



TO THE CHAIRMAN AND MEMBERS OF THE **OVERVIEW AND SCRUTINY COMMITTEE**

You are hereby summoned to attend a meeting of the Overview and Scrutiny Committee to be held on Monday, 23 November 2020 at 7.00 pm. The meeting will be held virtually and webcast live through the Council's website in accordance with the Coronavirus Act 2020 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (S.I.2020 No. 392).

The agenda for the meeting is set out below.

RAY MORGAN
Chief Executive

AGENDA

PART I - PRESS AND PUBLIC PRESENT

Part I - Press and Public Present

- 1 Apologies for Absence
To receive any apologies for absence.
- 2 Minutes (Pages 3 - 10)
To approve the minutes of the meeting of the Committee held on 19 October 2020 as published.
- 3 Matters Arising from the Previous Minutes
To review and outstanding items from the previous minutes.
- 4 Urgent Business
To consider any business that the Chairman rules may be dealt with under Section 100B(4) of the Local Government Act 1972.
- 5 Declarations of Interest
To receive declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting.

Matters for Scrutiny

- 6 Sheerwater Regeneration Project Update (Pages 11 - 16)

Reporting Person: Ray Morgan

- 7 Housing Topic Scrutiny - Future Housing Strategy (Pages 17 - 22)

Please note that the Housing Topic Scrutiny – Future Housing Strategy Report is being considered by the Housing Task Group on 17 November and any changes made will be reported to the Overview and Scrutiny Committee.

Reporting Person: Louise Strongitharm

- 8 Work Programme (Pages 23 - 54)

Reporting person: Councillor D Hughes

Performance Management

- 9 Performance and Financial Monitoring Information

To consider the current publication of the Performance & Financial Monitoring Information (Green Book). Members are asked to bring their copy of the Green Book to the meeting.

Reporting person: Councillor D Hughes

AGENDA ENDS

Date Published - 11 November 2020

For further information regarding this agenda and arrangements for the meeting, please contact Hanna Taylor, Democratic Services Officer, Ext 3056, Email Hanna.Taylor@woking.gov.uk



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MINUTES
OF A MEETING OF THE
OVERVIEW AND SCRUTINY COMMITTEE

held on 19 October 2020

Present:

Cllr D E Hughes (Chair)
Cllr M A Whitehand (Vice-Chair)

Cllr S Hussain	Cllr J R Sanderson
Cllr J E Bond	Cllr C Rana
Cllr G G Chrystie	Cllr M I Raja

Also Present: Ernest Amoako (Planning Policy Manager), Jon Herbert (Strategic Housing and Development Manager), Thomas James (Development Manager), Louise Strongitharm (Housing Director), Adam Thomas (Family Support Programme Manager), Councillors K Davis and I Johnson.

Absent: Councillors R Mohammed

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Mohammed.

2. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on Monday, 14 September 2020 be approved and signed as a true and correct record.

3. MATTERS ARISING FROM THE PREVIOUS MINUTES

The Chairman noted the revised process for the approval of minutes had been successful, which included the Chair to review the minutes first, prior to any review by Officers. Any changes would be returned to the Chair for final agreement with all the changes clearly marked. The other items such as NCIL and an update from the Finance task group on the Council's financial position would be addressed later this evening.

[NOTE: In accordance with the Members' Code of Conduct, Councillor I Johnson declared a non-pecuniary interest in any items under which Westfield Avenue was discussed, arising from his wife's position as the Chairman of Woking Football Club. The interest was such that speaking and voting are permissible.]

Following a discussion with Peter Bryant, Head of Legal and Democratic Services, it was confirmed that the Part II Woking Football Club and Associated Developments Task Group

report would be made public in a minimally redacted form, the report would be available on the Council's website shortly.

The Chairman had liaised with Ray Morgan, Chief Executive, and other members as to whether the Overview and Scrutiny Committee was the best place to discuss the Green Book, as it had already been discussed at other various meetings before this Committee. Members were asked to feedback their thoughts on the Chairman to this, and would be followed up in the Finance Task Group.

4. URGENT BUSINESS

There was no urgent business to discuss.

5. DECLARATIONS OF INTEREST

In accordance with Officer Procedure Rules, the Director of Housing, Louise Strongitharm, declared an interest in any items under which the Thamesway Group of Companies were discussed, arising from her position as a Director of the subsidiary company. The interest is such that speaking is permissible.

6. NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY

The Chairman introduced the item which followed up on the work the Committee had undertaken in preparing a report going to the next Joint Committee on 11 November on simplifying the NCIL process. It was stressed that the report would coincide with the NCIL review by the Joint Committee, aiming to make the utilisation of accessing the moneys simpler for the benefit of the community.

Mr Amoako confirmed that the flowchart included in the report under appendix 1, depicts the original process that was approved by the Joint Committee. It was agreed that the process would be reviewed after one year, to see how it was working. The effects from Covid had resulted in meetings being cancelled and therefore there were no new schemes approved. Should the process be revised by the Joint Committee then the flow chart would need to be amended to reflect this.

Following a question raised, Mr Amoako confirmed that a Neighbourhood Plan was not a requirement to submit an application. If an area had a Neighbourhood Plan in place it would receive 25% of the CIL money secured from the development in the area, whereas if there was not one in place then only 15% would be received.

Presently 5% of the CIL money was set aside to cover administration costs. Members felt that developers should be required to pay 5% more to cover the administration costs.

The arrangements as it stands, the process is led by Cllrs, Cllrs could then delegate authority to the forums however Mr Amoako felt that it was more appropriate for members to lead on the project as part of their duty.

It was confirmed that the future maintenance of the completed projects could be taken out of the NCIL funding.

Ernest advised that the Council and the Joint Committee had the obligation to consider any application and if an application were to be refused due to not meeting the criteria, there would need to be evidence of this however no appeal process had been agreed by the Joint Committee.

Following feedback from members, it was noted that the following amendments would be made:

1. "Existing" would be added to the flowchart title in order to identify the current process in place.
2. A defined timeline for the Joint Committee to review requests
3. Second to last box in the timeline – missing word at the end – "projects"
4. A mechanism for an appeal process
5. Clarity on maintenance and the 5% administrative fee
6. Confirmation on responsibility of the Ward Councillor.

The Chairman advised that the feedback from members would be included in the O&S Committee's paper to the Joint Committee to consider when undertaking the review of the NCIL process.

7. HOUSING TOPIC SCRUTINY - DELIVERY

The Chairman introduced the Housing Team who would be reporting on the item, which included Louise Strongitharm, Housing Director, Jon Herbert, Strategic Housing and Development Manager, Ernest Amoako, Planning Policy Manager, and Thomas James, Development Manager.

