

# REPORT TO CUSTOMER FOCUS SCRUTINY COMMITTEE

Date of Meeting: 30 November 2023

## PORTFOLIO HOLDER'S REPORT TO SCRUTINY COMMITTEES

### COUNCILLOR DENNING PORTFOLIO HOLDER FOR COUNCIL HOUSING DEVELOPMENT AND SUPPORT SERVICES

<b>1. Issues relating to achieving the Council's published priorities</b>
1. 75 new build council homes delivered in the last 3 years with a further 56 currently on site
2. The Council housing retrofit programme continues and will have delivered 750 properties completed by the end of the 2023/24 financial year funded via the housing revenue account and grant funding of £4.1m over the last 4 years.
3. Phase 1 of Vaughan Road (The Gardens, Whipton) on site and first 35 affordable Council homes under construction.
4. In light of new regulations coming on line there is a need to drive standards for engagement and consultation with Council House tenants.

<b>2. Update or commentary on any major ongoing programmes of work</b>
1. Delivery of a draft new Council Housing Strategy
2. Review of the Housing Tenancy Policy
3. Supporting the work of the Devon Housing Task Force and the Devon Housing Commission to enable a step change in social housing policy and delivery in local housing markets across Devon and Exeter.
4. Championing innovative and solutions focused proposals for unlocking sites and driving quality, including: identifying opportunities for working with SMEs, MMC and local training agencies to bridge the skills gap.

<b>3. Issues that may impact : services delivery/financial performance/future budget requirements</b>
1. Septembers CPI has now been set at 6.7%. The rent standard and regulations allow for the rents to be set at CPI + 1%. However, in

<p>previous years the government has capped the levels of rent increase at a lower %.</p> <p>It is important that rent levels are set at a level that allows the service to continue to deliver on its ambitious priorities.</p>
<p>2. Strengthening strategic partnerships with RPs and other key industry players to build more homes in Exeter.</p>
<p>3. Council owned brownfield housing development sites are unviable, and will remain so without significant government interventions.</p>
<p>4. Build senior strategic relationships with key funding bodies and partners to support a place based approach to infrastructure investment and delivery of affordable homes.</p>

<p><b>4. Potential changes to services/provisions being considered</b></p>
<p>1. Introduction of lifetime tenancies, as part of Review of the Housing Tenancy Policy (see above).</p>
<p>2. The team responsible for the collection of housing rents has now moved into Tenancy Services.</p>
<p>3.</p>
<p>4.</p>

<p><b>3. Other matters the Portfolio Holder wishes to raise with the Scrutiny Committee</b></p>
<p>1.</p>
<p>2.</p>
<p>3.</p>
<p>4.</p>