

27 February 2019 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks

Despatched: 19.02.19



# Housing & Health Advisory Committee

## Membership:

Chairman, Cllr. Lowe; Vice-Chairman, Cllr. Parkin

Cllrs. Abraham, Dr. Canet, Coleman, Esler, Eyre, Gaywood, Horwood, Parson, Pearsall and Miss. Stack

## Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. <b>Minutes</b> To agree the Minutes of the meeting of the Committee held on 27 November 2018, as a correct record.	(Pages 1 - 4)	
2. <b>Declarations of Interest</b> Any interests not already registered		
3. <b>Actions from Previous Meetings (if any)</b>		
4. <b>Update from Portfolio Holder</b>		
5. <b>Referrals from Cabinet or the Audit Committee (if any)</b>		
6. <b>Integrated Care and Local Care Hubs</b> Adam Wickings, Chief Operating Officer (Delivery) for West Kent Clinical Commissioning Group (CCG), and Debbie Stock, Chief Operating Officer for Dartford, Gravesham and Swanley CCG, in attendance to update Members about the Integrated Care and Local Care Hubs.		
7. <b>Housing Strategy Progress Report (Number 2)</b>	(Pages 5 - 6)	Gavin Missons Tel: 01732 227332

- |     |  |                 |  |
|-----|--|-----------------|--|
| 8.  | <b>Social Prescribing</b>  | (Pages 7 - 8)   | Anton Tavernier-<br>Gustave<br>Tel: 01732 227121 |
| 9.  | <b>Community Engagement Plans for a New<br/>Leisure Centre in Swanley</b>  | (Pages 9 - 16)  | Lesley Bowles<br>Tel: 01732 227335               |
| 10. | <b>To note minutes of the Health Liaison Board</b><br>To note the minutes of the meeting of the<br>Health Liaison Board held on 6 February 2019. | To follow       |  |
| 11. | <b>Work Plan</b>   | (Pages 17 - 18) |  |

#### EXEMPT INFORMATION

At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk).

**HOUSING & HEALTH ADVISORY COMMITTEE**

Minutes of the meeting held on 27 November 2018 commencing at 7.00 pm

Present: Cllr. Parkin (Vice Chairman) (In the Chair)

Cllrs. Abraham, Dr. Canet, Coleman, Esler, Eyre, Parson, Pearsall and Miss. Stack

Apologies for absence were received from Cllrs. Gaywood, Horwood and Lowe

Cllr. Searles was also present.

22. Minutes

Resolved: That the Minutes of the meeting of the Advisory Committee held on 18 September 2018 be approved and signed by the Chairman as a correct record.

23. Declarations of Interest

No additional declarations of interest were made.

24. Actions from Previous Meetings

The actions were noted.

25. Update from Portfolio Holder

The Portfolio Holder's report was noted as a good news item. The Committee congratulated Cllr Michelle Lowe on winning the 'Health and Care' category at the awards hosted by the Local Government Information Unit and Churches, Charities and Local Authorities on 6 November. The Committee praised her and the Officers for all their hard work.

26. Referrals from Cabinet or the Audit Committee

There were none.

27. Budget: Service Reviews and Service Change Impact Assessments (SCIAs)

## Agenda Item 1

### Housing & Health Advisory Committee - 27 November 2018

The Chief Finance Officer presented a report, which explained that this was the second stage of the budget process and ensured that all Members of the Advisory Committees had a role to play in the governance of the Council and the budget decision making process. He explained that since the current financial strategy was introduced in 2011/12, over £7 million of savings had been agreed.

To continue to have a balanced budget position and remain financially self-sufficient, a net savings requirement of £100,000 per annum was included in the budget. The Chief Finance Officer also advised Members that other pressures may come out later in the budget process such as when the Local Government Finance Settlement was announced in December. These may result in additional savings being required.

A growth proposal had been identified in the report for this Committee but Members were asked for their suggestions in order to achieve the £100,000 net saving required for the next year, which would be considered by Cabinet, before finalising the budget for 2019/20.

There was general discussion with regard to the invaluable service the HERO scheme provided and whether it needed to be a growth item. It was confirmed that an additional officer had recently been recruited using additional government funding available for homelessness. Some concern was expressed that if the need was increasing rather than supplying more officers, should the Council not be investigating the underlying cause of that need first before recruiting more staff. There was general support for it as a potential growth item should it be needed.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) the growth proposal identified in Appendix D to the report (SCIA 15), applicable to this Advisory Committee, be considered; and
- b) consideration be given to asking Officers to investigate whether there was an increased need which outweighed the current provision of the HERO service, and if so the Committee gave its general support to the scheme as a growth item.