Ms Strongitharm shared the presentation on the second topic of housing scrutiny for the Overview and Scrutiny Committee this year, which focused on the housing delivery, policy context, barriers to affordable housing and updates on housing projects.

The Core Strategy and Policy CS12 were explained and set the figure for delivering an annual target of 102 affordable dwellings per annum until 2027.

Since the Core Strategy was adopted in 2012, the Council had delivered 581 affordable dwellings, and it was reported that 19% of the affordable homes delivered within the last five years had been through Section 106. In terms of future projects, there were 436 new affordable homes planned to be delivered by 2023/24, 345 social/affordable rented units and 91 shared ownership/discounted sale dwellings. Information on the unit breakdown that was required showed that one bed units were in the highest demand.

The Sheerwater Regeneration Project would replace 573 homes with 1,142 new high quality homes of which 523 (46%) would be affordable. The long term project was phased over a 70 month period, with work on the purple phase due for completion by May 2021, it was recently advised that Covid had not effected the timeframe of the development. The Housing Infrastructure Fund (HIF) which included a £95 million grant from Homes England to improve the highways and rail links in the town centre and enable approximately 3,300 new homes. More information was shared on other projects such as Hale End Court (Old Woking Independent Living), Broadoaks in West Byfleet and Portugal Road in Woking.

Congratulations were given to the Housing team on the achievement of a £2 million grants towards Hale End development.

The barriers to delivering affordable housing were also discussed, noting the impact of Covid on the economy, developers using viability arguments to reduce to avoid providing affordable housing and changes with incorporating affordable housing into an infrastructure levy following the recent Government White Paper “Planning for the Future” (August 2020).

The Housing team had worked hard to secure private rented properties and created a scheme called Let’s Rent, which offered three different service levels, to encourage landlords to let homes, through the Council, to those who could face homelessness. It was reported that the scheme had a total of 210 properties, including the 53 that were secured in the current year. The Thamesway “Earn Your Deposit” scheme had helped four tenants become home owners by giving them money towards a deposit, earned through the scheme.

As requested by the Chair, Ms Strongitharm and Mr Amoako provided examples of viability assessments for the Committee, background information on why viability assessments were requested and the effect it then had on affordable dwellings were discussed. Members felt that a stronger mechanism was required to ensure that affordable housing was always provided when planned to do so.

It was highlighted that the ratio of required dwelling types for affordable housing as stated in the SHMA was different for those of market value. The Chairman requested that a breakdown of what had been provided for these groups and how it relates to the SHMA would be helpful ahead of the next meeting.

The Committee learnt that properties that were to be provided for Buy to Rent were exempt from having to provide affordable options, and it was thought that there needed to be a stronger mechanism in place to enable the Borough to deliver on social and affordable housing, and expressed disappointment that the examples given showed few affordables approved.

Members praised the work undertaken by the team, with the increased pressure from Covid.

Following questions raised by members, it was confirmed that the 3,300 planned new homes, which was part of the HIF bid, would enable the land to be unlocked. Mr Amoako stressed the increasing high demand for housing in Woking, and that the HIF scheme would provide housing beyond the 2027 Local Plan, as the need for housing would continue to grow. The infrastructure that would be provided through the HIF scheme would also enable the opportunity for Woking to cope with increase capacity and build more homes in the future.

For rough sleepers to qualify for housing support, there was a certain criteria they would need to meet, and the team would look at if their situation was intentional, how vulnerable they were and if there was a local connection. If the person did not meet the criteria they may not necessarily qualify for support, however during Covid, all rough sleepers and homeless had to be provided with housing without meeting the particular criteria. The work provided by York Road was invaluable and they also provided support by funding the return of some rough sleepers to an area where they have a connection to.

Members raised concern over the figures of dwellings provided, Mr Amoako explained the way you calculate housing need was determined by the government, and the standard method was detailed in The Government White Paper, implied that Woking’s housing need would come down to 348 dwellings per year however it was still above the 292 homes currently being provided. Government legislation advises boroughs to continue to use the 2014 projections until the method was reviewed.

It was thought that there were between 150-180 tenants still living in Sheerwater, by personal choice, and had expressed desire to move into the new properties provided by the regeneration. It was explained that depending what phase they were living in currently and what phase their new property was in, would determine how many times they would have to move, however the team were working hard to ensure tenants only moved a minimal amount of times. It was added that there would be a net gain of 75 affordable homes from the Regeneration project.

The viability assessment was part of the planning application, and was taken into account before the decision on the application was made. The independent consultants reviewing the viability assessments were paid for by the developer and appointed by the local authority, there would not be any interaction between the viability consultant and the developer other than the payment of fees.

Officers had looked at office to residential conversions, and was a possibility to consider ensuring it would provide a reasonable quality of life of those who could live there. Mr Amoako advised that some sites identified for housing, including those within the town centre, would be converted from commercial to residential.

It was suggested by the Committee that Planning Committee members be more involved in the viability process from an early stage and Mr James advised that he would be happy to provide the Planning Committee members further training on how viability reports were put together and followed through.

The Chairman requested whether the information of housing mix could be broken down further and asked Mr Amoako to collate the information from the Monitoring Report on the provision of all types of housing against the Council policies.

The Chairman thanked all those who assisted with discussion and provided information for members.

8. SURREY LIFELONG LEARNING PARTNERSHIP

A request had been received from the Executive, to organise a small group to scrutinise the Surrey Lifelong Learning Partnership and their proposals and to consider whether it should be taken as part of the Council's service provision under the service budget, rather than be reliant on the Grant Scheme. The Chair highlighted the positive feedback detailed in the consultees comments.

Members praised the facility's presence in the Lakeview area, and discussed how it would benefit residents. Councillors Sanderson and Hussain expressed their interest in assisting with the scrutiny.

Adam Thomas, Family Support Programme Manager, suggested it could be looked at undertaking as a one off pilot, and liaise with the group as some details may have changed since the application was submitted in September 2019. Mr Thomas believed there was a need for the services provided by Surrey Lifelong Learning Partnership (SLLP) and would link with the work undertaken by the Family Services Team and the wider Health and Wellbeing agenda. Mr Thomas would be interested in helping with the work and would also involve colleague, Nicola Norman to assist.

The application would be considered outside of the 2021/22 grants timeframe and budget.

RESOLVED that Cllr Sanderson and Nicola Norman would scrutinise the SLLP proposals and if it would be suitable to progress under the Service Budget and report back to the Committee then the Executive.

