

LEWISHAM FUTURE PROGRAMME – SAVINGS REPORT APPENDICES – SEPTEMBER 2015

APPENDIX 10 – SAVINGS PROPOSALS FOR SCRUTINY, SECTION M

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Section M: Housing and non HRA funded services

M2: Housing Services: Strategy and Development

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1. Savings proposal	
Proposal title:	Housing Services: Strategy and Development
Reference:	M2
LFP work strand:	Strategic Housing
Directorate:	Customer Services
Head of Service:	Genevieve Macklin
Service/Team area:	Housing Strategy & Programmes; Housing Needs
Cabinet portfolio:	Housing
Scrutiny Ctte(s):	Housing

2. Decision Route			
Saving proposed:	Key Decision Yes/No	Public Consultation Yes/No	Staff Consultation Yes/No
a) Review of funding streams across housing strategy, development and partnership functions	No	No	Yes
b) Reduction in premises costs	No	No	No

3. Description of service area and proposal

Description of the service area (functions and activities) being reviewed:

The Housing Strategy and Programmes team co-ordinates the Council's strategic housing partnerships; enables affordable housing development among housing association partners; clients the Council's housing management contracts with Lewisham Homes and Regenter B3; programme manages the new-build housing programmes delivered by Lewisham Homes and other partners; leads on larger housing-led regeneration programmes.

The Housing Needs team leads on homelessness assessment and prevention, across both families and single homeless client groups; manages temporary accommodation and allocations and moves of homeless families within that accommodation; manages the allocation of social housing across the borough including the administration of Homesearch.

Saving proposal

a) To review the funding arrangements for the staffing element of the Strategy and Programmes team budget. The team was restructured in September 2014, in light of major strategic changes including the demand for new home building and reforms to the HRA. Since that time the work of the team has focussed to very large extent on large-scale capital programmes, as well as supporting new affordable housing delivery among partners. As a result it is now proposed to review the funding of the team, specifically looking at the contribution made to staffing costs made by the capital projects that the team leads on. In addition further savings may be enabled by funding specific staff from other funding streams, including the Housing Revenue Account and S106 funds

3. Description of service area and proposal

- b) To make savings on premises costs by reducing the number of buildings used to provide services. As a result of smarter working and the co-location of staff the Single Homelessness Intervention Project (SHIP) no longer needs a separate operational base at Winslade Way, and instead is able to operate out of Eros House with other housing services.

c)

4. Impact and risks of proposal

Outline impact to service users, partners, other Council services and staff:

- a) There will be no impact from this proposal for service users, staff or other council services. The number of posts will remain the same, and the focus of the team will remain the same. The change simply relates to the funding streams used to meet the salary budget.
- b) This change has already taken place. Service users still have access to front line services, although these are in a different location. There are positive operational benefits from co-locating housing services in Eros House and not having a "satellite" office located away from other services.

Outline risks associated with proposal and mitigating actions:

As above, there are no negative impacts from this proposal, other than the need for SHIP service users to access front line services at a different location, however this change has already been made and there have been no negative impacts reported.

5. Financial information

Controllable budget:	Spend £'000	Income £'000	Net Budget £'000
General Fund (GF)	22,909	(19,072)	3,837
HRA	914		
DSG			
Health			
Saving proposed:	2016/17 £'000	2017/18 £'000	Total £'000
a) Review of funding streams across housing strategy, development and partnership functions	140	0	140
b) Reduction in premises costs	60	0	60
Total	200	0	200
% of Net Budget	5%	0%	5%
Does proposal impact on:	General Fund	DSG	HRA
Yes / No	Yes	No	Yes
If impact on DSG or HRA describe:	Cost pressure of £6k on HRA		

6. Impact on Corporate priorities		
Main priority	Second priority	Corporate priorities 1. Community leadership and empowerment 2. Young people's achievement and involvement 3. Clean, green and liveable 4. Safety, security and a visible presence 5. Strengthening the local economy 6. Decent homes for all 7. Protection of children 8. Caring for adults and the older people 9. Active, healthy citizens 10. Inspiring efficiency, effectiveness and equity
6	3	
Impact on main priority – Positive / Neutral / Negative	Impact on second priority – Positive / Neutral / Negative	
Neutral	Neutral	
Level of impact on main priority – High / Medium / Low	Level of impact on second priority – High / Medium / Low	
NA	NA	

7. Ward impact	
Geographical impact by ward:	No specific impact / Specific impact in one or more
	No specific impact
	If impacting one or more wards specifically – which?

8. Service equalities impact			
Expected impact on service equalities for users – High / Medium / Low or N/A			
Ethnicity:	Low	Pregnancy / Maternity:	Low
Gender:	Low	Marriage & Civil Partnerships:	Low
Age:	Low	Sexual orientation:	Low
Disability:	Low	Gender reassignment:	Low
Religion / Belief:	Low	Overall:	Low
For any High impact service equality areas please explain why and what mitigations are proposed:			
Is a full service equalities impact assessment required: Yes / No			No

9. Human Resources impact	
Will this saving proposal have an impact on employees: Yes / No	No

10. Legal implications
State any specific legal implications relating to this proposal:
None

11. Summary timetable

Outline timetable for main steps to be completed re decision and implementation of proposal – e.g. proposal, scrutiny, consultation (public/staff), decision, transition work (contracts, re-organisation etc..), implementation:

Month	Activity
August 2015	Proposals prepared (this template and supporting papers – e.g. draft public consultation)
September 2015	Proposals submitted to Scrutiny committees leading to M&C on 30 September
October 2015	Consultations ongoing
November 2015	Consultations ongoing and (full decision) reports returned to Scrutiny for review
December 2015	Consultations returned to Scrutiny for review leading to M&C for decision on 9 December
January 2016	Transition work ongoing
February 2016	Transition work ongoing and budget set 24 February
March 2016	Savings implemented