

**Committee: Cabinet**

**Agenda Item**

**Date: 13<sup>th</sup> December 2012**

**14**

**Title: Housing Strategy 2012-15**

**Portfolio Holder: Councillor Julie Redfern**

**Key decision: Yes**

## **Summary**

1. This report addresses a recommendation from the Housing Board

## **Recommendations**

2. The Cabinet adopt the Councils new Housing Strategy 2012-15

## **Financial Implications**

3. Financial implications of the Strategy have been included in the Housing Business Plan.

## **Background Papers**

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

## **Published papers referred to in preparing the report**

Housing Board Report 29<sup>th</sup> November 2012.

## **Impact**

- 5.

Communication/Consultation	A consultation event was held in July to set priorities. The strategy has been published on the website and sent to partners. Consultation ran for 6 weeks and all comments have been considered.
Community Safety	N/A
Equalities	Equality impact assessment completed
Health and Safety	N/A
Human Rights/Legal	None

Implications	
Sustainability	The Council's energy officer has been involved in the drafting of the document
Ward-specific impacts	Whole District
Workforce/Workplace	None

## Situation

6. The last Housing Strategy was written and published in 2009 and set priorities for a three year period. During that time, many of the key priorities have been achieved. These include the following:
- Gained HCA funding and built 5 new bungalows in Leaden Roding
  - Progressed a further Local Authority new build scheme which will deliver 8 houses during 2012.
  - Restructured the Planning and Housing departments to deliver a joined up service.
  - Continued to exceed the affordable housing target of 100 homes per year.
  - Provided a young parents scheme in partnership with Epping Forest and Brentwood Council's.
  - Provided temporary accommodation at Molehill Green and Stansted
  - Continued development of Bromfield House in Saffron Walden.
  - New Housing Options team set up which has been providing advice and assistance to those at risk of homelessness.
  - Successful Homeless Partnership set up, working on joint initiatives and sharing best practise.
  - Worked with Hastoe to deliver a Passivhaus scheme in Wimbish.
  - Introduced a full responder service for those with our Careline service.
  - Successful Tenant Forum who actively take part in key housing decisions.
  - First internet café opened in one of our sheltered schemes.
  - Programme of Council new build planned for next 5 years.
  - 98.5% of properties meet decent homes standard.
7. It was agreed that a new Housing Strategy needed to be written and published in 2012 and a conference was held in July to scope our future priorities for the next 3 years. This was well attended by Councillors, tenant forum members, key partners and organisations. A second event was held for residents but this was less well attended.
8. A draft document was published for a 6 week consultation period on the Council's website, emailed to key partners, members of the Housing Board and Tenant Forum and to those who attended the Conference. Comments have been looked at and changes made to the document.

9. The comments were considered by the Housing Board and the final strategy was approved on 29<sup>th</sup> November 2012. The Housing Board recommend this document to Cabinet for adoption.

## Conclusion

10. The Housing Strategy is considered to be a robust document which will provide a coherent plan for housing policy within the District. The Strategy is aligned with the Housing Business Plan and the Strategy recommendations have informed the development of the Draft Local Plan.

## Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
<ul style="list-style-type: none"> <li>▪ Document is not adopted</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 – little risk, partners and members have involved in scoping the document</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3 – a future plan is needed and could cause delays to key projects</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ensure that all views are taken into account during the consultation process</li> </ul>

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.