



Although a formal committee of the city council, the Health & Wellbeing Board has a remit which includes matters relating to the Clinical Commissioning Group (CCG), the Local Safeguarding Board for Children and Health Watch. Papers come from a variety of sources. The format for Health & Wellbeing Board papers is consequently different from papers submitted to the city council for exclusive city council business.

1. Housing Adaptations Update – Extract from the Proceedings of the Housing Committee meeting held on 10 September 2014

1.2 This paper is to be made available to the general public.

1.3 Health & Wellbeing Board meeting on 9th December 2014

1.4 Caroline De Marco, Democratic Services Officer, 01273291063.
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2. Summary

2.1 To receive a recommendation from the Housing Committee held on 10th September 2014.. An extract of proceedings is attached.

3. Decisions, recommendations and any options

Action Required of the Health & Wellbeing Board:

To consider the recommendation referred from the Housing Committee for approval:

‘That the Health & Wellbeing Board be recommended to agree that the allocation for the Disabled Facilities Grant will be monitored as part of the governance arrangements for all schemes in the Better Care Fund.’

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 10 SEPTEMBER 2014

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillor Randall (Chair), Councillor Phillips (Deputy Chair), Councillor Barnett, Daniel, Littman, Meadows, Mears, Peltzer Dunn (Opposition Spokesperson), Wakefield and Wilson (Group Spokesperson).

PART ONE

21 HOUSING ADAPTATIONS UPDATE

- 21.1 The Committee considered the report of the Executive Director Environment, Development and Housing in which Members were asked to consider the capital funding pressures this year and going forward in light of the end of the Private Sector Housing capital programme and the options for managing the demand for and expenditure on major housing adaptations where this is forecast to exceed the capital funding available. The report was presented by the Head of Housing Strategy & Development – Private Sector Housing and the Operational Manager, Housing Adaptations.
- 21.2 Councillor Barnett referred the Adaption Panel. Sheltered blocks had not been considered by the Panel. Nothing had been done to help the older blocks. She mentioned Churchill House, an older sheltered block in Hove. She stressed that stair lifts should be provided in this older block as many older people were finding it difficult to use the stairs and were becoming isolated in their flats. The back of these buildings had stairs and should have slopes. Post boxes on back of doors would help prevent the elderly people having to bend. Electronic doors that opened would be expensive but would be a great help. The current doors were very heavy safety doors. The Operational Manager, Housing Adaptations replied that work had been carried out in the past on sheltered housing refurbishment. She agreed that proactive work would increase the supply of successful homes. The Chair promised to look at this request.



- 21.3 Councillor Mears referred to the graph in paragraph 3.14. She raised concern about the significant HRA contribution compared to the contribution of other departments. Contributions were low compared to saving made by people staying in their own homes.
- 21.4 The Chair concurred and stressed that some of the savings were made by the NHS rather than the council. The Health and Wellbeing Board were involved in this issue and the situation needed to be monitored.
- 21.5 Councillor Meadows stated that she was pleased to see that housing associations would be asked to contribute to the cost of adaptations. She asked if the same framework was being used to keep their costs down. Councillor Meadows stressed that the Better Care Fund was not new money and was concerned that the £0.911m which was the indicative allocation for the DFG from the Better Care Fund might be used to support savings in the Better Care Fund.
- 21.6 Councillor Meadows stressed the need for more wheelchair adapted homes and was concerned that all the best sites were taken for student accommodation.
- 21.7 **RESOLVED:**
- (1) That housing adaptations capital expenditure commitments in 2014/15 and beyond be noted.
 - (2) That the potential options outlined in paragraphs 3.18 to 3.29 in the report to mitigate pressures identified be noted, and that the actions identified in the resolutions below be agreed subject to report back to a future Housing Committee on progress & outcomes.
 - (3) That the Health & Wellbeing Board be recommended to agree that the allocation for the Disabled Facilities Grant will be monitored as part of the governance arrangements for all schemes in the Better Care Fund.
 - (4) That consultation be approved with housing associations to encourage tenant rather than landlord applications for Disabled Facilities Grant and a greater contribution from housing associations toward the overall cost of adaptations to their homes.

- (5) That the use of the Adaptations Framework for adaptations in the private housing sector be approved.
- (6) That the consultation with council tenants and key stakeholders on the introduction of an Adaptations Policy for council tenants be approved.