9. WORK PROGRAMME

The Chair highlighted the Climate Change Emergency topic that had been added to the Work Programme, which would review the actions taken to date, an update on progress made and what could members do to assist with the work.

RESOLVED

That the Work Programme be noted.

10. PERFORMANCE AND FINANCIAL MONITORING INFORMATION

The Chairman introduced the item, and shared two points about the Green Book. Firstly that following the Corporate Peer Review feedback, it was thought that the format could possibly be amended to make it easier to read, and secondly the Chairman highlighted how it was reviewed and by which groups.

Members were invited to share their view on how the Green Book was reviewed.

RESOLVED

That the Green Book be noted.

11. TASK GROUP UPDATES

Finance Task Group Update

Councillor Davis provided a brief overview of the summary note of the financial position of the Council provided by the Finance Task Group, which detailed increased expenditure on housing and other costs due to Covid.

Employees from areas that had been effected by Covid eg. Leisure Centre – closure of pools etc, were used to support Covid rather than put on the furlough scheme. It was reported that the car parks were free to use for the lockdown period, however the Government would be assisting to cover 75% the income lost.

There had been a reduction in some commercial rents, and it was noted that the footfall had increased within the town centre due to government schemes, such as “Eat out to Help Out”. Unfortunately some business had closed as a result from Covid however the positive news of new businesses starting up through the pandemic was discussed.

Members raised concern for next year’s budgets, what the tolerance was for risk and what the Council’s reserves could help cover.

The Chairman summarised that the Council had enough reserves to cover key services for the current year and thanked members for their input.

Housing Task Group Update

Councillor Johnson highlighted some points from the report, noting the progress made with the “Next Steps Accommodation” Bid to assist rough sleepers, the results from the NVH survey and that the Terms of Reference would need to be reviewed to reflect the work of the Task Group.

The task group had been working with the Housing team on the topic scrutiny for the Committee which had been very interesting and was praised by the Chairman.

Members were concerned of the long term effects of Covid on the housing support services. Ms Strongitharm informed the Committee that through a grant bid for revenue costs for short term funding support the Council received approximately £380,000, and also submitted a capital bid for further revenue funding for long term support would be announced within the coming weeks.

12. WORKING GROUPS - TERMS OF REFERENCE

The Chairman expressed the review the relationship between the three task groups (Housing, Finance and Economic Development) that report to the Overview and Scrutiny Committee. Councillor Hughes would liaise with the task group Chairmen to see how the review could best be achieved.

RESOLVED

That an update on the task group’s terms of reference would be reported back to the Overview and Scrutiny Committee.

The meeting commenced at 7.00 pm
and ended at 10.22 am

Chairman: _____

Date: _____

OVERVIEW AND SCRUTINY COMMITTEE – 23 NOVEMBER 2020

SHEERWATER REGENERATION UPDATE

Executive Summary

This report provides an update on the progress of the regeneration of Sheerwater and an opportunity for members of the Overview and Scrutiny Committee to ask any questions.

The Lead Member for Sheerwater, Councillor David Bittleston, will attend the meeting to make a brief introduction and together with the Chief Executive will be available to answer Questions.

Recommendations

The Committee is requested to:

RESOLVE That

- (i) the update report be received.

The Committee has the authority to determine the recommendation(s) set out above.

Background Papers: Public documents related to Sheerwater Regeneration
<https://www.woking.gov.uk/major-developments/sheerwater-regeneration-project-0>

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Date Published 13 November 2020

1.0 Introduction

1.1 This report provides an update on the progress of the regeneration of Sheerwater and an opportunity for members of the Overview and Scrutiny Committee to ask any questions.

2.0 Scheme Outline

2.1 The regeneration of Sheerwater will deliver housing of mixed tenure with a range of property types and sizes to create a wider choice of homes within Sheerwater, coupled with a net gain in affordable housing, and improved space and amenity standards. It will involve the demolition of 573 residential units, non-residential buildings and sports facilities, and a phased delivery of 1,142 new high quality residential units. 523 (46%) of the residential units will be affordable, to be let at the equivalent of social rent.

2.2 The housing development will be supported by enhanced retail, employment and training opportunities, as well as social, health, recreation, sports, and leisure provision.

2.3 After the first hybrid consent for the regeneration of Sheerwater, achieved by New Vision Homes in July 2016, Thameswey was requested by the Council to increase the total number of units by 20%, to revise the housing mix, and to increase the amount and quality of open space. The resulting hybrid planning application successfully achieved planning consent in April 2019, and work commenced on site on 22 July 2019. The phased development over a 70-month construction programme has a target completion date of July 2025.

2.4 This phased 6-year build programme is intended to allow all residents who wish to remain in Sheerwater, the opportunity to do so. The phasing also seeks to ensure that existing properties and buildings are not demolished until re-provision is complete; preserving the continuity of the community facilities, open space, green space and leisure space.

3.0 Project Development Cost

3.1 At its meeting on 13 February 202 the Council resolved to proceed with the full development at a cost of circa £492m and provide the Thameswey group with the necessary finance to complete and operate the development. A summary of the development cost is set out below.

TOTAL COST OF DEVELOPMENT	£
Synergy programme Costs (including Pre-budget cost)	411,658,145
Land Acquisition costs	70,101,332
Non-Synergy Development Costs	8,128,786
Sales & Marketing Costs	1,768,760
TOTAL Development Costs	491,657,023

3.2 The development is being undertaken in phases. The initial construction work relates to the development of the Leisure Complex at Bishop David Brown School and the Purple residential phase. A full schedule of all phases is summarised below.

Phasing	Total Units	Affordable Units	Market Units	% of Affordable units per phase
Purple	92	46	46	50%
Red	124	107	17	86%
Emerald	18	18	0	100%
Blue	200	45	155	23%
Yellow	168	102	66	61%
Bronze	72	14	58	19%
Pink	30	0	30	0%
Cyan	68	14	54	21%
Orange	153	153	0	100%
*Copper (phase 1c)	92	13	79	14%
Cobalt	39	0	39	0%
*Gold (phase 1e)	47	11	36	23%
Platinum	39	0	39	0%
Total	1142	523	619	-

3.3 The mixture of residential accommodation being provided is summarised below

Unit Size	Affordable	Private	Total
1 Bed	276	72	348
2 Bed	155	145	300
3 Bed	83	246	329
4 Bed	9	151	160
5 Bed	0	5	5
Totals	523	619	1142
Percentages	46%	54%	100%

4.0 Acquisitions and Compulsory Purchase

4.1 Significant progress has been made in purchasing the 120 private residential properties required for the regeneration. All the homeowners have now engaged with the Council. With 110 acquisition completed.

