

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 30 NOVEMBER 2021

Recommendation from the Cabinet Housing Panel on 8 November 2021:-

19. NOW HOUSING UPDATE REPORT

Report of the Corporate Director (Housing and Communities) which provided an update on Now Housing Limited and included the updated business plan. Officers stated that the initial business plan was approved in October 2019 and that the business plan is reviewed on an annual basis. The review was brought forward due to the updated pipeline of the number of properties to be delivered by Now Housing. Officers summarised the acquisition programme that was set out in December 2020 and consisted of a forecast acquisition of 368 homes. However, the updated plan aimed for 416 homes over the next five years. The loan facility for Now Housing would be reviewed in 2022 based upon the projected borrowing to deliver the new acquisitions targets.

Officers stated that Now Housing owns and manages one block of twelve flats in Chequersfield, Welwyn Garden City. Officers highlighted that the performance on rent collection was 100% and that no rent had been lost due to voids. One property became void at the end of October 2021. Officers provided an update to the report to announce the property had been let in 4 days which minimised any loss.

The following points were raised and discussed:

- Members asked about the delays in Inspira House to 2025. Officers stated that it was purchased to be used as an interim facility of temporary accommodation whilst Howlands House was redeveloped. The delays were due to planning complications which was currently progressing. Officers stated that Inspira House was having works done to rectify some issues and was hopeful it would be ready for reoccupation in a few weeks. Inspira House would also be used as temporary accommodation whilst Burfield Close was redeveloped.
- Members expressed gratitude for verbal updates from Officers.

RESOLVED:
(Unanimous)

The Panel noted the report of Now Housing Limited.