

MIDDLESBROUGH COUNCIL

AGENDA ITEM 5

OVERVIEW AND SCRUTINY BOARD

15 SEPTEMBER 2015

<p>CHANGES IN HOUSING DEMAND IN THE RENTED SECTOR</p> <p>SETTING THE SCENE AND ESTABLISHING TERMS OF REFERENCE</p>
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PURPOSE OF THE REPORT

- 1 To present proposals to the Overview and Scrutiny Board regarding the Board receiving further information on the issue of changes in housing demand in the rented sector in Middlesbrough, including the challenges facing registered social landlords in respect of attracting tenants and reducing voids.

BACKGROUND

- 2 A number of issues were highlighted at the Board's 2013/14 stakeholders meeting on the Mayor's Strategic Priorities - The Council's Direction of Travel. One of the issues highlighted was apparent changes in housing demand in the rented sector in Middlesbrough.
- 3 Following a later discussion by the Board it was agreed that further information in respect of this topic should be considered as a one-off piece of scrutiny.
- 4 In line with this request Chris Joynes, Head of Housing at Thirteen and Angela Lockwood, Chief Executive at Endeavour Housing Association have been invited to attend today's meeting to provide members with a presentation on this topic.
- 5 In advance of the meeting a request was submitted to the housing providers for information to be provided to the panel on a number of issues in respect of this review, as follows;
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 - What changes in housing demand have occurred in Middlesbrough and when did they become apparent?
 - What is the picture locally, regionally and nationally?

- What are the causes, including underlying historical aspects as well as any more recent factors?
 - Are there differences in welfare reform relating to tenants in the social housing and the private rented sectors and does this have an impact on demand?
 - Are there any other issues the Head of Housing / Chief Executive of Endeavour Housing feel are worthy of the panel's attention on this topic.
- 6 In addition the Council's Principal Housing Needs and Enabling Officer and Principal Homelessness Coordinator have also been invited to attend today's meeting.
- 7 Information on the long term projections and trends in respect of the different housing sectors both locally and nationally has been provided and is attached at Appendix 1. A breakdown of the social rent/private rent properties in each of the Wards and how this has been changing over time is also attached for Members reference at Appendix 2.
- 8 Finally, the Council's Benefits Operation Manager and Advisory and Support Services Manager will be in attendance at the meeting. In order to respond to any queries Members may have in respect of impact that the changes in welfare benefits have had on housing demand in Middlesbrough.

RECOMMENDATIONS

- 9 Once the panel has received the presentation and had the opportunity to ask questions regarding the topic, the panel is then asked to
- a) agree any conclusions, and
 - b) if required propose outline of terms of reference for future scrutiny

BACKGROUND PAPERS

Final Report of the Overview and Scrutiny Board – The Mayor's Strategic Priorities - January 2015

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