

**REPORT UNDER RULE 2(vi) OF THE COUNCIL PROCEDURE RULES**

**REPORT BY COUNCILLOR DONALD NANNESTAD, PORTFOLIO HOLDER FOR QUALITY HOUSING**

**INTRODUCTION**

This is my first report as Portfolio Holder for Housing to Council having taken office in May 2018. It has been all-change for housing with the previous Director retiring and the appointment of Daren Turner who commenced work during October. In both our cases we have slightly different responsibilities to our predecessors. In my own case the Portfolio area now covers health as well as housing.

Since taking office the Director and I have held a series of briefings with staff which has proved very informative particularly for me as it has helped me build up my knowledge of housing.

Housing is changing rapidly. Council housing is no longer housing of last resort and many private housing tenants in the city now aspire to be tenants of the City Council. Over the last 12 months we have added to our housing stock with the biggest increase in houses for at least 40 years. Next year, 2020, sees the centenary of the first Council housing built in Lincoln and that gives us an opportunity to celebrate council housing and the important part it has played in the lives of many Lincoln people over the years.

I am looking for the department to build on the performance figures which we currently have achieved with the aim of reaching excellence. It should be recorded that the department has two nominations which have been short-listed for in the 2019 Local Government Chronicle (LGC) Awards. Matt Hillman, the Maintenance Manager, is short-listed for the Rising Star category. In addition our Supported Housing Service is shortlisted in the Public/Public Partnerships category along with the other Lincolnshire districts which form the consortium which delivers the Lincolnshire County Council Wellbeing Service.

The national scene as regards social housing is also changing. The decision of the Government to lift the Housing Revenue Account borrowing cap means that we can now start planning to add even more properties to our stock. These are much needed as there continues to be a housing crisis in the city. In addition the inquiry into the Grenfell fire is likely to result in a number of changes in social housing in the future and we wait to see what these will be.

Finally I would like to thank staff for their hard work over the last year sometimes in very challenging circumstances. Many of the performance figures are excellent and that is down to the effort put in by the workforce.

**HOMELESSNESS**

Since April 2018, on average we have received 58.4 homelessness applications each month. These figures are significantly higher than the previous year due to the

Homelessness Reduction Act changes which came into force in April 2018. Since the changes came into effect, we have successfully prevented 159 cases of homelessness and relieved 134 cases. At the end of December there were 10 cases in Bed and Breakfast and 8 cases in temporary accommodation. The average stay in Bed and Breakfast is 3.58 weeks against a target of 4 weeks and the average stay in temporary accommodation is 7.33 weeks against a target of 12 weeks.

Rough sleeping has been identified as an emerging and significant issue within the city. Although our official annual count carried out on 1 November identified 26 rough sleepers which was two less than the 2017 annual count. However, anecdotally we are aware that there have been up to 40 people sleeping rough in the city from time to time.

A significant amount of resources have been obtained to deal with the issues of homelessness in the city.

During 2018 the City Council successfully bid for Government funding to tackle rough sleeping and have secured £376,747 for 2018/19 and a provisional allocation of £519,396 for 2019/20. This money has been utilised to recruit a Rough Sleeping Team within the council. The team consists of a Co-ordinator and two Housing Solutions Officers, plus a specialist Mental Health Nurse and an Addiction Worker. There is also an additional Street Outreach Worker based with the team at P3. We have also set up access to a Day Centre at the Nomad Centre and 15 units of supported accommodation for those with complex needs at The Cornerhouse run by Framework Housing Association.

In October 2018 a further funding round was announced by Government and in December we were advised that we have been selected as one of only 11 successful bids out of over 150 submitted. In this tranche of funding we have secured £110,438 for 2018/19 and a further £441,750 for 2019/20 for an assessment hub, two Support Planners, four Support Workers and additional temporary accommodation.

