

CABINET MEMBERS REPORT TO COUNCIL

24 July 2019

COUNCILLOR KAREN WARD - CABINET MEMBER FOR HOUSING

For the period June to July 2019

1 Progress on Portfolio Matters.

Affordable Homes

We project that there will be 115 new affordable homes completed in 2019/20.

As at 30th June housing associations have delivered 25 of these homes on seven sites (two sites – 10 homes are subject to confirmation).

Community Housing Fund (CHF)

The Trimmingham steering group continues the process of becoming a formally constituted organisation. In July the group interviewed three prospective housing association partners and will confirm their choice of preferred partner later this month. Four other parishes are actively pursuing community-led housing ideas.

Our existing Community-led housing groups continue to deliver new affordable homes. In 2019/20 CHF monies have helped Homes for Wells provide 3 new homes and Stable Door to provide an extra home in Sheringham.

The Council has given the first CHF loan for pre-development costs to Homes for Wells to support a new exceptions housing scheme development for 12 homes in Warham. Homes for Wells are planning to use modular construction on the site.

Exceptions Housing Sites

Broadland Housing Association will complete 26 affordable homes on exceptions housing sites in Binham (14 homes) and Erpingham (12 homes) in 2019/20. These form part of a five site package including Great Ryburgh and Trunch which completed in 2018/19 and Edgefield which will be complete in 2020/21. In total these five schemes will deliver 61 new affordable homes for local people.

Victory Housing Trust Stock Disposals

In 2018/19 Victory Housing Trust (now part of the Flagship Housing Group) sold 16 homes to tenants under the preserved right to buy. These sales generated a capital receipt of £966,600 for the council.

In addition Victory Housing Trust made 45 private sales during the year.

Housing Strategy

In preparation for a new Housing Strategy we are collecting together data on issues affecting housing in the district. These will include information about the existing housing stock, affordability and housing need.

Housing Options Team – Customer Services

Team

Recently advertised 4 new temporary posts, these have been successfully filled and we have a start date of 14 August 2019 for 3 of the posts:

- Rough Sleeper Co-Ordinator – Steve Marsh (secondment from Environmental Health)
- Complex Health Worker - Carl Humphrey
- Housing Tenancy Sustainment Officer – Debbie-Anne Camp (secondment from Customer Services)
- Private Rented Sector Officer – Lesley Winston (secondment from Housing Options Team) start date to be confirmed as this post is being back filled

The team will shortly be moving location, exchanging with the Elections team and bringing the main parts of the housing service closer together.

Your Choice Your Home

Total numbers on Housing List as at 15 July 2019 = 3031, of which:

- Housing Register Priority Card: 2
- Housing Register Band 1: 205
- Housing Register Band 2: 182
- Housing Options Register : 529
- Transfer Register: 2114

Lets 1 April 2019 – 30 Jun 2019 = 77

Homelessness

Numbers Currently in Temporary Accommodation as at 15 July 2019 = 25

Number of new Approaches to the Service 1 April 2019 – 30 Jun 2019 = 250

Current Live Cases:

- Prevention Duties: 53
- Relief Duties: 35
- Main Housing Duty Accepted: 20
- Review: 2
- Triage: 46

01 April 2019 – 30 Jun 2019:

- Prevention cases Opened: 65
- Relief cases opened: 41
- Successful Prevention Outcome: 31
- Successful Relief Outcome: 10
- Refused Prevention & Relief Duties: 2

2 Forthcoming Activities and Developments.

Events Planned

A breaking ground ceremony will take place on 24th July for the new housing with care development in Fakenham. This development due to complete in 2020/21 will provide a mix of 30 affordable rent and 36 shared ownership homes for older people. The development will support independent living and each resident will have a care package tailored to their individual needs.

There are meetings in the diary with Cardea and Rentplus. Cardea help provide supported housing for vulnerable groups. Rentplus help fund rent to buy affordable housing. Both have potential to provide additional housing to meet the needs of local people.

3 Meetings attended

Events Attended

- Town and Country Planning Association Conference

- Local Government Association Conference.