

SUBJECT:	QUALITY HOUSING PROGRESS REPORT
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	DAREN TURNER, DIRECTOR OF HOUSING

1. Purpose of Report

- 1.1 To provide Performance Scrutiny Committee with an update on progress towards the Quality Housing strategic priority contained in Vision 2020.

2. Background

- 2.1 Vision 2020 was published in January 2017, and contains four strategic priorities (Quality Housing; Economic Growth; Reduce Inequality; and Remarkable Place), along with an important strand of work focusing on High Performing Services.

- 2.2 As part of the arrangements for managing and monitoring progress of Vision 2020, the council established four Vision Groups along with a High Performing Services Board, each with a Corporate Management Team lead. Each Vision Group reports once annually to Performance Scrutiny Committee on progress.

- 2.3 The Quality Housing Vision Group is leading on delivering the following council aspirations under this priority:
- Let's provide housing which meets the varied needs of our residents
 - Let's work together to help the homeless in Lincoln
 - Let's improve housing conditions for all
 - Let's build thriving communities

- 2.4 In addition to all the 'day to day' services the council offers which is central to the delivery of these aspirations, a programme of projects and initiatives has been developed for Phase Two of Vision 2020, to ensure the delivery of this strategic priority.

3. Position Statement (Appendix A)

- 3.1 The Position Statement is attached to this report as Appendix A. It captures the 'day to day' work by the council that is integral to delivering this strategic priority. This was captured to ensure we understand the resource committed across the council, and to recognise how all staff across the authority have a role in delivering Vision 2020.

4. Project Monitoring Table (Appendix B)

- 4.1 The Project Monitoring Table provides an overview of the Phase Two projects for this strategic priority, and is attached to this report as Appendix B.
- 4.2 There are 10 live projects in the Phase Two work programme for Quality Housing.

4.3 In addition, since the last meeting, one Vision 2020 project been completed. This is;

Establish a Supported Housing Forum in co-operation with all supported housing providers (non-elderly) and Lincolnshire County Council. The Forum has now been established and six meetings have taken place, where discussions and information sharing has taken place between the agencies in attendance. The Forum continues to meet to discuss current and emerging housing issues and will continue to liaise with LCC regarding the new contract arrangements for Supported Housing in 2019/20.

4.4 Of the 10 live projects, eight are flagged as Green (meaning they are meeting their milestones); and no projects have been flagged as Red (meaning none are substantially off track). In addition to the completed project above, some notable progress has been made in the delivery of this strategic priority:

- Over the last 12 months, the council completed the delivery of 172 new council homes, bringing total completions since the start of Vision 2020 to 186. Through partnership working with registered housing providers an additional 79 affordable houses were completed since April 2018, bringing the total since the start of Vision 2020 to 95. In total 281 homes have been completed, by the City of Lincoln Council and Registered Housing Providers, of the 400 new homes identified by the end of the Vision 2020 period. During 2018/19 planning permission has been approved for an additional 203 affordable homes in Lincoln.
- A robust seven week consultation exercise has been completed with supported housing tenants on proposals for a more modern and resilient service. Feedback from tenants has been analysed and built into a draft business case which is being consulted on with staff. Dependent on consultation results and approval by Executive, its recommendations will be implemented by April 2019.
- Linked to this review, the council has agreed to invest £200,000 in improving the technology across the supported housing schemes. This will underpin the business case to deliver a more modern, resilient and tenant focused supported housing service.
- The Empty Homes Officer has focused efforts in Sincil Bank to align with the Sincil Bank Regeneration Scheme. Following engagement with owners of empty properties in the area, three expressed an interest in selling the properties. These are now being considered by the Housing Strategy and Delivery Team, who will consider the best options to get these empty properties back onto the housing market.
- An Empty Property Working Group has been set up to consider powers to levy additional charges on homes empty for two or more years. Once the legislation has passed, opportunities to best utilise these powers will be pursued.
- Significant amounts of work have taken place to improve energy efficiency and tackle fuel poverty. Since 2018, the number of E rated SAP properties has reduced from 168 to 134. Since the start of Vision 2020 the number of E rated

council properties have reduced by 920. In addition 186 new council properties have been built to a B rating standard to prevent fuel poverty and improve the city's housing stock.

4.5 There are two projects flagged as Amber:

- The De Wint Court project is identified as Amber whilst Executive considers and agrees the revised cost position of the project. An initial report went to Executive in December 2018, with a follow up report expected for the 25th of February 2019 prior to going out to tender to deliver the scheme. Planning permission was approved in December 2018.
- Delivery of the Spa Road Development site. The application to the Homes England Housing Infrastructure Fund for £2.8m was successful to enable 312 houses to be built. UK housing builder Countryside have purchased the site and planning permission has been approved, however the development has been delayed as Homes England and consultants CBRE are assessing recent decontamination reports and in the process of reviewing the agreed funding to ensure the development is viable.

5. Performance indicators

5.1 A set of performance indicators has been developed for the Quality Housing strategic priority, and have been attached as Appendix C.

6. Recommendations

6.1 Performance Scrutiny Committee considers the progress report of the Reduce Inequality Vision Group.

7. Strategic Priorities

7.1 Let's deliver quality housing

This report captures the progress of the Quality Housing Vision Group, whose remit is to ensure the delivery of this strategic priority.

8. Organisational Impacts

8.1 Finance (including whole life costs where applicable)

There are no direct financial implications arising as a result of this report.

8.2 Legal Implications including Procurement Rules

There are no direct legal implications arising as a result of this report.

8.3 Equality and diversity

There are no E&D implications arising from this report

9. Recommendation

9.1 To consider the progress of the vision group and this strategic priority

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? Two

List of Background Papers: None

Lead Officer: Daren Turner, Strategic Director –
Housing and Investment

Telephone (01522) 873349