Since October we have housed 17 people into supported accommodation, six into accommodation in the private rented sector, reconnected five people to their home town, and dealt with 15 people leaving either hospital or prison with no suitable accommodation to go to. This is an excellent example of partnership working across a number of agencies within the city including the YMCA, P3, Framework Housing Association, Addaction, Lincolnshire Partnership NHS Trust and Lincolnshire County Council.

This is in addition to ACTion Lincs, the entrenched rough sleepers' project for Lincolnshire, which has been funded under the Government Social Impact Bond. The City Council is now the lead authority for this project. This is a three and a half year programme launched in September 2017 with the intention of supporting 120 of the most entrenched rough sleepers using a housing first approach.

Strategically we have facilitated the progress of homeless move-on accommodation for LEAP. The housing strategy shows a need for self-contained accommodation in this area. We identified a site at Gaunt Street which the Council has given approval to

dispose to LEAP for this purpose. Planning permission has been obtained and it is anticipated that building work will commence shortly.

## **TENANCY MANAGEMENT**

The roll out of Universal Credit (UC) which began in the city in April 2018 has had a significant impact on the level of rent arrears owed by Council tenants and by Universal Credit claimants in particular. Housing Officers' workloads in dealing with UC tenants in rent arrears have risen proportionately, as many tenants in this situation present with varying levels of vulnerability and need support from our own officers and other agencies to have any chance of sustaining their tenancies. A challenge ahead is continuing to manage our rent arrear levels and achieve consistent rent collection despite the continued impact of the Universal Credit full service. At the end of December we had 973 UC claimants, of which 687 were in arrears. 47% of our total arrears are people claiming Universal Credit.

Tenant arrears at the end of quarter three stand at 2.47% (target 3.65%) with 99.83% of rent collected (target 98%)

The completion and letting of new-builds on several of our estates has led to increasing pressures on Housing Officers some of whom have had their workloads significantly increased.

It is acknowledged that more work needs to be done with applicants prior to them being offered a Council tenancy to ensure that they are prepared and in the best place to maintain their tenancy and to have effective support in place to assist them with this.

Tenancy Services continues to strive to maintain and improve on the high standards of Anti Social Behaviour (ASB) service delivery which resulted in it being awarded Housemark Accreditation in early 2018. The figures to the end of quarter three (December 31) show that the average length of time to resolve ASB cases was 65.25 days (target 70 days). The number of new cases that have been risk assessed is 92.81% (target 90%). In addition 99.13% of cases that were closed were resolved (target 94%).

## **NEW BUILD/ALLOCATIONS**

During 2018-19 the City Council will successfully complete 172 new Council homes. This is the largest increase in Council houses in Lincoln in a single year for at least 40 years. Currently 138 of these properties have been completed and let with the remaining due to before the end of March. Given the demand for Council housing, and the fact that we have been losing between 60 and 70 homes a year through Right to Buy, it is important that we continue to identify sites for further Council housing. During the year outline planning permission was granted for 325 new homes on the Queen Elizabeth Road site which is land behind the Views on Ermine West some of which is outside of the City Council boundary. The current intention is that the housing on this site will be a mix of tenures.

The number of live applications for Council properties currently stands at 1,057 although I anticipate this will increase as there is currently a backlog which is being dealt with. Of the total around one-third are current council tenants looking for a move.

The % of offers of tenancy which have been accepted first time have improved greatly during the year after a poor start. In April 2018, the first month of the current year, just 61.54% of tenancy offers were accepted first time but at the end of quarter three the figure was 83.73% compared to a target of 85%.

The target of 90% of applications becoming live on the system within 10 working days is not being met. Currently work is ongoing to restructure the housing solutions team and I expect the performance figures to show a dramatic improvement once this is completed.

## **HOUSING IMPROVEMENT PROGRAMME**

Our annual housing improvement programme this year included the following works:

- Kitchen and bathroom replacements
- Installation of over bath showers
- Electrical improvements
- Roofing works
- Thermal comfort work
- Communal hard-standing improvements
- Replacement heating systems which also included a new communal heating system at Derek Miller Court.

