



Meeting	Business and Housing Policy Committee
Date and Time	Tuesday, 9th February, 2021 at 6.00 pm.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this meeting in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the meeting virtually. If you are a member of the public and would like to listen to the audio stream of the meeting you may do so via www.winchester.gov.uk

AGENDA

- 1. Apologies and Deputy Members**
To note the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, and non disclosable interests in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

- 3. Minutes of the previous meeting held on 1 December 2020** (Pages 5 - 8)
- 4. To note the Work Programme for 2020/21** (Pages 9 - 10)
- 5. Chairperson's Announcements**
- 6. Public Participation**



To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee

NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).

Members of the public and visiting councillors may speak at the Policy Committee, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday 3 February 2021** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

7. Briefing on Economy and Housing Restoration Work - presentation
(Pages 11 - 48)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



1 February 2021

Agenda Contact: Dave Shaw, Senior Democratic Services Officer
Tel: 01962 848 221 Email: dshaw@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

MEMBERSHIP

Chairperson: Weir (Liberal Democrats)

Vice-Chairperson: Rutter (Liberal Democrats)

Conservatives

Brook
Horrill
Lumby
Scott

Liberal Democrats

Bell
Craske
Hiscock
Power

Deputy Members

Godfrey and Miller

Clear and Gordon-Smith

Quorum = 3 members

PUBLIC PARTICIPATION

A public question and comment session is available at 6pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 three days in advance of the meeting for further details. If there are no members of the public present at 6pm who wish to ask questions or make statements, then the meeting will commence.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

This page is intentionally left blank

BUSINESS AND HOUSING POLICY COMMITTEE

1 December 2020

Attendance:

Councillors

Weir (Chairperson)

Bell
Brook
Clear
Craske
Horrill

Hiscock
Lumby
Power
Scott

Others in attendance who addressed the meeting:

Councillors Thompson (Leader and Cabinet Member for Communications),
Learney (Cabinet Member for Housing and Asset Management), Ferguson
(Cabinet Member for Local Economy).

[Full audio recording and video](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

No apologies were received and all members were in attendance.

2. **DISCLOSURE OF INTERESTS**

Councillor Hiscock declared a personal (but not prejudicial) interest in respect of various agenda items due to his role as a county councillor.

Councillor Scott declared that he was a council tenant in respect of the Housing Revenue Account business plan and budget options item.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 22 September 2020 be approved and adopted.

4. **WORK PROGRAMME FOR 2020/21**

RESOLVED:

That the work programme for 2020/21 be noted.

5. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson reported that both of the steering groups for the digital economy and homes for younger people task and finish groups had met. The work programme had been developed further and scoping surveys would follow. Participatory events would take place early in 2021 and it had been recognised that the work of these groups might carry forward into the next municipal year.

6. **PUBLIC PARTICIPATION**

No members of the public had registered to make representations.

7. **BRIEFING ON RESTORATION WORK – ECONOMY AND HOUSING - PRESENTATION**

The Service Lead: Economy and Tourism and the Corporate Head of Housing; Service Lead - Housing Operations and Community Safety; Housing Options Manager and the Strategic Housing Manager gave a presentation on the COVID19 restoration work.

Councillor Ferguson introduced the presentation on economy restoration work.

David Light on behalf of TACT commented that thanks were extended to the officers for the work that had been undertaken in difficult circumstances and that the different opportunities for people to get on the housing ladder, the new build council house programme and shared ownership were hoped to continue.

Members asked questions and raised comments which were responded to by officers and the Cabinet members accordingly.

RESOLVED:

That the presentation be noted.

8. **HOUSING REVENUE ACCOUNT BUSINESS PLAN AND BUDGET OPTIONS - PRESENTATION**

The Finance and Resources Manager - Housing gave a presentation on various aspects of the Housing Revenue Account.

Councillor Learney stated that the content of the presentation was supported.

At the invitation of the Chairperson, David Light on behalf of TACT commented that it appeared that the numbers of affordable housing could mean fewer council houses.

Members asked questions and raised comments which were responded to by officers accordingly.

The Strategic Director: Services stated that a budget options paper would be submitted to Cabinet in December and would feed into the detailed Housing Revenue Account budget in February 2021. The proposals would also be shared with TACT.

RESOLVED:

That the presentation be noted

9. **HOUSING DEVELOPMENT STRATEGY - PRESENTATION**

The Service Lead - New Homes Delivery and the Housing Development and Strategy Manager gave a presentation on the key points of the emerging Development Strategy, which would be submitted to Cabinet in the new year.

The Strategic Director: Services also gave an outline of establishing a housing company with a detailed report to be taken to the next meeting of the policy committee.

David Light on behalf of TACT commented on the challenges of obtaining zero carbon in the next few years and that the council were looking at different aspects of this.

Members asked questions and raised comments which were responded to by officers accordingly.

At the conclusion of questions and debate, it was agreed that the officers give consideration to:

- methods of reporting items from the scrutiny performance panel on development sites and the new homes plan to this policy committee, or an alternative reporting route, and;
- the holding of a member briefing to explore the issues raised by members at the meeting, including those relating to housing need assessments.

RESOLVED:

That the presentation be noted.

The virtual meeting commenced at 6:00 pm and concluded at 8:50 pm

Chairperson

This page is intentionally left blank

BUSINESS & HOUSING POLICY COMMITTEE – WORK PROGRAMME FOR 2020/21

22 JUNE 2020					
	BUSINESS	LEAD OFFICER	COMMITTEE DATE		STATUS/COMMENT
			Original	Revised	
	Briefing on Restoration Work – Economy, Housing and Financial Impacts	Sue Robbins, Gillian Knight, Liz Keys	22 June 2020		Presentation
	Bar End Depot	Geoffrey Coe	22 June 2020		Presentation
	River Park Leisure Centre decommissioning	Veryan Lyons	22 June 2020		(BHP015) & (CAB3242)
22 SEPTEMBER 2020					
	BUSINESS	LEAD OFFICER	COMMITTEE DATE		STATUS/ COMMENT
			Original	Revised	
	Briefing on Restoration Work – Economy & Housing	Sue Robbins, Gillian Knight	22 September 2020		
	Update on Digital Economy and Housing for Younger People Task and Finish Groups	Sue Robbins, Gillian Knight,	22 September 2020		
	Private Sector Housing Strategy	Kenna Sian-Young	22 September 2020		
1 DECEMBER 2020					
	BUSINESS	LEAD OFFICER	COMMITTEE DATE		STATUS/COMMENT
	Briefing on Restoration Work – Economy & Housing	Sue Robbins, Gillian Knight,	1 December 2020		