#### 28. Process undertaken to alter discretionary grant maximums associated with the Housing Assistance Policy

The Private Sector Housing Team Leader presented a report which sought amendments to the current Housing Assistance Policy (HAP) adopted in December 2017 as demand for discretionary funding had dramatically increased. As a result of this dramatic increase the ability to better manage demand against available resource is required for all discretionary assistance, ensuring sufficient resources remained for the core services especially Mandatory Disabled Facility Grants.

Members took the opportunity to ask questions of clarification, it was confirmed that there was a degree of flexibility and discretion in awarding of grants. In response to the suggestion of a possible additional income stream of charging those who could afford advice on home improvements but didn't know where to go, the Private Sector Housing Team Leader responded that when this does occur customers are provided with the details of the Home Improvement Agency.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: It be recommended to Cabinet that

- a) a reduction of the maximum Accelerated Facility Grant from the current £7,500 to £6,500 and reduction of the Specific Situation Funding from the current £50,000 to £0.00 be approved; and
- b) the Portfolio Holder for Housing and Health (and any successor with responsibility for Housing) be delegated authority to amend all discretionary grant maximums.

29. 'Local Ladder' Shared Ownership Grant Scheme

The Housing Policy Manager advised Members that he had hoped to be taking a report to Cabinet on 6 December 2018 but due to some outstanding issues it would only be possible to report it to Cabinet on 10 January 2019. As it was hoped to launch the product in January 2019 and the next meeting of Housing & Health Advisory Committee was not until 27 February 2019, it would not be possible to bring the report to this committee prior to Cabinet. However, the Housing Policy Manager said he would circulate the draft report to Members for comment before submitting the final report to Cabinet.

Resolved: That Members support officers to continue to develop the '*Local Ladder*' bespoke shared-ownership grant scheme and note that a final report would be taken to Cabinet in January 2019 seeking formal approval of the finished product.

30. Housing Allocations Policy

The Head of Housing & Health presented the report which sought approval of the revised Sevenoaks District Housing Allocations Policy to incorporate changes in legislation and to ensure that social housing allocations prioritise those with the greatest housing need. She advised that a couple of further amendments were required to 3.1 'Local Connection' which needed to reflect the Homelessness Code of Guidance, and 3.2 which needed to include the new Local Essential Worker definition.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

## Agenda Item 1

### Housing & Health Advisory Committee - 27 November 2018

Resolved: That it be recommended to Cabinet to recommend to Council, the approval of the Housing Allocations Policy subject to

a) 3.1 (a) under 'Local Connection' being amended to read

'a) Having lived permanently in Sevenoaks District continuously for 6 out of the last 12 months, or 3 years in total out of the last 5 years'

to bring it in line with the Homelessness Code of Conduct; and

b) the Council's definition of Local Essential Workers' criteria, as set out within the draft Local Plan, be included in 3.2 'Employment in Sevenoaks District.'

#### 31. To note minutes of the Health Liaison Board

The minutes of the meetings of the Health Liaison Board held on 23 May 2018 and 7 November 2018, were noted.

#### 32. Work Plan

The work plan was noted.

THE MEETING WAS CONCLUDED AT 8.33 PM

CHAIRMAN

## HOUSING STRATEGY PROGRESS REPORT (NUMBER 2)

Housing and Health Advisory Committee - 27 February 2019

Report of Chief Planning Officer

Status For Information

Key Decision No

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**This report supports the Key Aim of the District Council's Housing Strategy: 'Wellbeing Starts at Home' and linked Community Plan priorities.**

Portfolio Holder Cllr. Michelle Lowe

Contact Officer Gavin Missons, Ext. 7332

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**Recommendation to Housing and Health Advisory Committee:** That Members note the report and associated presentation.

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**Reason for recommendation:** To provide Members with a progress report on the delivery of the District Council's Housing Strategy: 'Wellbeing Starts at Home'.

