

THIS ITEM IS FOR INFORMATION ONLY

(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)

| | |
|--------------------------|---------------------------------------------------------------------|
| Title of meeting: | Cabinet Member for Housing and Preventing Homelessness |
| Subject: | Update on Buyback and Development of Council Homes |
| Date of meeting: | 28 th July 2022 |
| Report by: | James Hill - Director of Housing, Neighbourhood & Building Services |
| Report Author: | Jo Bennett - Assistant Director Housing Supply and Need |
| Wards affected: | All |

1. Requested by

- 1.1. The report has been requested by Councillor Sanders, Cabinet Member for Housing and Preventing Homelessness.

2. Purpose

- 2.1. The purpose of the report is to update the Cabinet Member on the year-to-date progress of the Council's buy backs and the current housing service development pipeline.

3. Information Requested

3.1. Buy backs

- 3.1.1. The Council continues to actively purchase property to be part of the Housing Revenue Account to be used for social housing.
- 3.1.2. In 2022/23 the Council has purchased 30 properties up to June 2022 with a further 100 in the process of purchase. By the end of 2022/23 it is estimated that the Council will have purchased a minimum of 100 properties. Appendix A provides a more detailed breakdown.
- 3.1.3. Since 2016/17 the Council has purchased 370 properties, with 352 properties purchased since 2018/19 (as shown in Appendix A).

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3.2. Housing Service Development

- 3.2.1. The housing service continues to develop new council housing working with and alongside other directorates within the Council.
- 3.2.2. The housing service development pipeline is in addition to the strategic development sites in the city, excluding Horatia and Leamington Houses. The Council benefits from a retained council housing stock with a housing revenue account which enables it to develop social housing through the housing service to complement strategic development throughout the city and also alongside PCC's wholly owned development company, Ravelin, which can develop housing.
- 3.2.3. The current pipeline is attached in Appendix B and shows the schemes which will return circa 750 social housing units including 52 supported housing units over the next 5 years.
- 3.2.4. Where appropriate separate reports will be brought forward to track and monitor the progress of the approved developments. Separate reports will come forward for schemes in feasibility etc... for approval

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Signed by James Hill, Director of Housing, Neighbourhood and Building Services

Appendices:

- A. Buy Back Summary
- B. Housing Service pipeline

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

| Title of document | Location |
|-------------------|----------|
| N/A | N/A |

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Appendix A - Buy Back Summary

| updated 30th June 2022 | | | | | | | | |
|-------------------------------------------------------------------------------|------------|-------------|----------|------------|------------|------------|-----------|------------|
| REPURCHASES STATUS SUMMARY | | | | | | | | |
| Property Type | completed | in progress | on hold | total | | | | |
| Flat | 248 | 47 | 2 | 297 | | | | |
| House | 24 | 17 | 0 | 41 | | | | |
| Maisonette | 89 | 27 | 1 | 117 | | | | |
| Bungalow | 2 | 1 | 0 | 3 | | | | |
| Studio Flat | 7 | 2 | 0 | 9 | | | | |
| Total | 370 | 94 | 3 | 467 | | | | |
| Please note this is the total from start of replacement homes project (2016). | | | | | | | | |
| NO OF PROPERTIES REPURCHASED BY ASSET TYPE AND YEAR | | | | | | | | |
| Property Type | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | total |
| Flat | 4 | 10 | 5 | 19 | 89 | 110 | 11 | 248 |
| House | 0 | 1 | 1 | 3 | 7 | 11 | 1 | 24 |
| Maisonette | 2 | 0 | 1 | 13 | 22 | 43 | 8 | 89 |
| Bungalow | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| Studio Flat | 0 | 0 | 0 | 0 | 3 | 3 | 1 | 7 |
| Grand Total | 6 | 11 | 7 | 35 | 123 | 167 | 21 | 370 |

Appendix B - Housing Service pipeline

| Scheme name | Status | Units |
|----------------------------------------------------------------------------|---------------------------------------------------------------|------------|
| Patey Court | Approved & Built | 28 |
| Highgrove | Approved & Start Date Autumn 2022 | 24 |
| Doyle Avenue | Approved & Built | 16 |
| 184a Northern Parade | Approved & Planning Permission Submitted | 2 |
| Strouden Court | Approved & Pre-planning | 63 |
| Horatia and Leamington | Approved & Planning Submission October 2022 | 277 |
| Wecock Farm - Robin Gardens - Partridge Gardens - Bunting Gardens | Approved & Pre-planning | 28 |
| Cabbagefield Row | Approved to outline planning | 150 |
| Viking Court and Shootpool | Approved for acquisition Autumn 2022 | 24 |
| Maxstoke Close | Identified for development - community engagement Summer 2022 | 30 |
| Hilsea Lodge | Identified for development - community engagement July 2022 | 15 |
| | | 657 |