

Thurrock - An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future

Housing Overview and Scrutiny Committee

The meeting will be held at **7.00 pm** on **29 September 2022**

Committee Room 2, Civic Offices, New Road, Grays, Essex RM17 6SL

Membership:

Councillors Allen Mayes (Chair), Colin Churchman (Vice-Chair), Steve Liddiard, Augustine Ononaji, Joycelyn Redsell and Lynn Worrall

Carol Purser, Housing Tenant Representative

Substitutes:

Councillors Adam Carter, John Kent, Georgette Polley, Elizabeth Rigby and Lee Watson

Agenda

Open to Public and Press

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1 Apologies for Absence	
2 Minutes	5 - 10
To approve as a correct record the minutes of the Housing Overview and Scrutiny Committee meeting held on 21 June 2022.	
3 Urgent Items	
To receive additional items that the Chair is of the opinion should be considered as a matter of urgency, in accordance with Section 100B (4) (b) of the Local Government Act 1972. To agree any relevant briefing notes submitted to the Committee.	
4 Declaration of Interests	
5 Structure of HRA	11 - 24

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Queries regarding this Agenda or notification of apologies:

Please contact Jenny Shade, Senior Democratic Services Officer by sending an email to Direct.Democracy@thurrock.gov.uk

Agenda published on: **21 September 2022**

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

Breaching those parts identified as a pecuniary interest is potentially a criminal offence

Helpful Reminders for Members

- *Is your register of interests up to date?*
- *In particular have you declared to the Monitoring Officer all disclosable pecuniary interests?*
- *Have you checked the register to ensure that they have been recorded correctly?*

When should you declare an interest *at a meeting*?

- **What matters are being discussed at the meeting?** (including Council, Cabinet, Committees, Subs, Joint Committees and Joint Subs); or
- If you are a Cabinet Member making decisions other than in Cabinet **what matter is before you for single member decision?**



Does the business to be transacted at the meeting

- relate to; or
- likely to affect

any of your registered interests and in particular any of your Disclosable Pecuniary Interests?

Disclosable Pecuniary Interests shall include your interests or those of:

- your spouse or civil partner's
- a person you are living with as husband/ wife
- a person you are living with as if you were civil partners

where you are aware that this other person has the interest.

A detailed description of a disclosable pecuniary interest is included in the Members Code of Conduct at Chapter 7 of the Constitution. **Please seek advice from the Monitoring Officer about disclosable pecuniary interests.**

What is a Non-Pecuniary interest? – this is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest.

Pecuniary

If the interest is not already in the register you must (unless the interest has been agreed by the Monitoring Officer to be sensitive) disclose the existence and nature of the interest to the meeting

If the Interest is not entered in the register and is not the subject of a pending notification you must within 28 days notify the Monitoring Officer of the interest for inclusion in the register

Unless you have received dispensation upon previous application from the Monitoring Officer, you must:

- Not participate or participate further in any discussion of the matter at a meeting;
- Not participate in any vote or further vote taken at the meeting; and
- leave the room while the item is being considered/voted upon

If you are a Cabinet Member you may make arrangements for the matter to be dealt with by a third person but take no further steps

Non- pecuniary

Declare the nature and extent of your interest including enough detail to allow a member of the public to understand its nature



You may participate and vote in the usual way but you should seek advice on Predetermination and Bias from the Monitoring Officer.

Our Vision and Priorities for Thurrock

An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future.

1. **People** – a borough where people of all ages are proud to work and play, live and stay
 - High quality, consistent and accessible public services which are right first time
 - Build on our partnerships with statutory, community, voluntary and faith groups to work together to improve health and wellbeing
 - Communities are empowered to make choices and be safer and stronger together

2. **Place** – a heritage-rich borough which is ambitious for its future
 - Roads, houses and public spaces that connect people and places
 - Clean environments that everyone has reason to take pride in
 - Fewer public buildings with better services

3. **Prosperity** – a borough which enables everyone to achieve their aspirations
 - Attractive opportunities for businesses and investors to enhance the local economy
 - Vocational and academic education, skills and job opportunities for all
 - Commercial, entrepreneurial and connected public services

Minutes of the Meeting of the Housing Overview and Scrutiny Committee held on 21 June 2022 at 7.00 pm

Present: Councillors Allen Mayes (Chair), Colin Churchman (Vice-Chair), Steve Liddiard, Augustine Ononaji, Joycelyn Redsell and Lynn Worrall

Carol Purser, Housing Tenant Representative

In attendance: Ryan Farmer, Housing Strategy and Quality Manager
Ewelina Sorbjan, Assistant Director of Housing
Jenny Shade, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being recorded, with the audio recording to be made available on the Council's website.

1. Minutes

The minutes of the Housing Overview and Scrutiny Committee held on the 2 March 2022 were approved.

Councillor Worrall referred to the C01 - Redevelopment Update and questioned when this item was due back onto the work programme, officers agreed to take this away and report back to members.

2. Urgent Items

There were no urgent items of business.

3. Declaration of Interests

No interests were declared.

4. Housing Strategies 2022-2027

The report presented to Members summarised the strategic aims and objectives of the Housing Strategy 2022-2027. With the previous Housing Strategy being adopted in 2015, this had expired in 2020 to which this was the earliest opportunity to report back to committee. Since then, a lot had changed in regard to legislation, regulation, welfare and of course COVID. The Housing Strategy addressed a range of things not just the housing the Council owned. Two other critical documents, Housing Asset Management Strategy and Housing Resident Engagement Strategy, had been presented alongside the Housing Strategy to provide supplementary information. The Housing Strategy was evidence based and also aligned with and supported the work of the Joint Health and Wellbeing Strategy. Members were briefed on the Housing Strategy aims and objectives, the objectives of the Housing

Support and Services, the Housing Need, Protect Resident Safety and the Strengthening of Community Engagement and Empowerment. Members were also briefed on the Housing Asset Management Strategy that detailed how the Council would manage, maintain and invest in its assets and the aims of that strategy were highlighted to Members. Finally, an overview of the Housing Resident Engagement Strategy was presented to Members on the aims and ambitions of the Housing Strategy to improve its interaction and communication with those that lived in and around Thurrock.

Councillor Mayes thanked officers for the report.

Councillor Liddiard thanked officers for the very comprehensive report and although he agreed with the strategy, he questioned whether this was the time to discuss those areas that were not working as well as they should. Ryan Farmer stated between the time of the previous strategy and now some significant changes had been made with the most difference being the person-centred approach looking across all the services that families were accessing. Members agreed a comparison of changes should be provided by officers in the form a briefing note.

Councillor Liddiard stated COVID had changed how residents had access to officers and how vital this was in resident engagement and questioned how this and how information being provided to residents could be provided.

Councillor Redsell thanked officers for the ambitious report and stated Council properties should be inspected more regularly than every six months and that work on garages was not being undertaken quickly enough. Councillor Redsell suggested “lock-ups” could be an alternative means of offering storage facilities to residents.

Councillor Worrall thanked officers for the work undertaken on the strategy and recommended as the strategy was a working document should be returned to committee more regularly to which Ryan Farmer stated as part of the monitoring and reviewing of the strategy an annual report would be provided to this committee.

At 7.26pm, Councillor Ononaji arrived at the meeting.

Councillor Worrall referred to the 373 new Council-owned homes to be delivered by 2027 and stated the Council needed to be more ambitious. Councillor Worrall questioned what consultation had been undertaken for Teviot Avenue and referred to the specific considerations for the needs of different identified in the study found on page 32 of the agenda that building homes for younger people had not made it onto that list. She recommended a further bullet point be added to identify the need to build for Thurrock’s younger people to encourage them to stay local. Councillor Worrall also referred to Head Start Housing and noted this had not made the list and questioned whether any further Head Start Housing would be built. Ryan Farmer stated the bullet points mentioned on page 32 related to the categories the strategic marketing assessment had identified but he

recognised Councillor Worrall's comments. Regarding Head Start the strategy stated it would continue to support the Head Start initiative in order to provide suitable accommodation by the end of 2027 for care leavers. Ryan Farmer stated the strategy referred to the appropriate accommodation for HAPPI Homes to which Councillor Worrall stated HAPPI Homes and White Acres deserved to have been mentioned in the strategy. Ewelina Sorbjan stated a lot of work had been undertaken in the background on this item which would come to committee following engagement with members and cabinet. Councillor Worrall questioned why Grays High Rise Flats had not made it into the strategy to which Ewelina Sorbjan stated this formed part of the options available on what was possible on the Estate Program. Councillor Worrall referred to the Housing waiting lists and with 6500 people on that list the Council had to be more ambitious. As part of the state regeneration those residents moving out of flats would move into those 373 properties and questioned how the Housing waiting list was being tackled. Ryan Farmer stated the Strategy aspired in providing houses for as many as possible on the waiting list and agreed could be more ambitious in the proposal of the number of properties and agreed to speak with colleagues outside the meeting.

