

15 SEPTEMBER 2021

NEW FOREST DISTRICT COUNCIL

HOUSING AND HOMELESSNESS OVERVIEW AND SCRUTINY PANEL

Minutes of a meeting of the Housing and Homelessness Overview and Scrutiny Panel held on Wednesday, 15 September 2021

* Cllr Anne Corbridge (Chairman)

* Cllr Ann Sevier (Vice-Chairman)

Councillors:

* Kate Crisell
Jack Davies
* Andrew Gossage
* Joshua Kidd

Councillors:

* Ian Murray
* Neil Tungate
* Alex Wade
* Christine Ward

*Present

Officers Attending:

Tim Davis, Rebecca Drummond, Kirsty Farmer, Richard Knott, Grainne O'Rourke, Spencer Scott, Karen Wardle and Josie West

Apologies

Apologies for absence were received from Cllr J Davies.

14 MINUTES

RESOLVED:

That the minutes of the meeting held on 16 June 2021 be signed by the Chairman as a correct record.

15 DECLARATIONS OF INTEREST

No declarations of interest were made by members in connection with an agenda item.

16 PUBLIC PARTICIPATION

No issues were raised in the public participation period.

17 THE CORPORATE PLAN 2020-2024 - 'COMMUNITY MATTERS' (REVISED 2021)

The Panel considered the revised Corporate Plan which had been reviewed in light of the changes to the Cabinet structure and the portfolio holder responsibilities. The Plan also reflected on the impact of the coronavirus pandemic and placed greater emphasis on sustainability as well as supporting the local economy. The next meeting of the Panel in January 2022 would consider the Portfolio Holder Performance Dashboards, incorporating the new responsibilities.

RESOLVED:

That the revisions to the Corporate Plan 2020-2024, 'Community Matters' be noted and supported.

18 CONTROL OF ASBESTOS POLICY AND CONTROL OF CONTRACTORS POLICY

The Panel considered draft policies in relation to the Control of Asbestos and the Control of Contractors. It was noted that these were the latest in a suite of compliance policies which had been brought to the Panel.

The Policies had been written to ensure that both the Council and its contractors complied with current legislation, regulations and clarified roles and responsibilities. Members noted that an officer led asbestos working group would be set up to regularly oversee the Council's approach and ensure good practice. The Panel would receive annual compliance reports in relation to these policies.

In response to a member question regarding the active removal of asbestos in buildings, it was noted that asbestos was not normally dangerous unless it had been damaged or was disturbed. Many buildings had asbestos within them, however, the majority of the asbestos would be low risk.

RESOLVED:

That the proposed Control of Asbestos Policy and the Control of Contractors Policy be supported.

19 PROCUREMENT (SUPPLY CHAIN & LOGISTICS UPDATE)

The Panel received a presentation providing an update on the Supply Chain and Logistics model in relation to the supply of goods and materials to support the housing maintenance and repair service. The presentation has been attached to the minutes as an Appendix.

The presentation outlined the background to the supply chain model, noting that £1 million was spent each year on goods and materials on reactive repairs on the Council's housing stock. 82% of this expenditure in 2018/19 had been on over the counter sales.

The Council had used the Pretium Framework to establish a longer term arrangement with a 'Master Vendor' (Travis Perkins) to better understand the flow of materials to actual demand. A greater understanding of purchasing would drive improvements in efficiencies, cost management, etc. Most importantly, it meant that the Council's trades team could focus better on fixing tenants' properties and reduce the travel time through continuous improvements to van stock profiling.

The contract had commenced on 1 June 2020. The Council now receives a monthly invoice. Prior to the contact over 10,000 invoices per annum in relation to housing maintenance.

The impact of the coronavirus pandemic had affected the housing maintenance and repair service. Travis Perkins had worked with the Council to ensure that trades operatives had access to the stock they required in order to carry out repairs. Materials such as timber, plaster and metals had been more difficult to acquire.

There had also been price fluctuations for timber (an increase of +149%), copper and metals due to supply chain issues. A price increase of 4% had been agreed over the next 12 months, which had been carefully scrutinised.

The framework agreement offered rewards back on the percentage of operating sales. £3,844 had been credited to the Council in early 2021 for the part year contribution during late 2020. In addition to the rewards, a social value fund had been set up, where 0.75% of the total Council spend was allocated to a fund for social value projects. Examples were provided on the type of projects. It could include, for example, Tenant DIY days. The balance of the fund to date was £10,167. Members views were invited on suitable projects.

In response to a member question about benchmarking with other suppliers to ensure that the Council was getting good value for money, it was noted that a basket of the top 50 used items were reviewed on an annual basis and price matched. Under the terms of the contract framework, Travis Perkins were required to meet these prices.

20 RESIDENT SCRUTINY

The Panel received a presentation on Resident Involvement and how residents were proposed to have more powers to scrutinise the Council, should the intentions of Central Government's White Paper – Charter for Social Housing Residents gain approval ahead of a proposed launch in 2023.

The benefits of resident involvement were recognised. The Council was actively working with tenants through, for example, the Tenant Involvement Group (TIG) as well as seeking feedback from residents following activities such as housing repairs. This enabled officers to review the service provision and identify areas for improvement.

