

## SCRUTINY REVIEW OF AFFORDABLE HOUSING

### Summary

The second evidence-gathering session for the Committee's review of Affordable Housing will focus on registered providers, with three registered providers invited to the meeting to give evidence. In addition, officers from the Nominations and Lettings team will provide a breakdown of the number of homes being let as requested by the Committee at the June meeting.

### Detail

1. As part of the scoping process for this review, in addition to the Stockton-on-Tees Borough Council (SBC) departments with oversight in the provision of affordable housing, the Committee identified registered housing providers as key contributors in relation to this scrutiny topic.
2. The Committee will therefore receive information at the meeting from three registered housing providers, Thirteen, Beyond Housing, and North Star, to explore/understand their investment plans and what influences their ability to build new affordable housing in Stockton-on-Tees Borough. They have also been asked if there is anything that the SBC can do to support or incentivise the provision of new affordable housing.
3. Following the Committee's discussion at the June meeting, the registered housing providers have been asked for the questions below to also be covered in their presentations:
  - Given all organisations have limited resources, what affect will the Government's target to improve the EPC rating of rented properties to C or above by 2030 have? Including:
    - Is it achievable?
    - What will be the cost of implementing?
    - Will it reduce the housing stock?
  - What percentage of your properties require substantial repairs, including damp and mould issues, and does the cost of repairing these have an impact on your organisations ability to commit to building new homes?
  - Is it more financially viable in some instances to knock down and re-build rather than repair?
  - Are all types of properties financially viable, if not can you explain why?
  - Anecdotally, we have heard that tenants are staying in properties for longer period of time. Is this your experience and if so, how does this impact on your ability to meet housing need?
  - What is the projected house building in the medium term (3 – 5 years) and long term (5-10 years)?
  - How do you make the decision when building new properties whether they will be available for affordable rent level or social rent levels?
  - When purchasing properties in private lead development sites is your preference for 'pepper-potting' or 'clustering'? Is your decision influenced by the management of new build properties?

In addition, Thirteen have been asked why are 75% of properties in Hartlepool allocated via a local authority nomination agreement, but only 50% for other LAs in the Tees Valley, and

Beyond Housing have been asked what is the current situation with the stalled site in the Borough.

4. A copy of the presentations provided in advance by each of the housing providers invited to attend are attached.
5. Officers from the Nominations and Lettings team will also be in attendance to provide a breakdown of the number of homes being let in the Borough as requested by the Committee at the June meeting.
6. A copy of the agreed scope and plan for this review is also included for information.

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