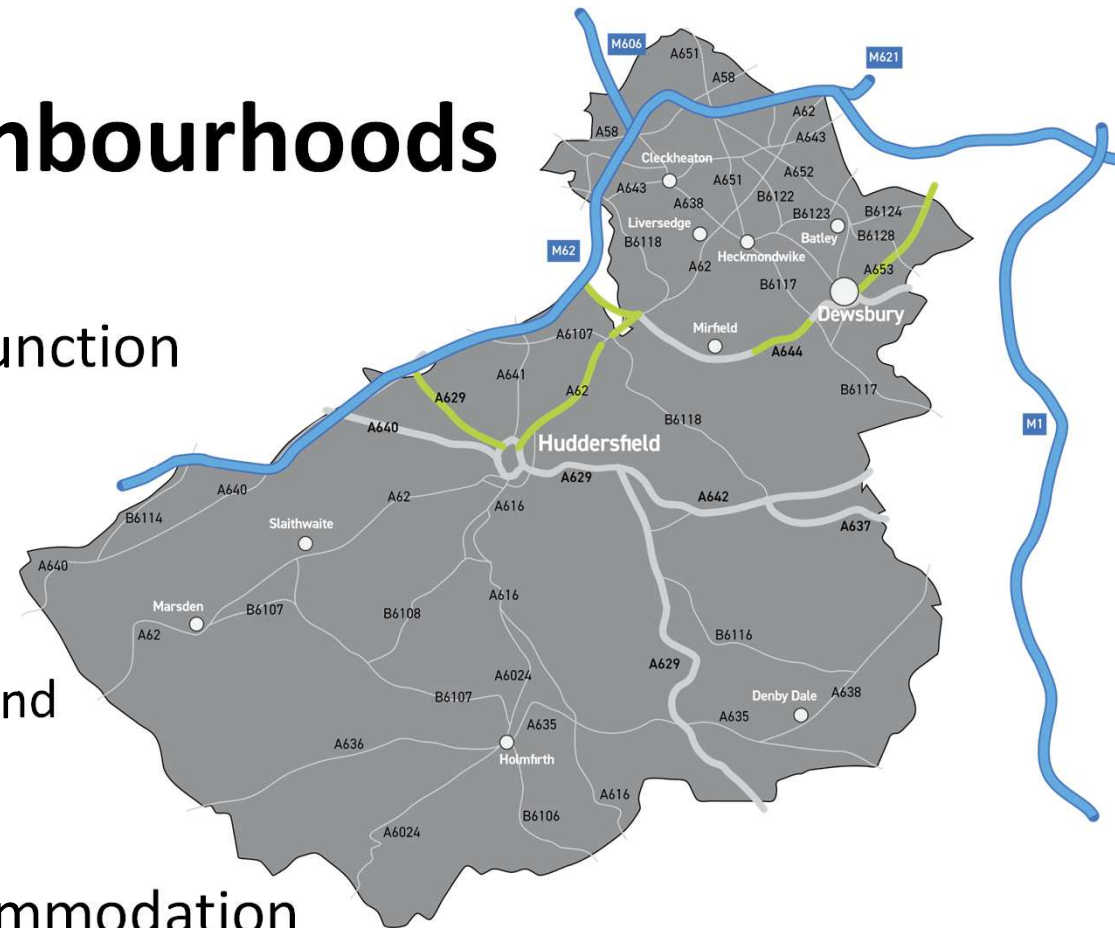


# Kirklees Homes & Neighbourhoods

- Our landlord service and housing function
  - History and pressure
  - Regulator involvement
- National housing context
  - Housing crisis causes and impact
  - Absolute need for social rent sector and why council housing is the answer
  - How to increase supply
- Homelessness and temporary accommodation



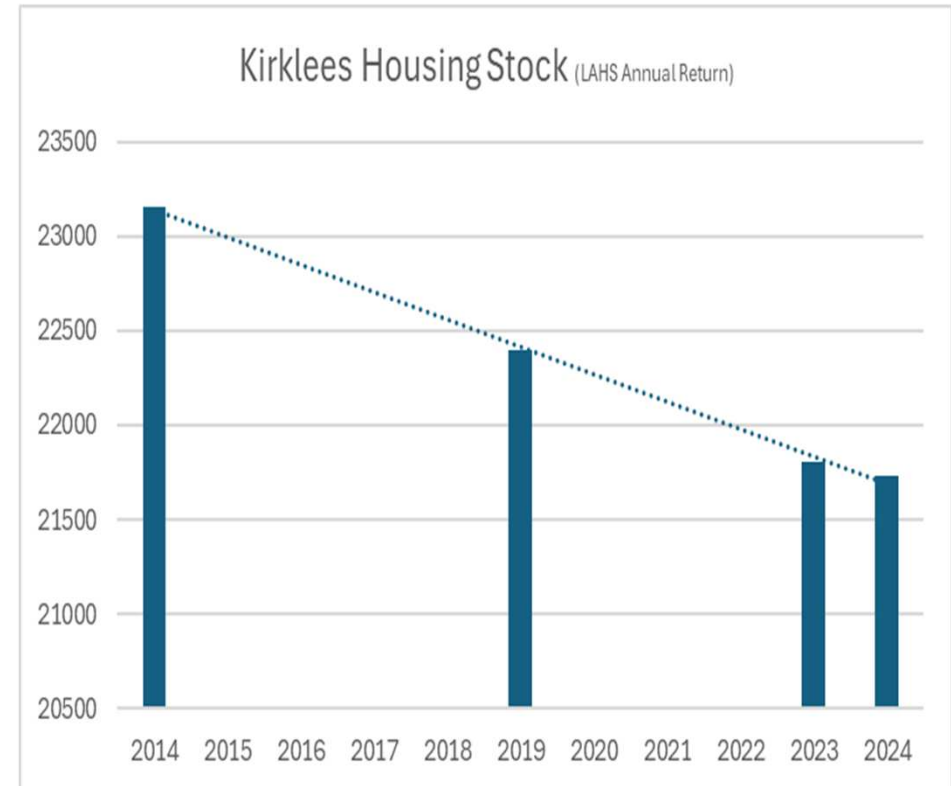
# Homes and Neighbourhood – back from the ALMO

