

Economic Prosperity Scrutiny Committee

8th March 2022

Housing Update



Our Strategic Housing Priorities

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



Net Additional Homes 2015-2021

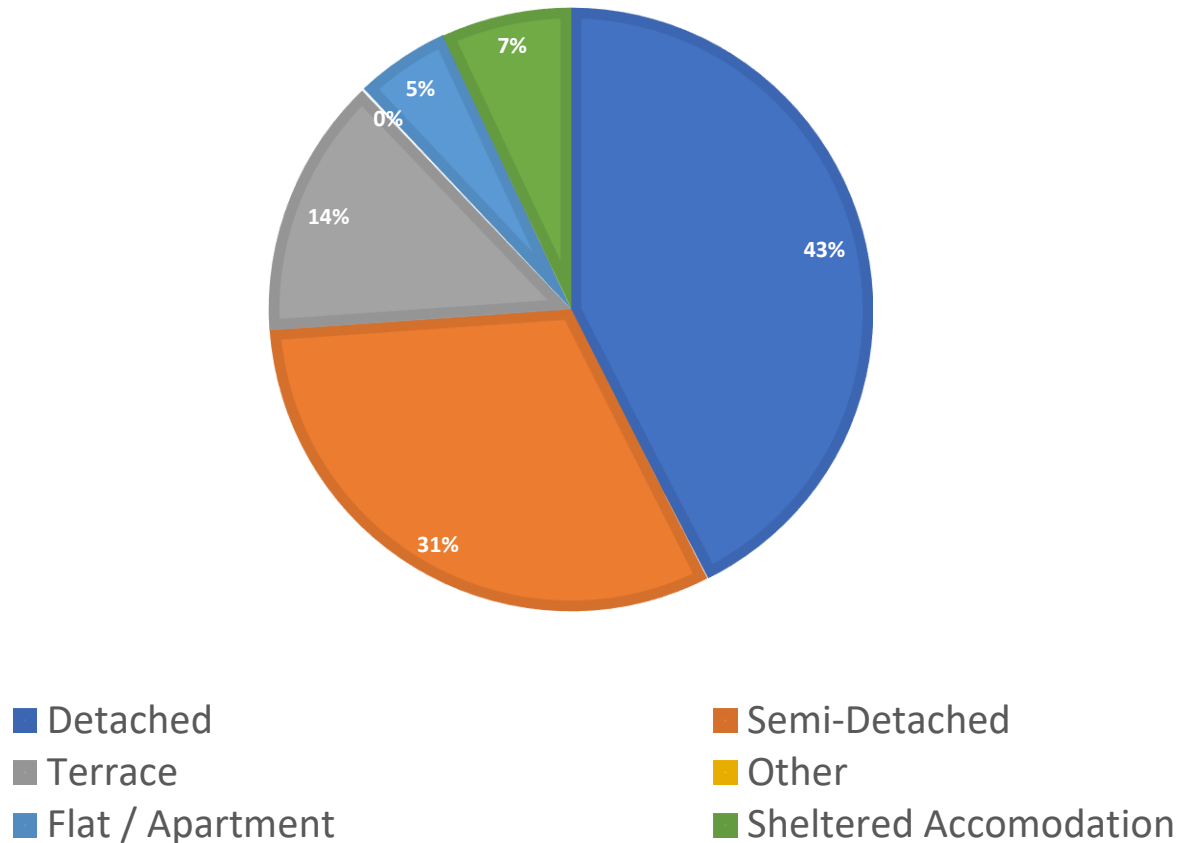
Year	Net Additional Dwellings	Housing Requirement	Cumulative Performance against Requirement
2015/16	889	745	144
2016/17	710	745	-35
2017/18	880	745	135
2018/19	706	745	-39
2019/20	813	745	68
2020/21	674	745	-71
Total	4672	4470	202