The current Social Housing Regulations were explained to the Panel and the changes proposed in the Charter for Social Housing Residents (White Paper). The intention was that tenants and landlords would work together more closely. The White Paper proposed a greater deal of accountability, with a named individual being responsible for meeting consumer standards. Tenants would also be able to influence their landlord more and hold them to account.

The Government expected landlords to start working with tenants now to improve the services to tenants, noting that the white paper set out the direction of travel. The District Council was currently planning for this change.

The issue of tensions between tenants was raised and questioned whether the charter would address this. In response it was stated that landlords would be required to have a greater visual presence within neighbourhoods and communities and carry out more regular inspections. It was hoped that through a greater visual presence any areas of concern would be identified at an earlier stage, relationships between landlords and tenants would improve and any problems would be resolved before they escalated further.

Members asked how the Council would ensure that any tenants who volunteered to get involved with the council would be representative of all areas of the community. It was noted that officers try to get a good representation in terms of different age groups and backgrounds, etc. In response to a question regarding those tenants who do not have access to digital services, it was noted that information would be

promoted in other ways, such as through face to face meetings. Consideration was also being given to the provision of paper surveys. It was however, reported that through Homesearch, the majority of tenants had online access and all new tenants had email addresses.

21 PRIVATE SECTOR HOUSING STRATEGY UPDATE

Amanda Rogers, local resident addressed the Panel in relation to properties being purchased and renovated, to be used as holiday rentals, such as AirBnB. The demand for this market raised the prices of properties and was preventing local residents from purchasing properties, in particular those not yet on the housing ladder.

The Panel noted the concerns of the local resident and that the issue crossed over a number of different Council departments, including for example, business rates, planning and economic development. It was proposed that officers research this matter and present the findings to a future meeting for the Panel.

The Panel received a presentation on the Private Sector Housing Strategy which had been adopted in 2020 (the presentation is attached to these minutes as an Appendix). A recap was provided of the five strategic priorities and the work carried out to date on each of them, as follows:

Strategic Priority 1 – To achieve high standards in the private sector

161 property inspections in the private sector had been carried out between April 2020–March 2021. The inspections had identified 42 Category 1 hazards and had been resolved in cooperation with the landlords. The District Council currently had 40 licenced HMOs and had been working proactively with hotels which provided staff accommodation to ensure they sought an HMO license, if one was required.

A case study was presented to the Panel of the private sector housing team working with a hotel which provided staff accommodation. A site visit had been carried out which identified a number of issues, a major one being in relation to fire safety and the lack of a suitable fire exit. Officers had worked with the hotel, involving Hampshire Fire and Rescue Service to ensure that this issue be addressed. An HMO application would be submitted when all the matters of concern had been fully rectified.

Strategic Priority 2 – Enabling Safe Independent Living

167 disabled facilities grant works had been completed between April 2020-March 2021. Officers continued to support and work in partnership with New Forest Disability Service in order to ensure that residents have access to adaptations and the support needed for those to moving back home from hospital. A new DFG surveyor had been appointed which would help to reduce the time taken to assess and install adaptations.

Strategic Priority 3 – Empty Homes Strategy

Following approval of the Empty Homes Strategy in September 2021, officers were working with the owners of properties which had been identified as being vacant for two years or more with the aim of bringing them back into occupation.

Strategic Priority 4 – Energy Efficiency

A range of work was presented to the Panel to improve the energy efficiency of homes in the District. This included for example joining a consortium with Portsmouth City Council in a bid for a Sustainable Warmth Grant, which if

successful could have a value around £32.7 million to upgrade 2,600 across the southern region.

Strategic Priority 5 – Create a fully integrated housing service within the Council

A new fit for purpose IT system had been installed to bring about better integration of services within housing.

The Panel thanked officers for the update.

22 HOMELESSNESS UPDATE

The Panel received a presentation providing an update on homelessness, which has been attached to these minutes as an Appendix.

177 placements had been made into emergency accommodation as well as 191 being moved on from this accommodation over the last year. The Council's aim was to reduce the reliance on externally provided emergency accommodation (EA). There were currently 44 households living in external emergency accommodation.

The Panel noted the statistics for the end of the relief duty and the end of the prevention duty. Accommodation had been secured for 6 or 12 months for 231 households which had been threatened with homelessness in the private sector.

It was reported that there currently four rough sleepers in the District. The recently opened emergency accommodation, Tourlands in Lymington was accommodating three rough sleepers and support was being provided to these residents. An update on staffing was provided, which included a new Mental Health nurse who would work in partnership with Mental Health Services. Work was also continuing with other Hampshire authorities in relation to healthy homes, mental health and the discharge protocols.

Members asked what the main causes of homelessness in the District were. The largest group of those presenting themselves as homeless was single people being evicted from family and friends, often where relationships break down and no formal tenancy arrangements were in place. This had been particularly prevalent during the coronavirus pandemic. Officers work with families to mediate and try to alleviate the situation to prevent a breakdown occurring.