Councillor Ononaji referred to the affordable home definition in paragraph 3.3 of the agenda and stated that affordable homes should be affordable and needed to be reachable for everyone. He asked how homes could be built for those young people who had grown up in the borough, those on low incomes and how to prevent Thurrock residents having to move out of the area. Councillor Ononaji also stated a policy should be implemented to build homes, flats or properties that were affordable. Councillor Redsell agreed young people were unable to afford these homes and a different vision of the options available was required so that younger people could make that start onto the property ladder. Councillor Worrall also agreed that a way forward needed to be found in tackling what was affordable in Thurrock and for this to be measured against local salaries. Councillor Worrall referred to the new modular homes being built in Stanford Le Hope which were part rent, part pay and suggested the committee visited this site to see how ambitious these different types of housing were being built. Members agreed this would be a good idea and asked officers to organise. Ryan Farmer agreed new house builds and development options would be considered through the lifetime of the strategy. Councillor Worrall concluded that teachers being encouraged to work in the borough could not possibly afford to buy or rent properties in the borough and that different options and visions needed to be considered alongside the local plan. Councillor Ononaji stated there had to be a solution for everything to which Ryan Farmer stated as part of the strategy there was a commitment to try and set the standard by looking at what affordable meant as this was subjective to all the different needs and circumstances. Also as mentioned in the strategy all council-owned homes that were provided would be within the housing allowance rates and over the lifetime of the strategy would be committed to look at the best ways to give as many people as possible that opportunity.

Councillor Mayes stated the report was ambitious and there was a need to look at what could be achieved by means of affordable housing, visiting sites, listening to residents, actioning and delivering for residents of the borough. Councillor Mayes questioned whether the 373 new Council-owned homes to be delivered by 2027 were aside from more homes being generated as part of the Local Plan to which Ryan Farmer stated those homes would contribute to the needs of the borough and would contribute to the overall total rather than being in addition to.

Councillor Redsell gave praise for the work that had been undertaken on the 53 new Council homes in Chadwell St Mary and questioned why the Council could not be undertaking more of these projects.

RESOLVED

- 1. Housing Overview and Scrutiny Committee noted the contents of this report and commented on the vision, aims, objectives and actions proposed in the draft Housing Strategy 2022-2027.**

- 2. Housing Overview and Scrutiny Committee commented on the aims, objectives and actions proposed in the draft Housing Asset Management Strategy 2022-2027 and draft Housing Resident Engagement Strategy 2022-2027.**

5. Work Programme

Members discussed the work programme.

Councillor Worrall requested that C01 - Redevelopment Updates item be a item on the work programme and will be added to the 29 September 2022 committee.

Councillor Redsell requested Mears be invited to a meeting to give members the opportunity to ask questions.

Councillor Redsell requested the item on Garage Project Updated be brought forward from the 22 November 2022 meeting. The Chair suggested that at this time, a briefing note would be more appropriate and asked Officers to provide.

The meeting finished at 8.07 pm

Approved as a true and correct record

CHAIR

DATE

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Democratic Services at Direct.Democracy@thurrock.gov.uk**

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29 September 2022	ITEM: 5
Housing Overview and Scrutiny Committee	
Structure of HRA	
Wards and communities affected: All	Key Decision: N/A
Report of: Mike Jones – Strategic Lead Corporate Finance	
Accountable Assistant Director: Ewelina Sorbjen – Assistant Director Housing	
Accountable Director: Jonathan Wilson – Director Resources and Place Delivery	
This report is Public	

Executive Summary

The purpose of this report is to provide further detail to the Committee of the 2022/23 HRA budget, the HRA structure, and the allocation of income collected.

1. Recommendation(s)

1.1 That the Housing Overview and Scrutiny Committee note and comment on the report.

2. Introduction and Background

2.1 The Housing Revenue Account (HRA) is intended to record expenditure and income on running the Council's own housing stock and closely related services or facilities, which are provided primarily for the benefit of the council's own tenants.

2.2 The function of the Housing Revenue Account

The Housing Revenue Account (HRA) is the name of the Council account where all the income and expenditure related to the Council's housing is accounted for. At its core, the HRA pays for the management and maintenance of council-owned housing. The HRA can also fund the provision of new council housing.

2.3 Charge not made to the HRA

Other housing services provided by the Council that meets the needs of customers other than tenants of the Council are **not** funded through the HRA. These are funded from the Council's main operational budget, the General Fund.

These non-HRA housing related services would include:

- the provision of wider housing advice.
- Homelessness
- housing support.
- housing benefit administration, and
- work related to private sector housing

2.4 The main features of the HRA are:

- it is a landlord account, recording expenditure and income arising from the provision of housing accommodation by local housing authorities (under the powers and duties conferred on them in Part II of the Housing Act 1985 and certain provisions of earlier legislation)
- it is not a separate fund but a ring-fenced account of certain defined transactions, relating to local authority housing, within the General Fund
- the main items of expenditure included in the account are management and maintenance costs, major repairs, loan charges, and depreciation costs
- the main sources of income are from tenants in the form of rents and service charges

Legislative features are:

- ring-fenced account within the General Fund
- Credits and Debits are prescribed by statute
- no general discretion to breach the ring-fence
- cannot budget for a deficit
- all borrowing within the HRA is in line with the CIPFA Prudential Code

2.5 HRA Business Plan

The HRA is required to produce a 30-year business model which ensures the long-term position of the HRA is sustainable and that costs of investment are spread over the medium to long term.

The Business model is reviewed annually and data that is input includes:

- Current year expected costs and income
- Future years estimated budgets
- Stock numbers updated for new builds to calculate expected rent

- Inflation and cost of borrowing predictions
- Current outstanding debt
- Assumptions on Bad debt provision required

3. Issues, Options and Analysis of Options

3.1 HRA Budget Allocation

The funding to finance expenditure within the HRA is generated through rent, service charges and other income. Detailed below is the listing for all items of budgeted income and expenditure within the HRA for 2022/23

Table 1

HRA Income and Expenditure	2022/23 £'000
EXPENDITURE	
Operational Service Delivery	25,132
Repairs and Maintenance	14,025
Revenue Contribution to Capital Expenditure	10,719
Interest Payable and Similar Charges	8,795
Movement in the Allowance for Bad Debts	378
Rents, Rates, Taxes and Other Charges	63
Total Expenditure	59,112
INCOME	
Gross Rent from Dwellings	(47,165)
Non-Dwelling Rents:	
Garage Rents	(879)
Premises Income	(50)
Non-Dwelling Rents (sub-total)	(929)
Charges for Services and Facilities:	
Water Charges	(5,679)
Central Heating Charges	(45)
Charges for Services and Facilities (subtotal)	(5,724)
Contributions Towards Expenditure:	
Leaseholder Charges	(936)
Tenants Service Charges	(3,967)
Contributions Towards Expenditure (subtotal)	(4,902)
Miscellaneous Income	(391)
Total Income	(59,112)
Net Expenditure for HRA Services	0

3.2 Expenditure Analysis

The operational service delivery expenditure within the HRA is broken down into individual services. This shown in table below at the 2022/23 budgeted cost.

