

Delivering New & Good Quality Homes

Key Messages

Temporary Accommodation

- The number of households has continued to increase throughout Q2 due to the adverse impact of the HRA.
- It is anticipated that demand for TA will continue to increase and as such, we need to seek alternative, less costly forms of temporary accommodation to meet this demand and ensure that it has an adequate supply of self-contained accommodation in order to meet the government target of no families with children or pregnant women living in shared accommodation for more than 6 weeks.
- With this in mind, we are continuing to utilise 'right to buy' receipts to purchase properties on the open market for use as temporary accommodation. We are also considering the purchase of modular homes for use as TA in a partnership with London Councils via their PLACE initiative.

External Updates

The Homelessness Reduction Act 2017

- The Homelessness Reduction Act 2017 increases the duties provided by the Housing Inclusion Service, to those in housing need. This includes a new way of delivering homelessness assessments to customers within statutory timescales, the three main stages within the assessment are namely the Prevention duty, Relief duty and Main duty.
 - With the HRA, an increased level of opportunities for a customer to ask for a review of decisions made by the Council within the homelessness assessment.
 - With the introduction of the HRA 2017 work is underway to ensure that the homelessness data-collection is audited and available to report to the government's (MHCLG) statutory, H-Clic system each quarter.
 - The number of households recorded as having had their homelessness prevented is lower than in previous quarters. This is due to the new parameters of the HRA 2017, as LAs are no longer able to collect and report on the number of successful preventions from partner agencies and secondly, the additional burdens and requirements of the legislation, can cause a delay to the prevention achievements.

Service Updates

Repairs stores pilot

- As part of a review of our day to day Repairs Service, we will be piloting a new relationship with Central Stores from January 2019, which should see our operatives spending less time at Birchmere and more time carrying our repairs. Following the pilot and any learning, this model will be rolled out from April 2019.

Capital Programme delivery

- We are on track to deliver our Housing Capital Programme this year, which will see c£29m being spent on internal, external and estate improvement projects across the borough.
- The programme for this year remains back loaded, with significant delivery needing to be achieved between November 2018 and March 2019. Successful delivery will be dependent on a number of key factors, including weather conditions.

Recommissioning of support to Young People and Survivors of Domestic Abuse

- The Housing Inclusion Service (HIS) is awaiting cabinet approval to go to tender for a new housing support contract for Young People and Survivors of Domestic Abuse. Notional contract values for Young People £7.2 million and Survivors of Domestic Abuse £2.4 million, for the full terms of the contracts. The contracts duration is 4 years with option to extend for an additional 2 years.
- The HIS is currently scoping the service needs for a single vulnerable homeless adults, housing support contract with new services scheduled to be commissioned in 2019.

Right To Buy (RTB) investment

- The use of RTB investment to fund property purchases for use as temporary accommodation remains ongoing with over 160 properties bought to date. Discussions with RPs on RTB investment agreement continue with all RPs.
- Meridian - £83.2m investment (£63.5m loan and £19.7 RTB) to deliver approximately 228 new homes across 6 sites in the borough. On site at Jacks Acre, and due to complete.
- Housing zones - Peabody is currently working with Berkeley Homes to develop proposals for the Plumstead Housing Zone site. This will deliver on the Housing Zone commitments for new homes, new business and industrial space and improved public areas.
- A programme has been developed setting out the approach to scaling up housing delivery, now approved by cabinet.
- £32m has been secured as a grant from the GLA for implementing a step change in new Council house building and as part of this work preparing an evidence base to enable the lifting of the Housing Revenue Account borrowing cap.

Local Implementation Plan

- The Royal Borough of Greenwich launched a consultation on its new third Local Implementation Plan for transport (LIP3), following the approval of the consultation draft by Cabinet. It is an innovative and ambitious plan that sets out how we will work in partnership with Transport for London (TfL) and others to help deliver the vision set out in the Mayor's Transport Strategy.
- It aligns strongly with our new Corporate Strategy and will help the Council deliver great places, new homes and economic prosperity for all - in a healthier, safer, greener Greenwich. It includes a new three year strategy designed to address the challenges Royal Greenwich faces today, and sets out our longer term infrastructure needs.
- The consultation closes on Friday 14th December 2018 and will inform a revised draft which the Council will consider for adoption and submission to TfL.

Planning obligations

- 15% of the Community Infrastructure Levy (CIL) money collected (the neighbourhood portion) is made available to the local community through the Greenwich Neighbourhood Growth Fund (GNGF), whereby local community groups can bid for grant funding to implement local improvement project. Round 2 of the GNGF launched in September 2018 and attracted 43 applications from community groups across the borough totalling £810k. Officers are currently evaluating all application received. Once shortlisting is complete, the shortlisted applications will be subject to a public vote before grant funding is awarded to the successful applicants.