4.2 Under the terms of the Community Charter, homeowners have been able to take advantage of enhanced compensation payments of 17.5% of market value, with no requirement for the owner to demonstrate any loss. In addition, owner-occupiers have been able to seek assistance with purchasing a new property for personal occupation. This assistance provides up to 33% of the value of the new property or £100,000 whichever is the lesser as a cost-free equity investment by Thamesway. In exceptional cases, the Council has been able to provide a Mortgage of last resort. To date there have been 24 assisted Purchases and 11 Mortgages of last resort.

4.3 In some cases, owners have agreed to sell but have wanted to defer the completion date. These arrangements have been made to meet the needs of the owner wherever possible, provided there is certainty of securing vacant possession of the property when needed for the development. Currently five deferred purchases are under contract to complete by a specific date.

4.4 At its meeting on 30 July 2020, the Council approved the making of a Compulsory Purchase Order, which was made on 12 October 2020. The “Notice of Making” was advertised in the Woking News & Mail editions of 22 October 2020 and 29 October 2020. On 21 October 2020 LRS, the company appointed by the Council, issued a recorded delivery “Notice of Making” to those addresses not on the site and on 22 October 2020 hand delivered the “Notice of Making” to those addresses on the site. LRS also affixed Notices on the site on 22 October 2020. The closing date for objections is 26 November 2020.

5.0 HRA Property position

5.1 In 2017 the Council’s Sheerwater Housing Team was established to provide dedicated staff to support residents with the re-housing process of the 339 secure tenants that were living in the regeneration. The team has been instrumental in moving 208 households out of Sheerwater on a voluntary basis, which leaves 131 secure tenants who still need to be relocated. Of these only 13 households have not yet responded to contact from the team.

5.2 Where possible, the Council intends to continue to work with secure tenants to agree a suitable move. However, where this is not possible, the Council reserves the right to seek possession through the legal process, in which case the criteria for re-housing will be as defined by legislation and not as defined in the Sheerwater Community Charter. Legal action to gain possession of tenanted properties will be a last resort.

5.3 The Council has powers under the Housing Act 1985 to seek possession of a property that is earmarked for redevelopment. Schedule 2 of the Housing Act 1985 contains a number of grounds on which the Council may seek possession of a secure tenancy. These include where the Council intends to demolish and/or redevelop a property within a reasonable time and suitable alternative accommodation is available.

5.4 To ensure the successful delivery of the regeneration scheme, Notices of Seeking Possession will be served on all secure tenants when required, normally 12 months before the commencement of that phase of the development. This will not require a secure tenant to move immediately, but is a safeguard to ensure that the re-housing programme is not disrupted where agreement cannot be reached.

6.0 Temporary Accommodation

6.1 There are currently 50 tenants in Temporary Accommodation within the regeneration area, mostly in flats as can be seen in the table below:

Type	FLAT	HOUSE	Grand Total
Studio	4		4
1 bedroom	12	3	15
2 Bedroom	15	2	17
3 Bedroom	7	7	14
Grand Total	38	12	50

- 6.2 Tenants in Temporary Accommodation are not affected by the Community Charter and will be housed in accordance with normal procedures.

7.0 Current Construction Activity

- 7.1 The Leisure Phase under construction within the grounds of Bishop David Brown School started on site in July 2019. It is on programme to be completed by July 2021 and open to the public by October 2021. The Leisure Phase will provide a top class 3G full size football pitch, new football and rugby grass pitches with improved drainage and a leisure centre. The leisure centre will provide the local community and the school with top class swimming and recreational space. The centre will have a 25m pool and a separate teaching pool, a 5 court sports hall, studio spaces and a gym as well as associated changing and social spaces. The leisure centre will be heated using ground source heat pumps and solar arrays to provide low carbon sustainable energy to the centre. There will also be new parking facilities and fencing, which will improve the number of spaces available to the leisure centre, and improve the safety of the school. This phase did not require the demolition of any homes.
- 7.2 Bishop David Brown School will be able to use its new dining facilities and some of the leisure facilities of the new centre from February 2021 so as to enable demolition of old school accommodation and the completion of the of the car park.
- 7.3 A community use agreement is being put in place to ensure the leisure facilities can be shared between relevant users (including Sheerwater Football Club, local Schools, Community Groups and Local Sports Clubs).

The first residential phase (Purple) opposite Asda, currently under construction, required the demolition of 20 existing homes, most of which were privately owned and were acquired voluntarily by the Council. Only two properties housed WBC secure tenants, who were found suitable alternative accommodation. The medium rise development incorporating Murray Green will comprise of 10 three-storey town houses and 82 one, two and three bedroom apartments contained in a 6-storey apartment block. Of the 92 dwellings, 46 will be let at social/affordable rent and 46 will be private. The affordable units will be available to relocate secure tenants still living within the regeneration area who would like to remain in Sheerwater. The Purple phase is on programme to be completed by May 2021.

8.0 Next Phases of Construction

- 8.1 Thamesway will undertake the next three phases of the development effectively concurrently; these will be the Red, Yellow and Copper phases as outlined below.
- 8.2 Taken together these phases will provide 370 homes of which 222 (60%) are affordable. The net gain in homes, after allowing for demolitions is 371.
- 8.3 The Red phase that will start in February 2021. This phase will comprise of 124 dwellings, of which 107 will be affordable (including 68 sheltered apartments for older people) and will include the Central Square at the entrance to the development. The Red phase will require the demolition of 21 residential properties. Within this phase, there will also be space for non-residential units that will enable relocation of businesses from Dartmouth Avenue and/or introduction of new businesses.
- 8.4 An energy centre providing power and electricity to the medium rise development across Sheerwater will be located within this phase.
- 8.5 The Copper Phase will start in April 2021 and does not require demolition of properties as it is within the former athletic track area. The phase will provide 88 residential units of which 13

will be affordable. The Planning Consent permits a further four residential units but these will be provided later.

8.6 The Yellow phase will start in July 2021 and will require the demolition of 50 properties. This phase will provide 168 residential units of which 102 will be affordable. It is located in the centre of the development and will contain the main community facilities that have been integrated into a 'community hub', bringing together the replacement for Parkview, the existing nursery facility, the Sure Start facility and the Health Centre into one building. This building is next to the main park and the new community car park to make it an active centre for the community. Retail units have also been placed next to the Community Hub including one that is proposed to be a pharmacy to ensure the existing provision can be relocated next to the new health centre.

8.7 The next major phase being worked up in detail is the Blue Phase that relates to the Dartmouth and Devonshire Avenue areas.

