

Information bulletin

January 2014

In this edition

Civic

Chairman's engagements

Economy

Unemployment rate

Housing

Average void time
Housing needs report
Council rent - arrears
Provision of new affordable homes
Right to buy
Housing maintenance
Disabled facilities grant

Planning

Appeals
Forthcoming hearings and inquiries

Engagements undertaken by the chairman

CLLr Christine Ford

January 2014

27th Represented the New Forest District at the Holocaust Memorial Service held at Winchester Cathedral.



Unemployment rate as at November 2013

Ward (2003)	Male		Female		Total		Young people aged 18-24*	
	No.	%	No.	%	No.	%	No.	%
Ashurst, Copythorne S & Netley Marsh	14	0.8	12	0.7	26	0.8	10	3.1
Barton	15	1.3	8	0.6	23	0.9	5	1.9
Bashley	5	0.7	4	0.5	9	0.6	0	0.0
Becton	18	1.4	13	1.0	31	1.2	5	1.6
Boldre & Sway	13	0.9	6	0.4	19	0.6	0	0.0
Bramshaw, Copythorne N & Minstead	5	0.6	#	#	7	0.4	0	0.0
Bransgore & Burley	26	1.6	12	0.7	38	1.1	10	3.2
Brockenhurst & Forest South East	25	1.5	8	0.5	33	1.0	5	1.3
Buckland	34	3.2	11	1.0	45	2.1	15	6.1
Butts Ash & Dibden Purlieu	41	2.1	17	0.8	58	1.5	20	3.8
Dibden & Hythe East	39	2.3	28	1.6	67	1.9	20	5.3
Downlands & Forest	9	1.1	7	0.8	16	0.9	5	3.3
Fawley, Blackfield & Langley	38	2.0	21	1.1	59	1.6	20	4.4
Fernhill	56	3.3	21	1.1	77	2.2	15	3.3
Fordingbridge	24	1.2	26	1.3	50	1.3	10	2.2
Forest North West	3	0.4	3	0.4	6	0.4	0	0.0
Furzedown & Hardley	25	2.5	9	0.8	34	1.6	10	4.4
Holbury & North Blackfield	62	3.0	55	2.5	117	2.7	35	5.4
Hordle	22	1.6	11	0.7	33	1.1	10	4.0
Hythe West & Langdown	39	2.3	25	1.4	64	1.8	20	4.9
Lymington Town	20	1.5	18	1.1	38	1.3	10	4.3
Lyndhurst	8	1.0	6	0.7	14	0.8	0	0.0
Marchwood	25	1.2	16	0.8	41	1.0	20	3.2
Milford	18	1.6	4	0.3	22	0.9	10	4.4
Milton	25	1.8	23	1.5	48	1.6	10	2.7
Pennington	55	3.3	15	0.8	70	2.0	20	5.2
Ringwood East & Sopley	13	1.5	6	0.6	19	1.0	5	1.8
Ringwood North	34	1.9	11	0.6	45	1.2	15	3.9
Ringwood South	36	2.1	21	1.2	57	1.6	15	3.1
Totton Central	24	1.3	6	0.3	30	0.9	5	1.1
Totton East	43	2.3	22	1.2	65	1.8	25	5.5
Totton North	42	2.0	15	0.7	57	1.3	15	2.8
Totton South	41	2.1	16	0.8	57	1.4	15	2.9
Totton West	21	1.2	8	0.5	29	0.8	10	2.1
New Forest Total	918	1.8	486	0.9	1,404	1.4	390	3.3
Hampshire	12,620	2.2	7,104	1.3	19,724	1.7	5,005	2.9
Great Britain	745,890	3.8	418,195	2.1	1,164,085	2.9	297,205	5.1

Average void time for 2013/14

Explained...