Table 2

HRA Service	2022/23 £'000
<u>Operational Service Delivery</u>	
Tenants Water Charges	5,679
Overheads	5,619
Estate Action Teams (Caretaking)	2,568
Tenancy and Neighbourhood Team	1,652
Sheltered Housing	1,586
CCTV/Concierge	1,038
Technical Services Team	974
Communal Estate Costs	711
Housing Asset Delivery - Revenue Team	627
Housing Asset Delivery - Capital Team	607
Rent Collection	598
Management & Strategy	524
Business Improvement Team	515
Anti-Social Behaviour	495
Lettings and Allocations	487
Development and Regeneration	410
Homeownership Services	295
Investment Planning and Performance Team	223
Neighbourhood & Resident Engagement	194
Voids Team	174
Specific IT and Systems Budget	156
Total Net Budget	25,132

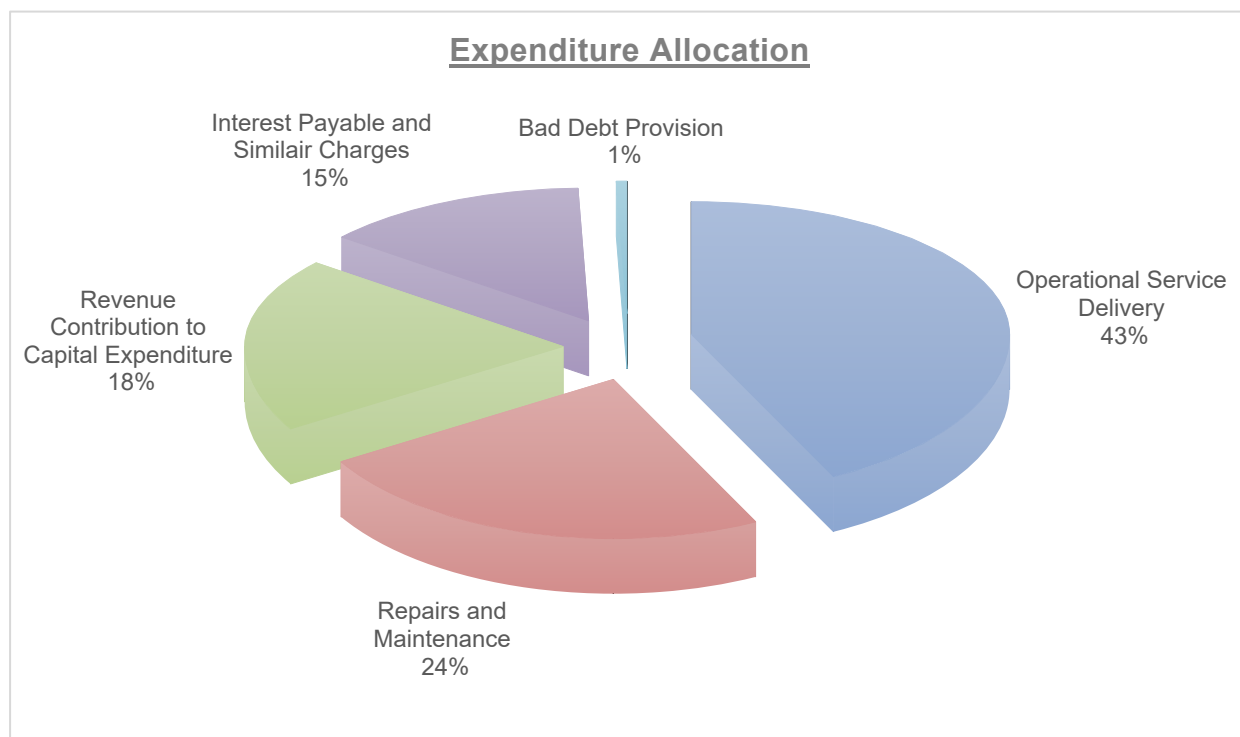
Repair and Maintenance expenditure is allocated across the following service headings:

Table 3

<u>Repairs and Maintenance</u>	
Works under external contract	8,165
Servicing and Assessments	2,505
Planning and Preventative Maintenance	1,484
Door Entry	450
Lifts	210
Environmental Works	1,211
	14,025

The total budgeted expenditure allocation for the HRA is represented in the following chart:

Table 4



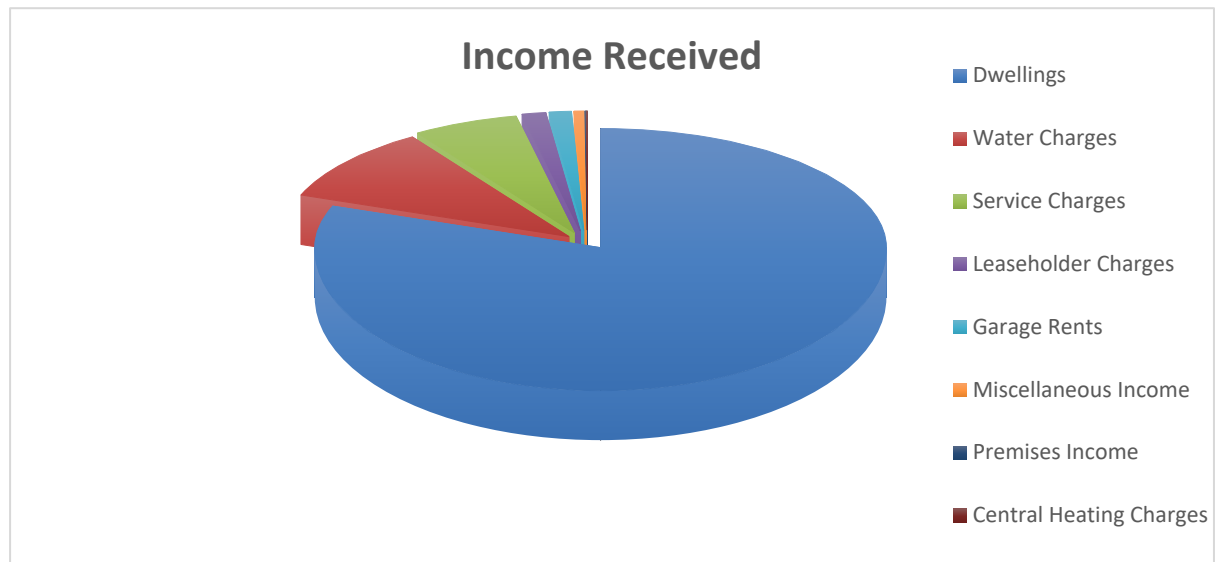
To put the funding allocation into further context, for every £1 that is collected, this will be spent as follows:

Table 5

Expenditure per £1 of Income		
Operational Service Delivery	£	0.43
Repairs and Maintenance	£	0.24
Revenue Contribution to Capital Expenditure	£	0.18
Interest Payable and Similar Charges	£	0.15
Bad Debt Provision	£	0.01
	£	1.00

3.3 Income

The majority of the revenue received into the HRA is through dwelling rent. However, there are further items of income which also contribute to the total level of available resources ring fenced to the HRA

Table 6**Table 7**

Income Received	
	£000's
Dwellings	(47,165)
Water Charges	(5,679)
Service Charges	(3,967)
Leaseholder Charges	(936)
Garage Rents	(879)
Miscellaneous Income	(391)
Premises Income	(50)
Central Heating Charges	(45)
	(59,112)

3.4 Capital Programme

Major repairs and improvements to the HRA stock are delivered through the Capital Programme. These works include transforming homes, major component replacements and also ensuring that the Council meets legislative requirements. In recent years, this has also meant legislation changes have included carbon reduction commitments.

The Capital programme is funded through a required revenue contribution to capital expenditure, and prudential borrowing

Table 8

Investment in Stock	2022/23 Revised Budget	2023/24 Base Budget	2024/25 Base Budget	2025/26 Base Budget	2026/27 Base Budget
	£'000	£'000	£'000	£'000	£'000
Transforming Homes	11,910	10,300	10,300	10,300	10,300
Major / Disabled Adaptations	300	200	200	200	200
Fire Safety Works	3,646	1,000	1,000	1,000	1,000
Stock Condition Survey	300				
Tower Block Refurbishment	21,157				
Carbon Reduction (Tower blocks)	6,648	2,250	2,750	5,500	
Sheltered Improvements Project	349				
Non-Traditional Refurbishment	5,280				
HRA Garages	682	500	500	500	500
Heating Replacement Programme	824	600	600	600	
Lifts Refurbishment	184	190	190	190	190
Door Entry Installation	507	500	500	500	500
Water Mains	138	160	160	160	160
Staffing Costs Capital Programme	160	160	160	160	160
Highways and Lighting	400	400	300	300	300
Carbon Reduction Requirements External	300	2,000	2,000	2,000	1,954
Electrical infrastructure	500	250	250		
Total Capital Programme	53,285	18,510	18,910	21,410	15,264

3.5 Rent Setting policy for 2022/23

Local authorities and registered providers have the ability to increase social and affordable rents in line with the Governments policy statement on Rents for Social Housing 2018.