9.0 Implications

Financial

9.1 There are no new financial implications arising from this report.

Human Resource/Training and Development

9.2 There are no new human resource issues arising from this report.

Community Safety

9.3 There are no new community safety issues arising from this report.

Risk Management

9.4 There are no new risk management issues arising from this report.

Sustainability

9.5 There are no new sustainability issues arising from this report

Equalities

9.6 There are no new equality issues arising from this report.

Safeguarding

9.7 There are no new safeguarding issues arising from this report.

10.0 Conclusions

10.1 Considerable positive progress has been made in respect of the implementation of the new Leisure facilities and the Purple residential phase of the redevelopment.

10.2 The next residential phase are scheduled to start in the New Year.

REPORT ENDS

OVERVIEW AND SCRUTINY COMMITTEE - 23 NOVEMBER 2020

HOUSING REVIEW: FUTURE HOUSING STRATEGY

Executive Summary

Overview and Scrutiny Committee have included a Housing Review as a key item on their work programme for 2020/21. The Review has been split over three sessions, running from September 2020 to November 2020. This report contains sets out our progress in relation to “Session 3: Future Housing Strategy”, providing an initial picture of what our priorities should be over the next 3-5 years based on the reports from the previous two sessions. The direction of travel for each of our housing strategy objectives has been developed in conversation with colleagues in the service areas delivering them.

This report follows on from Sessions 1 and 2, which evidenced significant affordable housing need within Woking Borough along with the difficulties being encountered in addressing this need while also providing examples of how the Council is actively addressing its statutory duty relating to homelessness and working towards greater increases in affordable housing provision.

Recommendations

The Committee notes the report.

The Committee has the authority to determine the recommendation(s) set out above.

Background Papers: None.

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Date Published: 13 November 2020

1.0 Introduction

- 1.1 Overview and Scrutiny Committee have included a Housing Review as a key item on their work programme for 2020/21. The Review has been split over three sessions, running from September 2020 to November 2020.
- 1.2 This report contains an overview of “Session 3: Future Housing Strategy”. This session will look at the following:
 - the strategic context of this housing review and the development of a new Woking Borough Council housing strategy
 - draft objectives for our priorities over the next 3-5 years
 - potential actions to deliver the draft objectives

2.0 Strategic context

- 2.1 This Housing Review will shape the Council’s next Housing Strategy as future trends, key issues and gaps in the services currently provided have been identified.
- 2.2 Session one of the Housing Review focused on the Council’s current position, seeking to understand local demand and the relevant challenges affecting Woking. It was identified that there is an acute need for more affordable housing of all types, sizes and tenures in Woking. Additionally, it was found that the greatest need is for 1 bed units at 43% but there is also a significant need for 2 and 3 bed homes at 31% and 20% respectively.
- 2.3 Session two outlined the delivery of affordable housing in the Borough and the contribution of the Council’s Let’s Rent scheme and Thamesway Housing Ltd (THL) to meeting affordable housing needs. The barriers to the delivery of affordable housing were also explored. This session gave updates on housing projects that are currently underway, including the Housing Infrastructure Fund (HIF) project and the Sheerwater Regeneration programme.
- 2.4 Since the last Housing Strategy was adopted in 2011, there have been significant changes in Government policy and legislation that have affected the housing sector. In addition to this, there remain several consultations, strategies and policy papers that are in the process of being set out by Government, and will play a part in shaping the future.
- 2.5 There have also been a number of local policy updates and changes, including the joint Strategic Housing Assessment (SHMA) with neighbouring councils of Guildford and Waverley published in 2015 and the emerging Site Allocations DPD
- 2.6 The Housing Strategy will be underpinned/supported by the Council’s Homelessness and Rough Sleeping Strategy, Housing Allocations Policy and Health and Wellbeing Strategy.

3.0 Objectives

- 3.1 Work has commenced on the drafting of a new Housing Strategy, which is likely to cover the period 2021-2026. Following workshops with a number of key officers and the discussions during the first two review sessions, some early draft objectives and potential actions have been prepared and are included in Appendix 1.
- 3.2 The Strategy will continue to have an overall focus on achieving an increase in the supply of affordable housing whilst making the best use of the existing stock; improving the customer journey across the service; and enabling residents to fulfil their potential.

3.3 The initial draft objectives are:

- Providing well designed, high quality homes that are affordable and meet local needs;
- Preventing homelessness and helping those in housing need
- Helping people to achieve independence and wellbeing;
- Delivering an improved housing service to our tenants and leaseholders;
- Enhancing choice, standards and quality within the private rented sector.

3.4 No potential actions have been put forward as yet for Objective 3 (Helping people to achieve independence and wellbeing) as it is vital that this dovetails with work on the draft Health and Wellbeing Strategy.

3.5 Following the conclusion of the Overview and Scrutiny Review, officers will continue to progress the drafting of the strategy with the view to adopting a new strategy by June 2021 (following public consultation).

REPORT ENDS

APPENDIX 1: DRAFT HOUSING STRATEGY 2021-2026: EMERGING ACTIONS

Objective one: Providing well designed, high quality, homes that are affordable and meet local needs

- Continue to work with Registered Providers, Thamesway Housing, and private developers to facilitate the provision of 102 new affordable homes each year, as well as, identifying new-build opportunities on council-owned land.
 - Deliver the Sheerwater Regeneration scheme to provide a high quality development and community, including the provision of additional affordable housing.
- Explore alternative funding sources for new affordable homes, including accessing more Homes England funding through the Council's Investment Partner status.
- Undertake a strategic review of the Council's Temporary Accommodation portfolio to identify any future development opportunities.
- Review the Council's incentives scheme to further encourage tenants who are under-occupying Council homes to downsize.
 - Complete the Old Woking Extra Care Scheme, and identify further needs for elderly person's provision/schemes in the Borough.
 - Meet the need for 22 new Gypsy and Traveller pitches already identified in the Gypsy and Traveller Assessment up to 2027.
 - Promote high quality design and ensure that all affordable housing meets the Council's design and space standards.

Objective two: Preventing homelessness and helping those in housing need

- Continue to prevent homelessness using a range of tools available, including our Housing Options Floating Support Service and outreach services
- Further develop Personal Housing Plans (PHPs) to become more holistic and with regular reviews/updates.
- Reduce the number of households placed in B&B, particularly outside the Borough.
- Develop and implement an Exit Strategy for households living in temporary accommodation within the Sheerwater regeneration area
- Maintain Housing representation and participation at multi-agency meetings
- Support vulnerable residents through partnership working with local partners, include York Road Project, Women's Support Centre, Citizens Advice, Your Sanctuary, local foodbanks, Surrey County Council, Woking MIND and JobCentre +
- Arrange and co-ordinate an annual Homelessness and Rough Sleeping Strategy meeting
- Provide suitable move-on accommodation for rough sleepers who have been accommodated during the Covid-19 pandemic and prevent their return to the streets.
- Provide new premises for the York Road Project
- Work with identified landlords in the private rented sector to provide accommodation for rough sleepers.