	Housing Development Strategy	Andrew Palmer	22 September 2020	1 December 2020	
	Housing Revenue Account Business Plan and Budget Options	Dick Johnson	1 December 2020		
9 FEBRUARY 2021					
	BUSINESS	LEAD OFFICER	COMMITTEE DATE		STATUS/COMMENT
	Briefing on Restoration Work – Economy & Housing	Sue Robbins, Gillian Knight,	9 February 2021		

Other reports due to come forward to the Business and Housing Policy Committee later in 2021/22 are as follows: (Meeting date to be confirmed)

--	--	--

Updated 1 February 2021

COVID Economic Restoration Update

Business & Housing Policy
Committee
9 February 2021

Page 11

Agenda Item 7



IMPACT – CURRENT SITUATION

 Infection Rates in Winchester remain below national average

	Cases in the last 7 days up to 1 Feb	Cases per 100,000
England	174,182	309
Winchester	199	159


 Monthly city centre footfall


Month	Footfall	Variance to previous month
November	62,217	-33%
December	97,521	+25%
January	TBA	TBA

IMPACT – CURRENT SITUATION

 Car parking revenues down by an average of 80%
(Source Winchester City Council)


 33 businesses have closed that we are aware of since the beginning of the pandemic (Source Winchester CC/BID)

 Vacancy rates in the city are currently 11.2% up from 8.2% in 6 months, 2% below the national average
(Source Winchester BID)

 Unemployment levels remain static at 2.6% against 4.9% in Hampshire and 6.3% across the UK. (Source ONS)

GOVERNMENT GRANTS

£34.6m has been provided to businesses to date *under 11 different schemes* including more recently:

 LRSG closed – 5 Nov to 1 Dec

 LRSG open Tier 2 – 2 Dec to 25 Dec

 LRSG closed Tier 2 – 2 Dec to 25 Dec

 LRSG closed Tier 4 – 16 Dec – 4 Jan

 Christmas Support Payment for Wet-led pubs – 2 to 29 Dec

 National lockdown 5 January onwards:

 LRSG closed 6 weeks


 Closed Business Lockdown Payment

 Additional Restrictions Grants

GOVERNMENT GRANTS

New Government Grant Support:-

 Total Additional Restrictions Grant Funding now £3.6m following additional award of £1.1m in January

 Applications invited from businesses either instructed to close or whose income has been impacted by more than 30%, who are not in receipt of the Local Restrictions Support Grant and who are in, or supply chain to, the defined key industry sectors

 Round 1 (4 Nov – 2 Dec): Limited demand

 Round 2 (6 Jan onwards): Sharp increase in demand

GOVERNMENT GRANTS

New Government Grant Support:-

ARG continued...

 25% of original grant of £2.5m reserved for business support activity

 Hardship Fund

 Dedicated Business Support programme

 Resilience & Adaptation Fund/Diversification & Transition Fund

 Business Survival Dedicated Fund (Crowd fund driven)

 Marketing campaigns to drive footfall

 Compared to other LA across EM3 region

 grants payments are either ahead or in-line

 ahead in developing additional grant funding schemes/business support activities

REBUILD

2 December to 26 December – Tier 2 restrictions

Marketing activity to raise awareness and drive footfall

Where can I visit now campaign


- Blog was the 8th most visited page on the visitwinchester site
- Facebook and Instagram – over 6.5k reach
- Twitter – over 10k impressions

Christmas in Winchester District campaign

- Facebook and Instagram – over 6.1k reach
- 8 day Facebook ad campaign – 13k reach
- Twitter – over 6.7k impressions
- Print marketing – over 23k reach
- Rediscover Christmas in Winchester film – over 32k reach
- Key partnership marketing with Cathedral Virtual Market, BID Nutcracker Trail, Theatre Royal Panto and Watercress Line at Alresford



RECOVER & RESPOND 26 DECEMBER ONWARDS

 Tailored business bulletins issued soon after changes to restrictions announced – 40% upturn in sign-ups

 Council website business pages fully up-dated with latest information

 Over 1750 unique visits since December

 Responded to c1200 calls and email requests for support since the beginning of the pandemic





 COVID-19 Marshalls and Ambassadors continue to be deployed across the district

 Rent abatement programme




RECOVER & RESPOND 26 DECEMBER ONWARDS

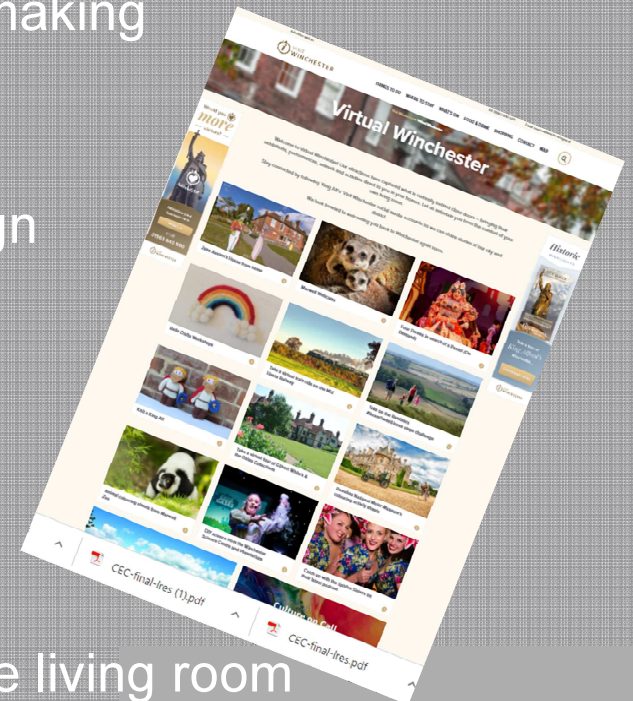
Revised marketing plan

Dream Now Travel Later

-  Inspirational social media content to influence brand awareness and consumer decision making
-  Reschedule don't cancel messaging
-  21 things to do in 2021
-  Rediscover Winchester sub-campaign

