



Meeting	Cabinet Committee: Housing
Date and Time	Monday, 31st October, 2022 at 10.00 am.
Venue	Walton Suite, Winchester Guildhall

S U P P L E M E N T A R Y A G E N D A

Agenda Item.

5. New Homes Programme Update (presentation) (Pages 3 - 14)
7. Tenancy Sustainment - Assist Fund Programme (presentation) (Pages 15 - 24)

City Offices
Colebrook Street
Winchester
SO23 9LJ

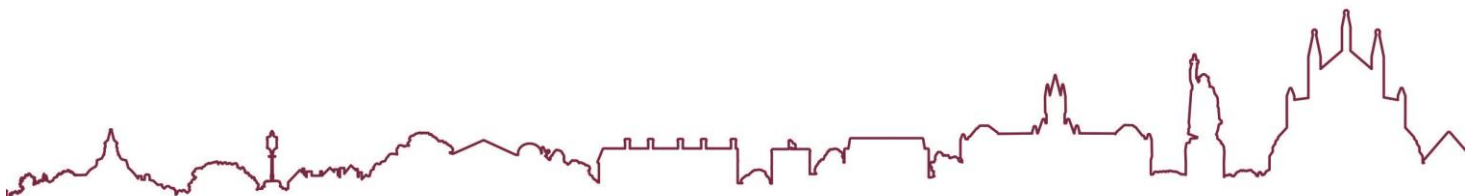
Laura Taylor
Chief Executive

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28 October 2022

Agenda Contact: Nancy Graham, Senior Democratic Services Officer Email: ngraham@winchester.gov.uk or phone 01962 848 235



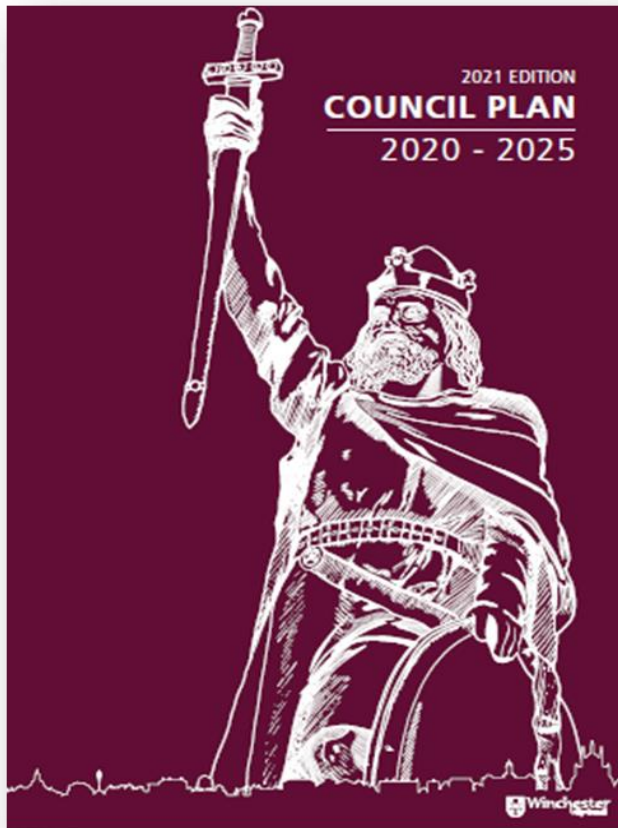
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New Homes Programme Update Oct 2022



