

CABINET MEMBERS REPORT TO COUNCIL

20 November 2019

COUNCILLOR ANDREW BROWN - CABINET MEMBER FOR PLANNING AND HOUSING

For the period October and November 2019

1 Progress on Portfolio Matters.

Affordable Homes

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

As at 31st October housing associations have delivered 28 of these homes on eight sites.

Community Housing Fund (CHF)

The Trimmingham steering group continues the process of becoming a formally constituted organisation. The group is now ready to incorporate as a legal body which can own land and, in partnership with Hastoe Housing Association, develop affordable homes. 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 are planning to use modular construction on the site and have grant funding from Homes England and planning permission to develop 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. NNDC officers are working with the Flagship Group to try to understand the rationale behind the magnitude of private sales and encourage their careful management. The sales appear mostly to be properties in poor repair or with poor energy efficiency. Some are of non-standard construction.

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 residents with particular care needs. The Council is working with Norfolk County Council to identify other possible sites for similar schemes.

Housing Options Team – Customer Services

Your Choice Your Home

Total numbers on Housing List as at 07 November 2019 = 3007, of which:

- Housing Register Priority Card: 1
- Housing Register Band 1: 199
- Housing Register Band 2: 206
- Housing Options Register: 516
- Transfer Register: 2085

Number of Let's: 1 April 2019 – 31 Oct 2019 = 167

Homelessness

Numbers Currently in Temporary Accommodation as at 07 Nov 2019 = 24

Number of new Approaches to the Service 01 April 2019 – 30 Jun 2019 = 250
01 Jul 2019 – 31 Oct 2019 = 332

Rough Sleepers: 8

Current Live Cases: 179

- Prevention Duties: 35
- Decisions pending: 4
- Relief Duties: 47
- Main Housing Duty Accepted: 22
- Review: 1
- Triage: 71

3 Meetings attended

Events Attended

RentPlus

There was a meeting with Rentplus and Council Planning and Housing Officers on 29th September to discuss the Rentplus model for affordable rented housing with an option to purchase at 5, 10, 15 or 20 years. Rentplus will be looking for opportunities within the District to discuss with the Council.

Flagship Liaison Meeting

The Council meets with Flagship every four months. A meeting on 6th November covered a range of issues including Flagship plans (post-merger with Victory Housing Trust), provision of temporary housing, challenges with the delivery of new affordable housing and housing with care for older residents of the district.