

# Economy COVID restoration plans

Business & Housing Policy Committee  
22 June 2020



# HOMES FOR ALL.

## Housing restoration plan

- Continue to plan for and develop new affordable homes in a new and changing environment
- 'Homes for Heroes' high quality, well located and affordable homes for Key workers
- Look for opportunities to extend the new homes programme and enable others to build affordable housing
- Supporting the reopening of the housing market, construction sites and building safety to support an economic bounce back
- Maintain decent homes through the return of external maintenance programmes and non-essential repairs
- Allocations and lettings reinstated for house moves
- Developing new sustainable homelessness solutions and exit strategies for those temporary housed. Prevent people returning to rough sleeping



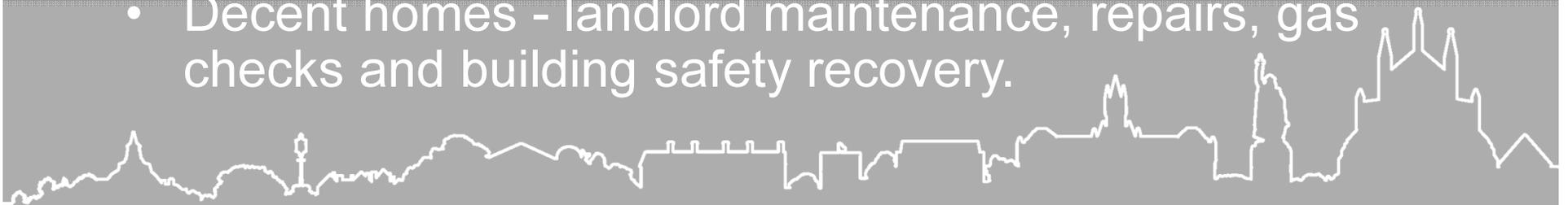
# Minister of State for Housing Christopher Pincher MP



Ministry of Housing,  
Communities &  
Local Government

Open letter to all social housing residents in England  
(18.5.20)

- Government steps to reopen society and support residents and their families to move on with their lives.
- Decent homes - landlord maintenance, repairs, gas checks and building safety recovery.



# New Homes

Socially distant construction work safely resumed onsite at several of our new developments.

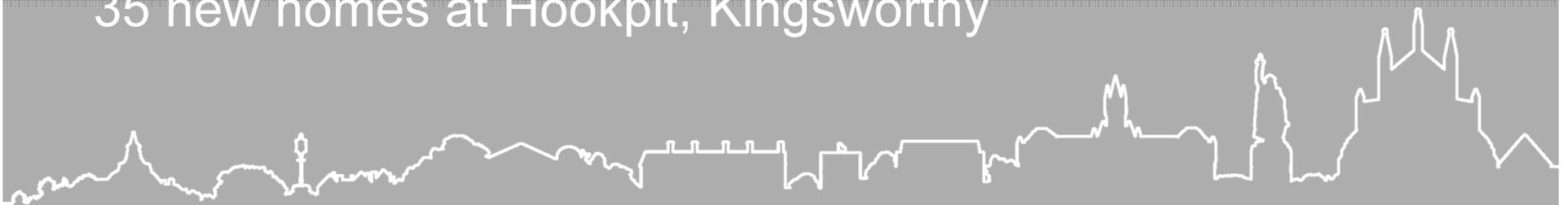
Work is onsite to build:

77 new homes at The Valley, Stanmore

2 houses at Dolphin Hill, Twyford

7 new homes at Rowlings Road, Weeke

35 new homes at Hookpit, Kingsworthy



# Property Maintenance Repairs

Osbourne's and PH Jones council house contractors remobilised to bring back a full repairs response and tackle the backlog of jobs.

External maintenance programmes to resume by July.

Gas servicing – back log due to tenants socially isolating. Recording declined appointments to fulfil landlord compliance obligations

Contractors making every effort to return to business as usual but the availability of materials and resources may mean that some works will take a little longer to complete.



# Moving Home



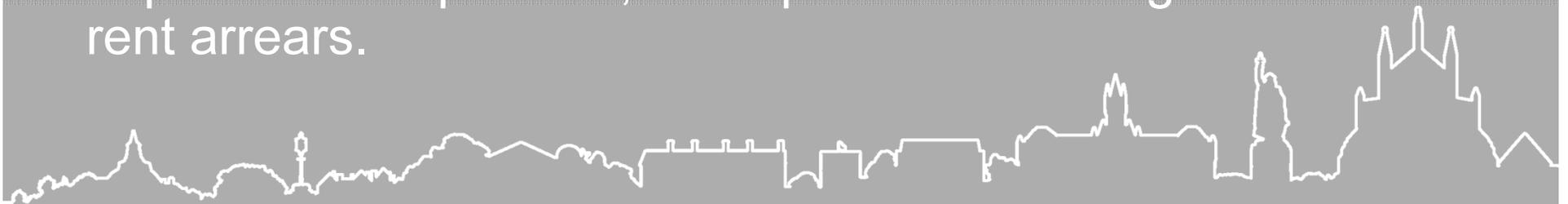
Lettings of all void properties resumed in May including sheltered and extra care properties.

Adverts back on Hampshire Home Choice website.