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### Introduction and Background

- 1 The District Council's Housing Strategy: 'Wellbeing Starts at Home' was formally adopted at Full Council back in July 2017. Included in the strategy was a commitment to provide the Housing and Health Advisory Committee (HHAC) with periodic progress reports.
- 2 Back in 2018, the first progress report to HHAC demonstrated significant success in the delivery of associated priorities and also provided examples of particular successes.
- 3 For the second report, it was agreed to provide HHAC with a presentation to better highlight the work that has been undertaken - not only in the last strategy reporting period, but also to bring together work undertaken during the whole period of the current committee make-up. This will include a number of case studies and successes across a wide-range of housing and health work programmes.

### Key Implications

#### Financial

There are no financial impacts to consider.

## Agenda Item 7

### Equality Assessment

Associated priorities and work programmes have been subject to previous equality impact assessments.

**Appendices**    None.

**Background Papers**    Housing Strategy: *'Wellbeing Starts at Home'*

[https://www.sevenoaks.gov.uk/downloads/download/308/housing\\_strategy\\_2017](https://www.sevenoaks.gov.uk/downloads/download/308/housing_strategy_2017)

**Richard Morris**

**Chief Planning Officer**

## SOCIAL PRESCRIBING

### Housing and Health Advisory Committee - 27 February 2019

Report of Chief Officer Communities and Business

Status For consideration

Key Decision No

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**This report supports the Key Aim of Safe and Caring Communities, Green and Healthy Environment and a Dynamic and Sustainable Economy**

**Portfolio Holder** Cllr. Michelle Lowe

**Contact Officer** Hayley Brooks, Ext.7272

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**Recommendation to Health and Housing Advisory Committee:** That Members note the report and presentation.

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**Reason for recommendation:** A presentation on Social Prescribing will be given to update Members on the new work that is taking place in partnership with health colleagues.

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### Introduction and Background

1. Social prescribing is a means of enabling GPs, nurses and other primary care professionals to refer people to a range of local, non-clinical services. It seeks to address people's needs in a holistic way and supports them to take greater control of their own health. It is designed to support people with a wide range of social, emotional or practical needs.
2. The Committee will receive a presentation from the Council's Health Team Leader about social prescribing in the District and how the Council is involved.

### Financial

The Social Prescribing work undertaken is funded from external funding.

### Legal Implications and Risk Assessment Statement.

There are no legal implications associated with this report.



**COMMUNITY ENGAGEMENT PLANS FOR A NEW LEISURE CENTRE IN SWANLEY**

**Housing and Health Advisory Committee - 27 February 2019**

Report of Chief Officer Communities and Business

Status For consideration

Key Decision No

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**This report supports the Key Aim of Safe and Caring Communities, Green and Healthy Environment and a Dynamic and Sustainable Economy**

**Portfolio Holder** Cllr. Michelle Lowe

**Contact Officer** Hayley Brooks, Ext. 7272

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**Recommendation to Health and Housing Advisory Committee:** Members are asked to consider the community engagement plans.

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**Reason for recommendation:** To ensure that Members' have an opportunity to consider the community engagement plans for a new Leisure Centre in Swanley and other sites as detailed in this report.

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**Introduction and Background**

- 1 During 2016 we held a series of consultations with residents about the future of leisure in Swanley as part of the Master Vision consultation. 96% of those who responded to our survey said that they wanted to keep a leisure centre in the town. This followed a request from Members to undertake feasibility work on a new leisure centre on a number of sites in the town and a planning requirement to conduct a sequential test. The Whiteoak site was identified as the best available site in planning terms. The existing White Oak Leisure Centre is expensive to run and is no longer economically viable to repair.
- 2 Some initial design work has been undertaken, including a mix of facilities that would mean that Swanley could enjoy modern facilities and equipment. It is planned to hold a series of drop-in events to inform local people about plans for a new Leisure Centre built in the grounds of the current White Oak Leisure Centre, which would remain open during the construction stages.
- 3 After this community engagement, it is planned to undertake full feasibility which would enable the centre to progress up to and including a planning application.

