

Economic Prosperity Scrutiny Committee

Tuesday 12th January 2021

Housing Update



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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



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Net Additional Homes 2015-2020

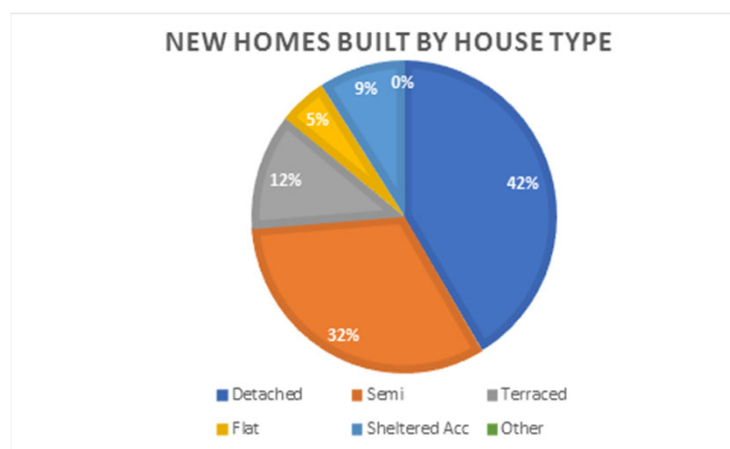
Year	Net Additional Dwellings	Housing Requirement	Cumulative Performance against Requirement
2015/16	889	745	144
2016/17	710	745	-35
2017/18	880	745	135
2018/19	706	745	-39
2019/20	813	745	68
Total	3998	3725	273

Out performing in the delivery of new homes in the City



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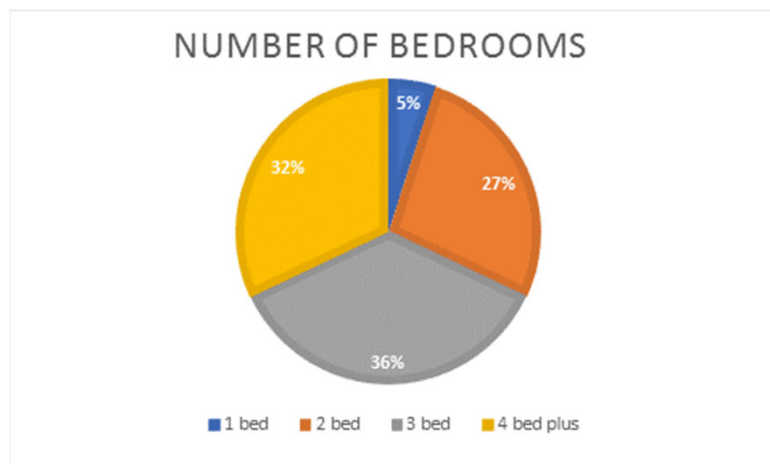
New homes built by house type 2015 - 2020



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

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New homes built number of bedrooms 2015 - 2020



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

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Affordable Housing Completions

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City Council

Year/Month	2020	2019	2018	2017
January	7	0	10	10
February	0	7	7	7
March	5	3	9	9
April	0	6	33	5
May	3	8	1	10
June	20	15	16	7
July	3	13	10	21
August	2	10	18	9
September	3	7	13	6
October	7	16	4	18
November		12	1	83
December		13	0	15
Total	50	110	122	200

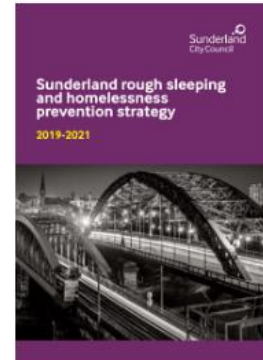


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Homelessness (April 2020 – Nov 2020)



- Clients cases opened: 1326
- HRA cases opened - 1177
- Duty to Refer received – 166
- Those at Relief Stage – 842
 - those who present as street homeless / DV Cases / Prison Releases
- Those at Prevention Stage - 197
 - those who are threatened with homelessness
- Not Homeless within 56 days - 134
- Top 3 presentation reasons:
 - 252 - Family no longer willing to accommodate
 - 198 - (Escape) Domestic Abuse
 - 109 – Relationship breakdown
- Top 3 household types presenting
 - 608 – Single males
 - 214 – Single females
 - 213 – Lone parent with dependent children (female)



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“Call before you Serve” Campaign