Virtual Winchester

-  Winchester at your fingertips
-  Entertainment from the comfort of the living room
-  Exhibitions, performances, animals and activities



RECOVER & RESPOND 26 DECEMBER ONWARDS

Revised marketing plan

Support Local – Shop on-line campaign

Pro-actively contacted individual businesses within the market towns to identify their online offer, click & collect and home delivery services to then promote via our dedicated support local/shop online campaign page to support local businesses across the district

'businesses open'/business online offer directory with links to businesses own websites' and related special offers

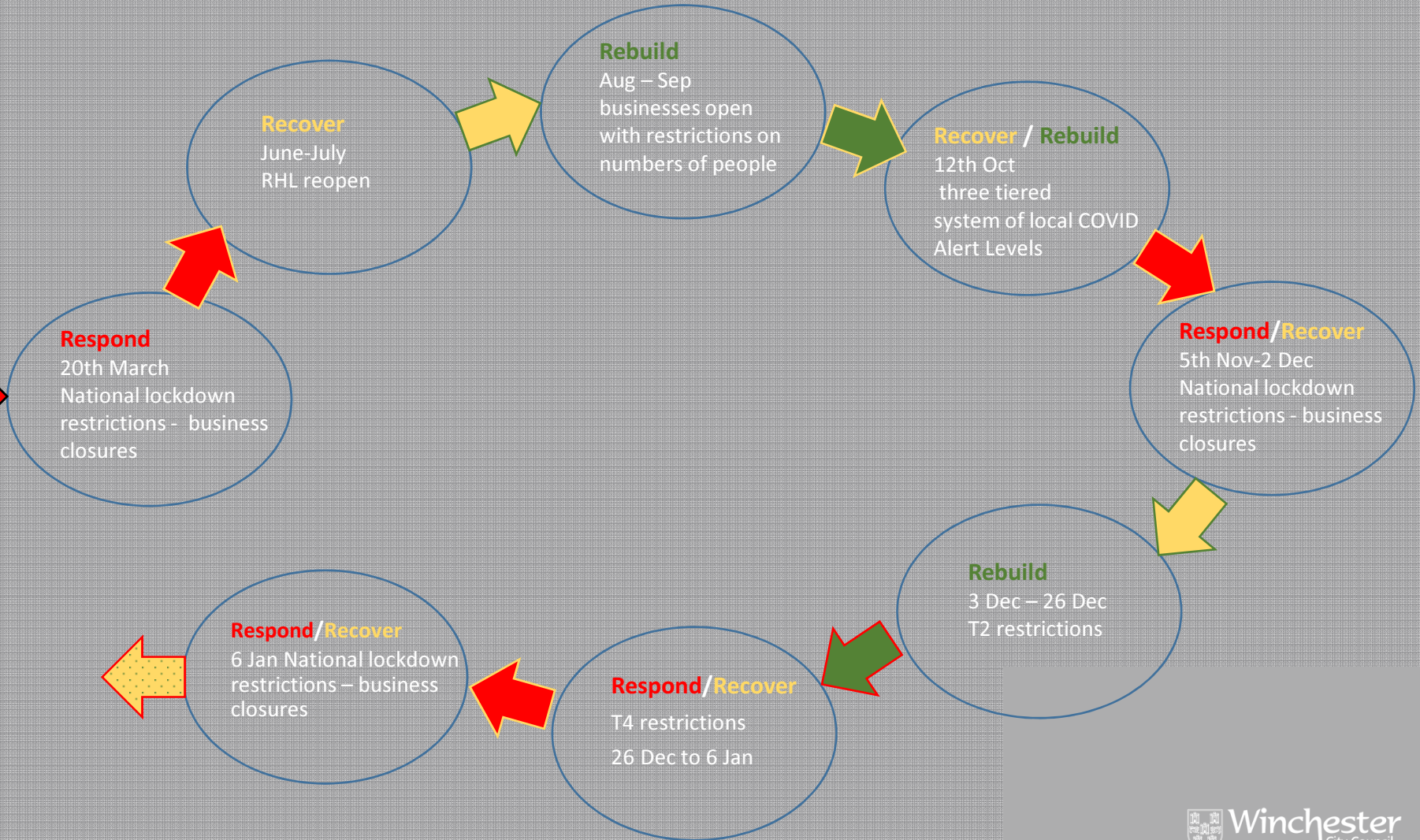
Related Facebook and Instagram posts had a combined reach of over 6.1k and over 6.7k impressions on Twitter. Facebook ad secured a reach of 13,000



IMPACT – CURRENT SITUATION

Agile planning and response – ongoing...

Page 21



REBUILD PLANS POST LOCKDOWN

Revised marketing plan

Staycation opportunities – Visiting friends and family

Resident and incoming visitor audience

Key priorities

raise awareness

inspiration to visit

Covid-safe

drive footfall

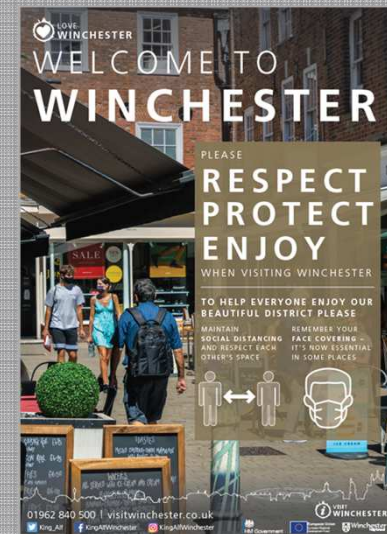
increase dwell time

influence spend


repeat and recommend

Build on the successful Re-discover campaign messaging

Additional theme -Wellbeing




REBUILD PLANS POST LOCKDOWN

 Wellbeing campaign - Draw on the district's assets that can be used to support and achieve wellbeing in residents and visitors:

- **Connect with other people** - opportunity for families and friends to reconnect after several months apart. Days out at attractions, dining together, long awaited celebrations
- **Be Active** – enjoy countryside and open spaces on offer in the district by bike, walking, running etc. Explore our market towns
- **Keep Learning** – Museums, Science Centre, Marwell, history, heritage, arts

 Wellbeing and countryside film

 Digitalisation of trails using progressive web app technology

 Knitted King Alf trail – launch as restrictions are lifted. To date 20 businesses committed to participate in market towns plus partners in the city. Discussions underway with Whiteley.