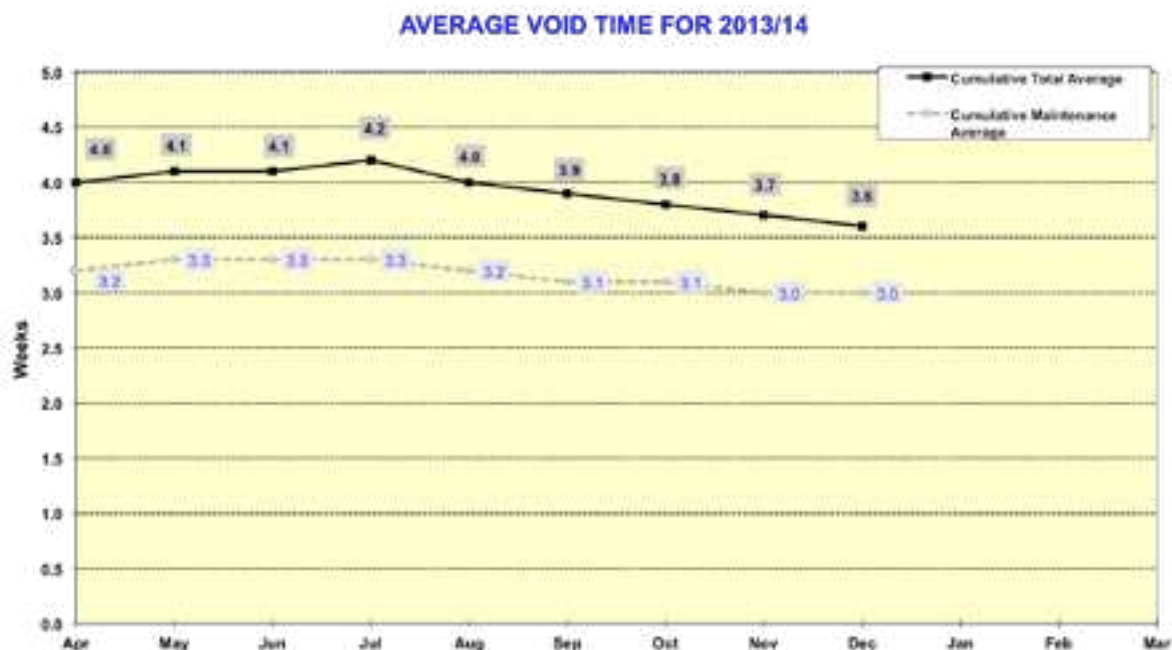
This graph shows how long it takes us to re-let one of our Council Housing properties.

There are two figures shown;

The maintenance average is the time taken to prepare the property to an agreed void standard. This includes various health and safety checks including the gas and electrics. These works are carried out by our own Building Works team.

The total average is the time between the previous tenant leaving and the new tenant actually moving in. Most of our properties are let as soon as the maintenance works are completed. The exception to this are our hard to let properties, these are normally bedsits in our older persons' accommodation.

This information is included within the Information Bulletin as it is classed as a key Performance Indicator for the Housing Service.



The above figures do not include properties that are vacant due to large programmed maintenance works e.g. major structural works and decants.

The averages are calculated for properties that have been let since 1 April 2013

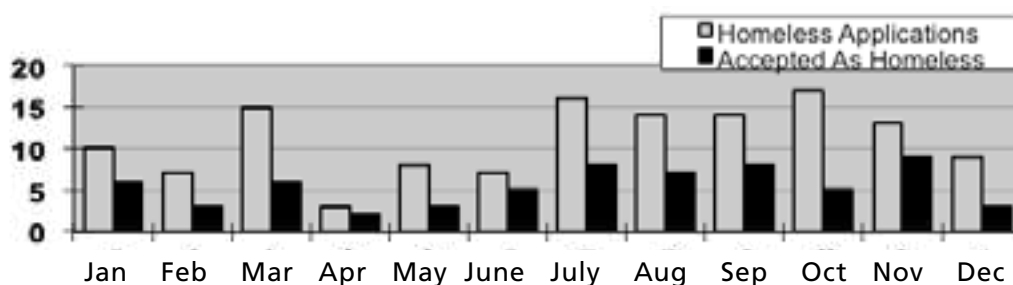
For further information on this section please contact:

Richard Topliss, Housing Performance & Asset Manager, Housing Services
 Telephone: 023 8028 5588 Email: Richard.Topliss@nfdc.gov.uk

Housing needs report

Explained...

The Council is obligated to make decisions on applications for housing assistance from people who are homeless. If applicants are homeless through no fault of their own and in priority need then the Council will normally accept a duty to secure housing for the applicant. The information on Homelessness Acceptances shows the number of applicants accepted as homeless in each area of the district. Accepted applicants are placed in temporary housing when a vacancy becomes available. The Council nominates applicants for secure, assured and temporary tenancies to Registered Social Landlords and allocates tenancies within its own stock. Information is provided on the number of nominations accepted.



Homelessness Acceptances in December

Area of origin	Acceptances
Fordingbridge	(1) 0
Hythe/Dibden/Dibden Purlieu	(0) 0
Lymington & Pennington	(0) 0
Marchwood	(0) 0
New Milton & Walkford	(3) 0
Ringwood	(2) 0
South Waterside	(0) 0
Totton & Eling	(1) 2
Other (In NFDC Area)	(1) 0
Other (Outside NFDC Area)	(1) 1

(Figures in brackets are for November)

	April 2005	April 2007	April 2009	April 2011	April 2013	Dec 2013
Number of households in temporary accommodation	428	393	345	337	355	353
Number of households in B&B	5	4	4	7	6	8

Number of housing nominations accepted

Council 109 (Apr 13 – Sept 13)
Registered Social Land 161 (Apr 13 – Nov 13)

For further information on this section please contact:

Greg Spawton, Strategic Housing Services Manager, Housing Services
Telephone: Lyndhurst 023 8028 5588 Email: Greg.Spawton@nfdc.gov.uk

Council rent - arrears

Explained...

This shows a range of key Performance Indicators for Council Housing and Garages summarising arrears levels and possession actions.