In response to a question regarding communication and links with the emergency services to report any concerns, it was noted that work was ongoing with the ambulance service to ensure they had the mechanisms and contact information for the District Council. It was noted that the Council also work with neighbouring authorities to share information on homelessness and rough sleeping.

The Panel questioned how the ban on evictions had affected those presenting themselves as homeless. It was noted that there had been peaks and troughs, however, whilst the covid eviction ban had been in place, residents had contacted the Council at early stage which had enabled discussions to take place prior to any eviction. Officers reported that a campaign, "Call before you Serve", would be launched shortly. This sought to encourage landlords to talk to the Council before serving a notice on their tenants. The Council would work with the landlord, to try to resolve any problems with the tenant, with for example, failure to pay rent on time or antisocial behaviour to try to resolve these issues rather than them being evicted.

23 HOUSING STRATEGY / HRA PROPERTY DEVELOPMENT AND ACQUISITION UPDATE

The Panel received a presentation providing an update on the progress of the Housing Strategy and HRA property development / acquisition. The presentation is attached to these minutes as an Appendix.

The main headlines were presented to the Panel of the work being carried out to provide more affordable homes in the District. It was noted for example that works were progressing on site for the Old Bakery, New Milton and that completion was expected in November 2021. A bid had been submitted to Homes England for Gorse Close, New Milton and work was due to commence on site shortly.

The current development programme of affordable homes was presented to members. To date, 211 homes had been completed. There had been an increase in the potential to provide more affordable homes since the last meeting, however caution was expressed as some of the figures quoted were speculative and were subject to change. Work would continue to identify further affordable housing opportunities.

A question was asked regarding the acquisition and development of affordable homes to ensure that the offering matched the needs of residents, in terms of the number of bedrooms required. It was noted that there were regular meetings to identify the housing need so that the future affordable housing offering was focussed around the needs of those who required affordable housing.

In response to a question regarding the demand for adapted accommodation. It was noted that this was a consideration in the provision of new affordable developments. The Testwood Social Club site, for example, had been designed to provide fully adaptable units on the ground floor. However, the provision of accessible units was dependent on the opportunities which arise for affordable housing and this would need to be balanced against the cost.

24 PORTFOLIO HOLDER'S REPORT

The Portfolio Holder had sent her apologies to the Panel.

25 DATES OF MEETINGS 2022/2023**RESOLVED:**

That the following dates of meetings for 2022/23 (Wednesdays at 6.00 pm) be agreed:

- 15 June 2022
- 21 September 2022
- 18 January 2023
- 15 March 2023

26 WORK PROGRAMME

RESOLVED:

That the Work Programme be approved.

CHAIRMAN

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Supply Chain Update



Josie West

Contract Relationship Officer, NFDC

Supply Chain Model

Background

- Review of the existing supply chain was undertaken in late 2019. This was a priority action that was highlighted as part of the fundamental review of Housing Maintenance carried out by the Executive Head in the Summer 2019;
- On average, the Council spends in the region of £1 million per annum on goods and materials alone, to effect reactive repairs to Council stock;
- In 2018/19 over the counter purchases (Council trades staff shopping for materials they need) made up 82% of the total expenditure with the remaining 18% of purchases being ordered for delivery to the MLD stores (this mainly served van stocks).

Model

- The use of the Pretium Framework allowed the Council to establish a longer-term arrangement with a dedicated 'Master Vendor' supplier solution to better understand the flow of material purchases to actual demand in supporting the Housing Maintenance Service;
- Understanding purchasing data is key to driving improved commercial leverage, cost management, standardisation of goods and logistic efficiencies;
- The framework provides control over the pricing of materials and allows the Council to gain from Travis Perkins buying power and expertise in logistics and responsible sourcing;
- Allows the Council's trades team to focus upon fixing tenants' properties and reduce unnecessary travel via continual van stock profiling improvements.

Mobilisation

- Contract commenced 1st June 2020;
- Initial pilot, followed by 8 week mobilisation;