 A taste of Winchester in your own home

REBUILD PLANS POST LOCKDOWN

Revised marketing plan

Partnership working with regional and national partners to increase reach and additional routes to market

WHERE YOU LIVE
#lovesoutheastengland

EXCURSIONS™
A Virtual Event
Monday 25th to Saturday 30th January 2021

ESCAPE
THE EVERYDAY
at home



RECOVER, RESPOND & REBUILD

Continuing to Build & Strengthen a Partnership Approach

 Ongoing engagement with Market Towns and Whiteley

 City Centre Partnership

 Winchester Business Strategy Group

 Business Sustainable Network

 Cultural Steering Group – Hampshire Cultural Trust/WCC

REBUILD –

 High Street Recovery plan – in development

 Short term Action Plan

 What are the levers WCC can pull

 Longer term Strategic Plan

 Interpreting data and intelligence

 Recognising the factors influencing business on the high street

 Connectivity with existing and emerging internal and external strategies, action plans and work streams

REBUILD

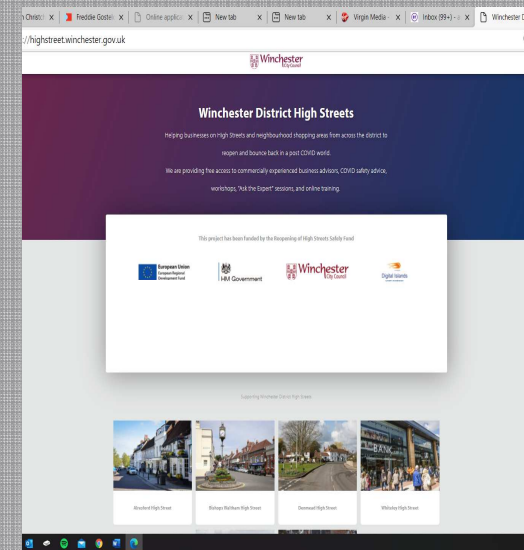
District-wide business support

Over 100 business interventions through virtual 1:1s, workshops & networking event provided through IncuHive

76% of those who have provided feedback have seen increased turnover, improved efficiency or progression to a more sustainable business model

Digital Islands procured to deliver support service to business on the Street and neighbourhood locations until end of March the ERDF/HM Government bid fund

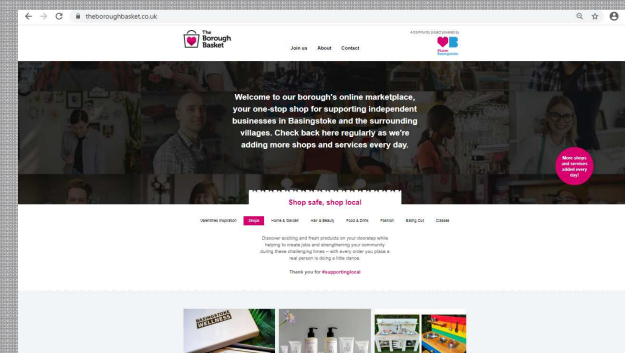
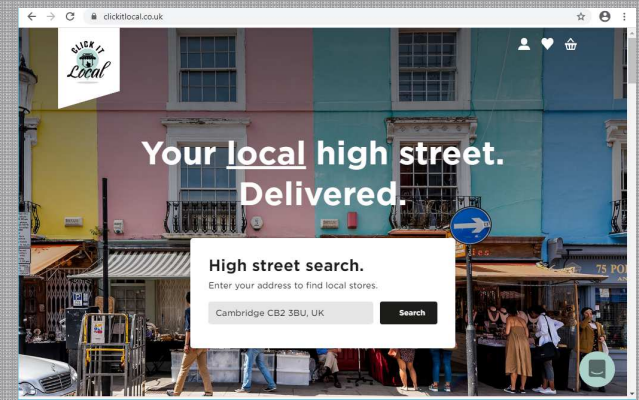
Additional Restrictions Grant Reserve
£625k ring-fenced for rebuild business support



REBUILD

Winchester District Virtual High Street initiative

- Bespoke Winchester district e-commerce platform dedicated to independent businesses to complement their own on-line presence
- A virtual high street which offers consumers a one stop shop to select from a range of independent businesses and benefit from a co-ordinated single transaction and delivery service
- Feedback from market towns and businesses has been supportive regarding this initiative



REBUILD

- 🏰 Sports and Leisure Park
 - 🏰 Opening Spring 2021
 - 🏰 Enhance leisure offer
 - 🏰 Resident and incoming visitor spend and dwell time



- 🏰 Re-energising Festivals Programme 2021/22
 - 🏰 Design Festival
 - 🏰 Winchester District Directory of experts and services
 - 🏰 Hat Fair – amended date: September
 - 🏰 Strategic development

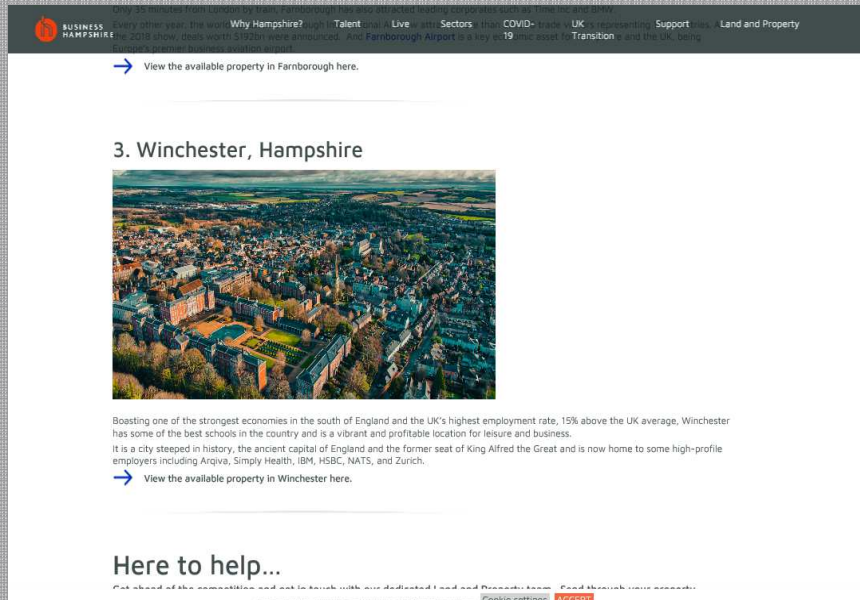
- 🏰 Creating new employment space
 - 🏰 Incuhive / IBM
 - 🏰 Bishops Waltham Depot
 - 🏰 Goods Shed in Winchester
 - 🏰 Kings Walk
 - 🏰 Shared workspace review