The information reported is for the current month with comparative data for the previous year.

Summary of arrears

Houses

Total debit over the past 12 months	£25,902,668
Total number of properties	5,042
Average weekly rent	£94.18

Garages

Total debit over the past 12 months	£796,893
Total number of garages	1,853

	December	
	2013	2012
ANALYSIS OF ARREARS - Houses		
Rent arrears as a % of annual gross rent due	1.71%	1.43%
Housing Benefit as a % of annual gross rent due	54.40%	N/A
Rent Arrears as a % of annual net rent due	3.81%	3.34%
Rent collected as a % of rent due - Houses (BV66a)	98.20%	98.51%
Tenants owing over 7 weeks gross rent (BV66b)	2.06%	1.78%
Tenants owing over 13 weeks gross rent	0.69%	0.48%
Tenants owing over 13 weeks rent & over 6 x average rent (£565)	1.50%	1.08% (£543)
Total Rent Arrears	£444,000	£354,000
Former Tenant Arrears	£310,000	£243,000
Tenants paying by Direct Debit	20.5%	19.9%
Pursue Possession action as a last resort		
Tenants in Arrears who received NOSPSP (BV66c)	33.4%	21.3%
Tenants evicted as a result of Rent Arrears	7	5
% actually evicted as a result of Rent Arrears (BV66d)	0.40%	0.10%
ANALYSIS OF ARREARS - Garages		
Rent collected as a % of rent due	99.92%	98.39%
Total Rent Arrears	£8,900	£10,900
Rent Arrears as a % of annual gross rent due	1.10%	1.50%
Tenants paying by Direct Debit	53.5%	51.7%

For further information on this section please contact:

Pauline Lewis, Housing Landlord Services Manager
Tel: Lyndhurst 023 8028 5588 Email: Pauline.Lewis@nfdc.gov.uk

Provision of additional affordable homes update - January 2014

The introduction of the New Council Housing finance regime introduced as part of the Localism Act enabled the Council to re-look at its Housing Strategy and how it can best meet the aims of the Corporate Plan.

One of the key aims relating to Housing within the Corporate Plan is helping provide affordable housing for local people.

In response to the above the Cabinet agreed in 2012/13 to invest additional funds for the acquisition and development of new Affordable Housing.

Summary of property acquisitions status to date

Purchased 63 properties

Average purchase price £167,000

A further 3 properties are currently under consideration for this financial year 2013/14.

Breakdown by Property Type

Houses = 55

Maisonettes = 1

Flats = 7

Breakdown by Bedroom Size

1 bed = 4

2 bed = 7

3 Bed = 46

4 Bed = 4

5 Bed = 1

6 Bed = 1

Breakdown by property acquisition area

Hythe, Fawley, Marchwood, Holbury, Dibden, Blackfield = 26

Totton/Calmore = 6

Ashley/New Milton = 9

Hordle/Pennington/Lymington = 11

Ringwood/Fordingbridge = 10

Bransgore = 1

Summary of Housing Development status to date

4 x 2 bed houses are currently under construction in Milford-on-Sea.

These are due to be completed in this financial year 2013/14.

For further information on this section please contact:

Richard Topliss, Housing Performance & Asset Manager, Housing Services

Tel: 023 8028 5588 Email: Richard.Topliss@nfdc.gov.uk

Right to buy

Explained...

This shows the progress and number of requests to purchase Council Housing through the Right to Buy process leading on to the actual numbers sold. It shows activity for the current month, year to date and comparative data for the previous year.

Details for the month of December 2013

		December	April 2013 to date	Last financial year (2012/13) total
1	Number of applications received	1	39	60
2	Number of properties sold	4	20	15
3	Number of applications pending	32		

- 4 Exemption of elderly persons' accommodation - progress of applications received from tenants of bungalows and ground floor flats

	December	Total for 2013/14
Number of applications received	0	3
Applications denied by the Council	0	1
Applications accepted by the Council	0	2
Council's decision pending	0	0
Withdrawn by tenant prior to decision	0	0

For further information on this section please contact:

Sarah Jones, Performance and Asset Management, Housing Services
Telephone: Lyndhurst 023 8028 5588 Email: Sarah.Jones@nfdc.gov.uk

Housing maintenance summary - position as at 21 January 2014

Explained...

This report keeps members up to date with the current financial and operational progress for Housing's Maintenance Programmes, annual expenditure in excess of £9m. This is split between Reactive, Cyclical and Planned Maintenance which are explained below.

The tender results for the Major Projects are included, with the progress of these Projects reported until completion.

The Housing Maintenance programme is agreed by Members on an annual basis. This information is included within the Information Bulletin to keep Members informed of the progress of this Programme.