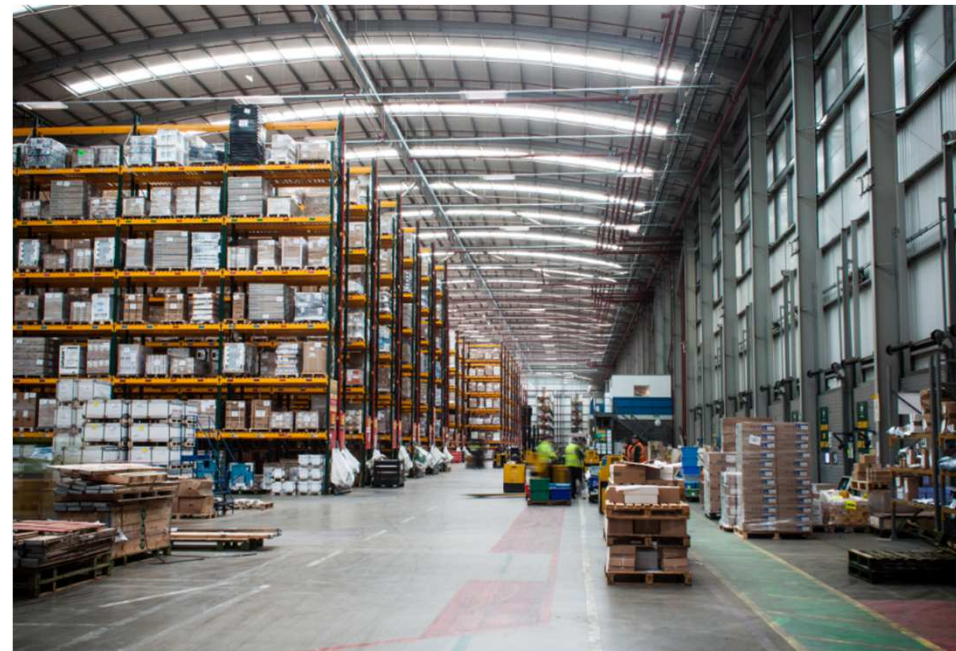
Purchasing

‘One-stop-shop’ managing all core and non-core products, improved logistics and responsible sourcing:

- Van stock profiling;
- Over the Counter (OTC);
- Plot material schedules;
- Tool hire;
- Kitchen kits

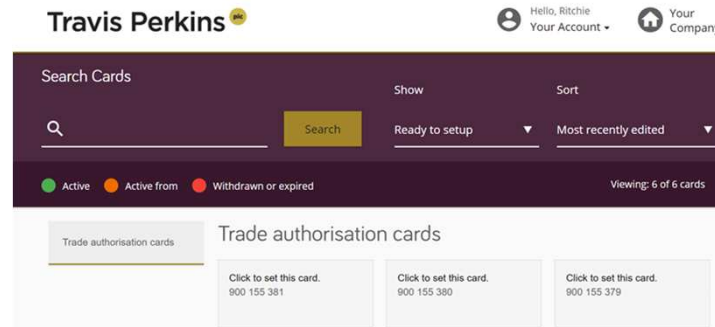
Distribution

- Centralised distribution hub;
- Automated picking;
- 44,000 lines;
- £80M rolling stock.

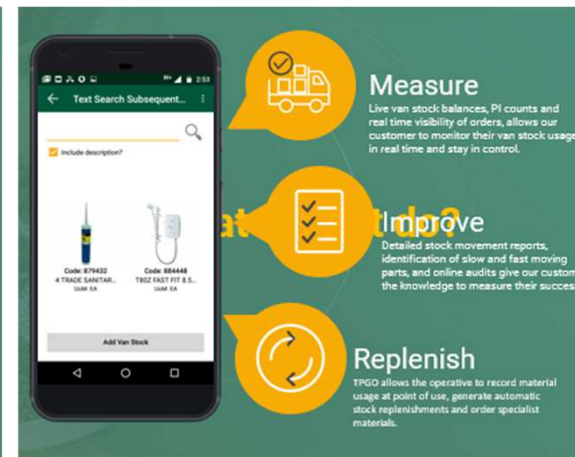


Review and Continual Improvement

- Over the Counter (OTC) purchasing via TP Trade authorisation cards;



- Van stock purchasing via Tpggo solution;



- Monthly consolidated invoicing and management purchasing information reports;
- Monthly Operational and quarterly Core Group review meetings.

Outcomes Achieved

- Improved control of material usages and flow via statistical analysis;
- Inventory reduction – on hand stocks (previously running at average of £250k – now at £85k, primarily refuse sacks and bunkered fuel);
- Expertise in logistic efficiencies, profiling and responsible sourcing;
- Reduced Purchase to Pay transactions (65 suppliers down to 1 has driven down purchase order & invoice transactions e.g. c.10,000+ invoices p.a. down to 12 consolidated invoices p.a. supported by Management Information report);
- Emphasis on account management, removing process waste and operational flexibility;
- Standardisation and improved van stock profiling to support ‘first-time-fix’, and reduction in over counter purchasing - Over the Counter purchases have gone from 82% of expenditure to 67%;
- Annual price benchmarking (on top 200 products) completed in August found the Council had achieved a cost saving of 5.87% versus the average prices paid by other organisations within the Pretium Framework;
- Reduction in travel and end-to-end carbon footprint;

Impact of Covid

- Branch access – Travis Perkins ensured trade operatives could always access products when required;
- Availability of materials - several key products affected including timber, plaster and metals. Travis Perkins kept the project team updated throughout and pulled stock in from other branches to meet our requirements;
- Inventory reduction – though the inventory has reduced, the full clearance of MLD Stores has been delayed due to Covid and will take place this Autumn;
- Price fluctuations in the marketplace due to supply chain issues –
 - Timber +149% in previous 12 months
 - Copper +94% in previous 12 months
 - Metals +34% - 95% in previous 12 months
- NFDC has agreed an overall 4% increase in prices for the following 12 months. These increases have been scrutinised and evidence has been provided from manufacturers and commodity indexes.