The rent increase for 2022/23 used the formula of the September 2021 CPI rate of inflation (3.1 per cent) plus 1 per cent. This equated to a maximum

level of increase applicable to a dwelling of 4.1 per cent. This was applied as follows:

Table 9

Social Rent properties

Number of Dwellings by Bedroom	Number of Properties	Average 2021/22 Actual Rent	Average CPI +1% uplift 2022/23	Average 2022/23 Actual Rent	2022/23 Annual Rent Yield £000's
0	240	£ 61.78	£ 2.53	£ 64.31	£ 802.55
1	2768	£ 74.17	£ 3.03	£ 77.21	£ 11,112.83
2	2169	£ 81.17	£ 3.32	£ 84.49	£ 9,529.54
3	4114	£ 100.82	£ 4.13	£ 104.95	£ 22,452.35
4	239	£ 113.11	£ 4.61	£ 117.71	£ 1,462.95
5	11	£ 130.15	£ 5.09	£ 135.24	£ 77.36
6	2	£ 123.13	£ 5.05	£ 128.18	£ 13.33
Total / Average	9,543	£ 87.99	£ 3.60	£ 91.59	£ 45,450.90

Table 10

Affordable Rent properties

Number of Dwellings by Bedroom	Number of Properties	Average 2021/22 Actual Rent	Average CPI +1% uplift 2022/23	Average 2022/23 Actual Rent	2022/23 Annual Rent Yield £000's
1	49	£133.61	£ 5.48	£139.09	£ 354.39
2	92	£157.72	£ 6.47	£164.19	£ 785.47
3	31	£193.93	£ 7.95	£201.89	£ 325.44
Total / Average	172	£157.38	£ 6.45	£163.83	£ 1,465.30

The definition of rent for affordable housing (inclusive of service charges) must not exceed 80% of gross market rent. Gross market rent means the rent (inclusive of any applicable service charges) for which the accommodation might reasonably be expected to be let in the private rented sector. Property size, location type and service provision must be taken into account when determining what gross market rent a property might achieve if let in the private rented sector.

3.6 Service Charges

In order to ensure that the HRA recovers the cost of providing services to tenants which are specific to their tenancies, an increase to the current charge was applied in accordance with the Table

Table 11**Increases to service charges in line with increased costs**

Service	2021/22 Weekly Charge (50 Weeks)		2022/23 Weekly Charge (50 weeks)	
	£		£	
Lift Maintenance	£	3.31	£	3.47
Door Entry	£	3.49	£	3.66
Communal Electricity	£	1.55	£	1.63
Bruyns Court Electricity	£	3.49	£	3.66
Caretaking	£	0.62	£	0.66
Caretaking	£	2.86	£	3.05
Caretaking	£	8.11	£	8.64
Caretaking	£	9.51	£	10.13
Caretaking	£	12.46	£	13.27
Caretaking	£	13.51	£	14.39
Caretaking	£	14.92	£	15.89
Caretaking - Bruyns court	£	14.72	£	15.67
Caretaking - Heathlyn Close	£	7.81	£	8.64
Concierge	£	34.25	£	36.37
Concierge - Piggs Corner	£	36.93	£	39.22
Sheltered Housing Service	£	10.35	£	11.04
Heating - Sheltered Complex	£	6.04	£	6.34
Heating - Helford Court	£	9.63	£	10.10
SCH	£	28.59	£	30.00
Emergency Lighting	£	0.19	£	0.20
Enhanced Tenancy Management	£	42.61	£	44.70

Service charges are not subject to the prescribed rental increase of CPI + 1% but are based on full cost recovery.

3.7 Retained right to buy receipts

In April 2012, the government raised the maximum cash cap on Right to Buy discounts to £75,000 and confirmed that receipts generated by additional sales resulting from the discount increases (against a baseline of sales forecast before the increases) would be used to fund replacement stock on a one-for-one basis nationally. At the same time, the government offered to enter into an agreement with any local authorities that wished to retain their

own receipts from additional RTB sales so that they could reinvest them in new affordable housing themselves.

If the authority cannot spend the required amount within five years, it must send the receipts to MHCLG through a process known as Local Authority Housing Capital Receipts Pooling.

How the level of retainable additional receipts is calculated

The level of an authority's additional retainable receipts in any year is the total amount of its receipts arising from RTB sales, net of the following elements:

i. Transaction costs (retained by authority unconditionally) a set amount per RTB sale to partially cover the authority's costs of administering the RTB scheme.

ii. Allowable debt (retained by authority unconditionally) calculated to cover that part of the authority's housing debt it is obliged to pay off that is in excess of the debt its 2012 Self-Financing Payment has allowed for.

iii. Local authority share (retained by authority unconditionally) calculated to approximate to what authorities would have retained had the pre-2012 pooling system continued when they retained 25% of all net RTB receipts.

iv. Treasury share (paid to the Secretary of State) calculated to approximate to what authorities would have paid the Secretary of State had the pre-2012 pooling system continued when authorities paid over 75% of all net RTB receipts.

From 1 April 2021 the rules on spending retained additional receipts have changed:

The changes

- Increasing the time limit for the use of the receipts from three to five years.
- Requiring yearly rather than quarterly pooling returns and payments
- Increasing the cap on the cost of a replacement home that can be met from RTB receipts from 30 percent to 40 percent
- Setting a percentage cap on the use of RTB receipts for acquisitions – i.e., "a percentage of a local authority's total delivery each year using Right to Buy receipts". This will be phased, 50 per cent in 2022/23, 40 per cent in 2023/24 and 30 per cent from 2024/25 onwards. The first 20 units each year will be excluded.

Table 12**Right to Buy receipts projections**

	£000's	£000's
Opening 2022/23 Position		(12,132)
Projected receipts receivable		
2022/23	(6,329)	
2023/24	(3,100)	
2024/25	(3,100)	
2025/26	(3,100)	
Additional Receipts		(15,629)
Total 5-year receipts		(27,761)
Development Scheme funding	23,998	
Property Acquisition	3,763	
		27,761
Total		0

3.8 2023/24 Base budget

The 2023/24 base budget is currently under consideration, with a report coming to the Committee in January 2023.

Unprecedented levels of inflation, energy costs, as well as increases to interest rate are all significant factors when estimating costs in the next financial year, and the affordability within the business plan

The current rent methodology allows for a CPI (as of September 2022) + 1% uplift in dwelling rents. However, the government has recently issued a consultation document to consider imposing a cap on the level by which rents can be increased, with a ceiling of between 3% to 7%.

If such a cap is imposed, it needs to be understood that at the current rate of inflation, and increasing interest rates, it is unlikely that the Council would be able to set a balance HRA budget without having to make cost savings or reduce the level of services which are currently being delivered. In addition, increasing borrowing rates alongside material and labour costs, could pose a significant risk to the Councils ability to deliver some of its planned regeneration and new build programme.

4. Reasons for Recommendation

- 4.1 Committee requested the report to provide further detail on the structure of the Housing Revenue Account

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 This paper provides opportunity for Members of this Committee to review the structure of the Housing Revenue Account.

6. Impact on corporate policies, priorities, performance and community impact

None

7. Implications

7.1 Financial

Implications verified by: **Joanne Freeman**
Strategic Lead – Corporate Finance

There are no financial implications directly arising from this update report. The financing of the schemes is considered as part of the HRA 30-year business plan.

7.2 Legal

Implications verified by: **Gina Clarke**
Corporate Lawyer and Deputy Monitoring Officer

There are no direct legal implications as it is an update report.

7.3 Diversity and Equality

Implications verified by: **Roxanne Scanlon**
Community Engagement and Project Monitoring Officer

There are no equalities implications to this update report.

8. Other implications (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder or Looked After Children

None

9. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

None

10. List of Appendices

None

Report of

Mike Jones

Strategic Lead Corporate Finance

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29 September 2022		ITEM: 6
Housing Overview and Scrutiny Committee		
Housing Development Programme Update		
Wards and communities affected: All	Key Decision: N/A	
Report of: Keith Andrews, Strategic Lead – Housing Development		
Accountable Assistant Director: Kevin Munnely, Assistant Director – Regeneration and Place Delivery.		
Accountable Director: Sean Clark, Corporate Director of Resources & Place Delivery		
This report is Public		

Executive Summary

This report seeks to update members on progress on various sites considered for housing development .

