



# Beyond Housing

Stockton Borough Council – Affordable  
Housing Scrutiny Presentation

July 2024



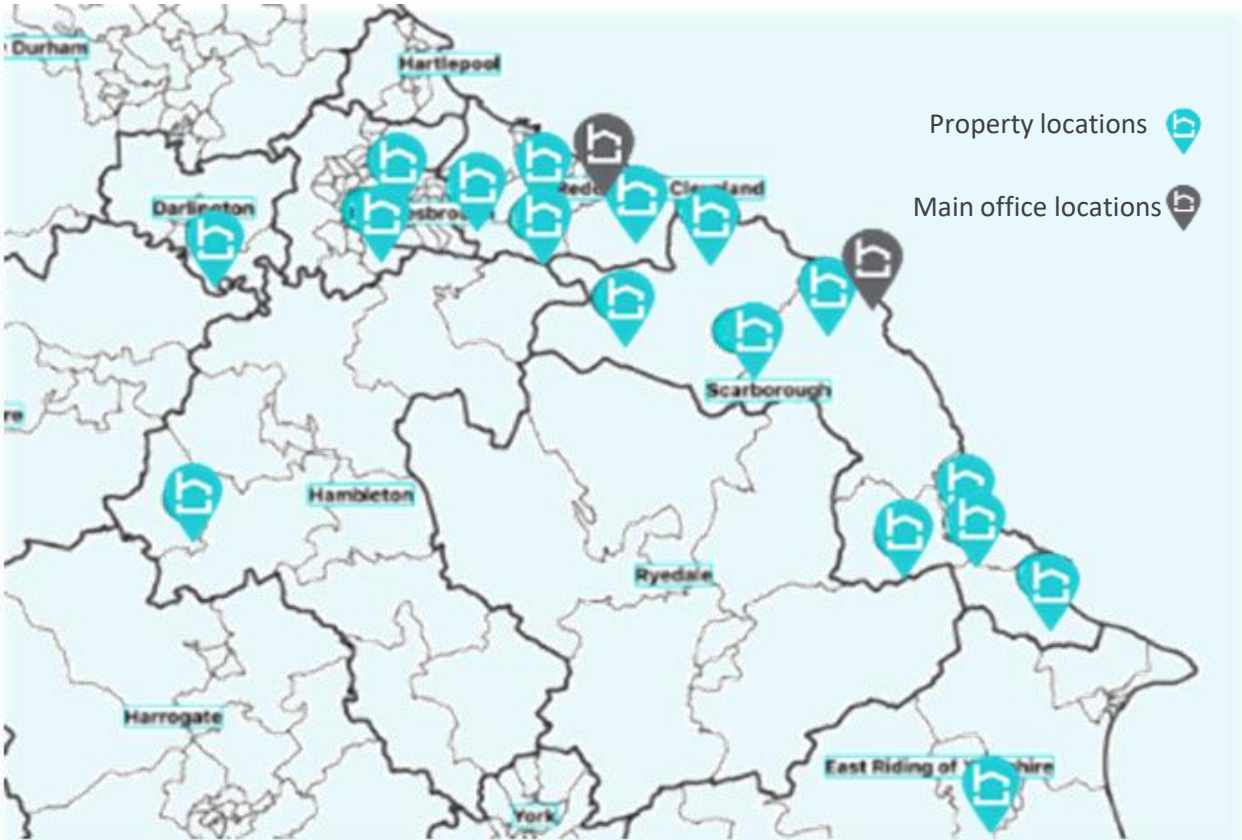
# Introduction to Beyond Housing

Providing over  
**15,000**  
HOMES

SERVING  
**30,000**  
PEOPLE

EMPLOYING  
**800** PEOPLE

COVERING **411**  
SQUARE MILES



# Affordable Housing scrutiny

1. **Considerations and challenges Housing Providers have re the supply and delivery of affordable homes**
2. 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?
3. 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?
4. Is it more **financially viable** sometimes to demolish & re-build rather **than repair**?
5. Are all types of properties financially viable, if not can you explain why?
6. 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?
7. What is the **projected house building** in the medium term (3 – 5 years) and long term (5-10 years)?
8. How do you make the decision when building new properties whether they will be available for **affordable rent level or social rent** levels?
9. 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?
10. What is the current situation with the **stalled site** in the Borough?