Pretium Rewards

- Pretium rewards is an annual framework rebate paid by Travis Perkins to the Council;
- The Rebate is calculated as a percentage of the total framework operating sales value in each calendar year;
- Each framework customer is paid out their proportion based on their purchasing contribution of the total framework sales value;
- The calculated rebate is credited yearly and applied to the Council's account.
- The Council's account was credited £3,844 in early 2021 for part year sales contribution during late 2020.

Social Value

- ✓ Community Project Funding
- ✓ Tenant Discount Scheme
- ✓ Volunteering
- ✓ Local Employment
- ✓ Work Placements
- ✓ Apprenticeships
- ✓ Working with local schools
- ✓ Resident training
- ✓ Developing strong and productive relationships



Questions?

Resident Involvement

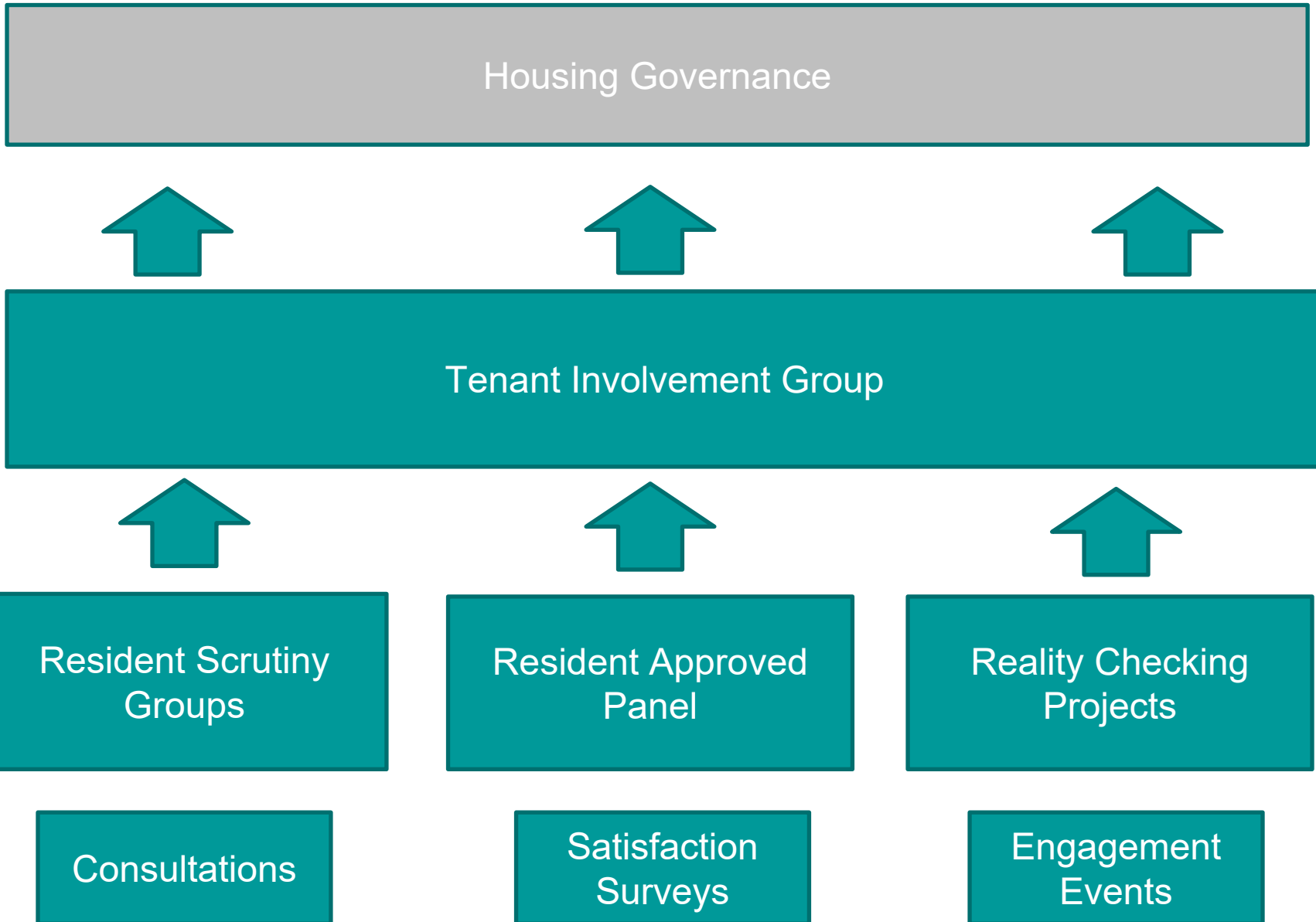
Richard Knott - Service Manager

Minute Item 20

- Why have resident involvement?
- What have we achieved so far?
- Charter for Social Housing Residents (White Paper)

- Holding the Housing Service to account
- Compliance with Social Housing Regulations
- Giving Tenants a voice
- Provide feedback of the experiences of residents
- Help to continuously improve services, products
- Co-design housing services

- Tenant Involvement Group (TIG) 5 years standing (10 members)
- Continued (online) group meetings through Covid
- Transitioned to fortnightly digital meetings
- Set up digital satisfaction surveys to collate and act on customer feedback on new tenancies and repairs
- Resident Approved Panel – 19 members (home participants) who review correspondence & publications
- Hometalk magazine
- Reality checking – Empty property, Flat Block & Neighbourhood inspections
- Resident Scrutiny - ‘Task & Finish’ style approach to review policies and our ways of working
- Established Action Plan
- Reviewing the White Paper changes



Why tenants get involved with Resident Involvement...

