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# Council



*St Edmundsbury*  
BOROUGH COUNCIL

<b>Title of Report:</b>	<b>Cabinet Member Report for Housing Portfolio</b>	
<b>Report No:</b>	<b>COU/SE/15/006</b> [to be completed by Democratic Services]	
<b>Report to and date/s:</b>	<b>Council</b>	<b>24 February 2015</b>
<b>Documents attached:</b>	<i>(Please list any appendices.)</i>	

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**Report by Cllr Anne Gower  
Housing Portfolio includes:**

- Haverhill
- Strategic Housing
- Homelessness
- Social Care
- Gypsies and Travellers

**1. Affordable Housing Workshop for West Suffolk Members**

- 1.1 A workshop was organised seeking clarity on how the process of negotiating s106 applications work, the complexities around viability and how this affects the delivery of affordable housing within West Suffolk.
- 1.2 External speakers were invited to the event from the HCA, the National House Builders Federation and the Cambridge Sub-Regional Housing Board. The workshop explored in detail the mechanisms required to develop a housing scheme, the role of the developer and influences within the private market.
- 1.3 Following this workshop Cllr Burt and I felt that a more practical workshop should be offered to further examine why on occasions we are not achieving our affordable housing targets and whether there is anything we can do to ensure we meet our affordable housing policies. It is intended to hold a session in Mildenhall on the 2 March 2015 at 5pm looking at a case study which will allow us to explore and examine how the various contributions impact upon the numbers of affordable housing delivered.

## **2. New Developments within St Edmundsbury**

### **2.1 Greenwoods Close, Haverhill**

- 2.1.1 The new scheme at Greenwood Close, Haverhill, developed by Havebury Housing has provided 13 affordable homes. There is a good mix of two and three bedroom properties plus a bespoke adapted bungalow. This scheme will be officially opened on 4 March 2015.

### **2.2 Millfields Way Haverhill**

- 2.2.1 The newly completed Millfields Way scheme has provided 6 rented and 5 shared ownership homes in Haverhill built by Orbit on land previously owned by St Edmundsbury. These homes include 2 bespoke bungalows for families with disabilities and all homes are built to lifetime homes standards allowing these homes to be adapted in the future should this be required.

## **3. Homelessness**

- 3.1 The number of homeless households that the Council is accommodating in Bed & Breakfast remains at between 8 and 12, and is likely to remain at this level until there is an increase in provision of temporary accommodation.
- 3.2 The Council has completed the refurbishment of a House in Multiple Occupation in Lake Avenue, Bury St Edmunds to use as temporary accommodation. This will provide 5 rooms for single homeless people that the Council otherwise would accommodate in Bed & Breakfast. The first tenants will be moving in at the beginning of March. In addition to the savings generated by using less Bed & Breakfast the Council will receive an income from leasing the property to a Managing Agent, Anglia Care Trust.
- 3.3 Cabinet has recommended the Council approves that the West Suffolk Homelessness Strategy 2015-2018 is adopted, which sets out how West Suffolk will work to address homeless issues over the next three years.

## **4. Home Link Statistics**

- 4.1 We regularly monitor application data to see if any trends emerge. This quarter there had been a small increase in the number of applicants in the highest priority need band but this has now fallen back to October 2014 levels.

Home-Link Statistics	SEBC	FHDC	SEBC	FHDC	SEBC	FHDC	STEDS	FHDC	STEDS	FHDC	STEDS	FHDC
Date	01-Sep-14		01-Oct-14		01-Nov-14		01-Dec-14		01-Jan-15		01-Feb-15	
Band A	253	69	228	65	258	71	267	71	242	53	228	35
Band B	497	381	495	383	529	381	534	373	517	289	526	292
Band C	487	371	468	371	507	380	505	380	448	281	463	292
Band D	614	427	588	434	664	450	673	463	623	360	648	394
Band D*	30	12	31	12	32	14	35	14	31	11	32	12
<b>Total</b>	1881	1260	1810	1265	1990	1296	2014	1301	1861	994	1897	1025
Homeseeker	1318	895	1269	889	1405	912	1418	918	1317	698	1345	738
Transfer	552	364	531	374	576	381	587	382	536	294	545	287
1 Bedroom	952	666	930	672	1016	696	1024	691	952	507	978	512
2 Bedroom	675	432	634	429	697	434	707	446	643	362	647	376
3 Bedroom	184	124	182	124	205	125	214	124	195	91	199	100
4 Bedroom	53	30	49	32	56	34	52	34	55	29	56	33
5 Bedroom	14	7	13	7	13	6	14	5	13	4	15	3
Single	779	527	756	529	824	543	832	540	770	395	790	398
Couple	277	201	271	199	298	208	302	209	274	160	281	170
Family with children	775	499	739	506	818	509	828	518	766	407	776	430
Other household types	50	33	45	31	50	36	52	35	50	26	50	28
Statutory Homeless	54	11	51	7	47	9	50	9	42	9	46	6
Homeless Prevention	61	50	56	53	68	48	68	47	73	37	74	31
Homeless Other	43	15	45	15	45	16	45	17	42	15	40	13
Over 65s	233	159	232	162	255	165	255	164	222	109	232	108
Over 65 Band A	Figures not recorded at this time								30	9	27	1
Over 65 Band B	Figures not recorded at this time								60	32	62	30

All applications were reviewed 29.12.14