



Councillor Richard Musgrave , Deputy Leader of the Council

Report to Council on 13 December 2022

Housing Repairs

Work continues to address the remaining repairs created during the various Covid lockdowns and subsequent periods of operating restrictions, with 95.22% of the original backlog having now been cleared. Given previously highlighted issues around the limitations of the current repairs management system, work to assess the accuracy of the remaining work orders is ongoing.

Voids

The number of voids being received continues to see high levels within the refurbishment category (75% of the current voids) which significantly impacts our ability to bring these properties back in to use in a timely manner.

Approximately 3% of the Council's total housing stock is void, which remains above what might be termed a 'usual' run rate of typically between 1.5 and 2% of the stock at any one time. This continues to reflect the high percentage of voids we are receiving within the refurbishment category.

We are continuing to work closely with our external contractor partners to support our internal delivery of these works, as well as sub-contracting out delivery of the larger void properties through our recently created framework.

Planned

As outlined in previous reports, our primary focus for this year's programme continues to be around compliance related works to ensure we can deliver a 'safe and legal' portfolio on day one of the new council.

To this end, we have now issued all stock condition surveys and electrical tests to our contractor who is making good progress completing them.

The Council is investing £1.144m to upgrade the thermal efficiency of 29 prefabricated concrete panel bungalows in Sherburn. Work is progressing well, with all properties now re-roofed and new windows and doors installed. Completion of the remaining external

insulation and rendering will be undertaken in January, with completion still projected to be w/e 20th January 2023 (subject to weather).

Housing Standards in Rented Properties.

Following the tragedy of Awaab Ishak, who died at two years old as a direct result of mould in his family home, officers are working in collaboration with colleagues across the North Yorkshire Councils to respond to requests for information from the Department for Levelling Up, Housing and Communities and from the Regulator of Social Housing regarding the processes in place to manage these issues and how the reduction of this risk can be better prioritised to ensure a decent standard of properties for tenants in all sectors in the District.

Expenditure of Section 106 monies

Officers continue to work to ensure that the section 106 monies are expended to provide affordable homes in the Selby District. The Selby District Housing Trust has received consent from the Charities Commission to allow the Council to purchase their properties to ensure that they continue to be available for social housing. This will increase the Council's stock by 34 properties.

In addition, the Council has exchanged contracts with Persimmon Homes to secure the purchase of 22 affordable homes at the Staynor Hall development.

Officers are continuing to work on other options for the remaining balance of the S106 monies so that this programme is handed over to the new Council with a clear plan to use the rest of this time limited funding.

Edgerton Lodge

The disposal of the Council's former homeless accommodation at Edgerton Lodge, Tadcaster is now complete, with the property being sold to a locally based development company. The Council understands that the developer is now drawing up plans for the future use of the site and we look forward to seeing much needed new housing in Tadcaster being delivered in the short to medium term, subject to planning permission being granted.

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