REBUILD

Inward Investment/Business relocation opportunities


-  Partnership with HCC/Business Hampshire/Key Hampshire LAs
-  Targeting top 10 London Boroughs that receive the most incoming commuters from Hampshire
-  Developing direct marketing materials and website content



BUSINESS HAMPSHIRE [Why Hampshire?](#) [Talent](#) [Live](#) [Sectors](#) [COVID-19](#) [UK](#) [Accounting](#) [Support](#) [Land and Property](#)

[View the available property in Farnborough here.](#)

3. Winchester, Hampshire



Boasting one of the strongest economies in the south of England and the UK's highest employment rate, 15% above the UK average, Winchester has some of the best schools in the country and is a vibrant and profitable location for leisure and business. It is a city steeped in history, the ancient capital of England and the former seat of King Alfred the Great and is now home to some high-profile employers including Arqiva, Simply Health, IBM, HSBC, NATS, and Zurich.







[View the available property in Winchester here.](#)

Here to help...

[Cookie settings](#) **ACCEPT**

REIMAGINE

Green Economic Development Strategy – a new approach

-  Initial procurement process undertaken
-  Panel decision to re-tender
-  Process currently underway
 -  Applicant deadline March 1
 -  Contract commencement March 29
 -  Contract completion July 9

A new Digital Winchester District Task & Finish Group

-  Active communications Plan and dedicated webpages
-  Survey
-  Call for evidence

Thank you
Any questions



COVID Recovery – Housing Services

Business and Housing Policy Committee

9 February 2021



HOUSING UPDATE

“Business as usual” for most services

Service Summary

New Homes

Tenancy Services

Property Services

Housing Options

Private Sector Housing

Tenant Involvement

Housing Service Planning 2021

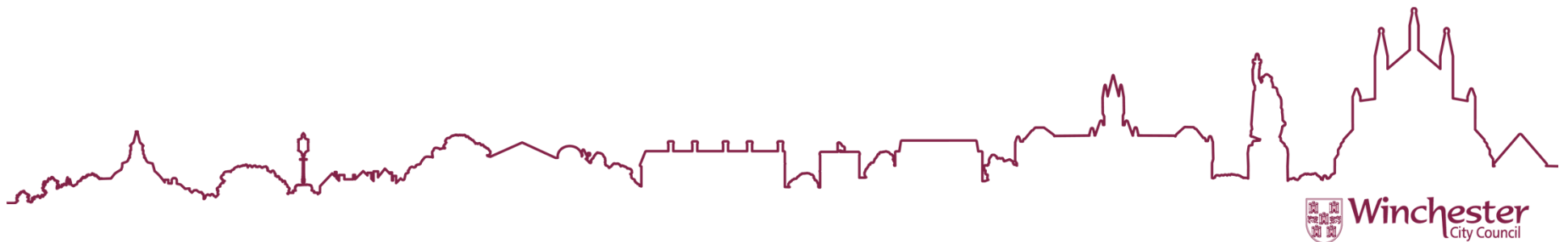
Support for Vulnerable Tenants – Proposal for additional investment

Next Generation Winchester Update



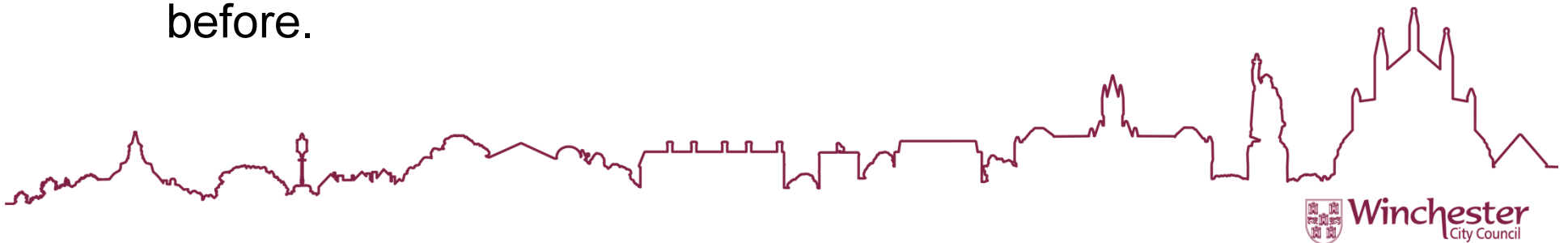
NEW HOMES

- Development Sites all operational. 119 units under construction:
 - Valley, Stanmore phased completion between March – May 21
 - Letting and sales process commenced
 - Hookpit due for completion in June 21
 - Rowlings Rd progressing. Completion on 25th Feb 21
 - 10 Year funding for 1000 secured in HRA Budget
- Winnall scheme – Planning application submitted Dec 20
- Nitrates – Reviewing options to purchase credits to support Council development



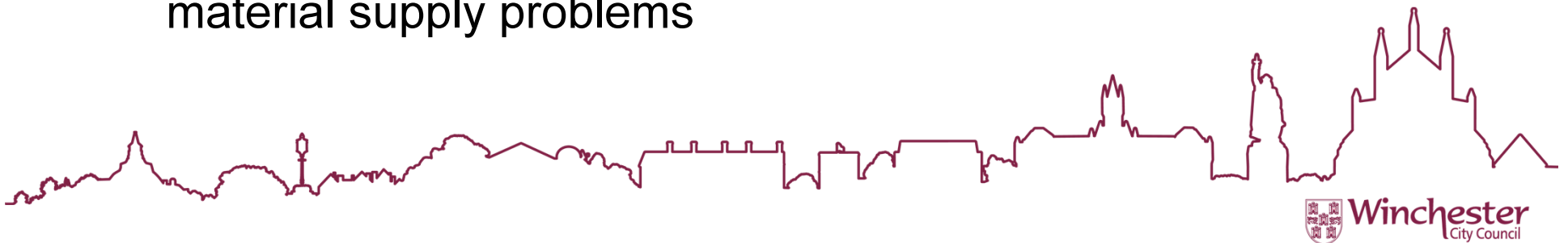
TENANCY SERVICES

- Arrears approx. 2% of Rent Roll (22% of tenants)
- 20% claiming Universal Credit
- Additional controls at sheltered/extra care schemes (communal areas closed, activities at scheme suspended etc).
- Welfare calls to all Sheltered Housing tenants. Additional support in place during lockdown for those that require it.
- Void/allocation process – No change. Void works, viewings, sign-ups are continuing in line with risk assessments/government guidance.
- All other essential services to tenants are continuing as before.