1. Recommendation(s)

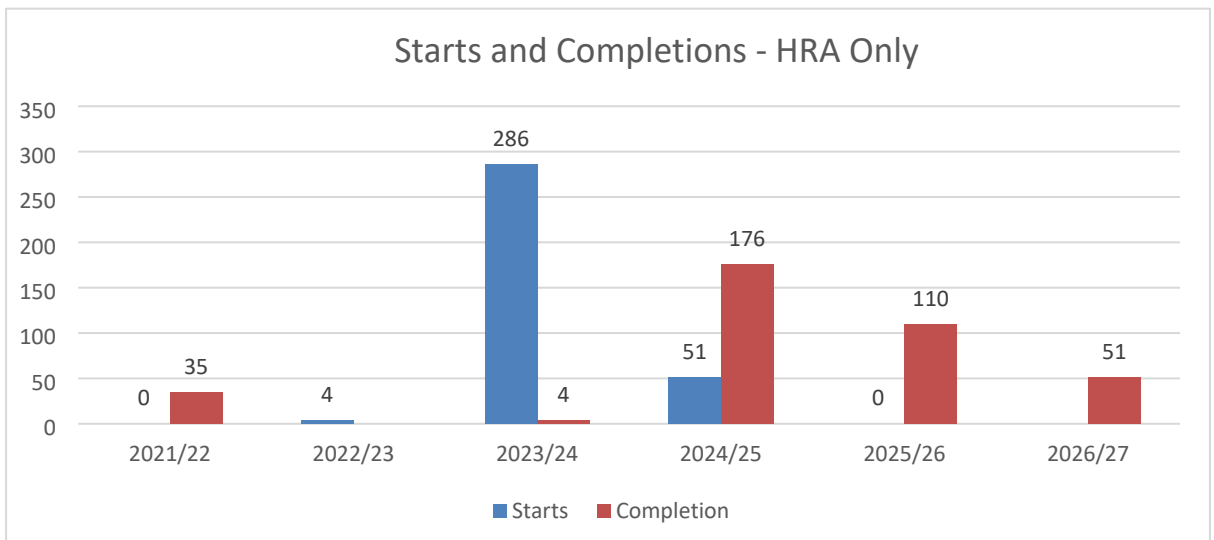
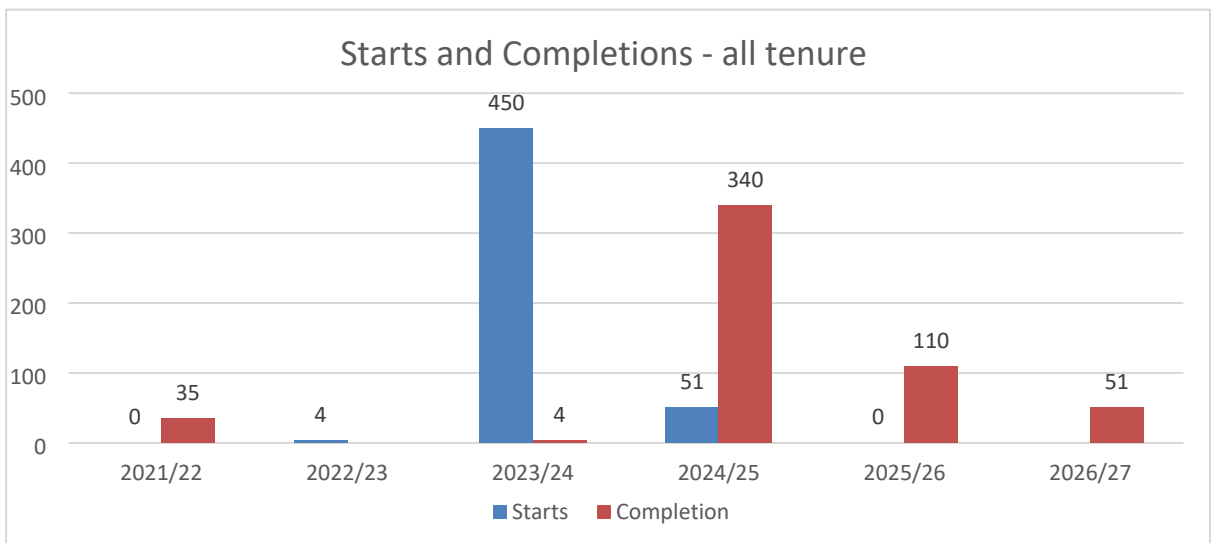
Housing Overview and Scrutiny Committee are asked to:

- 1.1 Note the updates on sites being considered for housing development.**
- 1.2 Note the sites no longer being considered for Housing Revenue Account housing development at Argent Street, Grays and Richmond Road, Grays.**

2. Introduction and Background

- 2.1 Reports are presented regularly to Housing Overview and Scrutiny Committee on the progress of the Councils housing development programme and projects.
- 2.2 Since the last update report to Housing Overview and Scrutiny Committee the Beaconsfield Place development in Tilbury (Formerly known as the Calcutta Road project) of 35 flats for older people has now been completed and the property is now in management within all dwelling allocated to tenants in the Housing Revenue Account.

- 2.3 The project was shortlisted for an award in the national Inside Housing Development Awards 2022 under the Best Older People’s housing development category.
- 2.4 It has also been shortlisted for an award together with the Heathlyn Close development in Chadwell St Mary in the Essex Housing Awards 2022. The project was not an award winner in the national awards and the final decision on the Essex Awards will be in November.
- 2.5 The total number of potential dwellings on new build projects under consideration is currently 505 of which 341 are anticipated to be HRA. The charts below show anticipated starts and completions for these sites.



- 2.6 Members are asked to note that two of the projects previously considered for housing development are no longer progressing. The development proposed for Argent Street Car Park, Grays has been withdrawn due to the newly identified high cost of diverting underground services. The Richmond Road, Grays site has been identified as an opportunity to generate a substantial

capital receipt to support the Council's Medium Term Financial Strategy. The property is now being marketed and a final decision will be taken following the outcome of that.

- 2.7 Members will be aware generally of inflationary pressures in the economy. There has been significant build cost inflation in the construction sector with the Build Cost Information Service reporting an increase in their All-in Tender Price Index of 12.5% over the last 18 months and other commentators suggesting annual tender price forecasts of between 2.5% to 5% for each of the next three years.
- 2.8 The cost of borrowing to the Council required to fund the developments has also increased. In addition, a recent government consultation on a potential cap to the HRA rental increases is likely to constrain HRA financing of investment in general. Further detailed analysis of these impacts across the HRA generally and development in particular is being carried out and will be reported to a future meeting of this committee, but collectively they will inevitably present challenges to scheme viability.
- 2.9 It should also be noted that at the time of writing the implications of the package of intervention recently directed by the Secretary of State remains under consideration in respect of the Housing Revenue Account. As a result, any implications for the housing development programme at this point are not known and will be reported in due course.

3. Issues, Options and Analysis of Options

- 3.1 Following planning approval, a building contract has now been let to build 4 new three bed Council homes at **Loewen Road, Chadwell St Mary**. Once constructed these new homes with associated parking are to be let in line with the Council's Housing Allocation policy. The contractor is due to take possession of the site in September 2022 and be completed Summer 2023.
- 3.2 Sites currently being reviewed for housing development are set out below.
- 3.3 The **Broxburn Drive** project is on land held within the HRA in South Ockendon. The proposal is to develop up to 33 new Council homes together with improvements to the existing estate. There have been three phases of resident consultation undertaken to date and a planning application is currently being prepared.
- 3.4 Proposals to redevelop the part of the Civic Offices known as **C01** continue to be developed and detailed discussions with planning are underway. The Councils Property team are preparing to commission demolition contractors to commence site clearance in Spring 2023.
- 3.5 **Vigerons Way** is a small garage site located in the ward of Chadwell St Mary, held within the HRA. The site suffers from anti-social behaviour. The project is well progressed to develop 8 two bed roomed houses for rent within the HRA

with allocated car parking and an upgraded access road. Having previously completed resident consultation a planning application has now been submitted.

- 3.6 The site of the former **Aveley Library and Hall** is held within the General Fund but is being considered for development as affordable housing within the HRA. The site is now vacant, and the existing buildings demolished. Resident consultation on a proposal to develop 16 low rise flats for rent was closed at the end of July and the technical team are revising designs to take account of comments made. Approval will be required in due course to allow the land to be appropriated from the General Fund to the HRA.
- 3.7 Detailed design has progressed for construction of 54 flats as affordable housing at the site of the **Darnley & Crown Road Car Parks** in Grays. The site is a short walking distance to the town centre, rail and bus stations and is in an area of high transport accessibility. In line with the Council's parking standards lower levels of onsite parking for the new homes are required which can be supplemented by measures such as car club spaces to reduce the need for car ownership.
- 3.8 The first phase of resident consultation was completed in April 2022 with information leaflets and an invitation to a drop-in session issued to 471 homes. Reaction to the proposal overall was evenly split with 51% of those expressing a view saying they thought this was an appropriate location for new homes. The design team are reviewing the proposal to take account of residents' feedback and a second consultation event will be undertaken later in the year.
- 3.9 **Lyndhurst Road** garage site in Corringham has previously been identified by the Housing service as potentially suitable as a housing development site. The site is made up of 67 garages which are predominantly vacant. There have been historic ASB issues on the site and several are derelict. Designs are under development for up to 10 houses for rent within the HRA at this location. Resident consultation will be undertaken later this year.

