

Trafford Council Scrutiny Committee

Ben Townsend – New Business Director NW

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L&Q



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Maximising social housing

- Existing social housing
- Adaptations
- Disposals
- Development
- Regeneration



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Existing Social Housing

- 9,500 residential properties in Trafford, almost 20,000 householders
 - 81% general needs
 - 10% sheltered accommodation
 - 7% leaseholders/freeholders/shared owners
 - 2% other tenures (non-social, rent to buy, social services)
- 51% flats (including maisonettes), 49% houses (including bungalows)
- 3 extra cares (including Limelight community hub)

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Adaptations

- Minor
- Major – Disabled Facilities Grant
- Homes Moves
- Temporary accommodation
- Foster carer programme



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Disposals

- Good asset management
- Efficiency and value for money investment
- Sales to Trafford Council
- Empty homes
- Right to buy / Right to acquire
- Surplus reinvested in Trafford

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Development

- Provide quality new homes across our operational area
- Commitment to Greater London and Greater Manchester
- Averaged 3,000 new homes per year
- Mixed tenure affordable and market homes
- Using financial capacity and external funding
- Partnerships and joint ventures



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Development

- 108 homes completed in last 24-months in Trafford
- 218 new homes on-site currently in Trafford
- 235 new homes approved to start on site in Trafford
- 3-year pipeline (potential sites identified) 979 homes

Partnerships

- Homes for Trafford LLP – with Trafford Council
- Heath Farm Lane LLP – with Vistry



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Development



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Regeneration



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Any questions?

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