- **Kirklees housing returned April 2021**
- **Self-assessment**
  - Maintenance backlog (scheduled)
  - Regulatory compliance issues
- **Regulator of Social Housing (self referral)**
  - Outstanding fire safety actions (2021)
  - Persistently high DMC (2023)
  - Notice to improve from RSH in March 2024



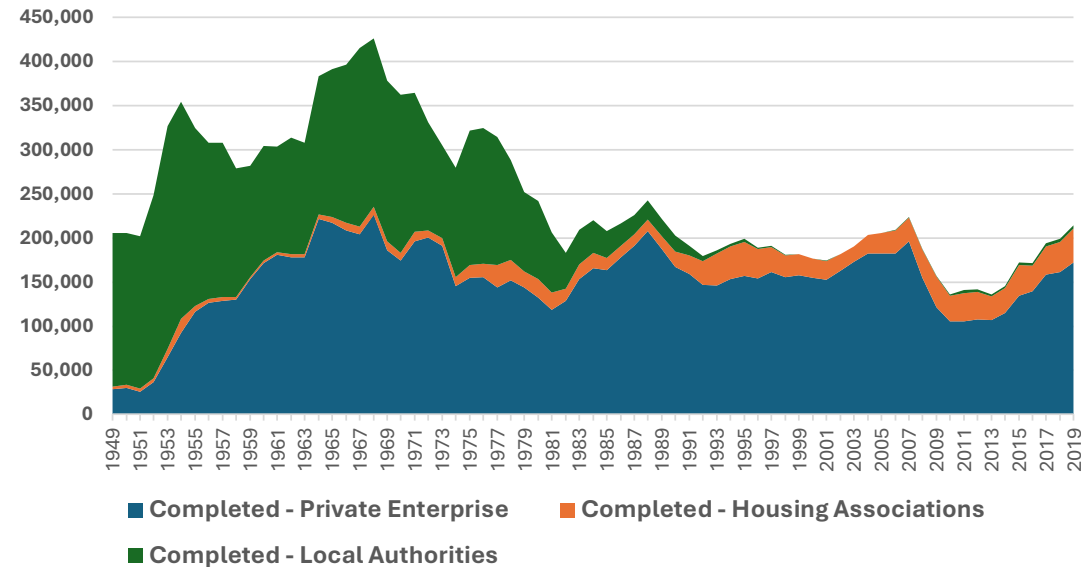
# National Housing Crisis and Kirklees context

- **Homes & Neighbourhoods**
  - 21,700 homes
  - 19,199 households on our waiting list (very high relative to stock)
- **Additional registered providers**
  - 20 additional providers of social housing
  - Apx. 6000 homes but no real allocations control\*
- **Drivers of Increasing Pressure** (Despite the long waiting lists and stock issues)
  - Poor quality and high price in private rented sector
  - Increasing number of vulnerable people with needs not met by other service areas
  - Overall acute shortage of housing
  - Financial insecurity and low wages



# Housing Supply

- Right to buy
  - Served some but overall has contributed to the national housing crisis.
  - Less visible is the concurrent reduction in house building
- Councils
  - The only way historically that we have met demand – so at least part of the solution must sit with us



# Councils building homes

- **Resource constraints**

- HRA income is rent and service charges
- Agreement has been CPI + 1% but governments have repeatedly reduced this to minimise impact on tenants (and welfare budgets)
- Historic debt and interest payments
- New statutory regulations

- **Focus on current stock**

- Absolutely right that we focus on tenants to ensure safe, warm and comfortable
- Improving standards to Decent Homes (2) standard, EPC C, safe and compliant
- External funding frees up resource to build (a bit)

- **More imaginative solutions needed**

- Kirklees has completed just 34 new build plus 50 extra care in last 5 years (lost 1400)
- Lost 1400 in same timeframe
- Illustrated the challenge using Kirklees but pretty typical
- Leeds built 5,132 over last 10 years...
- Buy back RTB repossessions, re-develop our high rise
- Partners: Homes England (not always eligible, density), subsidised land sales (one off), WYCA/subsidy for challenging viability sites, HRA land infill (PBHs, CLTs), leasing modular units...

# Homelessness duty

- **Residents present as homeless**
  - Multiple factors: illness, loss of job, dependency, domestic violence, relationship breakdown... any one of us (3 MONTHS AWAY)
  - The council **may** have a statutory duty
  - Often conflated with rough sleeping (acute presentation of homelessness)
- **Residualisation exacerbates pressure**
  - Acute need
  - Care for the vulnerable
  - Intrinsic part of the welfare state
- **Use of Temporary Accommodation**
  - Council has tried to provide sufficient appropriate provision
  - Allocation of 200 properties from H&N
  - Recourse to B&B type accommodation is widespread
  - Extreme cost pressure on GF
  - Not suitable or appropriate in many instances