- I decided to become involved with Resident Involvement because I want to be a voice for tenants, to make a difference and highlight areas to the council in which they're doing well **and the areas that can be improved so that every resident has a safe and decent home to live in with timely repairs carried out.**

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Why you feel it is good for tenants to be involved and 'have their say'?

"I feel it is good for tenants to be involved and 'have their say' because they have first-hand experience of what it's like to live in council accommodation".

Social Housing Regulation

Currently:

- Local Authorities are subject to the Rent standard and 4 Consumer standards
 - Tenant Involvement and Empowerment
 - Home
 - Tenancy
 - Neighbourhood and Community
- Co-regulation with tenants
- Reactive regulation

Chapter

The Government promise to tenants

1.To be safe in your home	We will work with industry and landlords to ensure every home is safe and secure
2.To know how your landlord is performing	Including on repairs, complaints and safety, and how it spends its money, so it can be held to account
3.To have your complaints dealt with promptly and fairly	Access to a strong Ombudsman who will give swift and fair redress when needed
4.To be treated with respect	Backed by a strong consumer regulator and improved consumer standards for tenants
5.To have your voice heard by your landlord	Through regular meetings, scrutiny panels or being on Governance meetings
6.To have a good quality home & neighbourhood to live in	Landlord keeping homes in good repair
7.To be supported in your first step to ownership	A ladder to other opportunities, should circumstances allow

Key themes arising...

- Health and safety compliance and managing risk
- More communication with tenants and understanding their needs
- Continuous learning from complaints
- Complying with the standards and planning for the future

What may change?

- New Consumer Standards and a code of practice
- Increase in enforcement powers against non-compliance
- Routine onsite inspections every 4 years
- Annual submissions to the Regulator
- Benchmarking against Tenant Satisfaction Measures
- Named individual responsible for meeting Consumer Standards and another for Health and Safety
- New opportunities and tenant empowerment programmes
- Increased scrutiny from external bodies such as the Health and Safety Executive (Building Safety Regulator) and Housing Ombudsman

“Don’t wait. There is nothing to stop landlords working with tenants to improve the services and outcomes they deliver for tenants now. The White Paper sets a clear direction of travel and we would encourage providers to follow that direction”

Fiona MacGregor – Chief Executive of the Regulator of Social Housing
(March 2021)

Questions?

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Private Sector Housing Strategy Update

Richard Knott

Service Manager – Housing Options, Rents, Support and Private
Sector Housing

Strategic Private Sector Housing Priorities

- Achieving high standards in the private rented sector
- Enabling safe independent living
- Tackling privately owned empty homes
- Energy Efficiency
- Create a fully integrated private sector housing service



Strategic priority 1 – Achieving high standards in the private rented sector

- 161 property inspections were carried out from April 2020 to March 21, identifying 42 Cat 1 hazards which were all resolved without the need for enforcement action.
- We now have 40 licensable HMOs

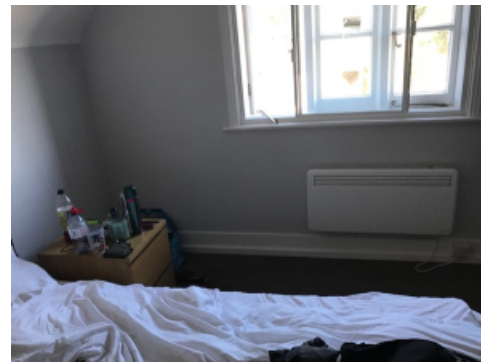
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Proactively working with Hotels that have staff accommodation who require a HMO licence.



Case Study

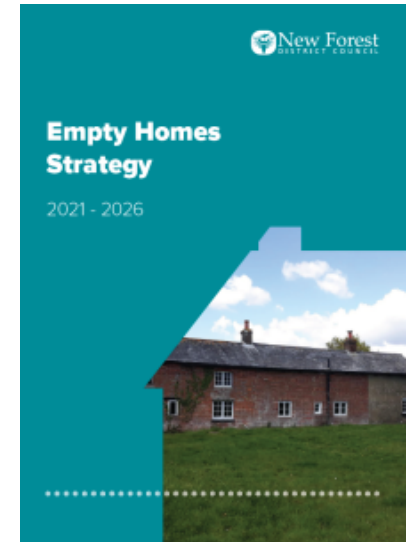
- Staff accommodation identified to have more than 5 occupants sharing a kitchen and bathroom
- Multiple issues identified including fire safety issues, 2 inner rooms (where occupants must pass through a kitchen to exit), unsafe electrics, excess cold and hoarding
- Due to the fire safety concerns a joint visit was arranged with Hampshire Fire and Rescue Service
- Emergency remedial works were agreed with the Hotel Manager - now completed
- Further works to be carried out within an agreed timescale – ongoing
- Property to be licenced