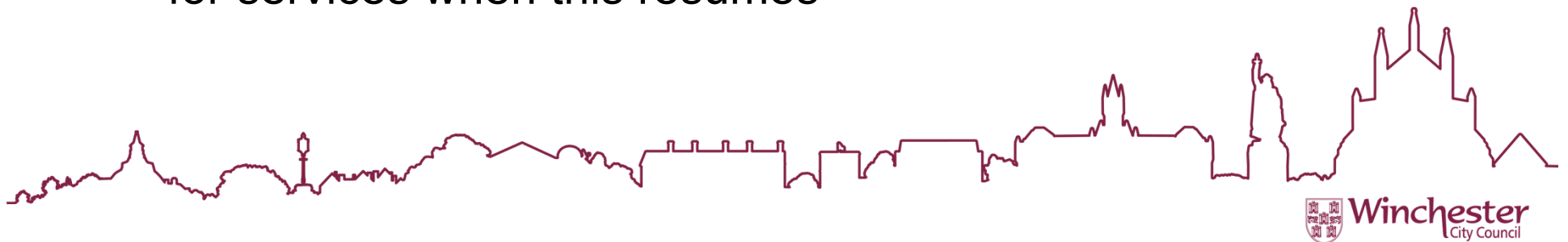
PROPERTY SERVICES

- Normal “business as usual” repairs service being maintained
- No significant backlogs - majority of repairs and voids still being completed
- Swedish unit project delayed - but still due to complete in next 3/6 months
- Proposals for Energy Works/retrofitting to Cabinet March 2021 (options reviewed by Health/Env. Cttee in late 2020)
- Property Surveyor inspections have reduced, but tenants generally happy to allow access
- Fire door replacement programme progressing - some material supply problems



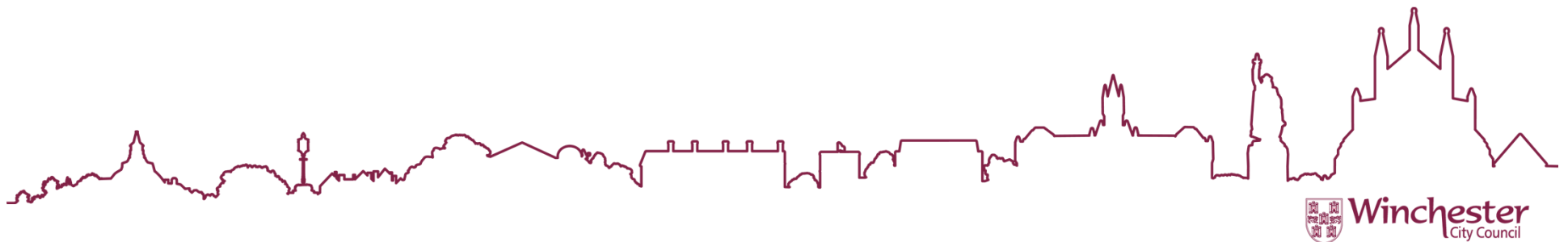
HOUSING OPTIONS

- 🏰 Reception/Appointment service maintained
- 🏰 Temporary Accommodation service enhanced – outbreak planning, symptom checking, welfare calls. Staff/residents prioritised for vaccine.
- 🏰 Further call to ‘Everyone In’ - 16 individuals in emergency accommodation. 10 in City Road, 6 in hotels
- 🏰 Funding secured to support the above and maintain through to Spring
- 🏰 Individuals with complex needs in emergency accommodation, challenging to maintain
- 🏰 Most evictions still suspended – likely increase in demand for services when this resumes



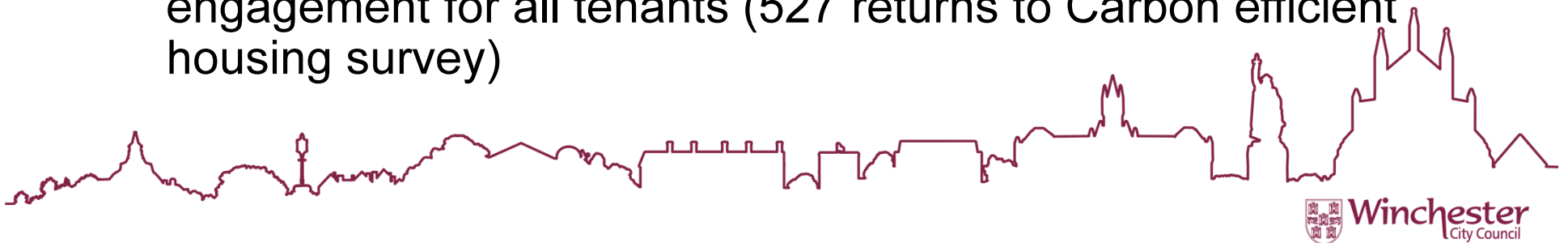
PRIVATE SECTOR HOUSING

- Stock Condition Survey commissioned- to be undertaken Feb/March 2021
- Urgent housing complaints still being investigated, virtual alternatives for some assessments.
- HMO licensing and accreditation progressing if property is empty, on hold if tenanted.
- Disabled Adaptations – “business as usual” for stair lifts, hoists and works already in progress as assessments undertaken remotely. 49 DFG cases approved to the value of £626,968.







