

I have written this report much later than usual. As a result it incorporates matters of current importance as well as a snapshot of activities over the year to December 2022.

The Covid pandemic is, so we are told, over and let us hope it stays that way. This year another challenge has presented itself with high inflation reflecting rapidly rising costs for everything and, in particular, the energy crisis which has seen costs for electricity and oil rise at alarming rates. Fortunately, energy costs do appear to be falling now but they are unlikely to get below the previous rates. Due to the energy crisis, the Committee decided, for 2023, to keep rents at the level they were pre covid to assist tenants facing yet more uncertainty.

Longer term this is unsustainable and rents will have to rise again for 2024. How much will depend largely on building costs but we can assure tenants we will always be mindful of keeping rents at an affordable level.

All the usual annual servicing has been carried out including work such as exterior painting, boiler servicing, chimney sweeping, smoke and heat alarm servicing. Several boilers and wood burning stoves have been replaced.

As reported last year, Energy Performance Certification surveys have been completed. The majority of houses fell into the E grade category which is currently the lowest grade acceptable. The government has set a revised target of C grade to be achieved by 2028. This will present a massive and expensive work load and the Committee is discussing how we might best tackle the challenge.

Electrical Certification is ongoing and about 60% complete.

We have had very few tenancy changes. The tenant from 48 Morston Road moved away and the committee has taken advantage of the vacancy to upgrade the cottage. This will be to EPC 'C' grade and will provide us with a good indication of costs for other properties.

The Housing Society Committee works well. The Officers (Chair, Secretary, Treasurer, Housing Officer and Rent Officer) are in regular contact between meetings dealing with day to day matters as they arise. We meet with the rest of the Management Committee every two months. The Harbour Rooms have hosted our meetings recently and we are very grateful to them.

The proposed joint development between BNHS and Broadland is now at the stage of legal and planning considerations. Hopefully we will have something more informative to tell you soon

John Seymour
BNHS Chair