In addition work started in October to replace the fire doors and door frames of flats in the Council's three multi-storey blocks and at Derek Miller Court and St Botolph's Court

Currently we have 188 (0.27%) non decent properties. 167 of these are due to tenants refusing the proposed works, and the remaining 21 properties are contained within the current works programmes and will be completed over the next few months. The completion of these 21 properties will mean that the target of nil non-decent properties (excluding refusals) will be met.

## **HOUSING REPAIRS**

The housing repairs service continues to meet, and exceed, its targets. In the performance figures to 31 December 2018 100% of emergency repairs were completed within the target time (target 99.5%); 98.51% of reactive repairs were completed within the time target (target 97.5%); the average end-to-end time for all reactive repairs was 7.41 days (target 8 days); and 96.37% of tenants were satisfied with repairs and maintenance (target 95%). The first time fix rate was 93.57% (target 90%) which compares extremely well with recent years - 80.1% in 2015-16 and 86.1% in 2016-17.

The re-let time for all voids at the end of December was 28.4 days, against a target of 25 days. The number of void properties within the process has significantly increased

due to the New Build Project and an increased amount of evictions taking place, which in turn has increased the workload and pressures on all areas within voids. Receiving offers on available properties from applicants is a contributing factor for the delay on the overall void time. Work is continuing within the Housing Solutions team to remedy the situation.

## **SUPPORTED HOUSING**

Plans for an Extra Care facility on the site of De Wint Court have made considerable progress over the last few months. This will be our first Extra Care facility and will provide 70 one and two bed apartments with communal facilities including a restaurant, a hair salon, and a sensory garden. This was granted planning permission in December and we are now finalising the budget for the scheme and will be tendering for a delivery partner. The aim is that work will start by the autumn. The need for this project has been highlighted by a report which identified that Lincolnshire has the least provision in the country for Extra Care. This scheme has attracted funding from Homes England and Lincolnshire County Council

A review of our Supported Housing Service is ongoing with consultation already having taken place with customers about possible changes to the way the service operates. The key changes proposed are to move to a more responsive mobile service and to upgrade the equipment on site to make best use of emerging technologies. Case studies are being produced to show how the changes will affect customers with differing support needs.

The Lincare control room is continuing to grow monitoring 6,500 customers across Lincolnshire with the aim that the service provided is cost effective and available to all. The key upcoming issues are the first inspection under the new Quality Standards Framework taking place during this month (January) and the development of plans to respond to the analogue to digital agenda due to be completed by 2025.

The percentage of alarm calls answered by the Control Centre within 60 seconds was 99.06 (target 97.5%). The percentage of support plans reviewed for sheltered housing residents was 97.65% (target 95%).

The City Council is also a key partner in the Lincolnshire Wellbeing Service which has been shortlisted in the Public/Public Partnerships category of 2019 LGC (Local Government Chronicle) awards. The contract to provide the service from 1 April 2018 was won by a consortium of the seven Lincolnshire district councils with East Lindsey as the lead bidder and managers of the scheme. The City Council's main role is in delivering the part of the contract which requires the wellbeing service to provide 24/7 telecare response services to anybody in the county who has a lifeline installed irrespective of who provides it.

## **PRIVATE SECTOR HOUSING**

A change in legislation has considerably increased the number of HMOs (Houses in Multiple Occupation) which fall within the criteria for mandatory licencing. From 1 October 2018 the criteria was extended to add all properties with five or more residents regardless of the number of storeys. This will increase the number of licensable HMO's

within the City from 318 to more than 900. To ensure the financial sustainability of the HMO licencing scheme the licence fee has been reviewed. Also an additional Housing Standards & Enforcement Officer post has been added to the establishment and recruitment into the post is ongoing.