TENANT INVOLVEMENT

- 🏰 TACT Chair challenge at December Cabinet Meeting re Engagement
- 🏰 Council commitment to consult tenants on all key “HRA related” decisions
- 🏰 TACT – Meeting virtually at present. Continue virtual option for meetings post lockdown?
- 🏰 TACT Elections May 21 – developing online voting option
- 🏰 Tenant training programme – supporting virtual engagement
- 🏰 Development of an eNewsletter planned for 2021.
- 🏰 Building on success of “e-surveys” in 2020 to achieve wider engagement for all tenants (527 returns to Carbon efficient housing survey)



HOUSING SERVICE PLAN – 2021/22

Climate Emergency – Retrofit measures for Council homes

-  Swedish Timber Trial – Extend to other Low EPC properties?
-  “Fabric First” works
-  Focus on Voids in year 1 but with “willing volunteers” also
-  £15m now allocated





Commission Gas Maintenance/safety service

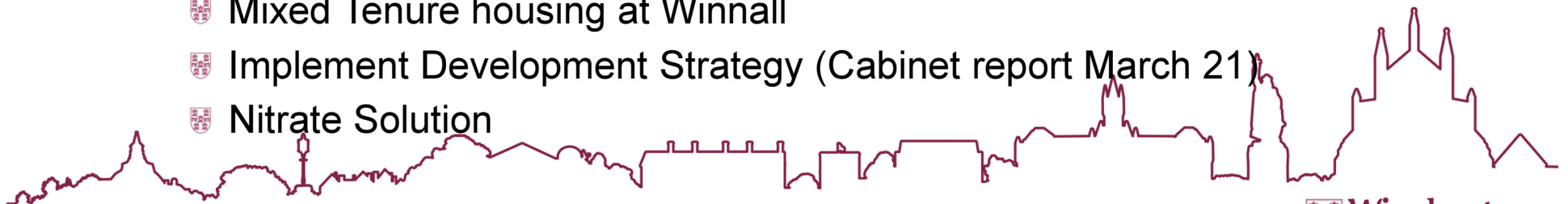
Fire Safety actions

Review/Update Decent Homes. Refresh Asset Mgt Strategy

Focus on Tenant Engagement



New Homes

-  Complete Valley, Rowlings, Hookpit Farm
-  Mixed Tenure housing at Winnall
-  Implement Development Strategy (Cabinet report March 21)
-  Nitrate Solution





HOUSING SERVICE PLAN – 2021/22




Tenancy Support

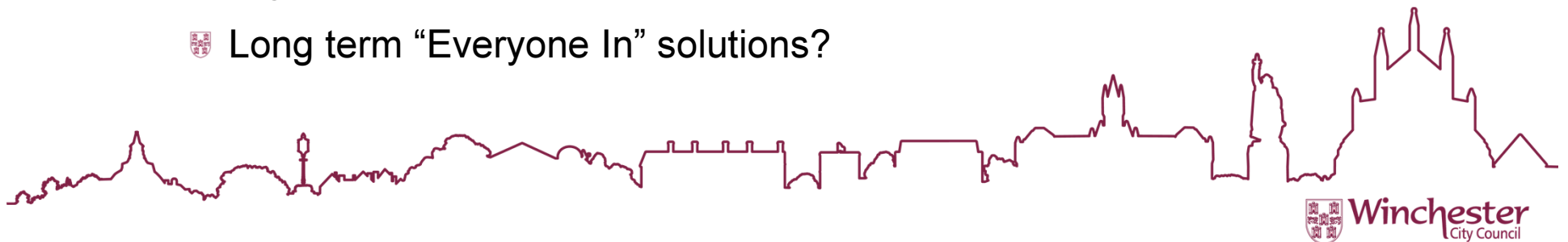
-  Increase assistance for those with poor mental health
-  Research tenant poverty levels to inform a strategy targeted to help those most in need

Private Sector stock survey

-  Refresh Private Sector Housing Strategy
-  Use data to identify households at risk of fuel poverty or with a low EPC rating (refer to LEAP/ LAD funding)

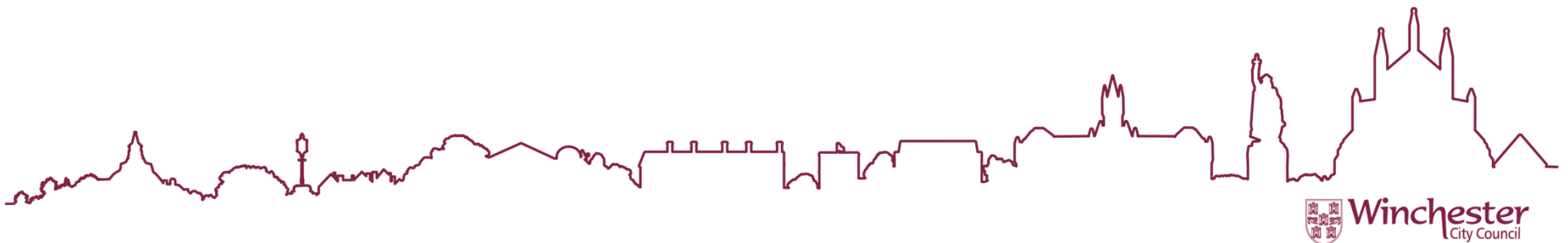
Reduce rough sleeping

-  exploration of a new and flexible local outreach offer
-  Explore options to maintain City Road as an emergency accommodation provision following long term reduction of 7 beds at Nightshelter
-  Long term “Everyone In” solutions?







SUPPORT FOR VULNERABLE TENANTS

- Significant increased impact of Mental Health issues in recent years
- Increased caseload in relation to Hoarding, Anti-social behaviour, neighbour disputes, Isolation, Arrears
- Mental Health specialist appointed January 2020 in partnership with Southern Health.
- 94 referrals received requiring support with their well-being which was impacting ability to maintain accommodation. This is only the tip of the iceberg!
- Long term impact on Mental health will be seen for many years to come as a result of COVID-19.






