



COMMUNITY OVERVIEW AND SCRUTINY PANEL

Panel Report

Public

Date of Meeting: Thursday 19th July 2012

Title: RIVERSIDE CARLISLE JOINT WORKING

Report of: The Director of Community Engagement

Report reference: CD40/12

Summary:

This report provides Members of the Community Overview and Scrutiny Panel with an update report on the joint working between Riverside Housing and Carlisle City Council.

Questions for / input required from Scrutiny:

Input relating to the updated information provided within the report.

Recommendations:

That the report and its contents be noted.

Contact Officer: Keith Gerrard

Ext: 7350

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

Housing Strategy and Carlisle Housing Partnership

The Housing Strategy 2012-16 was developed through the Carlisle Housing Partnership and was signed off by full Council in March 2012. The Strategy & Partnership encourage a joined up approach to overcoming the many housing, economic and health issues problems within the area. Officers from Riverside are on the Partnership working through the sub groups to enable delivery of the Housing Strategy.

Affordable Homes

The City Council looks to work closely with Riverside to enable affordable housing delivery. The Homes and Communities Agency (HCA) Affordable Housing Programme (AHP) 2011-15 has a reduced funding pot for affordable housing delivery. Under the programme Riverside have secured funding for 36 units (at Morton Primary School) which is subject to issues regarding the purchase of the land.

Land Assets

The City Council and Riverside are undertaking a joint review of our land assets, with a view to unlocking land for market/affordable housing or other types of development. Riverside are now able to access data on our land assets.

Landlord and Tenant Open Day

The Council was supported by Riverside at the Landlord and Tenant Open Day. The event was attended by over 80 private sector landlords and tenants, who were able to obtain information on renting in Carlisle. The City Council's also has a strong working relationship with Riverside when working on housing complaints, which enables both organisations to deal swiftly with any tenant complaints through joint inspections.

Homelessness

There is a strong working relationship between the Homelessness team at the Council and Riverside's allocation team with regular meetings to discuss nominated Council accepted homeless clients.

Welfare Reform

The consequences of welfare reform will be significant for housing providers. Riverside estimate that 16.5% of their residents under-occupy accommodation and will lose rent under the reforms with this in turn potentially leading to rent arrears. This could have a cyclical affect in terms of evictions and homelessness presentations.

Disabled Facility Grants

Riverside carried out a review of disabled adaptations in 2011 and have implemented a number of changes subsequently. Referrals for disabled adaptations relating to any Riverside tenant are sent directly to Riverside by the Occupational Therapists (OT's) from Social Care. Where the value of the work is less than £7000 this will be funded by Riverside unless it is a second assessed referral within a 12 month period. Ongoing communication between the Private Sector Housing team at the Council and the Adaptations team at Riverside takes place relating to specific cases, processes and work with contractors.

Integrated Disabled Facility Grants Pilot

The Disabled Facility Grants (DFG) Integration Pilot is a process currently being undertaken to look at improving the working systems between Health, Social Care and Housing. Officers from Riverside sit on the project working group for the project. Riverside Careline service has recently expanded their operation to provide a hospital discharge service based around their community alarm service, following the loss of Supporting People funding. It is intended to explore partnership approaches with Riverside for development of home improvement and support services.

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?		
Age	N/A	
Disability	N/A	
Race	N/A	
Gender/ Transgender	N/A	
Sexual Orientation	N/A	
Religion or belief	N/A	
Human Rights	N/A	
Health inequalities	N/A	
Rurality	N/A	

If you consider there is either no impact or no negative impact, please give reasons:

This paper is an update for information and does not propose any change in policy or activity

If an equality Impact is necessary, please contact the P&P team.