Thurrock Regeneration Limited Projects

- 3.10 As reported at 6th July General Services Committee the **Culver Centre and Culver Field** scheme was granted a resolution to grant planning on the 22nd September 2021. The development scheme is for 173 homes including 62 for affordable housing and incorporates landscaping. A Cabinet report on 12th January 2022 resolved to dispose of the site to TRL. Heads of terms and the facilities agreement for the sale of are being agreed.
- 3.11 Conversations have taken place with Environment Services regarding future maintenance of all play equipment and with Highways services for the adoption and future maintenance of the roads and footways. The scheme has been designed to take into account new building regulations which came into force in June 2022 and is a gas free development. The current programme

forecasts start on site in Spring 2023 and completion in Spring 2025 subject to TRL's procurement of a main contractor.

- 3.12 TRL owns the **Belmont Road** site where a planning permission was granted in 2018 for 80 homes including 28 affordable dwellings. All feasible options were explored for sustaining this planning consent and it was not possible to meet the material start condition. Therefore, it is necessary submit another planning application which is currently under development but with the aim of keeping the overall design, unit and tenure mix as previously approved. A planning application is timetabled to be submitted in early 2023.

Housing Regeneration

- 3.13 Work is ongoing to assess the potential redevelopment of existing HRA assets that would require major works to extend their lifespan at **Blackshots** and **Teviot Avenue, Aveley**. Initial resident consultation has taken place at both locations and following full assessment of options a report will be made to Committee at a future meeting alongside a comprehensive programme of resident consultation.

4. Reasons for Recommendation

- 4.1 Committee has requested an update on the progress of individual projects under active consideration.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 This paper provides opportunity for Members of this Committee to review progress on the delivery of the Housing Development Programme.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The development of housing aligns closely with the Council's Vision and Priorities adopted in 2018. In particular it resonates with the "Place" theme which focuses on houses, places and environments in which residents can take pride.

7. Implications

7.1 Financial

Implications verified by: **Mike Jones**

Strategic Lead – Corporate Finance

There are no financial implications directly arising from this update report. The financing of the schemes are considered as part of the HRA 30-year business plan.

7.2 Legal

Implications verified by: **Gina Clarke**
Corporate Lawyer and Deputy Monitoring Officer

There are no direct legal implications as it is an update report.

7.3 Diversity and Equality

Implications verified by: **Becky Lee**
Team Manager – Community Development and Equalities – Adults, Housing and Health Directorate

There are no direct equality and diversity implications arising from this update report.

7.4 Other implications (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder or Looked After Children

None

8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

6 July 2022, General Services Committee, TRL Progress Report

9. Appendices to the report

None

Report of

Keith Andrews

Strategic Lead – Housing Development

29 September 2022		ITEM: 7
Housing Overview and Scrutiny Committee		
Interim report for Stock Condition Survey of Housing Portfolio		
Wards and communities affected: All	Key Decision: N/A	
Report of: Alastair Wood – Technical Services Delivery Manager, Housing Adults, Housing & Health		
Accountable Assistant Director: Ewelina Sorbjan Assistant Director, Housing Adults, Housing & Health		
Accountable Director: Ian Wake, Corporate Director of Adults, Housing and Health		
This report is Public		

Executive Summary

This report seeks to provide an interim update to the Housing Overview and Scrutiny Committee on the progress and interim findings of the stock condition survey the Housing Department are currently undertaking.

1. Recommendation(s)

Housing Overview and Scrutiny Committee are asked to note and comment on:

1.1 The interim findings of the stock condition survey.

2. Introduction and Background

2.1 This report has been compiled to give the committee an interim update on the findings of the stock condition survey being undertaken over the last few months.

2.2 The housing department recognises the importance of monitoring our housing assets to ensure that we continue to maintain the housing stock appropriately, so it provides safe and secure homes for our residents. Whilst also ensuring that we have accurate information to develop investment programmes to meet the current and emerging demands of our housing portfolio.

- 2.3 The council's approach to undertaking stock condition surveys is to undertake partial surveys on selected properties that give a borough wide representation of the assets from across the entire housing portfolio. This approach allows the Council to undertake more frequent stock condition surveys, with the last one being done in 2017.
- 2.4 The data captured in this stock condition survey will supplement the data that was captured in 2017 and the data of which is captured annually through the delivery of the repair, maintenance, and investment programmes. The properties that were surveyed in 2017/18 have been excluded from this exercise to ensure that we are capturing new data from other assets.
- 2.5 In February 2022, Thurrock Council entered into contract with **MLCS3** to undertake a stock condition survey of circa 30% of existing housing stock equating to completing surveys to 2,952 properties, alongside with completing surveys to a sample of blocks equating to 161 blocks across both general needs and sheltered schemes. Onsite surveys commenced in late March 2022, following initial resident engagement.
- 2.6 Key data captured as part of this survey includes:
- 2.6.1 Recording the condition of the main internal and building components, the age of the component, estimated year of replacement together with quantity to provide lifecycle costing for asset management purposes and assist with the development of future planned works.
- 2.6.2 HHSRS – (*Housing health and safety rating system*) and Fitness for Human Habitation) Act 2018 assessment criteria.
- 2.6.3 EPC – an official Energy Performance Certificate will be completed by the surveyor, all of whom are qualified Domestic Energy Assessors. EPCs and the data captured offer the opportunity to report on carbon output, EPC recommendations.
- 2.6.4 Backlog Repair – any “backlog” type of repairs that should be carried out to maintain the standard of the property including recording of any building defects that compromise the health and safety of residents/visitors, impact on security or potentially having a detrimental impact on other building components, if not rectified. The works are recorded using an agreed schedule of rates and a quantity is recorded to provide a total cost to carry out the work.

3. Access

- 3.1 Since March a total of 2,612 surveys have been completed to dwellings and 161 blocks. The following report provides an overview of the findings to date.

Target Properties to Survey	2,952
Total Surveyed to Date	2,612
Progress to Date	88.48%

- 3.2 Despite our best efforts to engage and book appointments with residents to gain access to the properties to undertake the stock condition survey, this has been challenging. The following table provides a breakdown between appointments scheduled for 1st and 2nd access attempts.

Visit	Scheduled	Surveyed	Access
1 st Visit	4,337	1,964	45.28%
2 nd Visit	2,021	648	32.06%
Total	6,358	2,612	41.08%

- 3.3 Access to communal areas in blocks is under Thurrock Council's direct control and therefore, all 161 communal block areas have been surveyed.

Target Properties to Survey	161
Total Surveyed to Date	161
Progress to Date	100%

4. Property Selection

- 4.1 To ensure the Council surveys a relevant representation of the entire stock, the housing department selected specific archetypes from all geographical areas of the Borough. Please note the total number of properties issued is greater than the number to be surveyed to allow for properties where access cannot be obtained. The following table provides a breakdown of the confirmed archetypes together with number of properties target and access to date.

Archetype	Included in Sample	Surveyed	Access %
Bedsit - End Terraced	24	18	75.00%
Bedsit - High Rise	53	19	35.85%
Bedsit - Low Rise	57	17	29.82%
Bedsit - Mid Terraced	1	1	100.00%
Bedsit - Semi Detached	3	1	33.33%
Bungalow 1 to 2 Bed - Detached	6	6	100.00%
Bungalow 1 to 2 Bed - End Terraced	76	53	69.74%
Bungalow 1 to 2 Bed - Mid Terraced	66	52	78.79%
Bungalow 1 to 2 Bed - Semi Detached	42	27	64.29%