## Agenda Item 9

- 4 Local people will also be able to see how ideas have developed for a new Swanley gateway on the Bevan Place and Meeting Point site. This follows the Master Vision consultation with local people during 2016 when over 70% of residents who responded to our survey, said that they wanted to create a more welcoming entrance to the town, new commercial property to support economic growth, and the opportunity to create employment opportunities and help meet the District's housing needs by building new homes for local people.
- 5 The consultation will involve drop in sessions at the following times and locations, where people will have an opportunity to view plans and ask members of staff questions:
  - Wednesday 6 March - Swanley Market, 10am - 3pm
  - Thursday 7 March - White Oak Leisure Centre, 10am - 8pm
  - Friday 8 March - White Oak Leisure Centre, 10am - 8pm
  - Saturday 9 March - Swanley Link, 10am - 3pm
- 6 In addition, members of staff will attend the Orchards Academy on 4 March to talk to a group of Prefects about the plans. The school has agreed for Prefects to disseminate information to other pupils in the school.
- 7 A newsletter has been produced (attached as Appendix A) promoting the engagement events to nearly 15,000 residents in Swanley, Hextable and surrounding parishes. They will be delivered by Royal Mail from the 18 February 2019. Banners will be put out on display in key locations in the town centre including the Swanley Link, Asda and the Swanley White Oak Leisure Centre. In addition, the Communications Team will promote the events on the Council's social media resources.
- 8 Displays of plans will be available for residents to view at the engagement events. Staff from the Communities and Business Team will be on hand to answer questions from residents at the events.

### **Key Implications**

#### Financial

The community engagement work will be delivered within existing resources.

#### Legal Implications and Risk Assessment Statement.

There are no legal implications associated with this report. Failure to engage members of the public about the Council's plans for a new Swanley White Oak Leisure Centre and other sites mentioned in this report, could adversely affect the Council's reputation.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

**Conclusions:**

Members are asked to consider the community engagement arrangements for the new Swanley White Oak Leisure Centre and other sites as detailed in this report.

**Appendices**

Appendix A - A New Leisure Centre for Swanley-  
February Newsletter

**Background Documents**

None.

**Lesley Bowles**

**Chief Officer Communities and Business**

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## Appendix A

# A new Leisure Centre for Swanley



An artist's impression of the new centre

White Oak Leisure Centre has served generations of Swanley residents well for more than 50 years. Built in 1967, the centre, due to its age and condition, is coming to the end of its life.

In 2016, we asked residents about the future of leisure in the town and the response was loud and clear – residents wanted to keep a leisure centre in Swanley.

We have listened to residents and are committed to providing a brand new leisure centre in the town.

The current White Oak centre is really expensive to run, uses a lot of energy and will cost too much to repair.

We want to build a modern leisure centre offering a first class experience for residents and visitors with swimming and learner pools, a new gym with modern equipment, rooms for classes and other events, alongside new and exciting things to do.

The proposed centre would be energy efficient, powered partially by solar energy, better for the environment and with lower running costs.

The new leisure centre would be built in the grounds of the current White Oak Leisure Centre, which would remain open during construction.

The new centre would cost around £17 million, which would be paid back over a number of years.

As this publication went to print, our Cabinet was recommended to make a £500,000 initial investment in the new centre to pay for plans, surveys and the planning application.

We hope to submit a planning application later this year when you will have an opportunity to comment on our plans

**Turn to page 2 for more information**



An artist's impression of the new centre

## The story so far...

- 1967 White Oak Leisure Centre opens
- 1999 Centre undergoes a multi-million pound refurbishment to extend its life
- 2016 Following two public consultations, 96% of residents told us they want to retain a leisure centre in Swanley
- 2018 Feasibility study produced followed by plans for new, modern leisure centre
- 2019 New leisure centre proposals unveiled

## What residents have told us...

In February and September 2016, we asked for your views on leisure provision in the town.

### You said:

- Update or rebuild the leisure centre
- Keep a leisure centre on the current site within easy reach of the town centre
- Cater for the needs of all residents
- Retain a swimming pool
- Provide more facilities for young people

### We are proposing:

- To build a modern leisure centre for the whole community next to the existing White Oak Leisure Centre

- Provide modern facilities that better reflect today's leisure needs
- 100 station modern gym
- A six lane, 25 metre swimming pool
- A learner pool
- Tag Active and Parkour facilities
- Parking for 153 cars
- Residential properties on part of the site

## ? How do I find out more

View the details online at [www.sevenoaks.gov.uk/whiteoak](http://www.sevenoaks.gov.uk/whiteoak)

Come along to our drop-in events to view our plans. Our staff will be on hand to answer your questions.

(The sessions will also provide information about our proposals for a new gateway to Swanley).

- Wednesday 6 March – Swanley Market, 10am to 3pm
- Thursday 7 March – White Oak Leisure Centre, 10am to 8pm
- Friday 8 March – White Oak Leisure Centre, 10am to 8pm
- Saturday 9 March – Swanley Link, 10am to 3pm

## A friendly place for those in need...

Swanley has a new Mental Health Crisis Drop-In service based in the town centre.

