

HOUSING AND COMMUNITY COMMITTEE

10 OCTOBER 2016

7.00 PM

**COUNCIL CHAMBER
CIVIC OFFICES,
CENTRAL MILTON KEYNES**

A G E N D A

www.milton-keynes.gov.uk/scrutiny

Councillor C Williams (Chair)
Councillors Ganatra and Wallis (Vice-Chairs)
Councillors Burke, Ferrans, Geaney, Hosking, Jenkins, Khan, D McCall, and Webb

For more information about the meeting please contact Elizabeth Richardson on (01908) 252629 or e-mail: Elizabeth.Richardson@milton-keynes.gov.uk

What is Overview and Scrutiny?

Each local authority is required by law to establish an overview and scrutiny function to support and scrutinise its executive arrangements.

Each scrutiny committee or task and finish group has its own remit as set out in its terms of reference but they each meet to consider issues of local importance and have a number of key roles:

1. Providing a critical friend challenge to policy makers and decision makers
2. Enabling the voice and concerns of the public
3. Driving improvement in public services.

The scrutiny committees consider issues by receiving information from, and the questioning of, both council officers and external witnesses / partners to develop an understanding of proposals or practices. As scrutiny committees have no executive powers they often present their conclusions in the form of recommendations to the Cabinet, full Council, council officers, or external partners that they believe will improve performance, or as a response to public consultations. The Committee will often request a formal response and progress report on the implementation of recommendations that they have provided to various parties.

Attending Meetings of Scrutiny Committees / Task and Finish Groups

Meetings of scrutiny committees and task and finish groups are held in public and are open for everyone to attend. If you would like to attend then please just turn up. However, if you would like to make a representation to councillors on behalf of yourself or others, then let us know you are attending before the meeting so that the Chair can be advised in advance.

If there are specific issues that the meeting must consider in private then they will be asked to agree this at the meeting.

After the meeting the recommendations and Minutes of the meeting, as well as agendas and reports for the majority of the Council's public meetings are available via the Council's website at:

[\(http://cmis.milton-keynes.gov.uk/cmiswebpublic/\)](http://cmis.milton-keynes.gov.uk/cmiswebpublic/).

The Scrutiny process aims to promote the vision, values and objectives set out in the Milton Keynes Council Plan

The Council Plan 2016-20 ([Council Plan 2016-20](#)) sets out how Milton Keynes Council will work to achieve its ambitions for Milton Keynes. Within it are the priorities the Council will address between 2016 and 2020, together with a detailed delivery plan showing what will be done and the main milestones along the way.

Milton Keynes Council wants to enable a 21st Century city whilst preserving what makes us special; an internationally recognised centre of prosperity, economic innovation and cultural creativity, in a high quality green space and built environment.

Vision:

To develop a thriving, dynamic European Destination City and to ensure a fair, hardworking and more equal Milton Keynes for all.

Values:

To become a co-operative borough where customers are put first, everyone works as team and makes a difference every day.

Objectives:

A City of Opportunity

Milton Keynes has limitless potential. We want every person to have the chance of a good, well paid job and the skills to do it in a more equal society; a prosperous Milton Keynes with a strong, diverse economy that has an international reputation for innovation. We are in the right place to succeed, taking advantage of our excellent links to the wider regional, national and international economies, building on our success in the service and professional industries and taking advantage of new opportunities in a knowledge-based, high skilled economy. We will support people to succeed, develop the skills they need to access well paid employment and have the opportunity to meet their potential.

An Affordable City

We want to create communities that can attract, retain and enable people from every background. Milton Keynes has been built on meeting the aspirations of people to live in a good home at a price they can afford to rent or buy, and businesses being able to access high quality, affordable premises that meet their needs. We will promote more affordable good quality housing and create the space for business to thrive. We want to ensure citizens have access to high quality services, a well maintained built environment and green space, and a range of facilities and cultural offers that are the fabric of any modern diverse and successful city.

A Healthy City

We will ensure lifelong wellbeing for all. We want Milton Keynes to be an active, vibrant place with people living long, healthy and fulfilling lives. We will support people and invest in services that promote prevention, choice and empowerment. We will reform public services to encourage aspiration, independence and resilience; ensure children and vulnerable people are protected from harm and neglect and work with partners to integrate services, improve outcomes and reduce health inequalities.

