

Housing and Neighbourhoods Committee

Minutes

Thursday, 27 February 2020 at 18:30

PRESENT:

Councillor Grant (in the chair); Councillors Annison, Cameron, Candon, Flaxman-Taylor, Galer, Martin, Talbot, Walker, Wainwright, B Walker, C Walker & Williamson.

Mrs Lindsay Barker (Strategic Director), Mrs N Turner (Housing Director), Mr A Moore (Housing Growth Manager), Mr T Chaplin (Housing Transformation Manager), Mrs D Patterson (HRA Service Accountant), Mrs R Frosdick (Executive Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Smith-Clare and D Hammond.

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

3 MINUTES

The minutes of the meeting held on 23rd January 2020 were agreed subject to the following addition:-

Item 7 - Activity Framework and Strategy Refresh

The framework laid out by Active Norfolk included them appointing the chair of Active Great Yarmouth but they are an independent body with their own constitution and terms of reference who are facilitated by GYBC with their own Chair Person.

4 MATTERS ARISING

Councillor Martin queried whether the information in relation to the amount spent on bed & breakfast accommodation was available yet. The Housing Director advised she would send this information as soon as possible.

Councillor Williamson commented on the Active Great Yarmouth Framework structure and voiced his concern that it would become a signposting role rather than coordinating. The Strategic Director confirmed that it is a coordinating role across a range of agencies to deliver the framework.

5 FORWARD PLAN

Councillor Wainwright asked for clarification on the date of the Neighbourhoods that Work workshop which has been arranged and the subsequent Housing & Neighbourhoods Committee date. The workshop is confirmed for the 30th April with the output feeding into a subsequent Housing & Neighbourhoods Committee, date to be confirmed as per the new committee timetable.

Councillor Wainwright enquired as to whether there would be a Selective Licensing review following the recent implementation of the Selective Licensing Scheme. The Strategic Director will confirm with the Head of Environmental Services when this will be scheduled for. This is to be added to the forward plan.

Councillor Williamson would like to request the Housing & Neighbourhoods Committee consider the results from a recent study by York University on the decline of life expectancy. The Strategic Director will look into this further.

6 HOUSING & NEIGHBOURHOODS PERFORMANCE REPORT Q3 2019-2020

The Committee received and considered the report from the Housing Transformation Manager.

Councillor Williamson requested further information relating to HN09C, in particular, the issues involved. A request for the Community Development

Manager to provide further information

Councillor Wainwright requested further figures in relation to HN09B. Of the 122 people helped to overcome issues preventing employment, how many are still in employment. A request for the Community Development Manager to provide further information

RESOLVED

That the Committee noted the report.

7 HRA BUDGET MONITORING REPORT PERIOD 10

The Committee received and considered the report from the HRA Service Accountant.

Councillor Talbot queried how many void properties we currently have and whether the process includes an assessment for suitability for adaptations. The Head of Property & Asset Management confirmed we currently have seven void properties, five of which have a programme of works assigned to them and two which are still being investigated. She also confirmed that all properties which come back to the council are assessed.

Councillor Wainwright queried the Neighbourhood Plans figures, the HRA Service Accountant confirmed that roofing works are overspent by £192K but EWI is underspent resulting in a figure of £284K. The Head of Property & Asset Management confirmed that these figures include the works required on porches. The assessments for these have been done and work is due to commence on site later this month with all canopies to be replaced by the first quarter of 20/21.

8 MIDDLEGATE ESTATE REGENERATION FEASIBILITY

The Committee received and considered the presentation and report from the Housing Growth Manager.

ARK have recently undertaken a feasibility study and the technical analysis is summarised below:-

- Middlegate is not a single entity but a series of micro neighbourhoods and any approach needs to reflect this.
- Most units will be refurbished to address issues of thermal performance and unsuitable unit and block layouts. Refurbishment to a high standard is possible and the current, externally funded, Passivhaus retrofit on King Street is an example of how that might work;
- Some demolition and rebuild is necessary due to the cost of refurbishing some units to the required standard. Some newbuild is desirable to create new streetscapes and block forms. These will not only create new homes but

- enable communal gardens which are private to specific blocks.
- The previously subdivided public realm doesn't work in the majority of cases and should be reintegrated into open space. Retaining the private gardens where they do work will ensure existing positives from the historic regeneration works are built upon and not lost.

Community Consultation showed that:-

- Residents like their homes and there is no appetite for full-scale demolition and rebuild, although there is a recognition that significant redevelopment is necessary;
- Residents feel isolated from Town, King Street and the seafront;
- The Multi Use Games Area (MUGA) is situated poorly and creates a disproportionate amount of the reported Anti-social behaviour issues in the area. Young people need something else and a space to call their own which doesn't impinge on other resident's enjoyment of their homes;
- The services provided within the Library building are much-valued community assets for the estate and the town. This building has the potential to become even more of a community hub for the area as part of the cluster of heritage buildings on South Quay and Middlegate.

Viability

- The redevelopment schemes, as modelled by ARK, are financially viable as a standalone appraisal; however, when modelled through the HRA business plan, the overall position of the HRA is affected negatively by such a large redevelopment and requires approximately £14,000,000 of gap funding to maintain HRA viability over 30 years. Further work needs to be undertaken to test the viability of the scheme when lower demand unit types are removed from the stock mix and replaced with house types for which there is a current and ongoing demand.
- There was an aspiration to add some private sale homes into the area. Values are too low currently for private sale homes to be viable. Therefore, the recommendation, at this time, is to explore other options, such as partnering with a Housing Association or building for Shared Ownership to attract grant and create a ladder to full ownership, some additional rented homes will also be provided where grant can be accessed

The Chairman requested that parking provisions are considered, to make things easier for residents.

Councillor Candon queried whether looking at the boundaries of the estate would alleviate incidents of ASB outside the Salvation Army building. The Housing Growth Manager advised this has been acknowledged and engagement will be undertaken with the Salvation Army.

Councillor Williamson requested confirmation that the area the other side of Yarmouth Way identified as an area for private development would be required to match the design of the area and the rows. The Housing Growth Manager confirmed this will be required.

Councillor Talbot questioned where the over spill of residents will go when they get moved out of their current property, if their new property isn't yet available? The Housing Growth Manager advised that part of the first phase would be infill of new homes, so there would be new properties for residents to move to. The Housing Director advised that some people may have to move twice, but dedicated staff will liaise closely with residents to plan. Ongoing discussions will be vital during the entire period and there will be funds available to assist with removal costs.

RESOLVED:

- That Members noted the report.

- That Members approved the use of the remaining government grant to fund:-
 - (i) A review of options to provide appropriate youth facilities to serve the estate and surrounding areas;
 - (ii) To procure further financial viability analysis of the regeneration proposals.

9 ANY OTHER BUSINESS

The Chairman reported that there was no other business being of sufficient urgency to warrant consideration.

The meeting ended at: 20:30