APPENDIX 1: DRAFT HOUSING STRATEGY 2021-2026: EMERGING ACTIONS

Objective three: Helping people to achieve independence and wellbeing

Still to be developed

Objective four: Delivering an improved housing service to our tenants and leaseholders

- Bring housing and asset management services back in-house and re-tender the repairs and maintenance contracts, with a strong emphasis on customer service and first-time fix.
- Explore future opportunities to further increase the use of local labour and local businesses in the delivery of the service.
- Maintain properties at a minimum of the Decent Homes Standard.
- Strive to improve and maintain the appearance of our Council-owned housing estates.
- Rebuild the Council's relationship with its tenants and leaseholders and increasingly involve them in shaping our service offer.
- Constantly seek to improve all housing services through the greater use of benchmarking data and resident feedback.
- Ensure that our approach to tackling anti-social behaviour is effective, robust and fair.
- Increase the focus on tenancy sustainment to maximise income collection and support positive outcomes for tenants.
- Improve the customer journey, including offering greater self-serve options through our new integrated IT system.
- Improve energy efficiency amongst Council-owned stock through our routine maintenance programmes and new development schemes.

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Objective five: Enhancing choice, standards and quality within the private rented sector

- Seek to improve conditions in the private rented sector through negotiation and enforcement (where required).
- Improve knowledge of the location and condition of HMOs through street surveys and other records.
- Review publications, advice and assistance for landlords of HMOs, and develop a publicity plan to maximise compliance with mandatory licensing requirements.
- Conduct an impact assessment of the Canalside Selective Licensing Scheme and use this evidence to inform the decision on the future direction when the current scheme ends in March 2023.
- Continue to prioritise fire safety, including working with property owners to ensure any cladding issues are remediated in a timely manner.
- Continue to develop and promote the Council's "Let's Rent" schemes to secure more accommodation for homeless households, including through further joint working with Thamesway Housing.
- Bring a minimum of 40 empty properties back into use through negotiation, using enforcement action as a last resort.
- Work with Action Surrey to access and promote the £6.2 million Green Homes Grant.
- Maintain and improve working relationships with Lettings Agents and Landlords, including holding a yearly Private Sector Landlord Forum to disseminate best practice.
- Review our IT systems for Private Sector housing to deliver a more efficient and customer-friendly service.



WOKING BOROUGH COUNCIL

Overview and Scrutiny

Work Programme

CIVIC OFFICES
GLOUCESTER SQUARE
WOKING GU21 6YL
01483 755855
www.woking.gov.uk

INTRODUCTION TO WOKING BOROUGH COUNCIL'S OVERVIEW AND SCRUTINY WORK PROGRAMME

This Overview and Scrutiny Work Programme is published with the purpose of assisting the Council in its overview and scrutiny role. The Work Programme covers the following areas:

- Items for consideration at future meetings of the Overview and Scrutiny Committee.
- An extract from the latest version of the Council's Forward Plan.
- Any Scrutiny Review Topics proposed by Members of the Council for inclusion on the Work Programme.
- Any topics identified for pre-decision scrutiny.
- Details of the current Task Groups under the Committee's remit.

The Work Programme is designed to assist the Council with its overview and scrutiny role by providing Members with an indication of the current workload, subjects to be considered for review and items which the Executive expects to consider at its future meetings, so that matters can be raised beforehand and/or consultations undertaken with a Member of the Executive prior to the relevant meeting.

The Committee

Chairman: Councillor D E Hughes

Vice-Chairman: Councillor M Whitehand

Councillor J Bond

Councillor R Mohammed

Councillor G G Chrystie

Councillor M I Raja

Councillor S Hussain

Councillor C Rana

Councillor J R Sanderson

2020/21 Committee Dates

- 15 June 2020
- 13 July 2020
- 14 September 2020
- 19 October 2020
- 23 November 2020
- 21 December 2020
- 25 January 2021
- 22 February 2021
- 22 March 2021

Suggested Additions to the Work Programme

Decision to be Taken	Proposed by	Officer Comment
<p>Safer Working Partnership – Community Safety Plan. The Police and Justice Act 2006 gave local authorities responsibility for considering crime and disorder matters. In 2010 the Committee agreed that the Safer Working Partnership Plan would be brought forward annually for scrutiny.</p>	Chairman and Vice-Chairman	It was scheduled to be viewed at the meeting on 23 March 2020, which was cancelled due to the Covid outbreak.
<p>Investment Strategy. To understand the Council's position on funding for projects and schemes such as the Flood Alleviation Plan, due to Covid-19.</p>	Chairman and Vice-Chairman	
<p>Climate Change Emergency. To understand what actions have been taken since the Climate Change Emergency had been declared.</p>	Chairman and Vice-Chairman	

Overview and Scrutiny Committee Meeting – 21 December 2020

Decision to be Taken	Consultation	Background Documents	Contact Person
Performance Management			
Performance & Financial Monitoring Information. For the Committee to consider the current publication of the Performance & Financial Monitoring Information (Green Book)	None	None	Chairman
Matters for Determination			
Work Programme. For the Committee to receive the updated Work Programme.	None	None	Hanna Taylor
Matters for Consideration			
Serco. To receive an update on Service KPI's, planned works, recruitment capacity and future aspirations of joint working.	None	None	Geoff McManus
Corporate Peer Review. To receive an update on the recommendations from the Corporate Peer Review.	None	None	Ray Morgan
Task Group Updates			
Task Group Update. To receive an update on the work of the Task Groups under the remit of the Committee.	None	None	Chairman

Overview and Scrutiny Committee Meeting – 25 January 2021

Decision to be Taken	Consultation	Background Documents	Contact Person
Performance Management			
Performance & Financial Monitoring Information. For the Committee to consider the current publication of the Performance & Financial Monitoring Information (Green Book)	None	None	Chairman
Matters for Determination			
Work Programme. For the Committee to receive the updated Work Programme.	None	None	Hanna Taylor
Matters for Consideration			
Joint Waste Management Performance Review. To review the changes implemented since the last review.	None	None	Richard Bisset
Freedom Leisure. For the Committee to receive an annual review and an update since the 2019/20 review.	None	None	Angela Baillie Steve May
Play Area Maintenance. To review the maintenance work completed since the last update in November 2019, and whether the programme can be changed from 25 years to a shorter period.	None	None	Arran Henderson Tracey Haskins
Task Group Updates			