Housing revenue account funded projects

- 1. Reactive maintenance**
This budget is for day to day repairs to the Council's Housing and Garages, this includes void works. The original budget is £2,359,000.
- 2. Cyclical maintenance**
This budget covers the cost of servicing contracts (e.g. gas appliances and fire alarms), internal and external decorating contracts. The original budget is £1,514,000.
- 3. Planned maintenance**
This programme area allows for large-scale repairs and renewals to elements of properties such as kitchen & bathroom modernisations, re-roofing, rewiring, replacement heating systems, disabled adaptations and replacement windows and doors. The original budget is £5,957,000

Programmed maintenance – housing revenue account funded

1.1 Financial summary

Type Of Work	Reported Budget	Provisional Year -End Figure	Adjustment
	£	£	£
Planned Maintenance Programme			
Heating Replacements – Gas	550,000	598,250	48,250
Electrical Rewiring/Smoke Detectors	170,000	186,900	16,900
Rendering	500,000	493,150	-6,850
Older Persons	162,000	103,600	-58,400
Kitchen & Bathroom Modernisations	1,750,000	1,500,100	-249,900
Estate Improvements	450,000	200,000	-250,000
Adaptations for Disabled Tenants	459,000	459,000	0
Insulation Works	100,000	6,800	-93,200
Structural Works	110,000	34,800	-75,200
Asbestos Removal	30,000	10,350	-19,650
Low Maintenance Eaves	200,000	398,300	198,300
Roof Renewals	900,000	624,500	-275,500
Replacement Doors & Windows	50,000	94,400	44,400
Communal areas to flats	250,000	346,950	96,950
Water Main Renewal	100,000	50,000	-50,000
Resurfacing	50,000	63,400	13,400
Miscellaneous	126,000	121,900	-4,100
Planned Maintenance Total	5,957,000	5,292,400	-664,600
Expenditure on the Planned Maintenance Programme will be controlled through the year in response to tenders received by adjusting the workload, specifications and work programme.			
Cyclical Maintenance			
Servicing Contracts			
Gas, Solid Fuel, Oil & Smoke.	770,000	770,000	0
Fire Alarms	82,000	55,900	-26,100
Lift Installations	52,000	52,000	0
Portable Appliance Testing	3,700	3,700	0
Legionella checks	10,000	10,000	0
Automatic Doors	3,000	8,500	5,500
Window Cleaning	16,000	16,000	0
External & Internal Decorating	475,000	301,500	-173,500
Older Persons	40,000	34,500	-5,500
OAP Internal Decorations	25,000	31,200	6,200
Miscellaneous	37,300	0	-37,300
Cyclical Maintenance Total	1,514,000	1,283,300	-230,700
Total Programme			
Planned Maintenance	5,957,000	5,292,400	-664,600
Cyclical Maintenance	1,514,000	1,283,300	-230,700
Reactive Maintenance	2,359,000	2,359,000	0
Revenue Programme Total	9,830,000	8,934,700	-895,300

1.2 Planned Maintenance Contracts Accepted Since Last Information Bulletin

Bathroom Refurbishments
HS37/13 – Karl Leaper

The tender estimate being £500,000

The following seven contractors were invited to tender:-

G.R. Westbuild Ltd

F.W.J. Property Maintenance Services

C.L.C. Group Ltd

Spectrum Property Care

Novus Solutions

Keepmoat

MITIE Property Services

The tenders received in ascending order were:

£441,668.36

£480,194.57

£481,528.00

£521,192.16

£574,275.62

£599,475.00

£608,512.00

The tender received from G.R.Westbuild Ltd represents good value for money and has been accepted in accordance with standing orders

1.3 Planned Maintenance Contract Progress

Contract	Contractor	Progress	Current Completion Date
Replacement Kitchens Various properties HS01A/13	Mountjoy	On target	Due for completion 30/11/17
Replacement Kitchens Various properties HS01B/13 – DJ/RT	Building Works	On target	Due for completion 11/4/14
Boiler Replacement Various properties HS02/13 – RT	Building Works	On target	Due for completion 30/4/14
Electrical Testing Various properties HS03/13 – GP	Building Works	On target	Due for completion 31/5/14
Asbestos Removal/LME'S Various properties HS05/13 – NM	G.R.Westbuild	On target	Due for completion 23/3/14
Rendering & External Refurbishments Various properties HS06/13 – CD	Mitie Property Services	On target	Due for completion 24/3/14

Replacement Bathrooms Various properties HS07/13 – JD	Building Works	On target	Due for completion 11/4/14
Replacement Communal Lighting Dinham Court, New Milton HS09/13 – DH	EFD Systems	Awaiting start date	Due for completion 31/1/14
Refurbishment of Communal areas to Flats North Milton Estate HS13/13 – KL	CLC Contractors	On target	Due for completion 21/2/14
Replacement Roof Coverings Various properties HS14/13 – KL	Elliots Premier Roofing	On target	Due for completion 21/2/14
Decorating Various properties HS16/13 – DS	Building Works	On target	Due for completion 31/5/14
Driveways Various properties HS18/13 – LK	Engineering Works	On target	Due for completion 31/3/14