General Terms of Reference for Scrutiny Committees and Task and Finish Groups

- (a) To review or scrutinise any decision made, or other action taken, in connection with the discharge of any of the Executive Functions within the remit of the committee or task and finish group.
- (b) To make reports or recommendations to the Council or to the Cabinet with respect to the discharge of any of the Executive Functions within the remit of the committee or task and finish group
- (c) To review or scrutinise any decision made, or other action taken, in connection with the discharge of any of the Non-executive Functions within the remit of the committee or task and finish group.
- (d) To make reports or recommendations to the Council or any Committee of the Council with respect to the discharge of any of the Non-executive Functions within the remit of the committee or task and finish group.
- (e) To make reports or recommendations to the Council, to the Cabinet or to a regulatory committee on matters within the remit of the committee or task and finish group
- (f) To consider any representations made in connection with the work of the committee or review group by a Member of the Council on behalf of her/his constituents.
- (g) To appoint advisers from outside the Council to advise the committees or task and finish groups.

Housing and Community Committee Terms of Reference

1. To scrutinise the planning and provision of housing services in Milton Keynes and the Council's role as landlord, to ensure that these services provide good quality, affordable accommodation for the Council's tenants and to create a sense of place for all citizens of Milton Keynes.
2. To review the availability and provision of housing in Milton Keynes, including the impact of the Council's planning policies.
3. To review and assess measures to address homelessness and rough sleeping in Milton Keynes.
4. To seek to ensure that the anticipated needs and aspirations of future Milton Keynes' residents are met in the planning and delivery of new housing developments.
5. To scrutinise the planning and provision of leisure and cultural services provided by the Council and its partners.
6. To scrutinise the involvement of the Council in regional and national organisations operating within the remit of the Committee to ensure that the involvement provides value and benefit to Milton Keynes.

Health and Safety

Please take a few moments to familiarise yourself with the nearest available fire exit, indicated by the fire evacuation signs. In the event of an alarm sounding during the meeting you must evacuate the building immediately and follow all instructions provided by the fire evacuation officer who will identify him/herself should the alarm sound. You will be assisted to the nearest designated assembly point until it is safe to return to the building.

Mobile Phones

Please ensure that your mobile phone is switched to silent or is switched off completely during the meeting.

Agenda

Agendas and reports for the majority of the Council's public meetings can be accessed via the Internet at: <http://milton-keynes.cmis.uk.com/milton-keynes/> Wi-Fi access is available in the Council's meeting rooms.

Users of Windows 7 and above can simply click the link to any documents you wish to see. Users of Windows XP will need to right click on the link and select 'open in browser'.

Recording of Meetings

The proceedings at this meeting may be recorded for the purpose of preparing the minutes of the meeting.

In accordance with the Openness of Local Government Bodies Regulations 2014, you can film, photograph, record or use social media at any Council meetings that are open to the public. If you are reporting the proceedings, please respect other members of the public at the meeting who do not want to be filmed. You should also not conduct the reporting so that it disrupts the good order and conduct of the meeting. While you do not need permission, you can contact the Council's staff in advance of the meeting to discuss facilities for reporting the proceedings and a contact is included on the front of the agenda, or you can liaise with staff at the meeting.

Guidance from the Department for Communities and Local Government can be viewed at the following link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/343182/140812_Openness_Guide.pdf

Comments, Complaints and Compliments

Milton Keynes Council welcomes comments, complaints and compliments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please e-mail your comments to scrutiny@milton-keynes.gov.uk

If you require a response please leave contact details, ideally including an e-mail address. A formal comments / compliments / complaints form is available online at <http://www.milton-keynes.gov.uk/complaints/> .

AGENDA

1. Welcome and Introductions

The Chair to welcome councillors, officers of the Council, witnesses and the public to the meeting and introduce councillors, officers and witnesses who are present.

2. Apologies

3. Disclosures of Interest

Councillors to declare any disclosable pecuniary interests, or personal interests (including other pecuniary interests), they may have in the business to be transacted, and officers to disclose any interests they may have in any contract to be considered.