Out performing in the delivery of new homes in the City



New homes built by house type 2015 - 2021

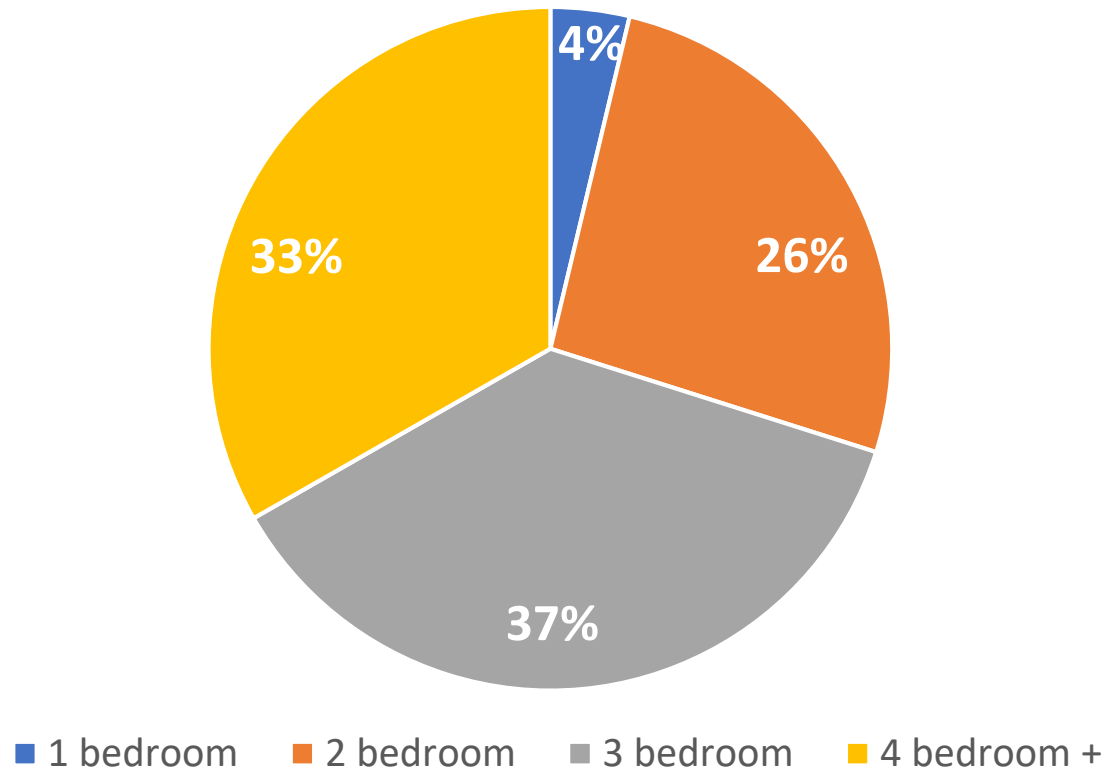
NEW HOMES BUILT BY HOUSE TYPE



Strong mix of housing to ensure future housing needs are met across the City

New homes built number of bedrooms 2015 - 2021

NUMBER OF BEDROOMS



Strong mix of housing and more larger homes being delivered to meet local need for families and preventing migration and encouraging inward migration

Affordable Housing Completions

Year/Month	2021	2020	2019	2018	2017
January	9	7	0	10	10
February	13	0	7	7	7
March	19	5	3	9	9
April	10	0	6	33	5
May	5	12	8	1	10
June	9	18	15	16	7
July	9	3	13	10	21
August	11	1	10	18	9
September	19	2	7	13	6
October	5	9	16	4	18
November	16	13	12	1	83
December	17	2	13	0	15
Total	142	72	110	122	200



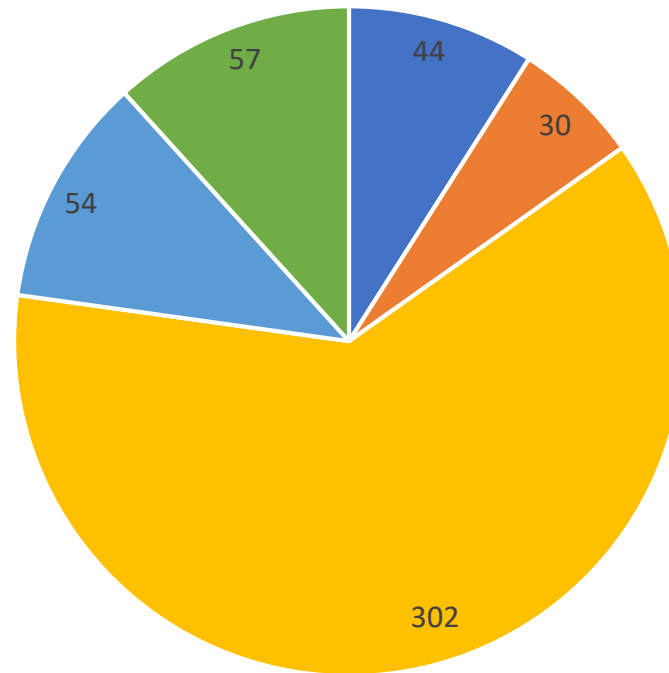
Registered Provider Network

- Quarterly meeting chaired by Housing Services
- Strengthen links between RPs, Homes England and Sunderland City Council
- Ensure we are all working towards the same strategic aims
- Share best practice and future plans
- Establish affordable homes delivery across the City



