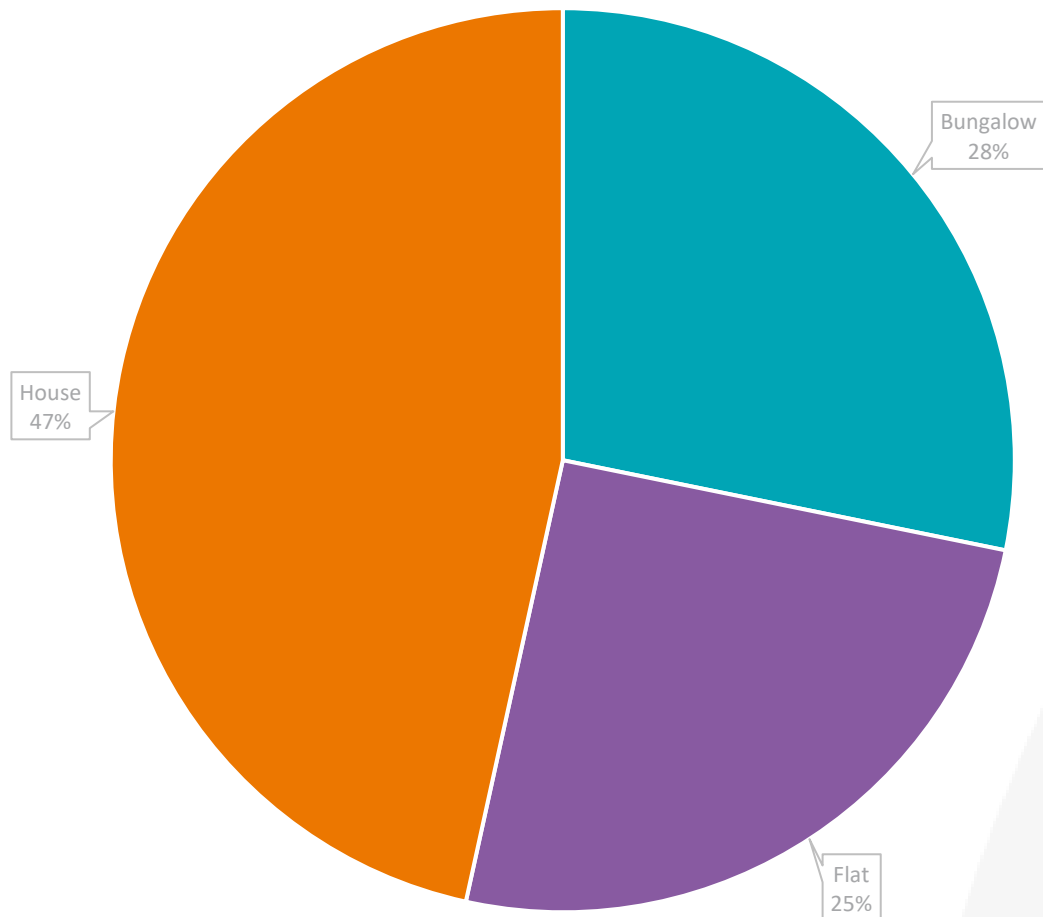




Victory Homes - Stock

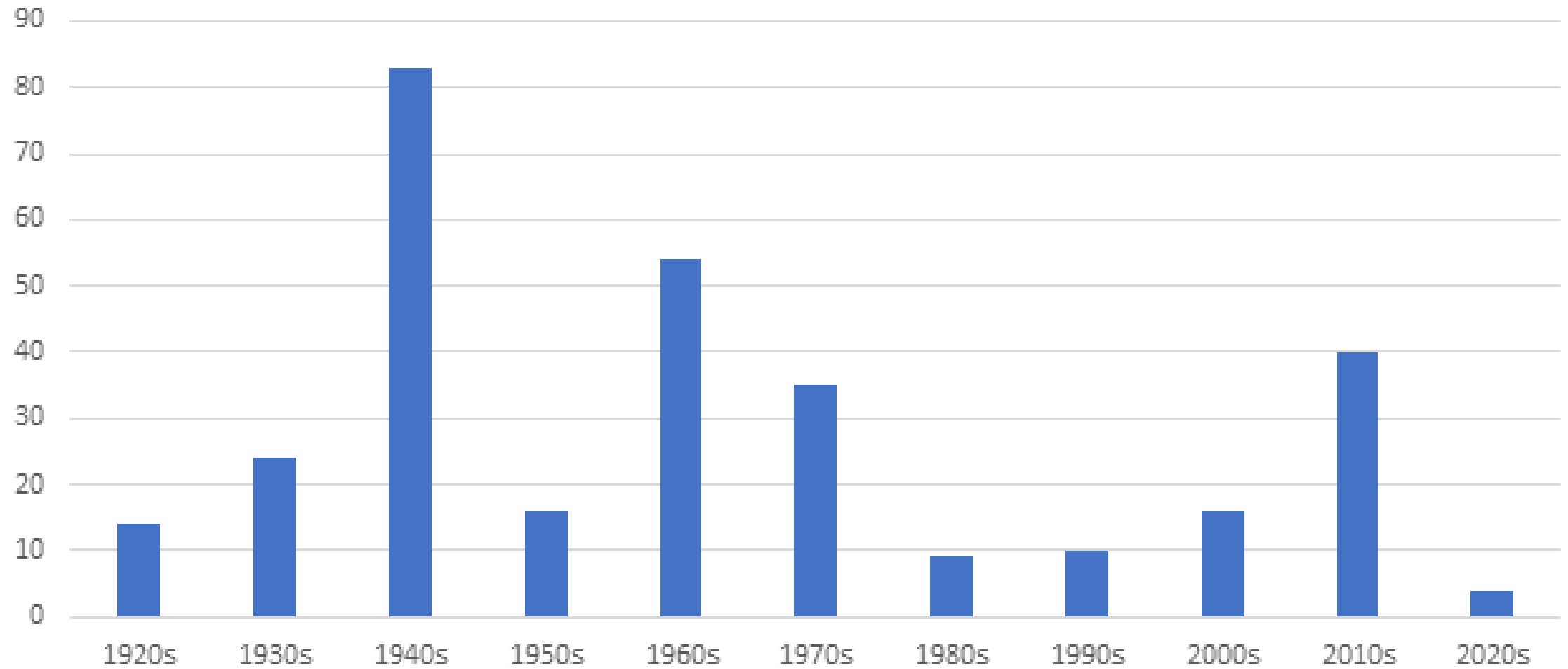
5th July 2021



- 281 (92.13%) general needs;
- 24 (7.87%) Over 60's;
- 273 (97.15%) of General Needs properties occupied and 24 (100%) of Over 60s;
- 2 properties currently void (1x2BH & 1x3BH);
- 6 properties awaiting disposal (3x1BF, 2x2BF & 1x3BH),
- 3 shared Ownership properties (2x2BH New Builds at Neilsen Close and 1x3BH at Mill Road).

Address	Bungalow	Flat	House	Grand Total
Ashburton Close			7	7
Bases Lane			9	9
Eagles Court		9		9
Gales Court	24			24
Gales Road			4	4
Home Piece Court		18		18
Home Piece Road	2	4	4	10
Knitting Needle Lane	18			18
Malthouse Place		10		10
Market Lane			5	5
Mill Road			8	8
Neilsen Close		2	22	24
Northfield Avenue	3		3	6
Northfield Crescent	23		30	53
Northfield Lane	6	15	9	30
Northfield Waye	10	19	7	36
Park Road			4	4
Theatre Road			1	1
Warrens Yard			11	11
Westfield Avenue			18	18
Grand Total	86	77	142	305

Build date of Current Stock



Average Current Weekly Charges

Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Average
Bungalow	£81.66	£93.90				£91.76
General Needs	£81.37	£94.12				£93.51
Over 60s	£81.73	£92.77				£87.25
Flat (all General Needs)	£85.53	£90.29				£87.54
House (all General Needs)	£78.94	£97.85	£96.75	£114.50	£110.51	£98.42
Average	£84.21	£94.56	£96.75	£114.50	£110.51	£93.88

- 14.53% of current tenancies are charged affordable rents

Of the 297 current tenancies (as at 24th June 2021):

