

North West Leicestershire Housing Strategy Development



Housing Strategy 2016 - 2021

Development timeline

Housing Partnership agree priorities	Jul 2015
Workshops with staff and involved tenants	Jul 2015
Commence drafting strategy	Aug 2015
Public consultation period (6 weeks)	Oct - Nov 2015
Amend strategy in light of consultation responses	Nov 2015
NWL Strategic Housing Partnership approval	Nov 2015
Back through approval route to Cabinet	Jan 2016



Housing Strategy 2016 - 2021

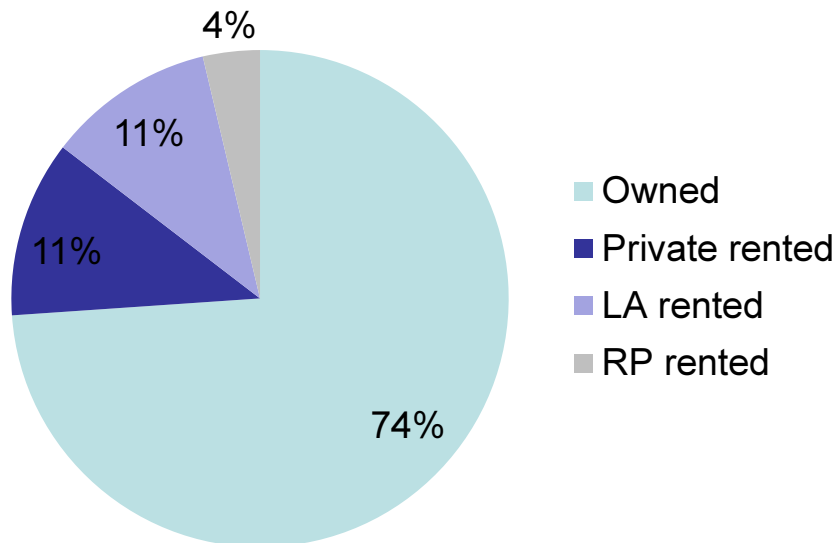
Several challenges ahead

- Supply v demand
- Extended right to buy
- Stock condition
- Welfare reform
- Adult social care funding reductions
- Ageing population
- People with multiple and/or complex needs



Background refresher

- 93,468 residents
- 39,128 households
- Tenure split



Compared with east mids region we have:

- 5% more owner occupiers
- 4% less private renters
- Similar numbers of social housing



Housing Market – supply & demand

- NWL mostly detached housing with concentrations of pre-1918 terraces in some locations i.e central Coalville
- SHMA indicates the need for additional 209 affordable homes each year
- Delivery last 2 years was 117 and 110 respectively and they were ‘bumper crops’
- Waiting list trend upwards – 50% annual increase



Council Housing

AFFORDABLE HOUSING - DEMAND v SUPPLY

DEMAND	Total	%	%	Total	SUPPLY
0	0	0%	2%	92	0
1	425	52%	20%	881	1
2	279	34%	28%	1219	2
3	83	10%	47%	2048	3
4	22	3%	3%	143	4
5	1	0%	0%	5	5
	810			4,388	

A significant mismatch between supply and demand for 1 and 3 bed homes



What about empty Homes?

i.e. empty for over 6 months based on council tax information

- Oct 10 - 498
- Oct 11 - 485
- Oct12 - 385
- Oct 13 - 367
- Oct 14 - 400

108 of these are council owned sheltered homes that are unpopular



Changes to Right to Buy

- Plans will extend subsidised house-buying scheme to 1.3million housing association tenants
- Housing associations will have to sell their assets at a discount.
- Housing associations will be expected to replace each sold home on a “one for one” basis
- Councils will have to finance this through the forced sale of the most valuable empty homes.
- Unclear how this may impact on rural settlements



Ageing Population / Long Term Health

Projected population in older age groups by 2036 is significant

- 65-74 increasing by 49.2% (8,997 → 13,424)
- 75-84 increasing by 80.4% (5,143 → 9,278)
- 85 + increasing by 179% (2,092 → 5,837)

Long term health or disability issues

- 25.2% of our residents reported having one of these in 2011 Census
- 60% of those 85+, say day to day activities limited a lot



Vulnerable people

- More people seem to have multiple and complex needs
- County Council budgets reduced from October 2015
 - adult prevention services reduced from £9.4 million to £5.9 million
 - Older persons budget reduced from £2.2m to £240k
 - Domestic abuse victims – cut from £144k to £120k
 - 18 refuge bed spaces down to 12 across the county
 - Homeless prevention funding reduced from £1.3m to £500k
 - Countywide hostel spaces reduced from 56 to 30



Quality of homes

- Over-65s - falls and fractures cost the NHS £2 billion each year
- 25% of NWL households have long term limiting illnesses - many requiring adaptations
 - Average wait is 12 months for an Occupational Therapist assessment, then another 6 months for the work IF approved
- Excess winter deaths - NWL average 27.4 winter deaths (2009 to 2012) compared with England average of 16.5
- Off gas areas – expensive to heat homes. Can we do anything to alleviate this?



Welfare Reform

- Rents paid in the social housing sector to be reduced by 1 per cent a year for the next four years
- Removing the automatic entitlement to housing benefit for 18-21 year olds
- A freeze in working age benefits for four years including tax credits and Local Housing Allowance
- Lowering the benefits cap from £26,000 to £20,000
- Charging market rate rents to those on higher incomes living in social housing (families earning over £30,000)
- Average gross pay in NWL = £25,272 (ONS 2014)



Housing Strategy 2016 - 2021

Proposed priorities for the new strategy

- **S**upply
- **S**upport
- **S**tandards

Have we missed anything that wouldn't sit within any of the above priorities?