1.4 Planned Maintenance Contracts Completed Since Last Information Bulletin

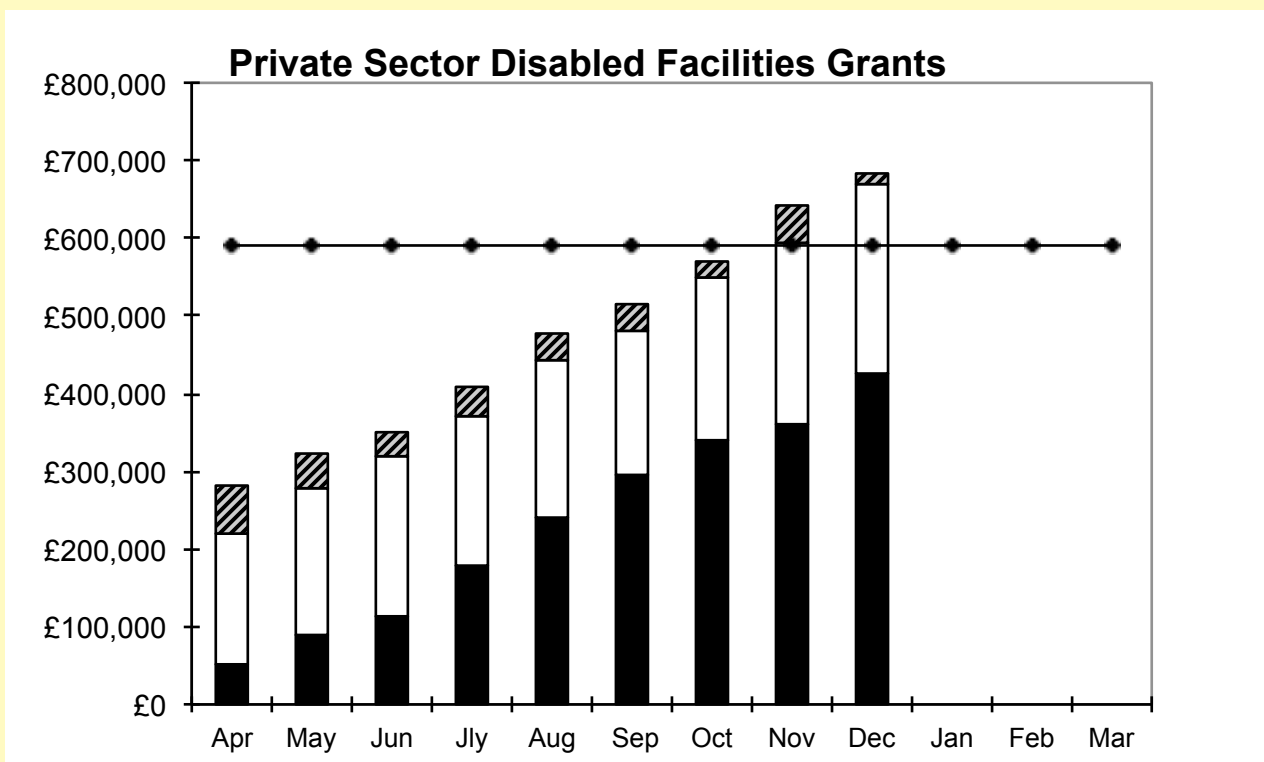
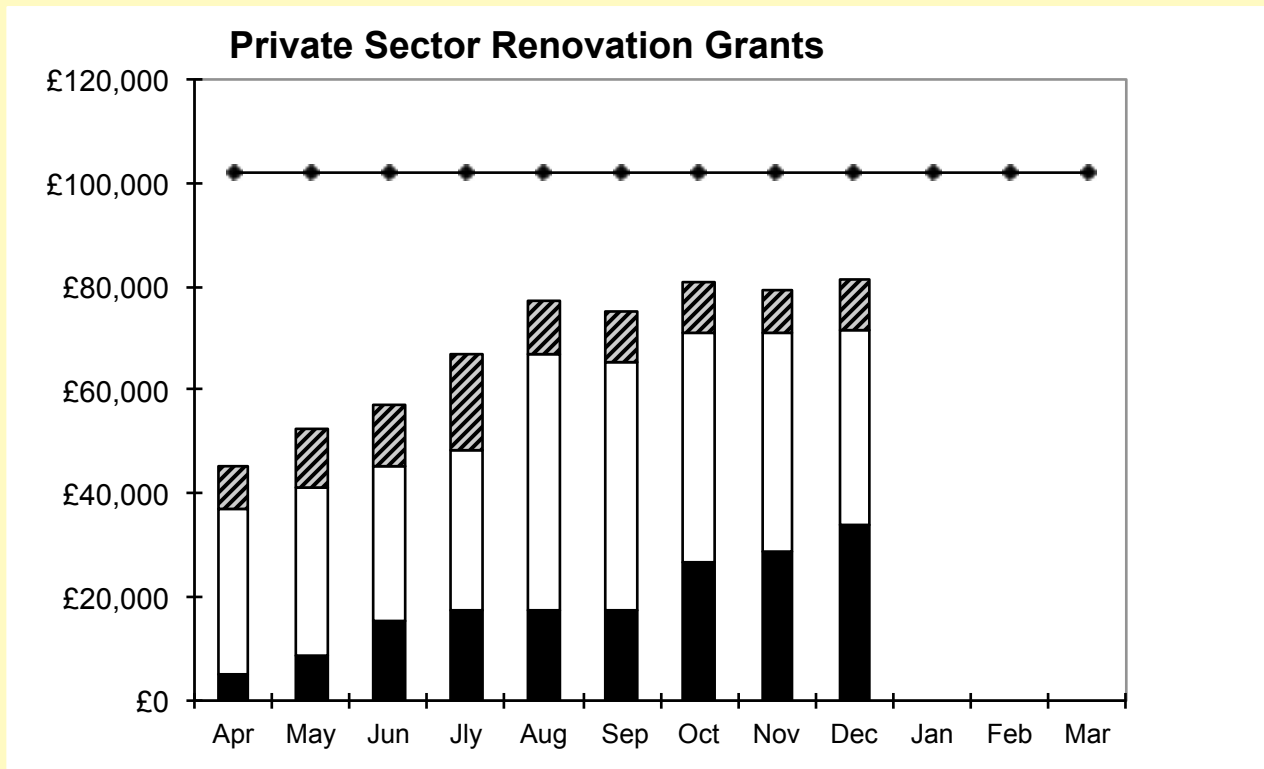
None at present