Routine viewings and sign up's resumed in line with government social distancing rules.

Flexibility with regards to the policy of when keys are returned and the associated rent liability and recharges.

Impact on void process, re-let performance targets and rent arrears.



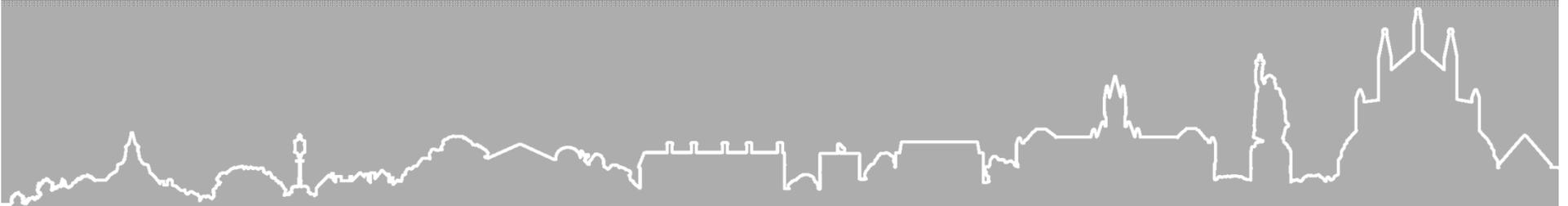
# Homelessness and Rough Sleeping

Homelessness service levels escalated with a 'getting everyone in government directive' placed on local authorities at the start of the lockdown.

Coming out of lockdown requires a focus on longer term sustainable move on options for those temporarily housed.

While some of what we need will be secured within current resources there is a need for new investment and partnership working opportunities.

This is a complex service delivery area and many different sustainable options will need to be explored and secured in partnership with other agencies and organisations



# Supporting residents

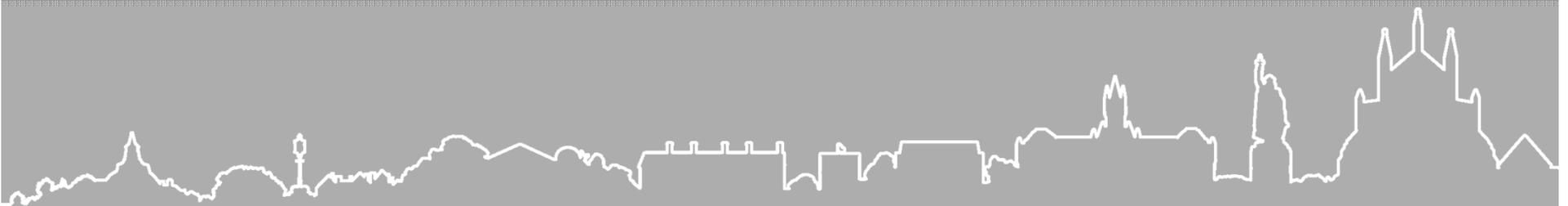


Housing teams have been working tirelessly to quickly and effectively adjust services in line with government advice.

Delivering food packages and prescriptions, shopping, putting out dustbins and checking on vulnerable tenants.

It remains a top priority to protect our older and most vulnerable residents. As visitors are not allowed at this time, we've kept in close contact with all sheltered and extra care residents to make sure everyone is well and can access support if needed.

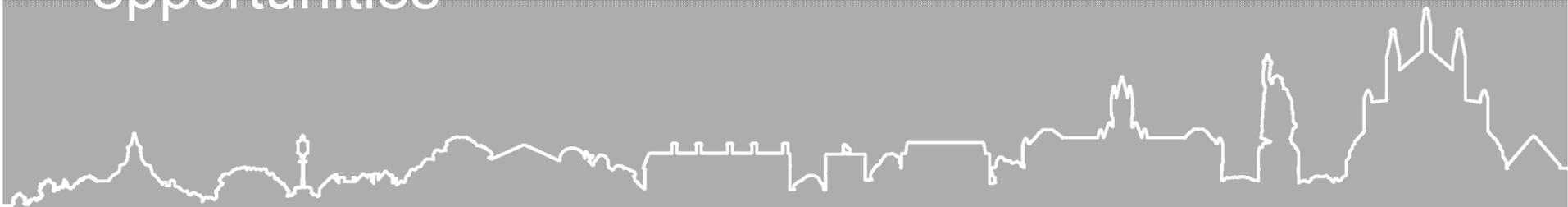
Calls have made to over 950 of our older tenants living in general needs properties to offer support if required.



# Tenant Engagement



Tenant Engagement and Scrutiny needs to become more digitally connected with the wider use of technology to offer virtual meeting, webinars, digital consultation and scrutiny opportunities



# Restoration Summary Plan

Lockdown has highlighted the importance of open space and inequalities in housing with many keyworkers living in substandard private sector accommodation.

This is not an easy problem to solve but we need to lead by example and design new homes that promote health, resilience and wellbeing.

Provide space for remote working, to include built in technology to assist with modern living, saving time on commuting and striking a better work-life balance.

Invest in the council housing stock

Build on the positive rough sleeping initiatives to ensure no one needs to sleep rough.

Stay up to date on both national and local sector trends, encourage local solutions and prepare for changing environments



Thank you....  
Questions

