

DECEMBER 2015

Position Statement from the Cabinet Member for Housing

1 Repairs Performance

	Target	Actual	Units
Routine repairs completed on time	100%	99.9%	2558
Urgent repairs completed on time	100%	100%	647
Emergency repairs completed on time	100%	100%	494
			Total to date
			<u>3688</u>

Responsive Repairs Ratio

	Gov Target	MDDC Actual
Emergency	Less than 10%	9%
Urgent	Less than 20%	12%
Routine	Less than 70%	79%

It is unlikely that actual percentages will ever reach Government targets due to the extent of old stock.

It is to be noted that in 2008 (Audit Commission report) the number of repairs per annum undertaken was approximately 14000 which has now reduced by nearly 50% to 7 – 8000 units. This significant reduction is primarily the result of the recent investment in Decent Homes Standards.

2 Affordable Homes

Completions in	2015/16	31
	2016/17	101
	2017/18	70

But a significant increase may occur dependent upon development at Farley Meadows and the EUE/Waddington Park.

3 MDDC foreseeable Developments

- a) Birchen Lane 4 units Complete - 2016/17 }
- b) Palmerston Park 26 units } 4m
- c) Waddington Park 75 units 2016/17 (being negotiated)
- d) Stoodleigh 4 Units
- e) Burlescombe 6 units
- f) Beech Road 3 units

4 H C A Funding Received

a) For Decent Homes standard 2014/15	1.4m
b) St Andrews Street	0.28m
c) Palmerston Park	1.17m
d) Birchen Lane	0.08m
	Total 2.93m

5 Finance (Generally)

a) With Wessex Bank (available)	0.190m
b) Empty Homes budget	0.100m

c) Reserve for 30 year stock management (HB have £90-110m needed for this programme)	6.3m
d) HRA Reserves	2.00m
e) Spent 2015/16 on repairs maintenance	4.00m
f) Renewable energy available	0.15m
g) Income from previous investments in renewable energy	0.20m

6 DARS

Loans given to those that need help with deposits for accommodation

	Spend	Budget
Year 2014/15	47,412	68,000
2015 YRD	27,975	68,000

Also note that currently 7 persons are recognised as 'rough sleepers'.

	Spent	Budget
Money spent on B & B		
Year 2014/15	£46300	£68000
Year 2015/16 YTD	£22500	£68000

3 years ago this service spent nearly £250,000 in temporary accommodation.

7 Voids

Target for re-let 2015/16 17 days currently YTD 15.83 days

Six years ago let times were 55 days

Current problem is costs incurred in reinstatement and for major repairs YTD £229K (annual 500K)

With dwelling rent loss due to voids £55k YTD

8 Rent Arrears

At end of March 2015 arrears for current tenants £77k. The lowest ever in the authority and in the top 5% nationally

9 Right to Buy

In year 2013/14 8 properties lost

2014/15 30 anticipated

We must be aware of the tipping point for the viability of the housing services

10 Housing List

Currently standing at approx. 2150 applicants of which 50% fall in Band E.
Procedures in place to arrive at realistic numbers.

11 Improvement Board

Held monthly to review performance and attended by representative for TT

12 Management of Tenancies

Eviction notices issued in	2014/15	7
----------------------------	---------	---

	2015/YTD	7
--	----------	---

Court orders for rent arrears payments	2014/15	40
--	---------	----

	2015/YTD	19
--	----------	----

13 Risks to Consider

- a) Effect of 1% annual reduction in rents.
- b) Implementation of various benefit changes
- c) Change in planning criteria

- d) Rent plus
- e) Change in bandings
- f) Pay and stay (30K)
- g) Rent payment periods, 48 weeks to 52 weeks.