- 94 (31.65%) started after 1st June 2016 (less than 5 years)
- 203 (68.35%) started prior to June 2016 (over 5 years)
- 151 (50.84%) started prior to June 2011 (over 10 years)
- 87 (29.29%) started prior to June 2001 (over 20 years)
- 36 (12.12%) started prior to June 1991 (over 30 years)

Address	Property Type	Organisations Approached	Purchaser	Completion Date
18 Gales Road	House	Open market	Private buyer	07/04/2017
18 Mill Road	House	Open market shared ownership sale	Private buyer	25/10/2018
12 Northfield Way	Flat	Homes for Wells	Homes for Wells	19/02/2019
12A Northfield Way	Flat	Homes for Wells	Homes for Wells	19/02/2019
22 Northfield Way	Flat	Homes for Wells	Homes for Wells	25/09/2019
18 Northfield Way	Flat	Homes for Wells	Private buyer	31/05/2019
3 Northfield Way	Flat	NNDC - Homes for Wells	Homes for Wells	02/03/2021
3a Northfield Way	Flat	NNDC - Homes for Wells	Homes for Wells	02/03/2021
4 Northfield Way	Flat	NNDC - Homes for Wells - Wells United Charities	Wells United Charities	18/03/2021
4a Northfield Way	Flat	NNDC - Homes for Wells - Wells United Charities	Wells United Charities	18/03/2021
2a Northfield Way	Flat	NNDC - Homes for Wells	Homes for Wells	
7a Northfield Way	Flat	NNDC - Homes for Wells	Homes for Wells	
9a Northfield Way	Flat	NNDC - Homes for Wells - Wells United Charities - Wells Harbour Comission -Open Market	Private buyer	
10 Northfield Way	Flat	NNDC - Homes for Wells - Wells United Charities - Wells Harbour Comission -Open Market	Private buyer	
7 Northfield Lane	Flat	NNDC - Homes for Wells - Wells United Charities - Wells Harbour Comission -Open Market	On Market	
19 Northfield Avenue	House	NNDC - Homes for Wells	Being considered	

- 44 rented properties (14.43% of current rented stock) have been built by Victory/Flagship since 2016.:
 - April 2016 – 10 (Home Piece Road)
 - May 2016 – 19 (Home Piece Road and Market Lane)
 - April 2017 – 11 (Ashburton Close)
 - November 2020 – 4 (Neilsen Close)
- These comprise of:
 - 14 x 1-bed flats
 - 24 x 2-bed properties:
 - 2 x W/C bungalows
 - 12 x houses
 - 10 x flats
 - 3 x 3-bed houses
 - 3 x 4-bed houses
- We are also currently working with Homes for Wells to deliver 12 new affordable homes in Warham, where Victory currently has 9 existing General Needs properties.

Housing White Paper

- Health and Safety – Compliance, plus Ombudsman/RSH/ITN focus on damp and mould;
- New Decent Homes standard
- Consumer regulation, new national PIs, greater focus on neighbourhood as well as home, stronger Ombudsman
- Tenant involvement – should be ‘at the heart of our decision making’, ‘nothing about us without us’, everyone’s job.

Planning White Paper

- Housing Growth – 300,000 pa nationally
- Reform of planning system
- Higher environmental specification for new homes
- Focus on home ownership – including First Homes and changes to Shared Ownership

Energy White Paper

- Net Zero by 2050
- All homes to reach Band C EPC by 2035 – half of our homes will require investment to reach this
- Electric vehicles
- Focus of our Board sessions in June and September

As if that’s not enough, there’s..

- New Code of Governance
- Homelessness and Rough Sleeping
- Ageing Population and Loneliness
- Mental Health
- Diversity and Inclusion
- Impact of Covid-19 – unemployment, furlough, foodbank use, rise of UC claimants, ban on evictions lifted
- Economic impact – RPI? Rent policy post 2025?
- Covid-19 generated community support systems

- Ageing portfolio
- Many running out of useful life
- 1,000s of post war boom housing
- Non-traditional homes
- 19th century and earlier



Where do we want to get to?

- Spending money wisely
- Invest more in the right homes
- Help those that are struggling
- Cement stronger locations
- Intervene where possible
- Accept where we cannot



Homes of 2050