# Development and sales horizon scanning

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Team Structure in place with experienced development staff</li> <li>• Partner of choice; Developers, consultants, contractors (frameworks), Local Authorities, combined authority – confirmed by feedback</li> <li>• Stable sales market</li> <li>• Successful in funding bids</li> <li>• Successful audits across all elements of the team</li> <li>• Contractor &amp; Consultant Frameworks now in place</li> </ul>	<ul style="list-style-type: none"> <li>• North Yorkshire Combined Authority still in infancy – roles to be appointed</li> <li>• LA’s strategy – supported housing</li> <li>• LA’s constraints – planning</li> <li>• Customer Satisfaction / Defects &amp; complaints</li> <li>• sales CRM system</li> <li>• Modular market</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Developer/volume house building relationship – market conversions</li> <li>• Grant funding - Homes England Grant, DLUCH funding, Net Zero Funding, Brownfield Funding</li> <li>• Social rents - funding</li> <li>• Competitive development financial assumptions</li> <li>• New North Yorkshire Council and York &amp; North Yorkshire Combined Authority</li> <li>• New business manager in post</li> <li>• Systems – Clixifix defects performance</li> <li>• Temporary housing – homelessness – LA demand</li> <li>• Church Lane PR</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Homes England Funding</b> round ending March 26 &amp; no extension announced</li> <li>• <b>Competing asset management demand</b> (Building Safety, Decarbonisation, Decent Homes 2, Damp &amp; Mould), Repairs WIP, low demand/difficult to let)</li> <li>• <b>Planning delays</b> – LA’s limited resource</li> <li>• <b>Nutrient neutrality</b> – increased cost and ‘credits bidding’</li> <li>• Costs and inflation</li> <li>• Events car park</li> <li>• North Yorkshire Devolution – planning delays, RP competition</li> <li>• Sales market (mortgage rates)</li> </ul>



# Fire safety and energy efficiency



Significant investment to **support fire safety - £3m** (2020 to 2025 **c3,000 doors**)



Only five properties exceed 18 metres (6 storeys)

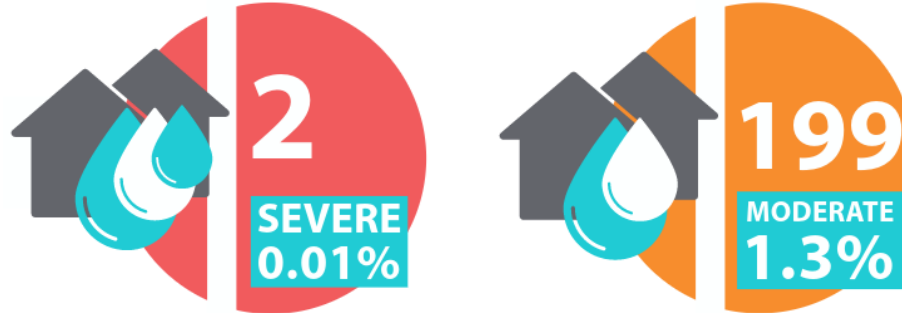


One building, which is 10 storeys, is now **fully vacant** and due to be **demolished**

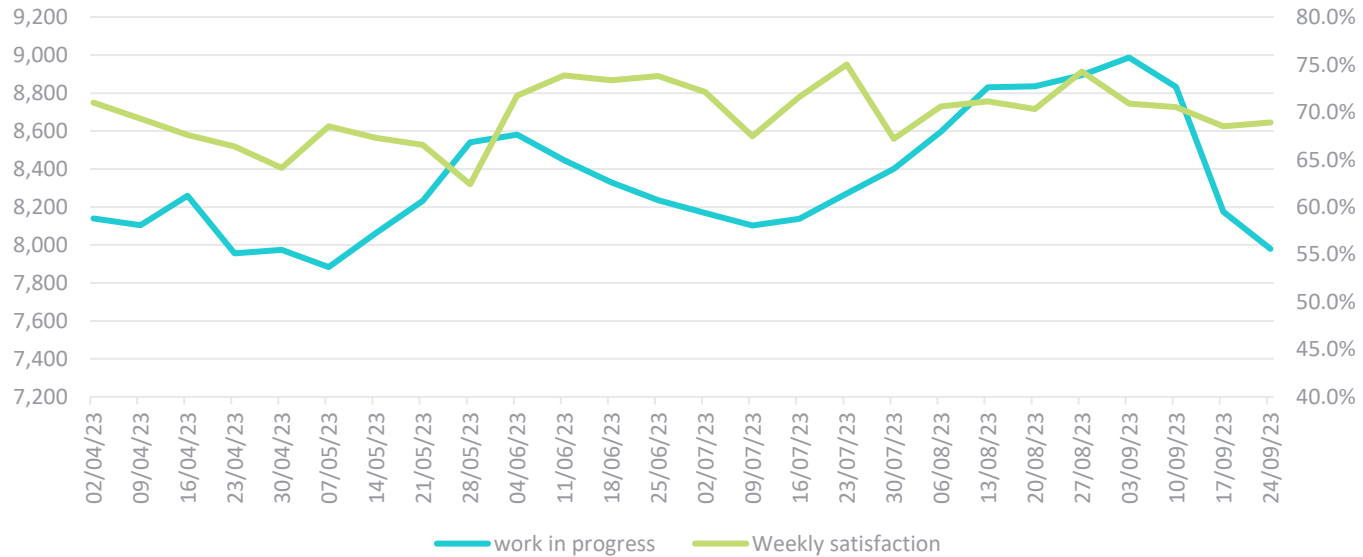


**EPC C is 85%**. £6.5m in budget to bring existing portfolio to **EPC C by 2030**

# Repairs inc - Mould and damp



Repairs performance 23-24



# Development programme details

Total scheme cost committed of **£153 million** to deliver 829 homes

**19 schemes** currently on site (**127 in SBC**) and **c.150** starts in 2024/25

Model programme (and business plan) to deliver **2,750** homes to 2030/31

**Two** stalled sites in Stockton BC (143 homes)

