

# Economic Prosperity Scrutiny Committee

## Tuesday 10<sup>th</sup> March 2020

### Housing Issues Update



# Graham Scanlon

## Assistant Director of Housing



# Our Strategic Housing Priorities

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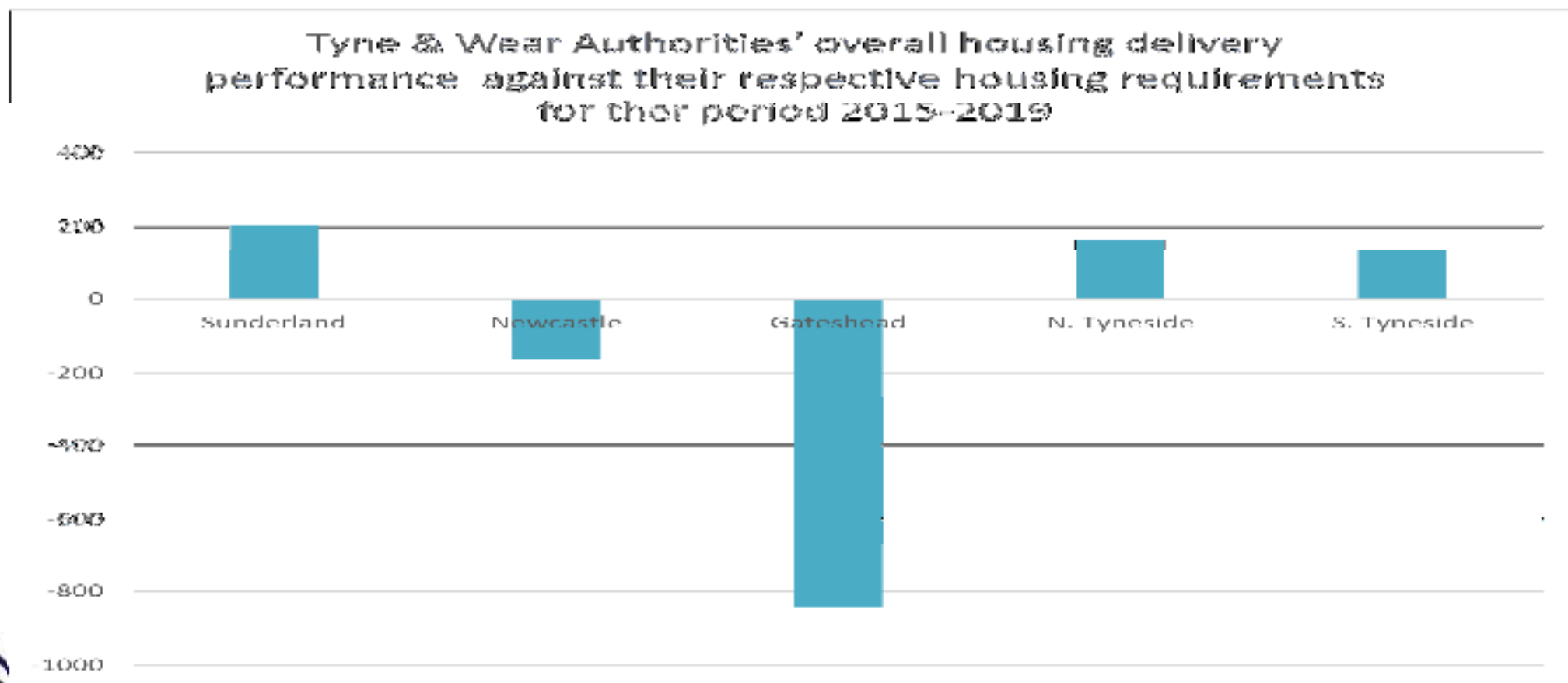
1. Maximising housing growth and increasing the choice of housing
2. Making the best use of existing homes and improving our neighbourhoods
3. Supporting vulnerable people to access and maintain housing



# Tyne and Wear Performance Figures

## Net Housing Delivery Analysis

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Tyne & Wear Authorities' overall housing delivery performance against their respective housing requirements for the period 2015-2019

# Empty Properties

- City suffers long term empty homes – over 6 months empty
- Out of City investors – no City or Community buy in
- Generally poorly managed, absentee landlords looking for commercial return
- High level of band A properties and cheap commercial property able to covert creating investment interest
- “Investment Clubs” not helping



# Empty Properties

- Housing Strategy
- Empty Homes Strategy
- Private Landlord Accreditation Scheme
- Housing & Enforcement Group
- Millfield Partnership – Thirteen
- Gentoo – Empty Homes Plan
- Council – Targeted acquisition Plan
- Working with reputable local investors



# Homelessness

- Clients cases opened - 1898
- HRA cases opened - 1686 (those that went on to have an assessment and plan)
- Duty to Refer - 276
- Those at Relief Stage - 63.11 %
  - Homeless - those who present as street homeless / Domestic Violence Cases / Prison Releases etc
- Those at Prevention Stage - 20.70%
  - those who are threatened with homelessness i.e. notice served, asked to leave by family but can remain temporarily
- Rough Sleeper Count
  - 25/09/2019                      5 found
  - 20/11/2019                      1 found
  - 29/01/2020                      Nil count
- Not Homeless within 56 days - 15.07%
- Highest presentation reason:
  - 19.69% - Family no longer willing to accommodate
  - 15.12% - End of Private Tenancy

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Sunderland rough sleeping  
and homelessness  
prevention strategy

2019-2021



# Homelessness

- Sunderland Homelessness Partnership
- Sunderland Rough Sleeping and Homelessness Prevention Strategy 2019 – 2021
- Housing Options Team
- MHCLG – £130,000 successful funding bids
  - supporting:
    - ✓ Posts for rough sleeping and homeless prevention
    - ✓ Emergency beds / Crash Pads
- Move on Accommodation
- Wider Partnership working

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# Council approach Lets Talk Housing

- Registered with Regulator of Social Housing
- Investor Partner status confirmed with Homes England
- 5-year plan with an estimated gross investment of £59m
- Three bungalow schemes that will deliver 26 bungalows
- 6 for general needs and 20 for people with physical disabilities
- First tenants aimed for May/June 2020



# Housing Delivery and Investment Plan

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Delivery Category	Area	Area Total	
Empty Homes (Brought back into use)	East	108	332
	West	74	
	North	98	
	Coxfields	64	
	Washington	88	
Bungalows	East	20	117
	West	22	
	North	15	
	Coxfields	20	
	Washington	30	
Supported Accommodation	East	15	63
	West	10	
	North	10	
	Coxfields	18	
	Washington	10	
TOTAL UNITS		374	

Indicative Investment Areas





# Council approach

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- Sustaining investment locally
- Event with local contractors, SMEs, property developers and suppliers
- Local NEPO procurement arrangement in place
- Maximising investment through wider partnership with Sunderland College
  - Placements
  - Apprenticeships
  - “Living Classrooms”

