

STRATEGIC PRIORITY - HOUSING

Month Ending Mar-20

Ref.	Indicator	Rationale	Current Value	Target	Frequency	Trend	Commentary
H1	Number of housing units delivered for affordable, social or intermediate rent		327	200	Q		Affordable housing delivery has considerably exceeded its target at year end by over 50%. This is due largely to two strategic sites coming on stream at the same time, in addition to small and medium site provision. Whilst in March our survey which asked about the impacts of COVID registered providers were relatively optimistic about the future pipeline, we do expect there to be an impact on housing numbers delivered over the next year, which we are monitoring carefully.
H2	Housing completions by year (net additional houses)		901	824	A		Housing delivery had increased due to delivery of two strategic sites at Haverhill and Marham park and the developer has increased pace in their delivery rate in Marham Park due to the strength and demand in the local market. This position however may change for next year due to COVID and remains an area which we must carefully monitor. As such we are in the process of preparing a Housing Delivery plan which will consider the actions that the Council can play in enabling housing delivery.
H3	Housing Delivery Test		105	95	A		This year two separate figures were published Former St Edmundsbury Area 94% and Former Forest Heath Area 120%. However, Planning advisory service has confirmed West Suffolk can combine the figure. In any event and in particular in light of any impact on the market as a result of COVID we are preparing a housing delivery action plan. This will be published for consultation with the 5 year land supply Summer 2020.
H4	Number of long term empty homes brought back into use (PA)		127	64	Q		<p>We have now allocated all existing properties that have been left empty for over two years to officers in all but rural areas. This means we are engaging with more empty home owners than ever before and have a much better understanding of our empty stock. We are better able to prioritise our resources to assisting owners and better able to identify those properties that will not return to use without significant intervention. Senior officers continue to progress those more complex long standing cases and continue to explore options with legal, housing, finance and asset team colleagues.</p> <p>Of the properties brought back into use in the past year, 120 are rated as medium to high priority i.e. in greatest housing demand or causing significant impact to the amenity. 95 were brought back through informal engagement, 1 grant was completed and 3 properties through more formal engagement with the owner. The remaining 28 are a mix of data cleansing and redevelopment projects.</p> <p>Going forward we are working with West Suffolk Lettings Partnership to create a role for them in the empty homes process. This ensures we meet our responsibilities under GDPR whilst generating business for WSLP. It is intended they contact empty home owners at the 6 month empty date thus beginning our informal engagement at a much earlier point.</p> <p>The Council Tax empty homes premium is proving to be a motivating policy. We have already seen an impact with several contacts from empty home owners who are taking action in a bid to avoid the premium. Going forward this will play an even greater role as Cabinet have agreed to increase the premium for properties</p>

STRATEGIC PRIORITY - HOUSING

Month Ending **Mar-20**

Ref.	Indicator	Rationale	Current Value	Target	Frequency	Trend	Commentary
H5	Housing improvement - Number of residents/households supported via our help.	All homes available are safe, decent and healthy to live in. Homes are suitable for physical and mental health and well being.	1,363	1,400	Q		<p>In March, we have completed 21 grants and have assisted 36 residents with their housing concerns, resulting in 57 direct housing interventions. We are currently deferring all routine inspections of HMO's during the COVID-19 crisis however, an email has been sent to 150 letting agents and landlords of HMO's to provide them with advice and guidance on managing their properties during the current crisis. Orbit have not, to date, provided their figures for the last quarter.</p> <p>Whilst the number of recorded housing interventions for this year currently stands at 1363 and is below our annual KPI target of 1400 interventions, the actual number of interventions is very likely to be above target once Orbit have provided their quarterly intervention</p>