Council Priorities

Page 4




HOW OUR NEW BUILD PROGRAMME CONTRIBUTES TO PLAN

 ***Healthy homes – good for people and the planet***

 'Homes for all' - The Council Plan 2020-25

 Target of 1000 new homes between 2021 and 2030

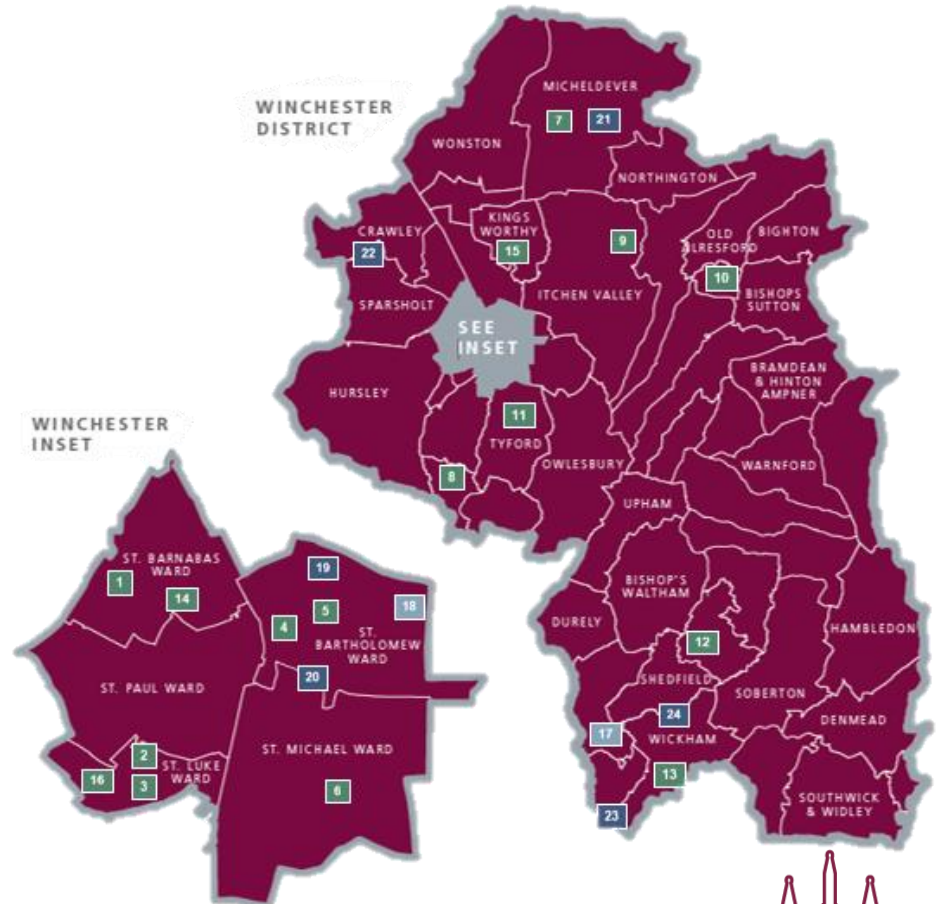
Page 5  To address the climate emergency by designing new homes to deliver net zero carbon

 To build high quality, healthy and affordable homes to meet identified needs



Where have we built ?

REF.	SCHEME	UNITS	PARISH/WARD
COMPLETED SCHEME			
1	SYMONDS CLOSE, WEEKE	12	ST. BARNABAS WARD
2	BAILEY CLOSE, STANMORE	8	ST. LUKE WARD
3	NEW QUEENS GATE, STANMORE	21	ST. LUKE WARD
4	VICTORIA COURT, WINCHESTER	27	ST. BARTHOLOMEW WARD
5	HILLIER WAY, ABBOTTS BARTON	12	ST. BARTHOLOMEW WARD
6	CHESIL LODGE, WINCHESTER	52	ST. MICHAEL WARD
7	BARRON CLOSE, MICHELDEVER	5	MICHELDEVER PARISH
8	BOURNE CLOSE, OTTERBOURNE	3	OTTERBOURNE PARISH
9	STATION CLOSE, ITCHEN ABBAS	5	ITCHEN VALLEY PARISH
10	MITFORD ROAD, ALRESFORD	9	NEW ALRESFORD PARISH
11	DOLPHIN HILL, TWYFORD	2	TWYFORD PARISH
12	KILN COTTAGES, SPRING VALE	2	SWANMORE PARISH
13	MAYLES LANE, KNOWLE	13	WICKHAM PARISH
14	ROWLINGS ROAD, WEEKE	7	ST. BARNABAS WARD
15	BURNET LANE, KINGS WORTHY	35	KINGS WORTHY PARISH
16	THE VALLEY, STANMORE	77	ST. LUKE WARD
ON SITE SCHEME			
17	WINNALL FLATS, WINNALL	76	ST. BARTHOLOMEW WARD
18	NORTH WHITELEY	54	CURDRIDGE PARISH
SCHEMES IN EARLY STAGES			
19	DYSON DRIVE, ABBOTTS BARTON	8	ST. BARTHOLOMEW WARD
20	CORNER HOUSE, WINCHESTER	8	ST. MICHAEL WARD
21	SOUTHBROOK COTTAGES, MICHELDEVER	8	MICHELDEVER PARISH
22	WOODMAN CLOSE, SPARSHOLT	5	SPARSHOLT PARISH
23	WITHERBED LANE, SEGENSWORTH	4	WHITELEY PARISH
24	KNOWLE WATER MEADOWS, KNOWLE	200	WICKHAM