Approximately one in four people experience a mental health problem during their lifetime but, all too often, they don't know where to turn for help. The new service is designed to be a safe place where people can discuss their mental health concerns and, if necessary, be referred to others for support.

Walk in sessions will take place at the Citizens Advice building in Swanley town centre (next to Wilko). There will be two sessions held a week, one for 14 to 17 year olds every Thursday from 4pm to 6pm and the other for over 18s on Saturday evenings from 7pm to

9pm. The service will open its doors to residents from Saturday 23 February.

Mental health experts North Kent Mind are running the service with funding from Sevenoaks District Council, Cllr Michael Horwood from Kent County Council and Matthew Scott, the Police & Crime Commissioner for Kent.

The service came about after Sevenoaks District Council and the Community Safety Partnership, which includes the Police, Fire Service, Housing and KCC Community Wardens, heard residents' concerns that there was limited visible support for people facing a mental health crisis.



Launch of the drop-in mental health service earlier this year

## Hundreds of thousands of pounds secured for Swanley projects

Over recent months, we have secured more than three-quarters of a million pounds to support exciting local community projects in Swanley.

We collect the Community Infrastructure Levy (CIL) from developers on larger projects and we make sure the money is ploughed back into the District for the benefit of our residents.

Around six months ago, £750,000 was secured to improve Swanley railway station, with money earmarked for cycle parking, improved signage and new footpaths giving better access to the station.

In January, a further £10,000 was secured for Swanley Town Council as part of its ongoing project to install play equipment for people with disabilities at Swanley Park.

Due to the increasing popularity of the park, a new wheelchair accessible swing and roundabout is set to be installed, together with a new ramp providing access to the paddling pool.

## Blueprint for a new Swanley gateway

Plans are gathering pace to transform the southern access to Swanley town centre.

In 2016, we asked local people for their views on improving the important gateway sites that are made up of Bevan Place (the former Working Men's Club and car park) and 27 to 37 High Street (formerly the Meeting Point) all owned by Sevenoaks District Council.

We wanted to hear what residents thought about creating a more welcoming entrance to the town, new commercial property to support the economic growth of Swanley, creating new employment opportunities, and much-needed new homes.

These ideas received the support of more than 70% of residents who took part in our surveys.

We have now commissioned architects to draw up proposals taking into account residents' wishes.

Our architects have been asked to produce plans that create good-quality buildings leading to the town centre.

On the Bevan Place site we want to provide homes together with commercial space, including restaurants and cafés.

On the Meeting Point site we want to provide new business space for start-ups on the ground floor, again with new homes above.

You will have an opportunity to comment on the ideas when we submit a planning application.

In the meantime, you can find out more about our early ideas by coming to our drop-in sessions taking place from 6 to 9 March. Turn to page 2 for details of the sessions.

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February 2019

This publication is available in large print and can be explained in other languages by calling 01732 227000.

## New you with ONE YOU



OneYou is our personally tailored service to help improve your health, with lots of support provided in Swanley town centre.

Sometimes small lifestyle changes can make a big difference to your overall wellbeing and the good news is you do not have to make these changes alone – our friendly staff are on hand to help you every step of the way. Best of all, the service is FREE.

## SO, WHAT IS ONE YOU ?

We can help you lose weight, get fit, quit smoking, improve your mental wellbeing and even help you become more involved in your community.

Local OneYou services are available throughout the week, simply get in touch and we will book you on the right course, subject to availability.

As part of OneYou, we also run one-hour Health Walks, starting from the White Oak Leisure Centre café on Tuesdays at 2pm, and Every Step Counts half hour walks, starting from Swanley Park opposite the café on Thursdays at 10am. No need to book, simply turn up with suitable footwear and head off!

To find out more, call **01732 227000** or visit [www.sevenoaks.gov.uk/oneyou](http://www.sevenoaks.gov.uk/oneyou)

**Housing and Health Advisory Committee Work Plan 2018/19 (as at 16.1.19)**

27 February 2019	11 June 2019	1 October 2019	26 November 2019
Health Liaison Board update Housing Strategy progress report no. 2 Integrated Care and Local Care Hubs Social Prescribing update	Health Liaison Board update Update on Better Care Fund grants and projects	Health Liaison Board update Civil penalties and charges	Health Liaison Board update

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