessment is used when the initial screening exercise has indicated that the policies/project/functions in question is expected to have a high negative impact on one or more equality target groups.

Extracts of the key results of the Stage Two assessment that was completed for the changes to the Sheltered Housing Service are provided below.

Consultation details

Staff meetings have been held throughout this process to ensure staff are aware how and what should be communicated to residents. Because the changes will ultimately affect staff either through different working practices or through a change in their working patterns, both group meetings and individual meetings have been held between officers and staff who will be affected.

Initial letter summarising the outcomes of the review and decisions to reduce the level of grant were sent to residents in April and October 2010. This process was lead by Supporting People.

Group meetings with all residents at each of the schemes took place in November/December to discuss the proposed changes.

A covering letter & questionnaire was sent to all residents in October 2010. A detailed "questions and answers" script was also included.

Officers have worked alongside formal resident groups including a Working Group which especially formed as a result of the proposed changes and which has met regularly for the last 10 months. This group has been representative of all the schemes and communicates its progress within our adopted tenant structures.

We also have current approvals from 2005 to reduce (or de-designate) units within our rural schemes. We also sought to establish the principle of investing and enhancing in the four Category 2 schemes. All these changes were themselves subject to consultation and discussion with residents. The 2011 proposals therefore reflect this position of attempting to manage what we knew was likely to be a restriction in funding in future years.

Members and representatives of the Housing Panel have been kept very closely informed

about the impending changes. A full summary of the issues were outlined in the Housing Panel's review in 2010. David Clarke and Councillor Jennie Jenkins are also part of the Supporting People Commissioning Body who carried out the strategic review of the service and recommended the funding changes.

What the consultation revealed about negative impact of this Policy

We have worked formally with our Tenants` Forum, Sheltered Tenants` Forum and Resident Working Group as the model of future service delivery was developed. They helped to agree the main consultation format which we used to inform tenants views of the proposed changes.

Whilst we targeted all 365 tenants, the response rate was a disappointing 35 (or 10%). The main findings indicate:

- Concerns with the withdrawal of daily visits
- Concerns that the most vulnerable will lose their independence
- Worries that future service cuts will be applied
- Recognition that this will increase the pressure on family and friends

The proportionate changes that were made as a result of the consultation

It is recommended that we introduce a new high level support service for those tenants who need additional visits. We are agreeing the criteria with tenants representatives but this will be time limited support and be available only in certain circumstances; for instance following a bereavement, where the resident is awaiting a care assessment or is seriously ill. The County Council intended to develop this type of service but cannot afford to fund it at the current time. We recommend therefore that this is a service that is reviewed after a year.

We will also be undertaken other practical changes and which will include:

- Installing key boxes to the homes of the most vulnerable so that emergency services can gain access.
- Allowing next of kin protected access to Category 2 schemes as opposed to this being managed by our Control Centre.
- Agreeing special arrangements with Central Control to call residents if a need is proven on the days a manager does not visit.
- Encouraging the consistent use of pendant devices within homes, which offers greater protection if emergency help is required.

EQUALITY IMPACT ASSESSMENT ACTION PLAN

Issue/negative impact identified	Proposed action	Lead Officer	Completion Date
Concerns with the withdrawal of daily visits	Agree a high level visiting service for tenants who are vulnerable and those wellbeing could be prejudiced	David Clarke	Will form part of the recommendations to Committee
	To develop and implement a new vision for older people with partnering organisations called the Partnership for Older People (PoPs)	Sara Jackson	On-going
	Ensure any opportunities offered by `Suffolk Circle` are made available to sheltered residents	David Clarke	On-going
Concerns that the most vulnerable will lose their independence	To continue to work with Social Care Services to identify tenants with care needs	All staff working within the service	On-going
Recognition that this will increase the pressure on family and friends	To target tenants without close friends and family with the new support service.	All staff working within the service	

	To communicate and reinforce current social policy which indicates our collective responsibility for caring and supporting the communities in which we live		
Worries that future service cuts will be applied	To make sure that any future changes are subject to the same degree of consultation	David Clarke	As future funding arrangements are applied

MONITORING PLAN

The arrangements for future monitoring and review.

Action	Monitoring arrangements	Timeframe (annually, six monthly etc)	Responsible Officer
The resident Working Group will continue to meet to review the changes	The outcomes, findings and views of this group will be fed into the decision making process of the Tenants Forum	This group has agreed to meet bi-monthly	Independently chaired by Roger Chapman. Administered and supported by David Clarke
The Housing Panel will review the success/failure of the changes over the next 12 months through their meetings	A standard agenda item will be created	Next 12 months	David Clarke