



## Council Briefing Note - 13<sup>th</sup> November 2024

### HOUSING & PROPERTY SERVICES PORTFOLIO – COUNCILLOR SIMY DHYANI

#### Housing Operations

- An application has been made to the First Tier Tribunal (Property) seeking approval to vary the service charge provisions in the Council's leases. The council's 1800 leaseholders have been informed of the application and provided with copies of the application form and our witness statement. The Tribunal have confirmed receipt, and we await their response.
- Successful achievement of Platinum Pawprint award in collaboration with Animal Welfare Team.
- Official opening of the 'Butterfly Garden' has taken place to mark 50 years of DBC.
- Housing allocations to newbuild at Mountbatten View are underway, in preparation for expected completion in December 2024, with full occupation expected by mid-January 2024.
- Domestic Abuse Housing Alliance (DAHA) training roll out for front line Officers.
- Motivational interview training in progress for Officers across Supported Housing.

#### Safe Communities

- Domestic Abuse Housing Alliance (DAHA) training roll out for front line Officers.
- Partnership intervention & prevention activity – 16 successful preventions in September, inc.: assistance via management move and Housing First
- Collaborative partnership activity & focus groups, supporting the development of Preventing Homelessness & Rough Sleeping strategy
- Successful Landlord Forum held, providing useful information and guidance to over 40 landlords from 20 marketplace stalls.
- 1 Final Civil Penalty Notice served and paid of £7225 due to breach of Management regulations – Midco Care Limited
- 2 x Final Civil Penalty Notice's for management regulation breaches - paid in full (£22,750) following payment plan completion - Pendley Manor
- 7B High Street, Hemel – Emergency Prohibition Order made and warrant of entry to evidence compliance through works. Due to change in occupancy of property Order was revoked and an Improvement Notice served. Police made 2 arrests during warrant execution for immigration offences and case referred to Home Office.
- Suspended Prohibition Order served for overcrowding at 93 Elstree Road
- Hazard Awareness Notice served on 21 Hilldown Road

#### Strategic Housing & Delivery

- Our newbuild scheme of 8 new homes at Sleddale, Wensleydale handed over on the 17th of September. The scheme provided 2 x 3 bed houses, 3 x 1 bed flats and 3 x 2 bed flats, all

heated via Air Source Heat Pumps. The scheme also provides on-site parking and landscaping.

- Quarterly 1:1 meetings have been held with the Council's Housing Association partners to monitor affordable housing delivery and encourage further investment in housing in Dacorum.
- The team have contributed to the consultation on the proposed changes to the National Planning Policy and those comments have been added to those submitted by the Council's Strategic Planning team.
- Preparations are being made to mark the completion of the 400th new Council home with an official opening of Randall's Ride on the 16th of October.

### **Strategy, Quality and Assurance**

- C2 Grading result communicated to H&COSC and Audit Committee, as well as celebrated with a well-attended Housing Breakfast Club to thank staff involved.
- Housing Strategy launch event held 8th October, with keynote speaker Lara Oyedele. Actions to continue to support, promote and deliver the Housing Strategy with a 6mthly partnership forum being fed into the Housing Strategy action plan.
- Preparations for Housing Open Day well underway, with the event to be held on 13th December. Based on last year's successful event, the Open Day will have a variety of stalls from across the Housing directorate including Responsive Repairs (and CARDO), Community Safety, Tenancy Management etc., as well as relevant DBC services including Clean Safe and Green and Waste. External stakeholders including Sunnyside Trust to be included.

### **Property**

- Continued strong performance across all areas of compliance with 100% gas compliance for the month of September.
- Improving performance in key areas of the current Cardo contract, of note is the large reduction of overdue repairs and work in progress numbers and improving customer satisfaction scores.
- The procurement process for the repairs and maintenance contract is progressing, however the service improvement plan with Cardo is still very much a focus for the teams.
- SHDF Wave 2 funded works are progressing well, and we are on target to achieve completion on time March 25.
- SHF (The revised name for SHDF Wave 3) works are to be delivered over a 3-year period. Bidding closes in November and we are currently pulling together a Dacorum led bid.