Registered Provider Network

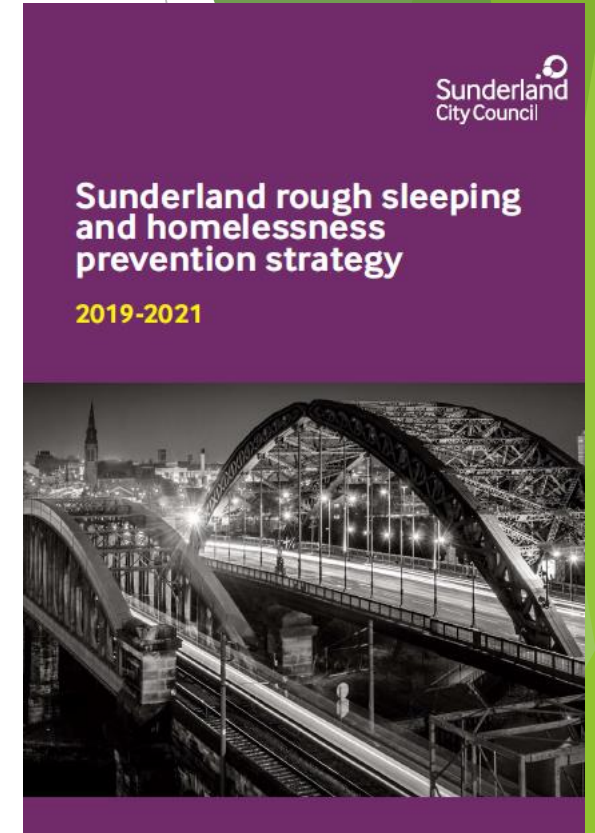
RP affordable homes delivery 2019-21



■ Gentoo ■ SCC/TG ■ Thirteen ■ Karbon ■ Bernicia ■ Believe

Rough Sleeping and Homelessness

- ▶ Rough Sleeping and Homelessness Prevention Strategy 2019 – 21 launched in 2019
- ▶ Key strategic themes and priorities
 - ▶ Strategic priority 1 (prevention)
 - ▶ Strategic priority 2 (intervention)
 - ▶ Strategic priority 3 (recovery)
 - ▶ Strategic priority 4 (partnerships)
- ▶but pandemic hit and things were refocussed to wider Government response to homelessness – “Everyone In”
- ▶ Positive partnership engagement and focus group to be re-established
- ▶ Now looking at post Covid impact and implications, refreshing strategy and relaunch with inclusive partnership



Homelessness (April 2021 – Jan 2022)

- ▶ Clients cases opened: 1774
- ▶ HRA cases opened - 1506
- ▶ Those who's homelessness was relieved – 581
 - ▶ Those who present as street homeless / DV Cases / Prison Releases
- ▶ Those who's homelessness was prevented - 250
 - ▶ Those who are threatened with homelessness
- ▶ Top 3 presentation reasons:
 - ▶ 1.Family no longer willing or able to accommodate
 - ▶ 2.Domestic abuse - victim
 - ▶ 3.Relationship with partner ended (non-violent breakdown)
- ▶ Top 3 household types presenting
 - ▶ 1. One person household (Male Applicant)
 - ▶ 2.One person household (Female Applicant)
 - ▶ 3.Lone parent household with dependent children (Female Applicant)

Homelessness

- ▶ Single applicants are highest % presenting to the HOT, in 2020/21 this was 71.42%
 - ▶ Total for 2020/21 is 71.42% (1241 applicants) which are single people
 - ▶ Single males is 54.97% (955 applicants) and single females is 16.45% (286 applicants)
 - ▶ **Challenge** – Accessing appropriate accommodation for single people
- ▶ 25-59 is highest age of applicants for both male and female
 - ▶ 73.39% are between 25-59 years of age in 2020/21
 - ▶ Males were 45.69% and female 27.7%
- ▶ Support needs per case
 - ▶ 19/20 – 2.81, 20/21 - 3.03, 21/22 is 3.37
 - ▶ **Challenge** – Increasing number of support needs per case, causing significant issues in managing cases and enabling timely and effective accommodation solutions
- ▶ High and consistent trend in repeat applications – average 26% in past 3 years