As an incentive to landlords the Council is offering a greater discount on the HMO licence fee to landlords who gain Trusted Landlord status. The Trusted Landlord scheme is an initiative to improve standards of accommodation, management of tenants and neighbourhood relations.

The Council adopted a five year Empty Homes Strategy in March 2018 which sets out how we plan to tackle empty homes in the City. So far this year 34 homes have been brought back into use with council assistance. The target is 50.

The number of long-term empty homes (i.e. those empty for more than six months) has increased by 2.6% between 1 January 2018 and 1 January 2019. In numerical terms this is an increase from 419 to 430. Nationally there has been an increase of 5% with London showing a 14% annual increase. There are a number of factors which have caused this increase such as the uncertainty in the housing market, change of regulations affecting mortgages and landlords and the uncertainty caused by Brexit.

The number of properties empty for two years or more has gone up from 105 to 122 over the same period but the number of properties empty for four years or more has remained the same at 53. In addition there has been a significant increase in the number of second home/furnished empty properties which have gone up from 250 to 334.

The Rogue Landlord initiative, which has been funded by Government, is in its final year. This has been a very successful project with the City Council working in partnership with a number of other agencies targeting properties in the Sincil Bank and Monks Road areas. It will leave behind a legacy of improved housing in the private rented sector.

So far there have been seven successful prosecutions and one caution. A further four prosecution cases are pending. At present 70% of all streets within the target areas have been surveyed with the total number of full inspections of HMO's at 1,229. This is below target for the project but this has been influenced by complexity of the prosecution cases that have resulted.

The new Private Housing Health Assistance Policy 2018 – 2022 was adopted and was effective from April 2018 with an emphasis on health and prevention. The Council has improved 32 private sector homes that previously had no central heating by installing gas central heating. This has been funded through disabled facilities grant money. A total of 78 Disabled Facilities applications have been processed and the time taken from receiving the occupational therapist recommendation to completion of grant works has reduced from 29 weeks to less than 20 weeks.

## **HEALTH**

The Annual Health Profile for Lincoln produced by Public Health England (see attached appendix) continues to show some challenging data. The life expectancy at birth for both men and women is significantly worse than for the rest of England. Mortality rates for under 75s, hip fractures in the over 65s, breast feeding, educational achievements at GCSE level and the number of children in low income families are all similarly significantly worse than the rest of the country. We are significantly better than the England average in other areas including infant mortality; violent crime; diabetes diagnoses and alcohol-specific hospital stays by Under 18s.

There is a direct link between improvements in housing and improvements in health. Any improvements we can make in our own housing stock and in the private sector will have the effect of improving the health of our residents.

The 2018 Active Lives Survey, produced by Sport England, which gives data for activity/inactivity shows that within Lincolnshire the figures for Lincoln are good. 64.4% of adults are classified as active which is the second best district in the county and above the England average of 62.3%. Lincoln has 25.4% of the population classified as inactive which is slightly worse than the national average of 25.2%. Lincolnshire has the worst figures for inactivity for shire counties in England at 30.3% inactive with three districts having more than 35% inactive. Active Lincolnshire is currently working on a plan to increase levels of physical activity among the population of Lincoln and Lincolnshire and we will be working with them to help them achieve this. As with improvements in housing any improvement in physical activity levels also have a positive effect on people's health.

## **CONCLUSION**

Vision 2020, the Council's strategic plan, sets out five measures of success for the quality housing portfolio. These are as follows:

- i. Increasing the availability and provision of housing in Lincoln;
- ii. Improving the quality of both public sector and private sector homes;
- iii. Reducing the number of households in the city experiencing fuel poverty;
- iv. Increasing the availability of supported housing for older people with high levels of need;
- v. Working with partners to break the link between poor health and inequality, resulting in improved healthy lifestyles and reductions in people experiencing health inequality.

This report, I believe, shows we are making significant progress in achieving these outcomes.

**Donald Nannestad**  
**Portfolio Holder for Quality Housing**