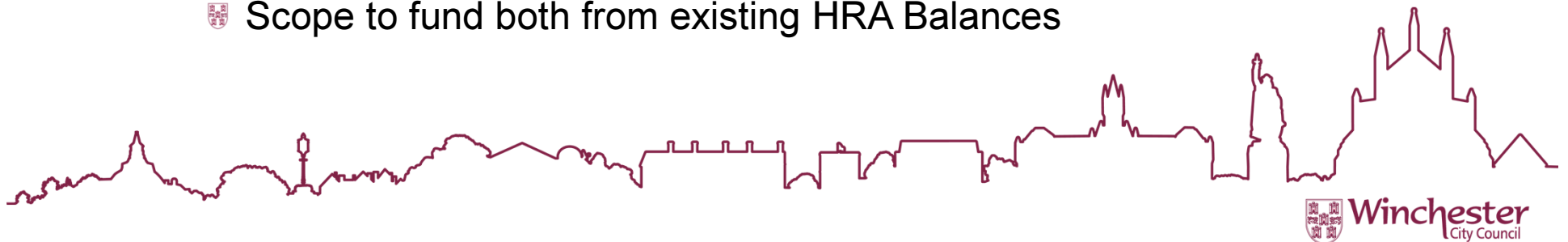
SUPPORT FOR VULNERABLE TENANTS

Options/additional investment:

-  Develop relationships further with Adult Social Care, CMHT and the voluntary sector to provide wrap around support.
-  Hoarding-develop clear pathway for WCC to co-ordinate a multi agency approach and commission services.
-  Further develop our support offer for those with lower level well being scores.
-  Look to commission support services to help those with poor mental health.

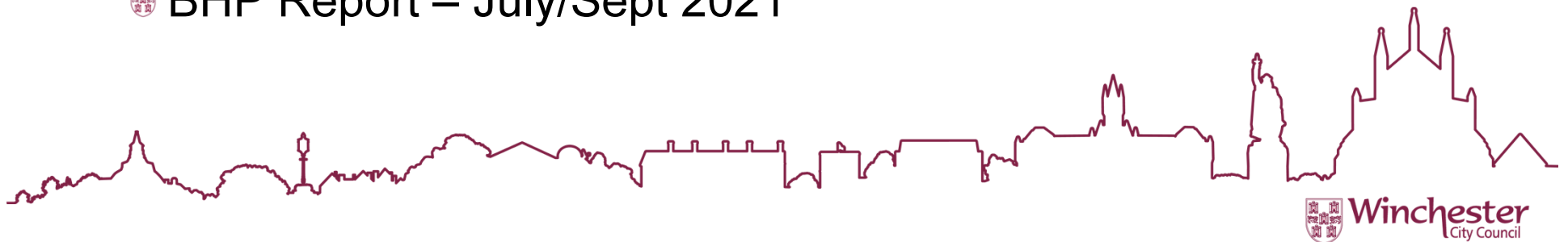
Potential Resources

-  Another Mental Health Specialist (2 year appointment?)
-  Commissioning Budget (£50K per annum?)
-  Scope to fund both from existing HRA Balances



NEXT GENERATION WINCHESTER

- 🏰 Calling on the districts 'next generation' (18-35 years)
- 🏰 Aim – To improve housing opportunities for younger residents
- 🏰 Steering Group – Cllrs Weir, Horrill, Laming, Bell
- 🏰 Project Team – Housing, Community, Local Plan teams all represented
- 🏰 Actions:
 - 🏰 Survey (closes 18 Feb 2021)
 - 🏰 Steering Group meeting – March 2021
 - 🏰 Information & Engagement Event – May 2021
- 🏰 BHP Report – July/Sept 2021



ADDITIONAL FINANCIAL SUPPORT FOR TENANTS?

Option of lower annual rent, a fixed discount or “rent free week” raised at Scrutiny Ctte

Set a lower rent?

Not in line with national policy/rent formula

Impacts on sustainability of 30 year business plan

Social rents 50-60% of market rents

Discount/”Rent free period”?

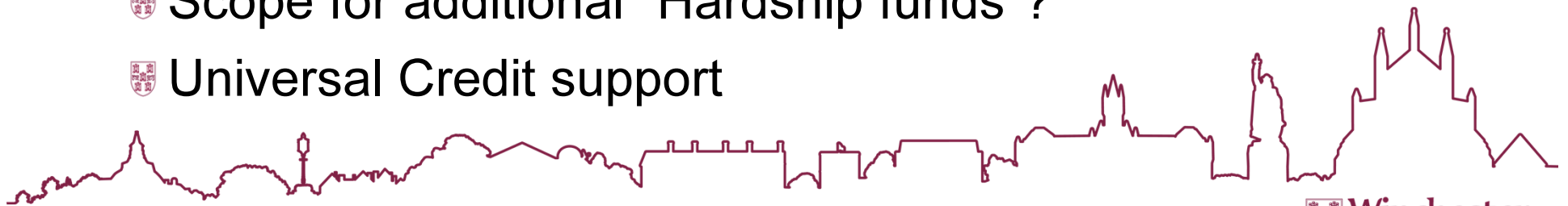
£530k-£540k per week

Impact on Universal Credit

Who benefits? (Maybe not those that need it most)





Scope for additional “Hardship funds”?

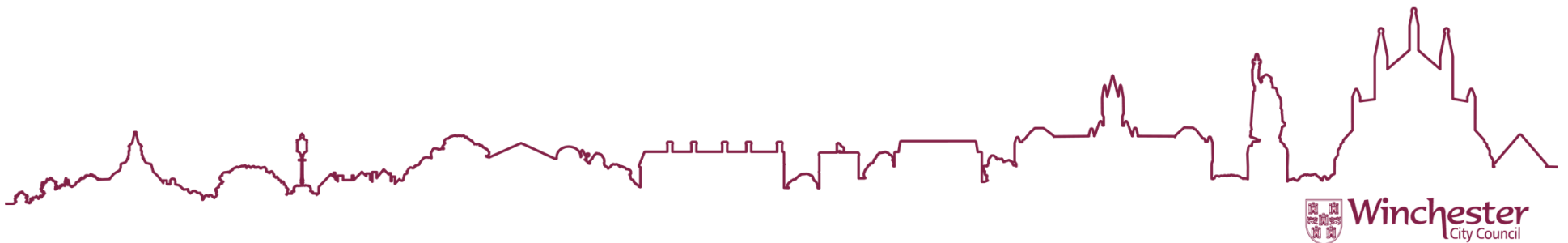
Universal Credit support



ADDITIONAL FINANCIAL SUPPORT FOR TENANTS?

Proposed:

-  Rent Policy maintained (CPI+1%)
-  Impact of below policy rent increases in future years be reviewed and brought back to Policy Ctte
-  Option of a rent credit, discounted period or “rent free week” not be pursued at this time.
-  Options to provide help to those that need it most be reviewed an brought back to Policy Ctte



This page is intentionally left blank