<p>Task Group Terms of Reference Review. For the Committee to receive the three task group draft Terms of Reference for review.</p>	None.	None.	Chairman
<p>Task Group Update. To receive an update on the work of the Task Groups under the remit of the Committee.</p>	None	None	Chairman

Overview and Scrutiny Committee Meeting – 22 February 2021

Decision to be Taken	Consultation	Background Documents	Contact Person
Performance Management			
Performance & Financial Monitoring Information. For the Committee to consider the current publication of the Performance & Financial Monitoring Information (Green Book)	None	None	Chairman
Matters for Determination			
Work Programme. For the Committee to receive the updated Work Programme.	None	None	Hanna Taylor
Matters for Consideration			
Freedom of Information Requests. To review the statistics and requests that proceed to the Information Commissioners Office.	None	None	Hanna Taylor
Overview of Complaints Received and Contract Review. For the Committee to review the complaints for 2020 and identify any trends. The Committee wish to review some areas of the contract.	None	None	Joanne McIntosh New Vision Homes
Task Group Updates			
Task Group Update. To receive an update on the work of the Task Groups under the remit of the Committee.	None	None	Chairman

Overview and Scrutiny Committee Meeting – 22 March 2021

Decision to be Taken	Consultation	Background Documents	Contact Person
Performance Management			
Performance & Financial Monitoring Information. For the Committee to consider the current publication of the Performance & Financial Monitoring Information (Green Book)	None	None	Chairman
Matters for Determination			
Work Programme. For the Committee to receive the updated Work Programme.	None	None	Hanna Taylor
Matters for Consideration			
Family Centres Update. For the Committee to receive an update a year on from the consultation that determined the re-modelling of the remaining Children’s Centres in the Borough to create Family Centres as part of a wider Family Service, led by Woking Borough Council.	None	None	Adam Thomas
Freedom Leisure. Update from FL, to compare questionnaire results, a year on from the last survey.	None	None	Angela Baillie
Annual Report of the Overview & Scrutiny Committee.	None	None	Chairman

Task Group Updates

Task Group Update. To receive an update on the work of the Task Groups under the remit of the Committee.

None

None

Chairman

Latest Version of the Forward Plan

The Forward Plan gives an indication of the decision to be taken by the Executive. Published monthly, the Forward Plan has traditionally given an indication of the decisions to be taken over the following four months.

19 November 2020

Key Decision	Subject	Decision to be taken	Consultation (Undertaken prior to the meeting unless otherwise stated)	Background Documents	Contact Officer
Yes	Review of Fees and Charges 2021-22	To recommend to Council that the discretionary Fees and Charges for 2021-22 be approved.	Cllr Ashall, Portfolio Holder, and service users where appropriate.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Next Steps Accommodation Programme	To recommend to Council a property acquisition, subject to Government grant funding being secured, in order to enable the Council to provide suitable move-on accommodation for rough sleepers who have been accommodated during the Covid-19 pandemic and prevent their return to the streets.	Cllr Harlow, Portfolio Holder.	None.	Director of Housing (Louise Strongitharm)
Yes	Management Arrangements	To consider a proposal for future key project management arrangements.	Cllr Azad, Leader of the Council.	None.	Chief Executive (Ray Morgan)

No	Calendar of Meetings 2021-22	To recommend to Council the Calendar of Meetings for 2021-22.	Cllr Azad, Portfolio Holder.	None.	Director of Legal and Democratic Services (Peter Bryant)
No	Draft General Fund Budget 2021-22	To receive the draft General Fund 2021-22 for the purpose of finalising proposals for service budgets and Council Tax.	Cllr Ashall, Portfolio Holder, and Business Managers.	None.	Chief Finance Officer (Leigh Clarke)
No	Draft Housing Revenue Account Budget Update 2021-22	To receive the draft Housing Revenue Account estimates 2021-22 for the purposes of finalising proposals for service.	Cllr Ashall, Portfolio Holder, and Business Managers.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Draft Investment Programme 2020-21 to 2024-25	To receive the draft Investment Programme.	Cllr Ashall, Portfolio Holder, and Business Managers.	None.	Chief Finance Officer (Leigh Clarke)
No	Health and Wellbeing Strategy	To update the Executive on the Strategy.	Cllr Harlow, Portfolio Holder, Internal Officers.	None.	Director of Community Services (Julie Fisher)
No	Woking Football Club and Associated Developments	To note the report.	Cllr Azad, Leader of the Council.	None.	Chief Executive (Ray Morgan)
No	Performance and Financial Monitoring Information	To consider the Performance and Financial Monitoring Information contained in the Green Book.	Cllr Azad, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)
No	Monitoring Reports - Projects	To provide quarterly reports on the progress of projects in the interests of financial prudence and corporate governance.	Cllr Azad, Portfolio Holder.	None.	Chief Executive (Ray Morgan)

Special Grants Executive - 10 December 2020

Key Decision	Subject	Decision to be taken	Consultation (Undertaken prior to the meeting unless otherwise stated)	Background Documents	Contact Officer
Yes	Applications for Financial Assistance 2021/22	To receive the annual report on applications for the Community Support Scheme for the 2021/22 financial year.	Cllr Ashall, Portfolio Holder, Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Age UK Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Byfleet Bowls Club - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Cherry Trees - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Citizens Advice Woking - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Community Advice Forum - Application for Financial Assistance	To determine the application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

Yes	Coram Life Education - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Crossroads Care Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Engage Woking Schools - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Friends of the Elderly - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder Internal Officers.	None.	Chief Executive (Ray Morgan)
No	GASP Motor Project - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Headway Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers,	None.	Chief Executive (Ray Morgan)
No	Home-Start Runnymede and Woking - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Inclusive Intergenerational Dance - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Intergenerational Music Making - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

No	Jigsaw (South-East) - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	LCAG Lift Up Together and Little Minions - Application for Financial Assistance	To determine the application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Let's Read Ltd - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	LinkAble - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	MASCOT - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Mayford Village Hall - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Mediation Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Outline - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Relate West Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

No	Sight for Surrey - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Surrey Care Trust - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Surrey Drug and Alcohol Care Ltd - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Surrey North Area Cruse Bereavement Care - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Surrey Welfare Rights Unit - Application for Financial Assistance	To determine the grant application	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	TALK Surrey CIO - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	The Brigitte Trust - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	The Club at Old Woking - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	The Counselling Partnership - Application for Financial Assistance	To determine the application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