Strategic priority 2 – Enabling safe independent living

- 167 DFGs were completed between April 2020 and March 2021
- Continue to support New Forest Disability
 - in promoting access to Disabled Facilities Grants and adaptations
 - Support to hospital discharges and widening of the scheme to other hospitals
- Promoting Appletree Careline
- Recruitment of additional DFG surveyor to reduce the time taken to assess and install adaptations

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Strategic priority 3 – Tackling privately owned empty homes

- Empty Homes Strategy Approved by Council on 6th September 2021
- PSH Team are carrying out visits to the Empty Properties as identified under Council Tax and contacting the owners where action needs to be taken.
- Long term Empty properties already returning to use



Strategic priority 4 – Energy Efficiency

- We have joined Portsmouth City Councils (PCC) consortium in a bid for the Sustainable Warmth Grant (SWG) to a value of around £32.7 million (if successful).
- Local Authority Decarbonisation (LAD) for on-gas properties (where a property can get up to £10,000 grant funding) and Home Upgrade Grant (HUG) for off-gas properties (where a property can get up to £25,000 grant funding).
- The bid proposes to support 1,660 households with LAD funding & just over 1,000 households with HUG funding.
- Partnership with HCC to identify a detailed installation programme including investment and skills requirements
- Supporting the awareness of Fuel Poverty awareness alongside Hampshire CC in new staff induction programmes
- Working with local partners and Southampton University to collate fuel poverty data to form action planning

Strategic priority 5 – Create a fully integrated private sector housing service within the Council

- Implemented a new IT system
- Recruited to the new DFG post within the team
- Joint working approaches with Housing Allocations
 - Implemented a new procedure to ensure the best use of existing Council Housing Stock when a DFG referral is received.
- Joint working approaches with the Homeless Team
 - PSH team carry out visits to properties identified as having disrepair by the homelessness officers.
 - Implementing Call Before You Serve
- Joint working approaches with Housing Maintenance
 - Bathroom refurbishment programme - ensuring wet rooms are installed within bungalows and extra care blocks
 - Voids - ensuring any DFG related adaptations are carried out in conjunction with void works to prevent delays in the property being re-let

Questions?

Homelessness Update

Richard Knott

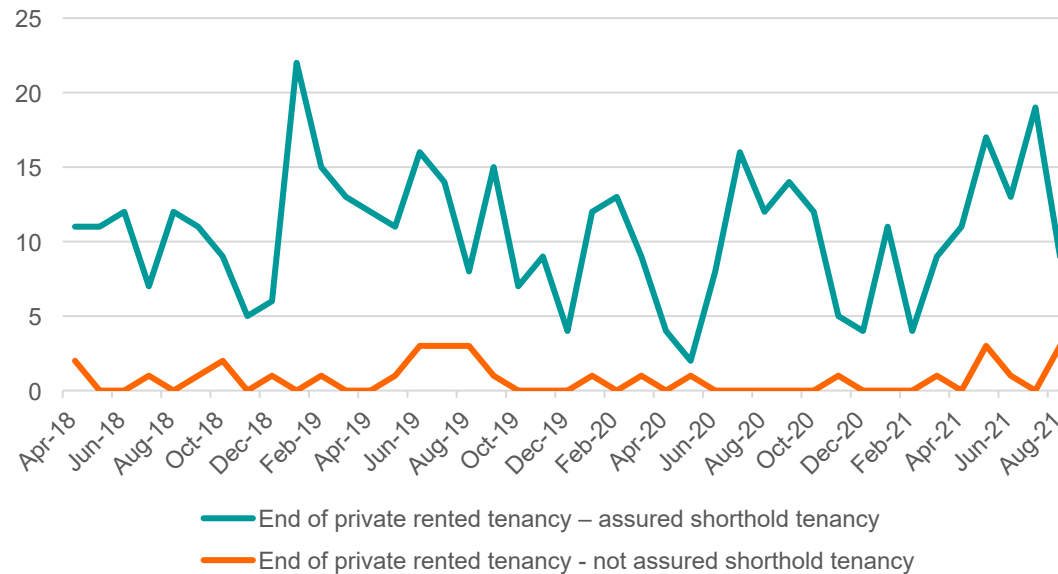
Service Manager – Housing Options, Rents, Support and Private
Sector Housing

Reason Prevention Duty Ended	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-20	Feb-20	Mar-20	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Total
Secured alternative accommodation for 12 or more months	6	9	5	4	5	4	3	8	5	9	6	7	8	79
Secured alternative accommodation for 6 months	15	16	14	12	10	16	9	8	6	4	8	4	8	130
Secured existing accommodation for 12 or more months	1	1	0	1	0	0	0	0	1	0	0	1	0	5
Secured existing accommodation for 6 months	1	1	1	2	3	3	2	1	0	0	1	1	1	17
														231

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Monthly approaches due to end of PRS tenancy