4. Minutes

To approve, and the Chair to sign as a correct record, the Minutes of the meeting of the Housing and Community Committee held on 23 August 2016 (Item 4) (**Pages 9 to 15**).

5. Updates

- a) To receive and note an update on the use of the former Central Milton Keynes Bus Station (commonly known as The Buszy) by the Milton Keynes Winter Night Shelter to provide reception / day centre facilities for rough sleepers during the winter of 2016/17 (Item 5a) (**pages 16 to 17**);
- b) To receive and note an update on the progress being made by the Emmaus Community to establish a presence in Milton Keynes;
- c) To receive and note an update from the Council's Acting Service Director, Housing and Community, who chaired the first meeting of the Milton Keynes Homelessness Partnership held on 27 September 2016 (Item 5b) (**to follow**). The written update will be supplemented by an oral presentation at the meeting from Acting Service Director, Housing and Community;
- d) The Committee to receive and comment on the Cabinet's response to the Committee's referrals made to it following the meetings held on 14 July and 23 August 2016 (Item 5c) (**pages 18 to 20**).

6. Working with Private Landlords

Milton Keynes Council is encouraging private landlords to work with Housing Officers in order to provide good quality rented accommodation, improve the general standard of private rented accommodation locally and allow tenants to make an informed choice when choosing rented accommodation.

The Committee will scrutinise how the Council is working with Private Landlords to address the current housing crisis in Milton Keynes by use of various schemes such as the Landlord Accreditation scheme, the Enhanced Private Sector Lease scheme and Homes in Partnership scheme, what the benefits of these schemes are to landlords, tenants and the Council; how and why the Council places tenants with Private Landlords and how well this is working (Item 6a) (to follow).

A representative of the Milton Keynes Private Landlords' Association has been invited to attend the meeting and discuss with the Committee how the system is operating from the landlords' point of view.

Details of the Milton Keynes Private Landlords' Association and their Code of Practice are included for information as Item 6b (**pages 21 to 24**).

7. Draft Revenue and Capital Budget (Housing) Proposals 2017/18

Scrutiny of the draft 2017/18 budget proposals in relation to Housing will be included as a standing agenda item until the budget process is complete in order to allow the Committee plenty of opportunity to review the proposals and feed any comments it may have into the consultation process on the budget in advance of its final adoption.

The proposals, will, of course, be subject to the usual pre-budget setting scrutiny by the Budget Scrutiny Committee, which will be presenting its recommendations on the draft budget proposals to Cabinet in November 2016 and February 2017.

The schedule of identified pressures in the draft 2017/18 budget for the Housing Service is included as Item 7a (Medium Term Pressures (**page 25**) and Item 7b (One-off Pressures) (**page 26**).

(The Committee may need to consider excluding the public and press in accordance with Part 1 of Schedule 12A of the Local Government Act 1972, should it wish to discuss specific proposals which would identify individual members of staff).

8. Work Programme

To receive and note the updated Work Programme for 2016/17 (Item 8) (**pages 27 to 33**).

At its meeting on 7 September 2016 the Scrutiny Management Committee confirmed that it planned to scrutinise issues around Landbanking by Developers and the Council's major Regeneration Programme and these have therefore been removed from the Housing and Community Committee's Work Programme. Members of the Committee will be advised when these items will be discussed by the Scrutiny Management Committee so that they can attend the relevant meetings if they wish.

The Committee is reminded that this is a provisional Work Programme which may change at the discretion of the Committee's Planning Group if an urgent matter arises.

9. Provision of 30% Affordable Housing in New Developments in Milton Keynes

At its meeting on 23 August 2016, the Committee requested:

"That staff in the Planning Department prepare a briefing note to be provided to the meeting scheduled for Monday 10 October 2016 on the number of new developments built in Milton Keynes, giving a breakdown of those which met the 30% affordable housing criteria, together with the total number, both as a figure and as a percentage of affordable homes completed as at June / July 2016."

The Planning Department is preparing an information pack for members of the Committee which will provide details on the provision of 30% affordable housing in

local new developments during the period June/July 2014 to June/July 2016 (**to follow**).