- Set up to help prevent evictions in the private sector once Covid eviction restrictions were lifted
- Over 5400 landlords were contacted by letter and email
- Received 55 referrals from landlords
- Wider positive impact beyond preventing homelessness
 - Offered landlords guidance and on best practice and working with tenants on benefits
 - Widened contact base with private landlords in the City

*Two evictions prevented
to date preventing two
homeless cases*



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Homelessness Next Steps Accommodation programme



Ministry of Housing,
Communities &
Local Government

- Fund to reduce rough sleepers and homelessness
- Bid for short and long term funding
- Sunderland successful and secured:
 - £380,650 Total funding
 - £54,800 short term funding
 - £325,850 long term funding
 - Council match funded £255,000 of the long term capital funding to acquire 6 properties for move on accommodation
 - 4 properties acquired to date
 - 6 properties to be up and running for end March
- Floating Support Service with Oasis
- Additional support to Covid properties



*Future homeless can receive
additional support services*

Landlord Accreditation Scheme



- COVID impact in securing accreditations
- Over 74 properties awaiting accreditation
- 60 landlords have registered an interest in the scheme
 - Application packs issued
- 10 property inspections are pending due to Covid restrictions
 - Some virtual inspections undertaken
 - Landlords are preferring to wait post Covid to progress
- 17th December co-hosted a webinar with the National Residential Landlords Association

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



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Housing Delivery and Investment Plan

Delivery Category	Area	Area Total	
Empty Homes (Brought back into use)	East	106	
	West	74	
	North	68	
	Coalfields	64	
	Washington	50	362
Bungalows	East	29	
	West	22	
	North	13	
	Coalfields	20	
	Washington	33	117
Supported Accommodation	East	19	
	West	19	
	North	19	
	Coalfields	19	
	Washington	19	95
TOTAL UNITS			574



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Council Housing Service



- Housing Service restructured to enable delivery across all service areas
 - Housing Strategy and Policy
 - Development
 - Empty Properties
 - Environmental Health / Enforcement
 - Private Sector Housing
 - Housing Management
 - Financial Inclusion



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Council Housing Service



- Housing team strengthened to tackle empty properties target empty homes acquisition and undertake enforcement
- Homes England grant secured for Council projects including empty home refurbishment and new build developments (£2.1m secured to date)
- Acquisition strategy with other RP partners
 - Back on the Map – acquiring properties in the Long Streets
 - Thirteen Group have extended the partnership into Hendon
- New Environmental Health Officers designated for housing on investigation and enforcement
- Proactive approaches to private landlords with empty homes to agree improvement and letting or sell



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Empty Property refurbishment BEFORE

Sunderland
City Council



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AFTER - Council refurbishment standards

Sunderland
City Council



<https://youtu.be/cOP3esJoc00>



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Council's first tenant in 20 years



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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 on site now – to be complete Spring 2021 which will include the Day Centre and x8 bungalows
- Phase 2 programmed for completion March 2022



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Amberley & Harrogate Street, Hendon



- Partnership with Thirteen Housing Group
- Cabinet Approval to enter into agreement to finalise feasibility
- Project will deliver 100 affordable new homes for rent
- The project will provide bungalows for older people and 2 and 3 bed family homes
- Initial surveys for feasibility - complete Dec 2020
- If feasibility is positive planning will be applied and start on site is estimated late spring 2021



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Stanley Terrace, Shiney Row



- Council new build project
- £897,552 project value
- £195,000 Homes England grant
- To deliver 5 bungalows
- Tolent selected contractor
- Start on site – September 2020
- Completion – May 2021



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Albert Place, Washington

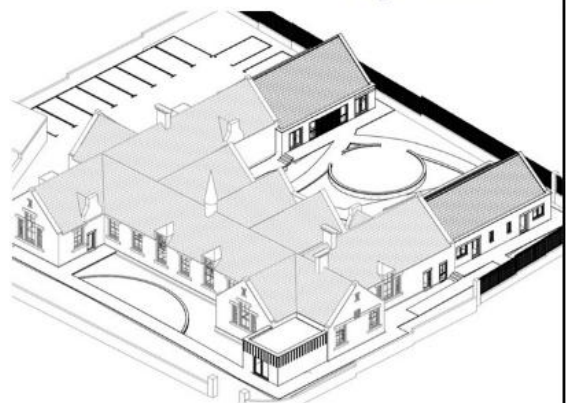
- Council new build project
- £760,102 project value
- £172,000 Homes England grant
- To deliver 4 bungalows
- Tolent selected contractor
- Start on site – September 2020
- Completion – May 2021



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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



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