

Committee(s): Ordinary Council	Date: 27 th July 2022
Subject: Housing Chairs Update	Wards Affected: All
Committee Chair: Cllr Garry White	
Report of: Angela Abbott – Corporate Manager – Housing Needs and Nicola Marsh – Corporate Manager – Housing Estates	For Information

The Housing Committee met on the 27th June with updates set out below:

YMCA update

The YMCA have now started to accept referrals into the YMCA. Due to the level of refurbishment required they will be undertaking a phased opening of the building. At present there is not a confirmed opening date for the Scheme. A joint referral panel has been set up between Housing Options and the YMCA and referrals are currently being considered by the panel. Currently, we are working towards offering a specialised Housing Advise Service in partnership with the YMCA.

Community Alarms Closure

The majority of users have now been transferred over to Lifeline 24. Currently, we have only 1 remaining user that have not yet transferred over as we have not received any response to our efforts to contact them. We had originally intended for the project to be complete by January 2022 but had seen delays due to non-response by customers and in a high number of cases required a greater deal of one-to-one support in dealing with paperwork, setting up and testing equipment. Dedicated Housing Officers continue to work closely with Lifeline 24 to ensure a smooth transition in handover. It is anticipated that this project will be complete by July 2022.

Member briefing site visits

Officers are currently in the process of drafting a programme of member briefing site visits to both existing Housing Stock and also new development sites. These proposals will be circulated to all members of the Housing Committee for consultation in due course and other ward councillors will also be advised when any of these visits are planned in their wards.

Home insulation grants

The Council is actively working towards an application for the second wave of the Governments Social Housing Decarbonisation Fund. This is due to open for application in late August. We are working with our partners Axis Europe and external consultants to identify eligible properties and ensure works are specified to the correct PAS2035 requirements. This piece of work is key for securing the relevant funding.

Key Performance Indicators

At the March 2022 Environment, Enforcement and Housing Committee we set out that we are introducing 10 KPI's to present to future committees. We consider that these are judged to offer a mix of financial, technical and qualitative performance as a starting point and in similar format to that produced at the Audit and Scrutiny Committee meetings. As new issues or priorities develop, or the Committee identifies other metrics, these can be adjusted for regular reporting and reporting reviewed for its continued usefulness.

Strategic Housing Delivery Programme (SHDP)

The Committee continues to be updated on progress on delivery of new homes via the Strategic Housing Delivery programme the most recent report summarised key activity on main sites.

Brookfield Close Regeneration - This scheme has planning consent for 62 new zero carbon in use affordable homes. The decanting of the Council's tenants at this first regeneration site is continuing to progress. As of the date of this report, 65% of all affected Council owned properties are vacant, a further 9% by the end of June 2022, bringing the total decant by the end of June to 74%. It is anticipated that all tenants will have left by end August 2022.

Harewood Regeneration - This scheme is at advanced design development stage and is anticipated to be submitted for planning by September 2022, plans for the regeneration will be brought to Housing Committee for update prior to submission. Preapplication with planning officers is already in progress. The Harewood Regeneration project, subject to approval, will result in 29 of the Councils poorest quality and currently rented homes, mostly of a post-war 'pre-fabricated' construction with timber and felt roofs, being replaced with, early feasibility suggests, 40 new energy efficient homes using modern construction methods. All affected homes are currently rented and therefore no 'buy-back' of homes will be required to facilitate the regeneration.

17, Crescent Road - Works on site by our contractor are progressing to convert this vacant Council owned property into 2 x 2 Bed (3 person) affordable homes. Completion is expected early August 2022. The scheme is currently on budget with no slippage on programme delivery to report. Ward Councillors have been kept updated on progress.

A 'New Council Homes' Webpage – This is now available highlighting the programme and showing new homes in development. Each site has a dedicated section indicating type and number of homes and timeline for delivery, tenure either affordable rent or shared ownership and a vignette of the scheme.

<https://www.brentwood.gov.uk/search?q=council+homes>