

Report to the Council

Committee: Cabinet
Date: 25 July 2023
Subject: Housing and Strategic Health Partnerships Portfolio
Portfolio Holder: Councillor Holly Whitbread

Recommending:

That the report of the Housing and Communities Portfolio Holder be noted.

1. Housing

Local Authority Housing Statistics (LAHS)

EFDC's annual return to the government was completed 13th July 23. This is a detailed return containing details of our stock numbers, breakdown of property types, stock value, waiting lists and a host of other data.

Tenant Satisfaction Measures (TSMs)

Work is underway to commission an independent provider to carry out Tenant Satisfaction surveys on behalf of EFDC. The surveys are due to take place in September 23. Engagement across the whole of EFDC and our key delivery partners will be important to this being successfully launched and received by our customers. The TSMs will be the key measure of Tenant Satisfaction and, will need to be reported to the Regulator for Social Housing in April 24.

Older Peoples Strategy

Planning work is underway to develop an Older Peoples Strategy. This is a commitment within our Housing Strategy. The target date for completion of the Older Peoples Strategy is December 23. This work will be routed through the Council's scrutiny and cabinet meetings.

2. Housing Development Update

Pentlow Way, Buckhurst Hill - 7 units; 6 x 1B2P Flats, 1 x 2B4P flat

Works are progressing on site. Handover is expected 14th December 2023. Monthly site progress meetings are being held on site and the next one is the end of July. Planning for an opening event will begin planning three months prior to handover and key members will be involved in the planning.



Photo 1 – Construction site at Pentlow Way

Woollard Street, Waltham Abbey - 8 units; 7 x 1B2P & 1 x 2B4P

Site progress is being made; Handover is expected 15TH November 2023. Monthly site progress meetings are being with the next site visit scheduled for the end of July. As with Pentlow, an opening event will be planned in due course.



Photo 2 – Construction site at Woollard Street

LAHF Project

We were awarded £1.1 Million of funding from the Department of Levelling Up, Housing and communities to deliver 5 main element properties and 1 bridging accommodation property to provide homes to Ukrainian and Afghanistan refugees. We have sought to do so by bringing back units into use that were either previously considered for sale or a void with extensive works required. So far four properties have been secured through this route. There are two further units with active discussions underway for acquisition.

3. Assets

Lime Farm Estate Regeneration Project

Regeneration work at the Limes Farm Estate is progressing well. The outdoor gym was formally opened week commencing 19th June. This is a great piece of work and will bring many years of activity for residents. The regeneration works are also progressing well, and we expect to see the first block being handed over in coming weeks.

Energy Efficiency Retrofit

EFDC are working with E.ON to project plan works that will deliver energy efficiency improvements to over 100 homes. This will be part funded by the Social Housing Decarbonisation Fund (SHDF).

Stock Condition Survey (SCS)

Over recent months, property condition surveys of half the EFDC stock have been carried out. This will provide us with detailed information about the condition of our properties and enable EFDC to focus planned and reactive works going forward. A detailed report from the specialist consultants Ridge and Partners LLP is due for the end of July 23.

Asset Management Strategy (AMS)

Work is underway to commission a specialist provider to support EFDC with the development of an AMS. This will inform our strategic approach to investing and prioritising work on our stock over the next 5 years. The findings of the SCS will also feed into the development of the AMS.