
REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 7
DATE OF MEETING:	4th OCTOBER 2018	CATEGORY: DELEGATED/ RECOMMENDED
REPORT FROM:	ALLISON THOMAS – STRATEGIC DIRECTOR – SERVICE DELIVERY	OPEN
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SUBJECT:	UPDATED HOUSING STRATEGY ACTION PLAN 2018/19	REF:
WARD(S) AFFECTED:	ALL WARDS	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 That the Committee approves the 12 month interim Housing Strategy Action Plan and proposed timescales for delivery attached at Appendix 1 to this report.
- 1.2 That the Committee notes that a new three-year Health and Housing Strategy is to be compiled and brought back to Members for approval in Autumn 2019
- 1.3 That this report is referred to Finance and Management Committee to note the financial implications associated with the delivery of the actions contained within the revised Action Plan (although major new schemes and projects would be subject to future Committee approval).

2.0 Purpose of Report

- 2.1 To gain approval for the delivery of the revised Housing Strategy Action Plan attached as Appendix 1 and the development of a new Housing and Health Strategy in 2019 to replace the existing Housing Strategy 2016 – 2021 in the light of government guidance.

3.0 Detail

- 3.1 The Council’s Housing Strategy was published in 2016 and although the majority of the content is still relevant, there have since been significant changes both locally, in terms of the way housing services are structured and within the national policy context. The actions contained in the 2016 strategy have therefore been reviewed and outstanding tasks have been realigned to reflect these changes.

- 3.2 The key changes in policy which have been introduced since the Council's Housing Strategy was published that have impacted on the way the Council delivers its Housing Services, the way new builds and acquisitions can be funded, the way housing is subsidised and the planning process are set out below:
- Autumn Statement in November 2016 – (announced additional £1.4 billion for affordable homes delivery, changes to Universal Credit and a range of other housing measures)
 - Housing White Paper – (*Fixing Our Broken Housing Market – Feb 2017*)
 - Homelessness Reduction Act 2017 (and associated Code of Guidance for Local Authorities – October 2017)
 - Revised National Planning Policy Framework (NPPF) – July 2018

In addition, there are further proposed policy changes that are currently being consulted upon including:

- Green Paper – (A new deal for social housing – August 2018)
- Use of Right to Buy Receipts – (August 2018)
- Rents for social housing from 2020-21- (September 2018)

Further changes to national guidance are also likely to be announced within the next 12 months relating to private sector regulation and enforcement which will need to be reflected in the Council's strategic thinking.

- 3.4 The revised Plan is, therefore, a 12-month interim Plan which would lead up to the development of a new Housing and Health Strategy in 2019. Informed by the policy context above and stakeholder consultation, it is likely to include:
- tackling homelessness
 - improving housing / health conditions across all housing tenures
 - increasing new affordable housing supply to meet identified needs.

- 3.5 The Action Plan attached at Appendix 1 both reviews the status and progress of the original actions and provides a fresh focus for 2018/19 with new key priorities identified within each of the three objectives taken from the 2016-21 Housing Strategy;
- HS01 – Improving Access to and Supply of Housing
 - HS02 – Well maintained, Safer, Greener Homes
 - HS03 – Enabling People to Live Independently

- 3.6 As outline in Section two of the Plan, many of the original actions have either been completed or are currently in progress. Original tasks that are outstanding and are still relevant have been transferred to the new Priorities for 2018/19 within Section 1 of the plan. These actions sit alongside the newly identified actions for the next 12 months.

4.0 Financial Implications

- 4.1 There are revenue and capital implications associated with the new actions contained within the Plan. Individual actions would be subject to further Committee approval. Where additional funding from the General Fund or the Housing Revenue Account is required these have been highlighted in the Plan.

4.2 The 12month interim Action Plan does not require wider stakeholder consultation as actions identified were all identified as part of the previous consultation exercise which led to the current Housing Strategy being produced. Further consultation with relevant stakeholders will be required in 2019, however, to inform the production of the new Health and Housing prior to the final version being presented to Committee for approval.

5.0 Corporate Implications

5.1 Approval of the recommendations outlined in this report will enable the delivery of the 12-month Action Plan. Delivery of the Action Plan will have positive direct implications on the following actions contained within the Corporate Plan;

- Place – to facilitate and deliver a range of integrated housing and community infrastructure
- People – to enable people to live independently

5.2 Many of the actions within the proposed Plan will have legal implications as they will involve entering into Service Level Agreements, contracts and partnership arrangements with external organisations. Any project with associated legal implications will be delivered in conjunction and consultation with Legal Services

6.0 Employment Implications

6.1 There are no employment implications associated with the approval of the recommendations contained in this report

6.2 Following the approval of the revised Action Plan, the new priorities will be discussed with the identified lead officers and tasks and target dates will be monitored by the Strategic Housing and the Corporate Performance Teams.

7.0 Community Implications

7.1 Implementation of the actions contained within the revised Plan will have a direct positive impact on neighbourhoods and new communities across the District. Delivery of the actions contained within the Plan will reinforce and support the Council's priority for Healthier Communities within the Sustainable Communities Strategy 2009 – 2029.

7.2 Equality Impact Assessments - the following actions contained within the revised action plan in Section 1 (New Priorities for 2018/19) will be subject to an individual assessment:

- Production of a Homelessness Review and Strategy
- Review of the Council's Allocation Policy and associated consultation
- Review of the Tenancy Strategy
- Identification of specific needs of Black and Minority Ethnic (BME) households and travelling communities

7.3 Armed Forces Community Covenant – the following actions contained within the revised Action Plan will have positive implications for members of the armed forces community;

- Production of a Homelessness Review and Strategy
- Review of the Council's Allocation Policy and associated consultation

- Review of the Tenancy Strategy

8.0 Conclusions

- 8.1 Housing has a major role to play in determining wider socio-economic outcomes including health, educational attainment and community engagement and it is, therefore essential that the Housing Service's corporate priorities focus on tackling health, housing and social inequality to improve the life chances and wellbeing of households in the District.
- 8.2 In addition to the social impact of intervention within the housing sector, the Council's services also need to focus on reducing the polarisation between those who can and cannot access the housing market. The Council can do this by utilising its influence and negotiation with housing providers and within the planning process to effectively bridge the gap with intermediate solutions for those who may not be wholly reliant on social housing but cannot yet access market solutions to meet their housing needs. This will ensure the most vulnerable households are housed and supported to sustain independent living and prevent the need for costly, crisis intervention. The new actions contained within the Action Plan provide the necessary strategic steer required to meet the evolving housing needs of the District's population.

9.0 Background Papers

- 9.1 Current Housing Strategy 2016 – 2021