End of Private Rented Tenancy



Updates

- 4 rough sleepers
- Tourlands – 3 residents in currently, 1 moved on
- Residents in Blease court
- 2 Support Workers for the Tourlands RS project – setting up resident workshops
- Replacement Homelessness Triage Officer commences in October
- ➔ New MH Nurse in partnership with MH Services – Interview 23rd
- New Rough Sleeper Prevention Worker to be advertised shortly
- Continue to feed in to transformational work across Hampshire
 - Healthy Homes Working Group – [Producing induction material for our partners](#)*
 - Working with Mental Health – GP/Wellbeing meetings and weekly case meetings
 - Mental Health Strategic transformation
 - Discharge protocols
- 1 Afghan family moving imminently in to the PRS in the district. Work continuing...
- * link to homelessness video

Housing Register

Band	March 2021	June 2021	Sep 2021	%
1	17	20	24	1.7
2	226	245	256	18.4
3	369	413	421	30.3
4	655	672	688	49.5
Total	1,267	1,350	1,389	

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Bedroom need	Count of Applicants	%
1 bedroom	596	43
2 bedroom	472	34
3 bedroom	255	18.3
4 or more bedrooms	66	4.7
Grand Total	1389	

Area of First choice	Count of Applicants	%
Totton	225	16.5
Lymington	217	15.6
New Milton	173	12.5
Ringwood (+1)	157	11.3
Hythe (-1)	137	9.9
Calmore	70	5.0
Dibden and Dibden Purlieu	65	4.7
Holbury and Hardley	55	4.0
Fordingbridge	51	3.7
Ashley	46	3.3
None of these	40	2.7
Blackfield and Langley	38	2.7
Pennington	36	2.6
Marchwood (-2)	31	2.2
Eling	21	1.5
Walkford	14	1.0
Fawley	6	0.4
Calshot	3	0.2
Grand Total	1350	100

Lettings

Band	March 2021	June 2021	Sep 2021	%
1	20	42	52	9.6
2	128	*216	255	46.9
3	90	126	152	27.9
4	56	77	85	15.6
Grand Total	294	461	544	

Area	% of lettings
Ringwood	15.2
Hythe	12.7
New Milton	13.6
Totton	11.8
Pennington	7.4
Fordingbridge	6.5
Ashley	5.1
Lymington	5.8
Calmore	3.9
Blackfield and Langley	3.7
Dibden and Dibden Purlieu	2.3
Holbury and Hardley	1.8
Bransgore	1.6
Lyndhurst	1.4
Hordle	1.2
Milford on Sea	0.7
Eling	0.7
Marchwood	0.7
Damerham	0.7
Fawley	0.5
Woodgreen	0.5
Calshot	0.5
Bartley	0.5

* 182 Full Duty Homeless cases moved on from TA

% of properties by Bedroom	%
1	39.2
2	39.2
3	19.7
4	1.9

- Questions?

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Housing and Homelessness Overview and Scrutiny Panel September 2021

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Housing Strategy and Development Update



Minute Item 23

- **Old Bakery: Progressing on site**
- **Submitted bid to Homes England for Gorse Close and work due to start**
- **Tendered Ladycross and preparing HE bid**
- **Agreed to purchase 6 x Flats, subject to contract**

- Old Bakery: Progressing on site
- Submitted bid to Homes England for Gorse Close and work due to start
- Tendered Ladycross and preparing HE bid
- Agreed to purchase 6 x Flats, subject to contract
- 49 • **Close to decisions on the purchase of 2 sites (potential for 28 dwellings)**
- **Bid submitted for land in the East of the District (17 homes)**
- **Discussing a potential site in New Milton (subject to planning)**
- **Preparing bid for S106 affordable housing (23 dwellings) & waiting outcome of second**

- Old Bakery: Progressing on site
- Submitted bid to Homes England for Gorse Close and work due to start
- Tendered Ladycross and preparing HE bid
- Agreed to purchase 6 x Flats, subject to contract
- Close to decisions on the purchase of 2 sites (potential for 28 dwellings)
- Bid submitted for land in the East of the District (17 homes)
- Discussing a potential site in New Milton (subject to planning)
- Preparing bid for S106 affordable housing (23 dwellings) & waiting outcome of second
- **Planning:**
 - **Planning approved for Testwood, Totton (12 dwellings)**
 - **Application submitted for 2 additional bedrooms at Pentagon**
 - **Awaiting Planning outcome for Moore Close, New Milton**

Current Development Programme

Affordable housing development programme as at 15th September 2021

		Affordable housing completions							
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Completed		57	90	64					
In Contract (Full delivery expected)									
Buy-Back	GN				15				
Acquisition and refurb and reversions (2)	TA/GN				8				
Sub total					23				
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)									
Buy-Back	GN					15	15	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (7)	GN/TA					47	37		
Property acquisition and works (2)	TA				14				
NFDC conversion works (4)						3			
Sub total					14	65	52	15	15
Future programme assumptions and identified sites									
New Build (planning-led, NFDC land, other land, off the shelf) (8)	GN/RSAP				0	9	85	48	
NFDC conversion works (6)							13		
Sub total					0	9	98	48	

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total	57	90	64	37	74	150	63	15
						472	535	550

	Client group	Existing Housing Stock							
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Long Term Voids (3)	GN/TA			7		2			

Any questions?