

## **CABINET MEMBERS REPORT TO COUNCIL**

**25 SEPTEMBER 2019**

### **COUNCILLOR ANDREW BROWN - CABINET MEMBER FOR PLANNING AND HOUSING**

For the period August and September 2019

#### **1 Progress on Portfolio Matters.**

##### **Affordable Homes**

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

As at 31<sup>st</sup> August housing associations have delivered 22 of these homes on six sites<sup>1</sup>.

##### **Community Housing Fund (CHF)**

The Trimmingham steering group continues the process of becoming a formally constituted organisation. The group has identified Hastoe HA as its preferred development partner. 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 Stable Door to provide an extra home in Sheringham and Homes for Wells to provide an extra home in Wells.

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 hope 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

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<sup>1</sup> In July we reported a higher figure of 25 completed homes (as at 30<sup>th</sup> June). These figures included two sites on which we awaited confirmation. We are now aware that these sites will not complete until later in the year.

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 with Care/Extra Care Housing

Development has begun on the 66-unit Housing with Care scheme at Fakenham. The Housing21 scheme will provide 30 affordable rented and 36 shared ownership homes with support for older people. The team are working with Norfolk County Council to identify other possible sites for such schemes.

#### Housing Strategy

In preparation for a new Housing Strategy data is being gathered on issues affecting housing in the district. This will include information about the existing housing stock, affordability and housing need.

#### **Housing Options Team – Customer Services**

##### Team update

3 of the new team members started on 14 August, they have already started to identify rough sleepers and support clients both in temporary accommodation and sleeping rough

- 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) this post will start officially on 1 October 2019. However, she will start working on the post two days per week until the new officer covering her post starts on 1 October 2019
- Housing Options Officer (1 year fixed to back-fill Lesley Winston) officers starts on 1 October 2019
- Team have relocated

#### Your Choice Your Home

Total numbers on Housing List as at 06 September 2019 = 3073, of which:

- Housing Register Priority Card: 3
- Housing Register Band 1: 211
- Housing Register Band 2: 197
- Housing Options Register: 523
- Transfer Register: 2139

Let's 1 April 2019 – 30 Jun 2019 = 120

### Homelessness

Numbers Currently in Temporary Accommodation as at 06 September 2019  
= 34

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

01/07/19 – 31/08/19 = 177

Rough Sleepers: 11

Current Live Cases:

- Prevention Duties: 53
- Relief Duties: 45
- Main Housing Duty Accepted: 18
- Review: 1
- Triage: 62

Qtr 1: 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

### **3 Meetings attended**

#### Events Attended

- Homes for Wells on 10<sup>th</sup> September to discuss their plans to develop affordable housing in the Wells area.