Yes	The Lighthouse - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	The Maybury Centre Trust - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	The Therapy Garden - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	The Useful Wood Company - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	The Woking Community Furniture Project - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Trinity Methodist Church (ROC Woking) - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	West Surrey Family History Society - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Age Concern - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

No	Woking and District Men's Shed - Application for Financial Assistance	To determine the application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Woking and Sam Beare Hospices - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking and Weybridge Branch of Parkinson's UK - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Blackhawks Basketball Club - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Woking Community Transport (Bustler) - Application for Financial Assistance	To determine the grant application.	Cllr Ashall. Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Woking Community Transport (Town Centre Buggy) - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Family Contact Centre - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking High School Academy Trust - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

No	Woking Parks Bowls Club - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking People of Faith - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Shopmobility - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Street Angels - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder Internal Officers	None.	Chief Executive (Ray Morgan)
No	Woking Strokeability - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woking Talking Newspaper (1988) Association - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Woking United Reformed Church Charity - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
No	Woodham Parish Hall - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

Yes	York Road Project - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)
Yes	Your Sanctuary - Application for Financial Assistance	To determine the grant application.	Cllr Ashall, Portfolio Holder. Internal Officers.	None.	Chief Executive (Ray Morgan)

14 January 2021

Key Decision	Subject	Decision to be taken	Consultation (Undertaken prior to the meeting unless otherwise stated)	Background Documents	Contact Officer
No	Regulation of Investigatory Powers Act 2000 - IPSO Report	To receive the IPSO report and agree any necessary resulting actions.	Cllr Azad, Portfolio Holder.	None.	Director of Legal and Democratic Services (Peter Bryant)
No	Performance and Financial Monitoring Information	To consider the Performance and Financial Monitoring Information contained in the Green Book.	Cllr Azad, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)

4 February 2021

Key Decision	Subject	Decision to be taken	Consultation (Undertaken prior to the meeting unless otherwise stated)	Background Documents	Contact Officer
Yes	General Fund, Service Plans, Budgets and Prudential Indicators 2021-22	To recommend to Council the General Fund, Service Plans, Budgets and Prudential Indicators for 2021-22.	Cllr Ashall, Portfolio Holder, Business Managers.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Housing Revenue Account Budgets 2021-22	To recommend to Council the Housing Revenue Account Budgets for 2021-22.	Cllr Ashall, Portfolio Holder, Business Managers.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Investment Programme 2020-21 to 2024-25	To recommend to Council the full review of the Investment Programme and priorities.	Cllr Ashall, Portfolio Holder, Business Managers, Finance Task Group.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Capital, Investment and Treasury Management Strategies	To recommend to Council the Capital, Investment and Treasury Management Strategies for 2021-22.	Cllr Ashall, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Housing Management and Maintenance Service	To recommend to Council that the delivery approach for Housing Management and Maintenance Services from 1 April 2022 be confirmed (following resident consultation).	Cllr Harlow, Portfolio Holder and Housing Task Group, tenant and leaseholder consultation.	None.	Director of Housing (Louise Strongitharm)

No	Churchyard Closure and Transfer of Maintenance Responsibility – St Mary The Virgin Horsell	The Executive is requested to resolve that the responsibility for the maintenance of the closed churchyard at St Mary The Virgin Horsell is transferred to Woking Borough Council.	Cllr Davis, Portfolio Holder.	None.	Director of Neighbourhood Services (Geoff McManus)
No	Performance and Financial Monitoring Information	To consider the Performance and Financial Monitoring Information contained in the Green Book.	Cllr Azad, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)
No	Monitoring Reports - Projects	To provide quarterly reports on the progress of projects in the interests of financial prudence and corporate governance.	Cllr Azad, Portfolio Holder.	None.	Chief Executive (Ray Morgan)

25 March 2021

Key Decision	Subject	Decision to be taken	Consultation (Undertaken prior to the meeting unless otherwise stated)	Background Documents	Contact Officer
Yes	Medium Term Financial Strategy	The decision is sought to set the framework for Officers to develop detailed proposals for consideration by the Council to ensure the medium term financial stability of the Council in the context of its objective to support growth and to maintain services for local people.	Cllr Ashall, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)
Yes	Smarts Heath Road Woking Gymnastic Centre	To recommend to Council funding arrangements for the implementation of the approved scheme.	Cllr Azad, Portfolio Holder.	None.	Chief Executive (Ray Morgan)
Yes	Robin Hood	To recommend to Council the provision of Loan Finance to Rutland Woking for the development of the former Pub site for residential accommodation.	Cllr Azad, Portfolio Holder.	None.	Deputy Chief Executive (Douglas J Spinks)
No	Regulation of Investigatory Powers Act 2000 - Annual Monitoring Report	To receive details of RIPA authorisations during 2020 calendar year.	Cllr Azad, Portfolio Holder.	None.	Director of Legal and Democratic Services (Peter Bryant)

No	Write off of Irrecoverable Debt	To write off debts over £10,000.	Cllr Ashall, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)
No	Performance and Financial Monitoring Information	To consider the Performance and Financial Monitoring Information contained in the Green Book.	Cllr Azad, Portfolio Holder.	None.	Chief Finance Officer (Leigh Clarke)

Current Task Groups Responsible to the Committee

The table below provides a list of current Task Groups established by the Committee, including an indication of the resource requirements and the anticipated completion date. Updates on the progress of individual Task Groups are included elsewhere on the Committee's agenda.

Task Group	Topic	Membership	Resources	Date Established	Anticipated Completion Date
Economic Development Task Group	To identify and seek the implementation of measures to mitigate the impact of the economic downturn on the residents, community organisations and businesses in the Borough of Woking.	Cllrs Ali, Azad, Barker, Bond, Davis, Elson, and Johnson.	Officer and Councillor time.	11.03.09	Ongoing
Finance Task Group	To review Financial issues as and when identified by the Committee. Financial Performance of the Council Management and Administration of Accounts procurement Strategy, Pension fund, Financial Strategy.	Cllrs Ashall, Azad, Aziz, Bond, Davis, Hughes, and Sanderson.	Officer and Councillor time.	25.05.06	Ongoing
Housing Task Group	To review Housing issues as and when identified by the Committee, including Housing Strategy, Housing Business Plan, Housing Service Plans, Housing Revenue Account, Housing Conditions, Housing Needs, Private Sector Housing, Home Improvement Agency, Housing and Council Tax Benefits, and monitor/review progress of the PFI Scheme	Cllrs Aziz, Bridgeman, Forster, Harlow, Johnson, Kemp and Mohammad.	Officer and Councillor time.	25.05.06	Ongoing

