

Housing Working Party

17 October 2018



Time and venue:

1.00 pm in the The Warren Room, Lewes House, High Street, Lewes, BN7 2LX

Membership:

Councillor Ron Maskell (Chair); Councillors Mike Chartier, Sharon Davy, Johnny Denis, Ruth O'Keeffe, Steve Saunders and Richard Turner

Quorum: 4

Published: Tuesday, 9 October 2018

Agenda

- 1 **Minutes** (Pages 1 - 2)
To confirm and sign the minutes of the previous meeting held on 11 July 2018 (attached herewith).
- 2 **Apologies for absence/declaration of substitute councillors/declarations of interest**
- 3 **Properties in the development pipeline**
Verbal update by HEDP Development Project Manager.
- 4 **Universal Credit** (Pages 3 - 8)
Presentation by Functional Lead for Thriving Communities.
- 5 **Housing Standards**
Presentation by Head of Homes First.
- 6 **Date of next meeting**
The next meeting of the Housing Working Party will be called as necessary.

Information for the public

Accessibility: Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

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Information for councillors

Disclosure of interests: Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

Councillor right of address: A member of the Council may ask the Leader, a Cabinet Member or the Chair of a committee or sub-committee any question without notice upon an item of the report of the Cabinet or a committee or subcommittee when that item is being received or under consideration by the Council.

A member of the Council may ask the Chair of a committee or sub-committee a question on any matter in relation to which the Council has powers or duties or which affect the District and which falls within the terms of reference of that committee or subcommittee.

A member must give notice of the question to the Head of Democratic Services in writing or by electronic mail no later than close of business on the fourth working day before the meeting at which the question is to be asked.

Democratic Services

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Housing Working Party

Minutes of meeting held in Telscombe Room - Southover House, Lewes on 11 July 2018 at 2.00 pm

Present:

Councillor Ron Maskell (Chair)

Councillors Sharon Davy, Johnny Denis, Richard Turner and Stephen Catlin

Officers in attendance:

Andy Chequers (Head of Homes First), Leighton Rowe (HEDP Development Project Manager) (Minutes 1 to 3), Angy Weaver (Senior Specialist Advisor, Thriving Communities) and Jennifer Norman (Committee Officer)

Also in attendance:

John Langley, Tenants' Representative, Tenants of Lewes District (Vice-Chair)

1 Minutes

The minutes of the meeting held on 18 April 2018 were submitted and approved, and the Chair was authorised to sign them as a correct record.

2 Apologies for absence/declaration of substitute councillors/declarations of interest

An apology for absence had been received from Councillor Ruth O'Keeffe. Councillor Catlin declared that he was acting as substitute for Councillor O'Keeffe for the duration of the meeting.

3 Properties in the Development Pipeline

The Committee received a verbal update by the HEDP Development Project Manager in respect of projects in the housing development pipeline across Lewes District. A handout which detailed the development pipeline update was tabled at the meeting and a copy of which is published on the website.

Resolved:

That the content of the verbal update be noted.

4 Universal Credit

The Committee received a report by the Functional Lead for Thriving Communities which provided an update on the roll-out of the full Universal Credit service in Lewes District.

The Committee queried whether or not housing benefits and working tax credit would be part of Universal Credit and if both would continue at the present rates. Officers responded that council tax support and pensions were outside of the parameters of Universal Credit, and it was doubtful that housing benefits and working tax credit would remain at the prevailing rates.

The Committee queried if Universal Credit would have to be applied for. Officers responded that only new applicants would have to apply, however, certain triggers would put a person on Universal Credit. At some point in the future the government would be looking to migrate everyone to Universal Credit, but this would affect residents gradually.

The Committee queried how the Council could monitor the needs of residents within Lewes District. Officers responded that the Council was monitoring the needs of the residents, and officers would keep the Committee up to date with any trends.

The Vice-Chair of the Tenants of Lewes District (TOLD) queried if there were review dates put in place once a person had been allocated Universal Credit. The Senior Specialist Advisor, Thriving Communities, responded that once a person had been allocated Universal Credit it was up to that individual to report any changes in circumstances.

Resolved:

That the content of the report be noted.

5 Date of next meeting

That the next meeting of the Housing Working Party will be held in October 2018, on a date later to be agreed in consultation with the Chair, the Head of Homes First and the Committee Officer.

The meeting ended at 3.17 pm.

Councillor Ron Maskell (Chair)

STRONGER together

Universal Credit

Bill McCafferty

Functional Lead for Thriving
Communities



Lewes District Council



Working in partnership with Eastbourne Homes

Universal Credit

- Income-based jobseeker's allowance (JSA)
- Income related Employment and Support Allowance (ESA)
- Income support
- Working Tax credit
- Child Tax Credit
- Housing Benefit
- **Not** Council Tax Reduction

Full (Digital) service

- 26 September 2018
- For working age claimants
 - not those with 3 children until February 2019/Supported and emergency accommodation
- All new claims and some changes in circumstances
- Claim and manage claim online
- Bank account and email address

Impacts

- c1,000 working age LDC tenants – HB c£5.5m
- 440 working age HA – HB of c£6.6m
- c2,700 working age Private tenants - HB of c£21.8m
- Increased rent arrears
- Potential for increase in homelessness
- Council Tax collection
- Managed migration

Impacts on Residents

- Access to internet
- Basic IT skills
- Financially excluded
- Manage a monthly budget
- Responsible for paying rent

Support

- Citizens Advice Bureau
 - Personal Budgeting and Assisted Digital support
- Brighton Housing Trust
 - LDC tenants/rural communities
- Libraries
 - IT for You volunteers
- Voluntary Sector meetings