CURRENT NEW HOMES PROGRAMME

 Completed homes 2012-2021 250

Revised 1000 home target 2021 - 2030

Page 7

 Completed 2021-to date 121

 On-site (to complete in 2023) 130

 Subject to Tender approval 6

 Subject to planning 24

 Feasibility / negotiation stage 313

Current programme – on site

Winnall Flats

76 homes

73 flats in two blocks built to Passivhaus lite standard

3 houses built to AECB low energy standard

35 shared ownership and 41 sub-market rent

Creation of new pocket park surrounding new and existing flats



On site cont.

Whiteley

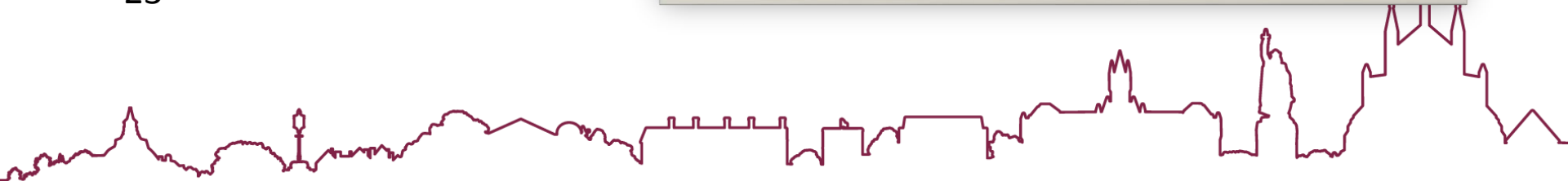
54 new homes bought “off the shelf”

Page 9 27 rented and 27 shared ownership.

48 houses and 6 flats

Built to AECB low energy standard

First handover 25th November, finishing in June 23



Schemes in development

Page 10

- Dyson Drive – in planning, 8 homes to Passivhaus standard
- Corner House – in planning, 6 flats to Enerfit standard
- Southbrook Cottages – subject to tender, 6 flats to Passivhaus plus
- Witherbed Lane – in planning, 4 houses to Passivhaus
- Woodman Close – in planning, 5 bungalows & houses
- Whiteley Extra Care – 70 flats in negotiation with developer
- Kings Barton Extra Care – 70 flats in negotiation with developer



Future opportunities

- Surplus garage sites on Council estates
- Remodelling of existing sheltered housing sites (following completion of new Extra care schemes)
- St John Moore Barracks
- Central Winchester Regeneration
- Station Approach and Cattle Market
- Ravenswood, Wickham
- Rural Exception sites



