

Housing & Communities Oct 2015

Current Aims of the Portfolio

- Managing our housing
- Helping provide affordable housing for local people
- Working with partners to keep crime and anti-social behavior low

Performance

The implementation of our new Acquisition & Development Programme continues to progress with 38 properties purchased during 2014/15. In addition 4 new units were recently completed which were designed and managed solely using in house resources and developed on our own land. Right to buy sales were relatively high with sales of 29 during 2014/15.

Housing continues to work with our partner Housing Associations to provide additional affordable homes and 21 new homes were provided during 2014/15 (15 in 2013/14). The number of properties under the Private Sector Leasing Scheme increased from 113 to 128 during the year.

208 Grants/Loans were provided for disabled Households to remain independent within their own homes, this is an increase in 10 from last year.

The number of applicants on the Homesearch register continues to be reviewed and has reduced from 4649 to 4287 during the year. The number of households in temporary accommodation has increased to 380 at the end of the year which included 22 in Bed & Breakfast.

Introductory and fixed term tenancies continue to be used which should ensure greater flexibilities in managing our Tenancies and Housing Need.

98.7% of our Housing & Garage rents were collected during the year. This is an improvement from last year and has been achieved despite the ongoing changes to welfare reform.

Over 99% of our Council-owned Social Housing stock continues to meet the Decent Home Standard, which ensures our properties meet a statutory minimum standard of repair.

Incidents of crime continued to fall with the total for 2014/15 reported at 7,236, the lowest number for the past five years.

Continued work with the wider Supporting Families project is seeing good results and by August 2015 over 200 families had met the DCLG criteria for successful outcomes.

Challenges

Prior to the Spending Review announcement scheduled for 25th November 2015 there remains considerable uncertainty over the scale of funding

reductions anticipated. Early indications are that in the period to 2020 the Council will see significant funding reductions. Currently estimates indicate that over the 4 years General Fund budget spend will exceed funds available by £3.5 million (19.2%).

Each portfolio holder will be undertaking a review of key areas of budget spend and activity with the emphasis on reducing budget expenditure (see summary of net portfolio spend). The focus will remain on ensuring key frontline services to the community are prioritised.

Additionally striving to meet the demand for affordable housing, tackling homelessness and reducing the numbers of those in Bed & Breakfast, and their length of stay, continue to be significant challenges alongside the acquisition and development of new build council properties.

The consequences of potential changes and cut backs in funding for 'Supporting People' and 'Better Care' will be kept under review.

Responding to the 'community trigger' for nuisance complaints will require a review of current arrangements.

Corporate Requirements

- Develop plans and options to meet the budget shortfall including identifying service reviews.

Key Activities

- Implement self-service functionality for tenants within the Housing ICT systems
- Decommission former sheltered housing schemes to increase housing capacity and undertake on-going refurbishments to the retained older persons' schemes
- Commence construction of 21 new homes on North Milton Estate and negotiate purchase of homes on new sites and developments on council land
- Review the private sector leasing scheme to increase housing capacity
- Complete environmental improvements on the Netley View Estate

Supporting Information

In support of this plan the following documents are available:

- 1) [The Delivery Plan of Corporate Aims 2012-2016 for the Portfolio](#)
- 2) [The Portfolio's Performance Scorecard](#)
- 3) [Strategic Risk Register](#)
- 4) [Summary of Net Portfolio Spend](#)