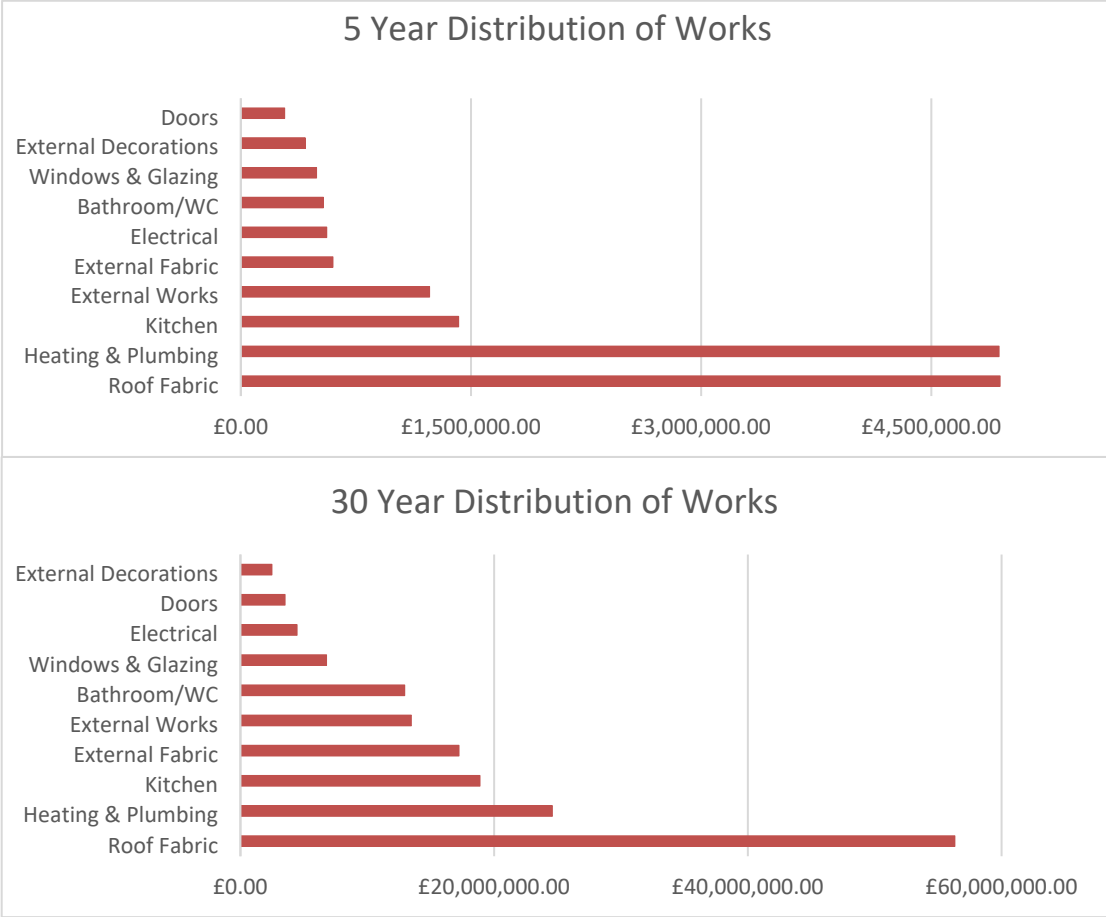
Bungalow 3 Bed+ - End Terraced	1	1	100.00%
Bungalow 3 Bed+ - Mid Terraced	6	3	50.00%
Bungalow 3 Bed+ - Semi Detached	3	2	66.67%
Flat/Maisonette 1 to 2 Bed - High Rise	419	191	45.58%
Flat/Maisonette 1 to 2 Bed - Low Rise	1203	769	63.92%
Flat/Maisonette 1 to 2 Bed - Upper Floor	29	14	48.28%
Flat/Maisonette 3 Bed+ - Ground Floor	46	29	63.04%
Flat/Maisonette 3 Bed+ - High Rise	23	11	47.83%
Flat/Maisonette 3 Bed+ - Low Rise	81	43	53.09%
Flat/Maisonette 3 Bed+ - Upper Floor	116	64	55.17%
House 1 to 2 Bed - End Terraced	79	52	65.82%
House 1 to 2 Bed - Mid Terraced	227	142	62.56%
House 1 to 2 Bed - Semi Detached	89	59	66.29%
House 3 Bed - Detached	1	1	100.00%
House 3 Bed - End Terraced	392	248	63.27%
House 3 Bed - Mid Terraced	587	342	58.26%
House 3 Bed - Semi Detached	592	365	61.66%
House 4 Bed+ - Detached	3	2	66.67%
House 4 Bed+ - End Terraced	19	16	84.21%
House 4 Bed+ - Mid Terraced	54	32	59.26%
House 4 Bed+ - Semi Detached	47	32	68.09%
TOTAL	4345	2612	60.12%

5. Interim update on Survey Findings

- 5.1 At the time of drafting this report the following findings are based on 807 properties and inclusive of internal and external communal areas to blocks of flats. Therefore, figures are not a representation on required level of expenditure per dwelling. Interim figures are being used at this stage due to the time required to filter, validate, and report on survey data. This report is being presented as an interim update and whilst conversation have been ongoing with our partners. All survey data will be jointly reviewed and validated upon full completion of the survey stage. Based on this, most of forecast costs data has been removed at this stage to avoid misleading members.
- 5.2 The findings of the survey to date have largely validated the housing department's understanding of the current stock condition in respect that over the coming years the Council needs to focus capital investment in the coming years on external aspects of our properties. The transforming homes project over the previous nine years has been a mix of internal and external works across the assets. However, most of the investment has been spent on replacing internal elements such as kitchens and bathrooms, alongside upgrading electrical infrastructure and improving insulation. The current phase of the transforming homes programme is largely centred around improving and

upgrading the external envelope of our estates and this is planned to continue in the coming years.

5.3 The following tables set out the key areas of expenditure based on the interim finding for the next 5 and 30 years.



5.4 The second highest element of identified investment is for heating and plumbing. The housing department recognises the priority to maintain heating and hot water systems across the portfolio so in addition to the servicing and repairs and maintenance expenditure. The council invests circa £600k per annum to upgrade heating and hot water systems, this investment has upgraded 860 systems over the two previous financial years with the same level of investment in this current financial year.

5.5 Further to this, the department is in the early stages of developing a plan for the future of our assets regarding heating and hot water systems. We recognise the need to deliver renewable and sustainable technologies into the portfolio. Whilst we have just taken our first step for the Chadwell St Mary tower blocks, by replacing the storage radiators with a new ground source heat pump scheme that will benefit all 273 flats alongside injecting cavity wall insulation to all three blocks, we recognise the challenges ahead for the whole portfolio.

- 6. HHSRS (The Housing Health and Safety Rating System) and Fitness for Human Habitation**
- 6.1 As part of the survey the consultants are assessing the dwelling based against both above mentions acts.
- 6.1.1 The Housing Health and Safety Rating System (HHSRS) is a risk-based assessment to identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and applies to residential properties in England and Wales. The assessment comprises of 29 “risks”. Full guidance regarding HHSRS can be found at:
<https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals>
- 6.1.2 The Homes (Fitness for Human Habitation) Act 2018 came into law on 20th March 2019, which is applicable to Social Landlords, to ensure that rented houses and flats are ‘fit for human habitation’ which means that they are safe, healthy and free from issues that could cause serious harm. The Homes Act considers the risks identified as part of the HHSRS assessment along with additional factors to consider. Further details can be found at:
<https://www.gov.uk/government/publications/homes-fitness-for-human-habitation-act-2018/guide-for-tenants-homes-fitness-for-human-habitation-act-2018>
- 6.2 Under both of these criteria, based on all 2612 properties surveyed to date, five properties have been identified to have a severe risk under this criterion; these properties were referred to us immediately so the necessary repairs could be implemented. Other than these five cases, there were two predominant themes identified under these assessment criteria, related to fire and damp and mould.
- 6.3 The aspect of fire relates largely to individual detectors being missing / damaged or kitchen doors being removed / missing door closers. All these findings are being reviewed and actioned accordingly. Also, members will be aware the department is current delivering a programme to upgrade detection systems across our high-rise blocks and we have also now included the testing of fire detection systems inside residents’ dwellings on the annual gas servicing contract.
- 6.4 The identification of damp and mould is something the housing department expected. Furthermore, when starting this stock condition survey, we purposely selected specific properties that had a higher prevalence of damp and mould on a reoccurring basis. Based on the findings we have to date; we are working with the appointed consultants on the data captured and where required we are going to undertake further detailed assessments.

6.5 This report is not specifically for reporting damp and mould in the housing portfolio, there is report due to this committee specifically on this subject matter and therefore, information in this report is purposely limited.

6.6 The following table has been included in this report to inform members of the prevalence damp and mould identified in specific archetypes captured under this survey.