For further information on this section please contact:

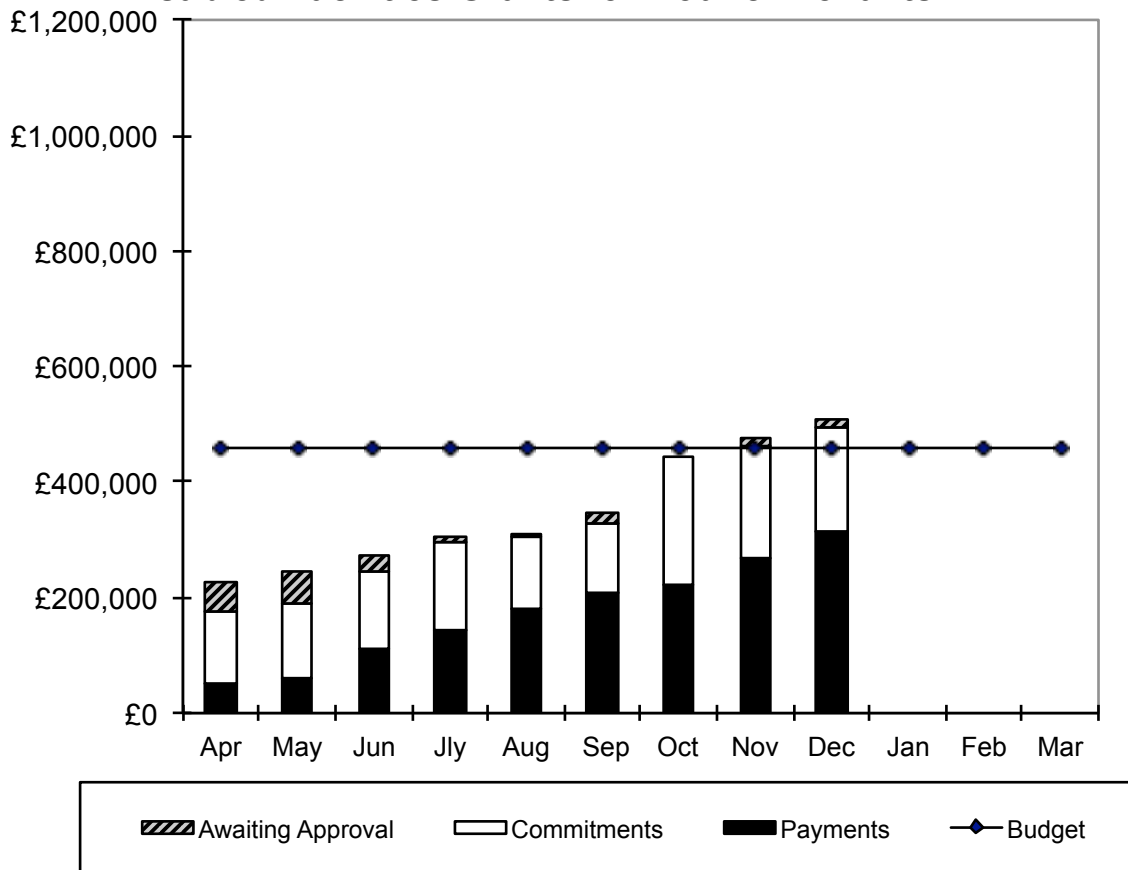
Richard Topliss, Housing Performance & Asset Manager, Housing Services
Telephone: 023 8028 5588 Email: Richard.Topliss@nfdc.gov.uk