FUTURE CHALLENGES

Viability of projects

 Interest rate rises

 Build cost inflation

 Rent increases not keeping up with inflationary pressures

Land Supply

Lack of capacity in construction sector

Environmental legislation

 Bio-diversity net gain

 Nutrient neutrality



QUESTIONS

Page 13



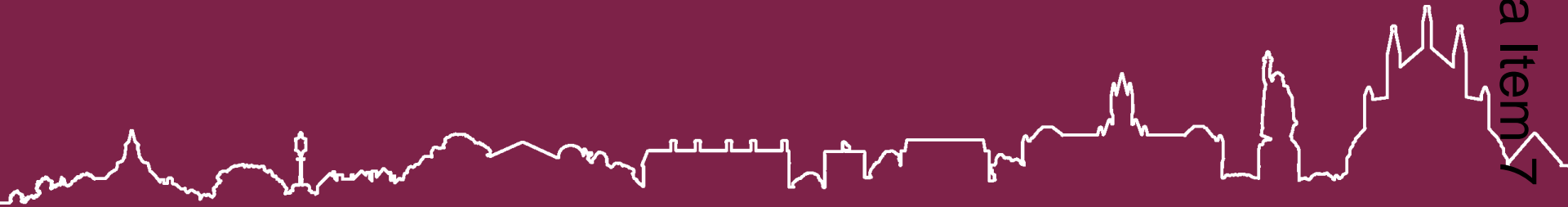
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TENANCY SUSTAINMENT WELFARE FUND PROGRAMME







Page 15

Amber Russell
service lead housing operations & community safety

Agenda Item 7



BACKGROUND

-  2018 - HCC reduced spend on lower level support services for those facing homelessness
-  July 2019 - A2Dominion contract to deliver floating support service ended
-  2019 - WCC service and staffing review gave a commitment to 'plug the gap' for those housed but needing support
-  2020 - Tenancy Sustainment Service established
-  2021 - £0.5 million welfare fund commitment post pandemic prompted a review and subsequent expansion of TSS
-  2022 - established service delivering objectives

AIM

Deliver interventions to assist households to maintain tenancies or find more appropriate housing.

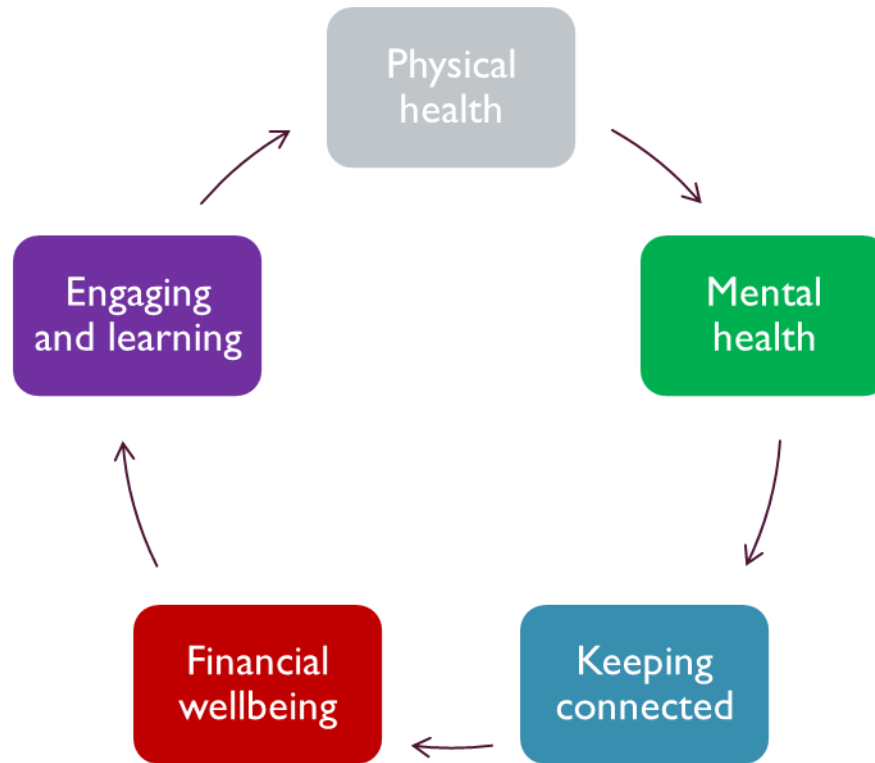
This is done in a person centred way to respond to the issue/crisis and prevention of homelessness whilst addressing wider social issues.

With an emphasis on improving customer well-being, addressing health inequalities, signposting to appropriate services and co-ordinating support offered in partnership with statutory and voluntary partners.

