



Performance overview for Housing Companies

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Duncan Hall
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West Norfolk Housing

Background

Mission Statement

- Work with the Council to address gaps in provision for those in greatest need, particularly vulnerable homeless households
- Ensure investment opportunities are taken in our area
- Innovate and deliver where others may not



West Norfolk Housing

Business Plan objectives

- ***“The delivery of a new temporary accommodation facility in King’s Lynn”***
 - Delivered in February 2019
 - Accommodates 7 homeless families
- ***“Developing 12 new build affordable housing units on 3 identified Council owned sites in King’s Lynn”***
 - Not progressed due to planning and viability issues



Business Plan objectives

- ***“A programme of developer completed section 106 affordable homes acquisitions – arising from working with the Council on its major housing development programme – to be acquired by West Norfolk”***
 - 31 properties acquired to date – 24 for rent and 7 shared ownership
 - A further 16 to be delivered at NORA 4
- ***“Act as a partner to the council to ensure no opportunities to invest in affordable housing are lost”***
 - Worked with the Council to deliver Emergency Accommodation to rough sleepers throughout the pandemic
 - In discussions with local charity about assisting with an existing specialist housing scheme
 - S106 fall back



West Norfolk Property

Business Plan Objectives

- ***“Increase the supply of high quality rented homes to meet the needs of a growing population in the King’s Lynn & West Norfolk area”***
 - 27 properties let since November 2020. Further 52 to be delivered on NORA 4
 - 3 year tenancies
 - Management and maintenance contracted to Touchstone Property Management in November 2021
- ***“Encourage quality improvements in the general private rented sector offer in the local area”***
 - More likely as portfolio increases
- ***“Offer diversity in tenure by supporting new private rented sector housing”***
 - Demand to date has been very high indicating shortage within sector



West Norfolk Property

Business Plan Objectives

- ***“Maximise profit and income back to the Council to create revenue streams that can support the Borough Council’s other wider priorities”***
 - Quality offer and long term tenancies expected to reduce turnover
- ***“Help promote employment and economic growth”***
 - Helps the council to accelerate delivery