Pre Eviction Support Service

- Offered landlords guidance and on best practice and working with tenants on benefits
- Widened contact base with private landlords in the City
- 130 referrals to Eviction Prevention Support Service and highly commended in **UK Housing Awards!**
- Successful bid to extend rent arrears support £98k



Landlord Accreditation Scheme

- 102 landlords accredited
- Undertaking landlord roadshows to promote scheme
- Team has a contact with of over 500 landlords in the City
- Webinars with National Residential Landlord Association (NRLA)
- Working closely with Environmental Health to enforce and improve standards in PRS



Private Sector Leasing Scheme

- Cabinet approval in October 2021
- 44 enquiries from Landlords
- 8 offers
- 2 lease and repair offers – currently in discussions with Homes England around this
- Properties that are unsuitable to be offered accreditation or tenant passport



Tenant Passport Scheme

- The Tenant Passport scheme will pre-qualify tenants – they undergo the standard background, ASB and 5 year tenancy history checks that we currently complete and this gives them access to a deposit guarantee of a flat £750.
- 36 tenant references completed in partnership with Police and ASB teams
- 6 tenant passport applications
- 3 deposit guarantees offered



Empty Properties

- 32 Empty homes brought back into use from April 2021 to date
 - (24 Council, 4 financial assistance, 4 officer led)
- Targeting the poor external condition of some problematic empty properties through partnership working arrangements.
- Joint working with Planning Compliance to formally target a dilapidated empty property with the service of notice under The Town and Country Planning Act 1990, Section 215.
- Thirteen Group partnership – acquiring empty homes in need of refurbishment to lease to families in need of housing, within Millfield, Pallion and Hendon.
- Acquiring long term empty homes across the city for social housing (HDIP) and for Private Sector Leasing.



Empty Property refurbishment BEFORE



AFTER - Council refurbishment standards



<https://youtu.be/cOP3esJoc00>



Council Housing Service

- Council became a Registered Provider of Social Housing in November 2019
- Council became an Investor Partner with Homes England in February 2020
- Council approved the 5 year Housing Delivery and Investment Plan of £59m in February 2020 to deliver new social housing across three areas:
 - Empty Properties
 - Bungalows
 - Supported Accommodation



Housing Delivery and Investment Plan

Delivery Category	Area	Approved HDIP target	HDIP Progress against Target			
			In Council ownership	Secured	In Negotiation	Total progress
Empty Homes	East	106	7	0	3	10
	West	74	12	0	0	12
	North	68	7	2	0	9
	Coalfield	64	11	0	0	11
	Washington	50	5	1	0	6
Total		362	42	3	3	48
Bungalows	East	29	0	33	7	40
	West	22	0	0	21	21
	North	13	5	18	0	23
	Coalfields	20	5	0	7	12
	Washington	33	4	0	0	4
Total		117	14	51	35	100
Supported Accommodation	East	19	0	12	0	12
	West	19	1	3	15	19
	North	19	3	3	0	6
	Coalfields	19	0	0	8	8
	Washington	19	3	15	0	18
Total		95	7	33	23	63
Total HDIP Units		574	63	87	61	211
		% delivery	10.98	15.16	10.63	36.76



Council Housing Service

- 50 council managed properties
- Allocations Policy for Sunderland and online application
- Helping to meet wider strategic aims under a joint accommodation strategy
- Completion of Albert Place and Cork St in partnership with ASC



Cork Street, Hendon

- First Council new build development for nearly 40 years
- £3.95m project
- £765k Homes England Grant secured
- Tolent is delivering the project
- 17 bungalows
 - x16 fully adapted bungalows
 - X1 general needs bungalow
- New Day Centre for those with physical disabilities
- Service delivery by NDRC
- Phase 1 complete
- Phase 2 underway



Boult Terrace, Shiney Row

- Council new build project
- £897,552 project value
- £195,000 Homes England grant
- Delivered 5 bungalows
- Tolent selected contractor
- Project completed



Albert Place, Washington

- Council new build project
- Delivered 4 bungalows as supported accommodation
- £760,102 project value
- £172,000 Homes England grant
- Started – September 2020
- Project completed



The Old School House, Albert Place, Washington

- Council new build and refurb project
- £1,930,268 project value
- £585,000 Homes England grant
- To deliver 15 one bed units
- Project for clients with Learning Disabilities
- SCAS to be service provider
- Planning granted and out to procurement