Page 17



5 WAYS TO WELLBEING



ACHIEVEMENTS TO DATE

Page 19

- Increased staff resources, including specialist financial inclusion officer & wellbeing and inclusion officer
- Assist grant set up and being administered
- All new tenants screened for support
- Partnership working
- Training for staff
- Pension credit campaign
- Council Tax energy rebate contacts
- Cost of living advice & information on website
- Black Hawk fuel and food vouchers
- FareShare emergency food provision
- Social activities programme for sheltered housing tenants, including summer BBQs
- Hoarding support pilot project
- Collection with care arrears policy
- Breathing space
- Housing support fund
- Re-use, recycle white goods & furniture scheme
- Downsizing scheme
- KPIs & quarterly monitoring

Tenancy sustainment casework (April – September 2022)

- 287 referrals (125 accepted, 68 declined, 94 financial inclusion officer screening)
- 136 open cases (end Q2)
- Main vulnerabilities - mental health (23%), physical health (15%), rent arrears (11%), pensioner (8%), financial hardship/debt (6%), learning disability/difficulty (5%), substance misuse (4%)
- 41% of referrals are accessing at least one other service, i.e. GP, social services, mental health services

Page 20

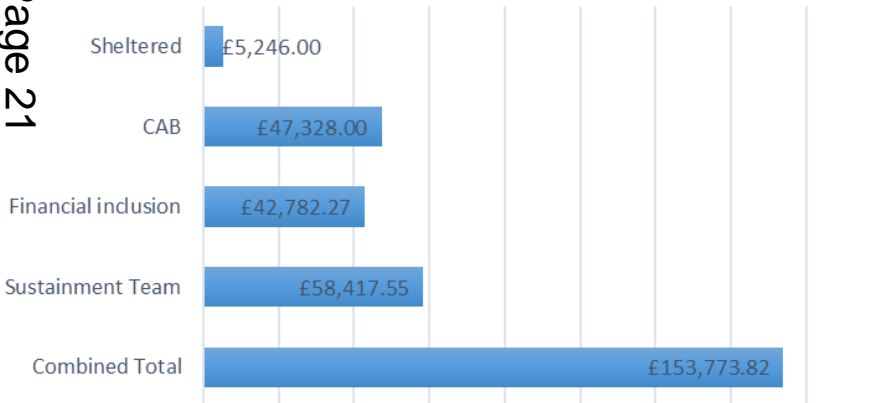
It has been very challenging in an emotional difficult situation with my sister and you have gone over and above board with your help and support and nothing has been too much for you to help with and resolve. I really do not know how I would have coped without your help and support.

Tenancy sustainment outcomes (April – September 2022)

- £153,77.83 total income maximised in Q1 and Q2
- 13 evictions prevented
- 80% of clients (Q1) with improved health/wellbeing
- 36% of clients (Q2) with improved health/wellbeing


Maximised Income Breakdown Q1 & Q2

Page 21



'My financial situation was a mess, and I didn't know a way out until you came along and supported me when most people had given up. I trust you and you believed in me. Thank you for everything!'

ASSIST GRANT


 September 2021 to March 2022, 39 requests

 April 2022 to date, **67** requests

 **49** accepted, **18** declined

 Total spend this financial year £**30,206.15**

 Over £20k spent last financial year

 Grant this financial year has paid for carpets, white goods, removal costs, skips/clearances, furniture, utility bills, replacement bins, ID

“The Tenancy Sustainment Team have been extremely helpful, proactive and reliable. The officer managed to obtain white goods for my family as we were totally unable to afford to replace our broken washing machine and cooker. They helped me with accessing help from other agencies and accompanying me to meetings when I felt overwhelmed by my situation. With their help we have managed to maintain our tenancy and access help to maximise our income. I am very grateful for all of their support.”

CURRENT & FUTURE OBJECTIVES

- Mapping services and stakeholders across the district
- Identifying gaps in support provision and work on procuring specialist services
- Establishing a social inclusion partnership
- Enabling collaborative working with services/stakeholders
- Building on multiagency links and developing joint working protocols with adult social care, NHS and others
- Expanding activities programme to all older people and others who are socially isolated
- Digital inclusion programme
- Warm hubs
- IT system to help highlight/target groups/households
- Targeted campaigns to help with cost of living crisis
- Support further UC roll out and digital drive
- Training and support for staff – crisis fatigue

Questions

