

REPORT OF THE HOUSING TASK GROUP

Executive Summary

The Housing Group met on 21 September 2021. Set out below is the report from the Chairman of the Task Group.

New Vision Homes and brining Housing Services In-house

Good progress is being made on the procurement process to replace the services previously provided by NVH and Breyer Group, including the repairs service and cleaning of council estates.

New Developments

With Hale End Court in Old Woking and Waterman House in Chertsey Road completed the task group will visit to review the facilities in late October.

Property Refurbishment

Refurbishment of kitchens and bathrooms is being delayed by labour and material shortages. The programme is now delayed to 2022

First Homes

The group heard about First Homes, a new government initiative which Councils will be required to use for 20% of affordable homes in developments from 2022. The scheme provides a 30% discount on the market value of a home, with a maximum price up to 250K. Key workers, armed forces and first time buyers are prioritised. With high house prices in Woking only 1 and 2 bedroom homes are likely to qualify. Concerns were raised about the ability of those qualifying for the scheme to raise the likely 10% mortgage deposit required and the impact of the flexibility to secure the right affordable housing at each development.

Recommendations

The Committee is requested to:

RESOLVE That the report be noted.

The Committee has the authority to determine the recommendation set out above.

Background Papers: None.

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