

## September 2016

### Position Statement from the Cabinet Member for Housing

#### 1 Repairs Performance

	Target	Actual	Units 16/17
Routine repairs completed on time	100%	99.9%	1372
Urgent repairs completed on time	100%	100%	424
Emergency repairs completed on time	100%	100%	276
			Total to date
			<u>2072</u>

#### Responsive Repairs Ratio

	Gov Target	MDDC Actual
Emergency	Less than 10%	9%
Urgent	Less than 20%	13.8%
Routine	Less than 70%	77.2%

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 and the reorganisation of the work terms and regularisation of trades.

## 2 Affordable Homes

Completions in	2015/16	31
	2016/17	22
	2017/18	120 approximately awaiting Wimpy to confirm construction programme but money in lieu of £450K to be paid 16/17.

Future significant increase will be dependent upon the development at Farley Meadows and the EUE/Waddington Park.

## 3 MDDC foreseeable Developments (Social Housing)

- a) Birchen Lane 4 units Complete - 2016/17 }
- b) Palmerston Park 26 units } discuss
- c) Waddington Park 70 units }
- d) Stoodleigh 4 units – 2017/18
- e) Burlescombe 6 units – 2017/18
- f) Beech Road 3 units – 2017/18

(estimated cost excluding (c) above £3.325m)

## 4 H C A Funding Received

a) For Decent Homes standard 2014/15		1.4m
b) St Andrews Street	14/16	0.28m
c) Palmerston Park	16 -	1.17m at risk against programme
d) Birchen Lane	16 -	0.08m at risk against programme
		Total £2.93m

NB No further funding available from HCA

## 5 Finance (Generally) 16/17

a) With Wessex Bank (available)	0.203m
b) Empty Homes budget	0.100m
(Now have a full time member of staff to address a and b)	
c) Reserve for 30 year stock management	7.5m
(HB have £90-110m needed for this programme)	
d) HRA Reserves	2.00m
e) Spent 2015/16 on repairs maintenance	4.00m
f) Renewable energy available	0.225m
g) Income from previous investments in renewable energy	0.20m

## 6 DARS (Deposits and Rental in Advance)

Loans given to those that need help with deposits for accommodation

	Spend	Budget
Year 2014/15	47,412	68,000
2015/16	42,200	68,000
2016 YTD	14,935	45,000

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	£37926	£68000
Year 2016/17 YTD	£15635	£58000

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

## **7 Voids**

Target for re-let 2015/16 17 days Result 16 days

Target for re-let 2016/17 16 days current average 17.75 days

Six years ago re-let times were 55 days

Current problem is costs incurred in reinstatement for major repairs YTD £147K on 46 properties (annual 500K approx)

With dwelling rent loss due to voids £28k YTD

## **8 Rent Arrears**

At end of March 2016 arrears for current tenants £85k. The authority is in the top 5% nationally for rent debtors.

In the year 2016/17 YTD £135K similar to previous year at that time and figures are following previous trends.

## **9 Right to Buy**

2015/16 19 properties lost

2016/17 4 lost YTD, 26 being processed

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

## **10 Housing List**

Currently standing at approx. 1875 applicants of which a significant number fall within Band E. 400 registered in band E – removed from earlier list.

## **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
	2015/16	9
	2016/YTD	5
Court orders for rent arrears payments	2014/15	40
	2015/16	24
	2016/17 YTD	5

## **13 Risks to Consider**

- a) Effect of 1% annual reduction in rents – comment made to MP
- 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.

## **14 Discuss**

- a) Wessex
- b) Palmerston Park
- c) Waddeton Park