Renovation and disabled facilities grants: 2013/2014

NB Payments cumulative from 1 April to the end of each month



Disabled Facilities Grants for Council Tenants



For further information on this section please contact:
 Tony Elsbury, Senior Private Sector Housing Officer
 Telephone: 023 8028 5588 Email: Tony.Elsbury@nfdc.gov.uk

Planning appeals

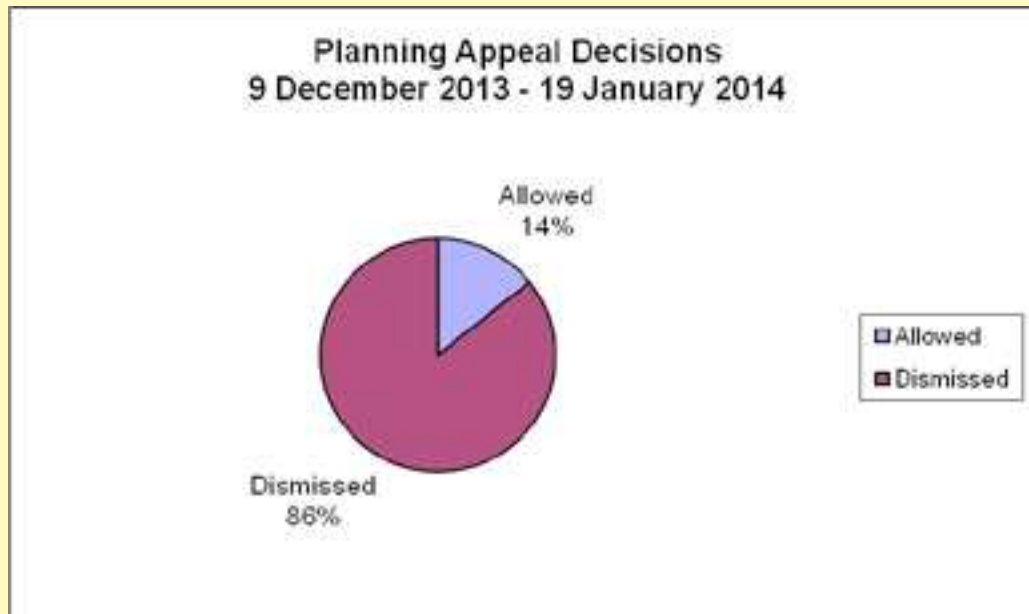
9 December 2013 - 19 January 2014

ADVERTISEMENT APPEAL		
Name	Proposal	
Hall & Woodhouse Ltd	Display non-illuminated letter sign to rear elevation (Application for Advertisement Consent) BEACH HOUSE, PARK LANE, MILFORD-ON-SEA SO41 0PT 13/10980	
NEW APPEALS SECTION 78		
Name	Proposal	
Ms Willoughby	Roof alterations & raise eaves height to create new first floor; two-storey side extension; single-storey front extension and detached double carport GREEN GATES, POOKS GREEN, MARCHWOOD SO40 4WQ 13/10934	
Mr Richard Savin	Change of use from single dwelling to house in multiple occupancy (7 bedrooms) including outbuilding (Retrospective) 98 GOSPORT STREET, LYMINGTON SO41 9EH 3/11260	
Mr & Mrs Baker	House (demolition of existing) 11 WEST HAYES, LYMINGTON SO41 3RL 13/10698	
Mr Melville	House; demolition of existing HURLEY FARM, MARL LANE, SANDLEHEATH SP6 1NY 13/11035	
CONSERVATION AREA CONSENT APPEAL		
Name	Proposal	
Mr & Mrs Baker	Demolition of house and garage (Conservation Area Consent To Demolish) 11 WEST HAYES, LYMINGTON SO41 3RL 13/10699	
LAWFUL DEVELOPMENT CERTIFICATE APPEAL		
Name	Proposal	
4zero LTD	Use as milkshake bar/cafe (Use Class A3)(Lawful Development Certificate that permission is not required for proposal) 40A SOUTHAMPTON ROAD, RINGWOOD BH24 1JD 13/10824	
APPEAL DECISIONS SECTION 78		
Name	Proposal	Decision
Fine Food 4 Sail	Continued use as restaurant (Use Class A3); front porch; rear acoustic screen; retention of rear extraction flue ANCHOR HOUSE, BATH ROAD, LYMINGTON SO41 3YJ 12/98874	Allowed. Subject to 11 conditions "I conclude that whether the use is a mix of A3/A4 or just A3 it would not cause unacceptable effects on the living conditions of neighbours, particularly those nearest the site, by noise and disturbance."