Subject Area	Indicator	Value	Previous Value	Target
New Homes	Number of council owned homes – Local Authority new build	140 (2011 - date)		
	Number of residential permissions given (net) (3 year rolling)	19,859 (2015/16 - 2017/18)		
	Number affordable residential permissions (net) (3 year rolling)	3,667 (2015/16 - 2017/18)		35% on sites of 10 units or more
	Number of new homes built (net) (3 year rolling)	6,085 (2015/16 - 2017/18)		8,055 (2,685 per annum)
	Number affordable homes built (net) (3 year rolling)	1,745 (2015/16 - 2017/18)		35% on sites of 10 units or more
	% major planning applications determined in time	100% (2018/19 Q2)	100% (2018/19 Q1)	60%
	% non-major planning applications determined in time	92.8% (2018/19 Q2)	90.5% (2018/19 Q1)	70%
Tenancy Management	Borough rental collection rate	98.29% (Q2 18/19)	98.29% (Q1 2018/19)	98%
	Number of fraudulent applications and properties revoked through Unauthorised Occupation team case work	19 (Q2 18/19)	10 (Q1 2018/19)	70
	Housing stock lost through right to buy	140 (Q2 18/19)	48 (Q1 2018/19)	
Homelessness	Number of cases where homelessness has been prevented through advice and case work	478 (Q2 18/19)	215 (Q1 2018/19)	1650
	Number of households in temporary accommodation	909 (Q2 18/19)	740 (Q1 2018/19)	700
	The number of households accepted as homeless	287 (Q2 18/19)	123 (Q1 2018/19)	650
	The number of homeless households rehoused	38.27% (Q2 18/19)	32.98% (Q1 2018/19)	500
Council Homes	Percentage of Council properties classed as non-decent	Annual Collection	3.9% (17/18 Year End)	
	Number of voids (snap shot at reporting period)	227 (Q2 18/19)	242 (Q1 2018/19)	160
	Void Turnaround time - Key to Key - in Days	72 (Q2 18/19)	65 (Q1 2018/19)	50
	Void loss against rent role	1.15% (Q2 18/19)	0.73% (Q1 2018/19)	
	% of resident satisfaction with completed repairs	96.59% (Q2 18/19)	97.79% (Q1 2018/19)	
	% of urgent repairs completed within time	94.16% (Q2 18/19)	93.21% (Q1 2018/19)	
	% of Fire Risk Assessment completed in last 12 months - High Rise Council Block	100% (Q2 18/19)	100% (Q1 2018/19)	100%
	% of properties with gas serviced within the last 12 months (snap shot)	99.88% (Q2 18/19)	99.91% (Q1 2018/19)	100%

Analysis

Households in emergency accommodation, both shared and self - contained, in borough and out of borough.

- The number of households in emergency accommodation has increased considerably over that last year. In October 2017, 179 households had been accommodated in other London Boroughs and surrounding areas, with 177 accommodated within RBG. By October 2018 this had increased to 392 households residing in other London Boroughs and surrounding areas and 218 within RBG.
- Tables IA and IB provide a breakdown of the above data and the Boroughs in which households have been placed.

Table IA

Numbers in Emergency Overnight Accommodation outside Borough on 9 October		
Borough	2017	2018
Barking and Dagenham	0	2
Basildon	0	1
Bexley	97	140
Brent	0	1
Bromley	5	13
Camden	0	1
Croydon	0	8
Dartford	29	46
Enfield	2	3
Gravesend	1	11
Hackney	0	1
Haringey	1	3
Havering	0	1
Hounslow	2	2
Islington	0	1
Lambeth	0	21
Lewisham	26	56
Maidstone	0	1
Medway	9	48
Newham	0	4
Redbridge	0	1
Southwark	2	14
Tendring	0	1
Thurrock	1	8
Waltham Forest	2	1
Welwyn and Hatfield	1	3
Westminster	1	0
Total	179	392

Table IB

Numbers in Emergency Overnight Accommodation in Greenwich on 9 October	
2017	2018
	177
2018	218

- The increase of households in Temporary Accommodation (TA) is due to rising homeless demand, legislation changes and the numbers being evicted from the private rented sector. In addition the social lettings to households for which the Council has accepted a homeless duty are lower than expected, therefore families remain in TA until they bid successfully for permanent accommodation.

- Table 2 shows a monthly breakdown of the number of new households placed in emergency accommodation.

Table 2

Emergency Overnight Accommodation Placements by Month over last year				
Years	Month	In Borough	Out Borough	Total
2017	Oct	33	51	84
	Nov	34	56	90
	Dec	29	49	78
2018	Jan	46	66	112
	Feb	51	48	99
	Mar	41	65	106
	Apr	42	67	109
	May	41	83	124
	Jun	41	68	109
	Jul	48	80	128
	Aug	34	86	120
	Sep	26	56	82
Total		466	775	1241

Losing out to other Boroughs

- As other local authorities have also experienced a high demand for accommodation they have sourced accommodation within RBG, as this is more cost effective than procuring this in other more expensive areas. In doing so, they have not only restricted the supply of accommodation for use by RBG but are often paying above the Local Housing Allowance rate, escalating the cost of this type accommodation. This has resulted in RBG sometimes having to pay more for accommodation it is able to secure in Borough.
- With the increased demand for accommodation and a reduction in supply across the board, the number of families in shared accommodation has increased from 11 households in October 2017 to 72 in October 2018, 40 of whom have been in this accommodation for more than 6 weeks.

Remedial Action

- We are reviewing cases to ensure that households for whom a duty has not been accepted are moving on from emergency accommodation as soon as possible.
- For those who are owed a rehousing duty, we are continuing to ensure that either households are moved into private rented sector accommodation, or are bidding regularly for social housing.
- Where bids are not being made, we will bid on behalf of the household or a direct offer will be made, with particular focus on those households residing out of the borough.
- We continue to purchase street properties for the use of TA, to allow more families to access accommodation within the borough.