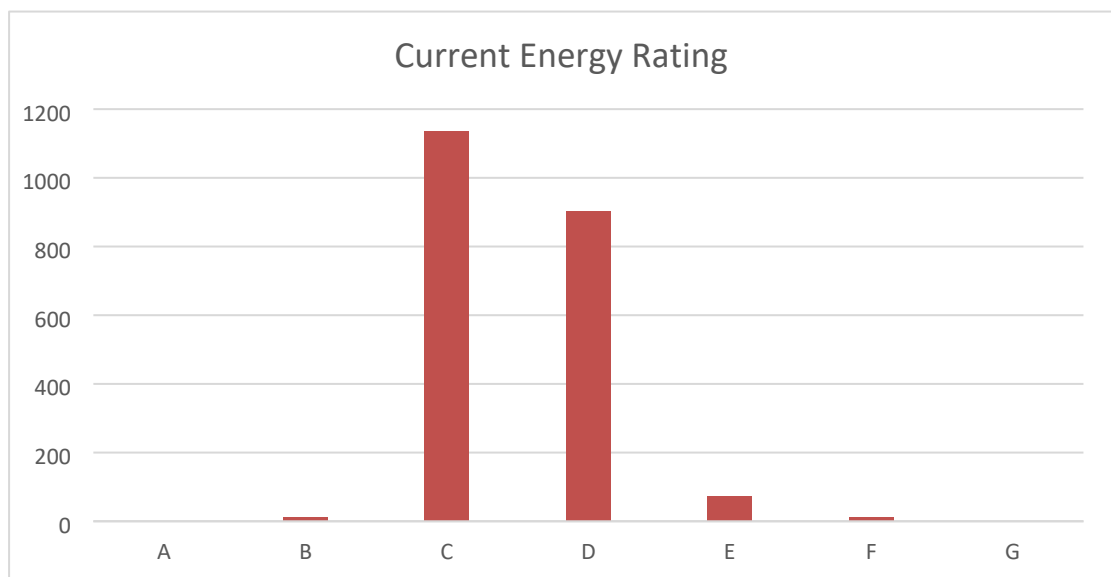
Archetype	Surveyed	Slight Risk	Moderate Risk	Severe Risk	Total Risks	% Risk
Bedsit - End Terraced	18	1	1	0	2	11.11%
Bedsit - High Rise	19	1	1	0	2	10.53%
Bedsit - Low Rise	17	4	1	0	5	29.41%
Bedsit - Mid Terraced	1	0	0	0	0	0.00%
Bedsit - Semi Detached	1	0	0	0	0	0.00%
Bungalow 1 to 2 Bed - Detached	6	1	0	0	1	16.67%
Bungalow 1 to 2 Bed - End Terraced	53	5	0	0	5	9.43%
Bungalow 1 to 2 Bed - Mid Terraced	52	3	0	0	3	5.77%
Bungalow 1 to 2 Bed - Semi Detached	27	3	3	0	6	22.22%
Bungalow 3 Bed+ - End Terraced	1	0	0	0	0	0.00%
Bungalow 3 Bed+ - Mid Terraced	3	0	0	0	0	0.00%
Bungalow 3 Bed+ - Semi Detached	2	0	1	0	1	50.00%
Flat/Maisonette 1 to 2 Bed - High Rise	191	9	2	0	11	5.76%
Flat/Maisonette 1 to 2 Bed - Low Rise	769	45	16	0	61	7.93%
Flat/Maisonette 1 to 2 Bed - Upper Floor	14	0	0	0	0	0.00%
Flat/Maisonette 3 Bed+ - Ground Floor	29	7	0	0	7	24.14%
Flat/Maisonette 3 Bed+ - High Rise	11	1	0	0	1	9.09%
Flat/Maisonette 3 Bed+ - Low Rise	43	3	3	0	6	13.95%
Flat/Maisonette 3 Bed+ - Upper Floor	64	2	0	0	2	3.13%
House 1 to 2 Bed - End Terraced	52	8	0	0	8	15.38%
House 1 to 2 Bed - Mid Terraced	142	16	3	0	19	13.38%
House 1 to 2 Bed - Semi Detached	59	3	0	0	3	5.08%
House 3 Bed - Detached	1	0	0	0	0	0.00%
House 3 Bed - End Terraced	248	31	7	0	38	15.32%
House 3 Bed - Mid Terraced	342	29	9	0	38	11.11%
House 3 Bed - Semi Detached	365	36	8	0	44	12.05%
House 4 Bed+ - Detached	2	0	1	0	1	50.00%
House 4 Bed+ - End Terraced	16	1	1	0	2	12.50%
House 4 Bed+ - Mid Terraced	32	3	1	0	4	12.50%
House 4 Bed+ - Semi Detached	32	4	1	0	5	15.63%
TOTAL	2612	216	59	0	275	10.53%

6.7 This data is key to us looking at high prevalence in certain construction types to ensure that we can target and develop projects and programmes accordingly.

7. Energy Performance

7.1 As part of the survey programme, Energy Assessments were undertaken, and an Energy Performance Certificate (EPC) was produced. This is being done to update our records and to allow the surveyors to identify potential improvement measures so these can be factored into the future investment programmes.

7.2 The below graph identified that all properties surveyed have an energy rating between Band A and Band G. The Minimum Energy Efficiency Standards (MEES) 2018 have identified that energy ratings of F and below are seen as sub-standard. Although these standards do not apply to social landlords, they do provide a benchmark to measure energy performance. Properties with an Energy Rating of F or below are going to be prioritised for improvement.



7.3 These findings concur with our wider understanding of the housing asset portfolio. However, the identification of some of the worst performing properties is essential for us as a landlord so we can deliver improvements to support our residents and provide better performing properties in respect to energy efficiency.

8. Conclusion

8.1 This report is being presented to the committee at this stage to give an interim update ahead of a future report that will set out the full finding of the survey. The future report will include details of actions / investment programmes the

department are undertaking to reflect the learning of this survey and other asset information that we hold and capture.

8.2 The findings to date as previously noted largely reflect our current understanding of the current position of the asset but the information captured will be vital to developing new and further informing the department current programmes and projects.

9. Consultation (including Overview and Scrutiny, if applicable)

9.1 This paper provides opportunity for Members of this Committee to comment on findings to date.

11. Implications

11.1 Financial

Implications verified by: **Mike Jones**
Strategic Lead – Corporate Finance

The Housing Revenue Account Business Plan makes provision for the ongoing investment in the existing housing stock. These works will be financed from the funding which has been set to facilitate ongoing maintenance and improvements.

11.2 Legal

Implications verified by: **Godwin Mangse**
Locum Housing Lawyer – Law & Governance

The Council's obligations as landlord to repair and maintain Council properties are set out in the tenancy agreement. In addition, section 11 of the Landlord Tenant Act 1985 sets out statutory obligations to ensure that the structure of homes are repaired and the repairs are carried out within a reasonable time. Given this is an update report and the nature of the recommendation to the Committee, there are no legal implications directly arising from the recommendation.

11.3 Diversity and Equality

Implications verified by: **Becky Lee**
Team Manager - Community Development and Equalities - Adults, Housing and Health Directorate

A full community equality impact assessment has been undertaken of the implementation of the Housing delivery of the investment programmes.

Thurrock Council must continue to maintain its housing stock appropriately to ensure we are able to deliver the housing service. Effective asset management can only happen if the Council maintains an accurate record of the portfolio from works and surveys of this nature.

The need to maintain and improve our housing assets is more essential than ever; many residents are experiencing high levels of fuel poverty. Fuel poverty has many negative impacts on physical and mental health. Fuel poverty creates a harsh choice for our residents to choose between a warm home or food. The provision of tailored advice and the introduction of further energy efficiency measures and heating systems are designed to address this financial exclusion.

11.4 **Other implications** (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder or Looked After Children

None

12. **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

None

13. **List of Appendices**

None

Report of

Alastair Wood

Technical Services Delivery Manager, Housing Adults, Housing & Health

**Housing Overview & Scrutiny Committee
Work Programme
2022/2023**

Dates of Meetings: 21 June 2022, 29 September 2022, 22 November 2022, 10 January 2023 and 7 March 2023

Topic	Lead Officer	Requested by Officer/Member
21 June 2022		
Housing Strategies 2022-2027	Ryan Farmer	Officers
Work Programme	Democratic Services	Standing Item
29 September 2022		
Structure of HRA	Mike Jones	Members
Interim report for Stock Condition Survey of Housing Portfolio	Alastair Wood	Officers
Housing Development Programme Update	Julian Wain	Members
Work Programme	Democratic Services	Standing Item
22 November 2022		
Fees & Charges Pricing Strategy 2022/23	Kelly McMillan	Officer
Garage Project Update	Peter Doherty	Members
Procurement Framework for Technical Services	Keith Andrews	Officers
Damp and Mould Ombudsman Feedback	Susan Cardozo	Members
Beaconsfield Place / Calcutta Road – Lessons Learnt	Ryan Farmer	Members
Blackshots Report	Julian Wain	Officers

CO1 Development Update	Keith Andrews	Members
Work Programme	Democratic Services	Standing Item
10 January 2023		
Housing Revenue Account – Rent Setting and Budgets 2023/24	Mike Jones	Officers
Homeless Update	tbc	Members
Council Property Void Policy	tbc	Members
Work Programme	Democratic Services	Standing Item
7 March 2023		
Portfolio Holder Update Report	Cllr Spillman	Members
Work Programme	Democratic Services	Standing Item

Items for 2023/24 Work Programme:

Portfolio Holder Report
Housing Strategy report

Clerk: Jenny Shade
Last Updated: May 2022