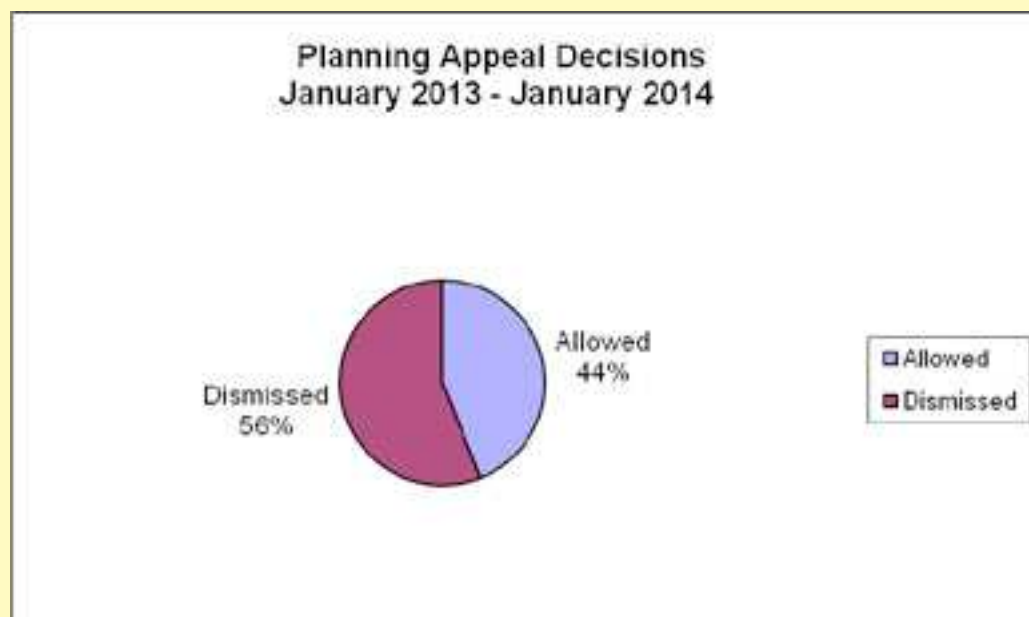
Mr P Gazzard	Dwelling; associated parking (Outline Application with all matters reserved) Land of 5 & 7 COPSE AVENUE, NEW MILTON BH25 6ET 13/10222	Dismissed.
Mr P Rickman	Replacement dwelling 8 BARRS AVENUE, NEW MILTON BH25 5HJ 13/10301	Dismissed
Mrs N Killoughery	Bungalow; access off Chiltern Drive; parking Land adjacent 32 THREE ACRE DRIVE, BARTON-ON-SEA, NEW MILTON BH25 7LQ 13/10799	Dismissed
Mr Moore	Front & rear dormers 10A HIGH STREET, HYTHE SO45 6AH 13/10549	Dismissed
Mr Peake	Retention of garage 3 PEARTREE COTTAGES, MAIN ROAD, MARCHWOOD SO40 4US 13/10890	Dismissed
Mrs Lane	Timber framed gazebo; decking & hot tub THE OLD MANOR FARM HOUSE, LONDON LANE, AVON, SOPLEY BH23 7BL 13/10812	Dismissed

ENFORCEMENT APPEAL DECISIONS SECTION 174

Name	Proposal	Decision
Mr P Bayntun (Fine Foods 4 Sail)	Without planning permission, change of use of the land from a mixed use of commercial offices and coffee shop use to a mixed use as a cafe, restaurant and bar with associated outside eating and drinking space. UNIT 3, ANCHOR HOUSE, BATH ROAD, LYMINGTON, SO41 3YJ EN/09/0614	Allowed. Subject to 9 conditions "The appeal is allowed and it is directed that the enforcement notice be quashed."
Mr Wilson	Unauthorised stable block, change of use of two agricultural barns to stalls for equine use, construction of manege together with flood lights, newly erected barn and siting of static mobile home without planning permission HIGHFIELD FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX EN/10/0295	Allowed. "The principle of a barn on the appeal site barn broadly accords with relevant policies of the CS and the LP relating to new buildings in the countryside. To the extent that there is any conflict, that conflict is outweighed by the support given in principle by the Framework to development of this type."



Allowed: 1 Dismissed: 6



Allowed: 29 Dismissed: 37

For further information on this section please contact:
Appeals Services (Planning Department), Appletree Court, Lyndhurst.
Telephone: 023 8028 5345

Forthcoming Planning Appeal Hearings and Inquiries

DATE	VENUE	APPLICATION SITE	CASE REF	PROPOSAL
10.00am Wednesday 5 February 2014	Council Chamber, Lymington Town Hall, Avenue Road, Lymington	18 Marine Drive, Barton on Sea	13/10232 Hearing	Development of 8 dwellings comprised; 1 block of 7 flats; detached chalet bungalow; detached garages; bin and cycle store; access alterations; demolition of existing
10.00am Tuesday 29 April 2014 (currently scheduled for 2 days)	Fordingbridge Town Hall, 63 High Street, Fordingbridge SP6 1AS	Land at Marl Lane, Fordingbridge	EN/13/0276 & 13/10723 Public Inquiry	Without planning permission the material change of use of land from agricultural to a mixed use for agriculture and use for the stationing of caravans for residential purposes.