

**Committee:** Cabinet

**Agenda Item**

**Date:** 12 January 2016

**12**

**Title:** Housing Strategy 2016-21

**Portfolio Holder:** Julie Redfern, Executive Member for Housing and Economic Development

Key decision: **Yes**

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## Summary

1. The Housing Strategy 2016-21 sets out the Council's vision and aims for housing in the District for the next five years. It describes the key issues affecting the local housing market and what the Council intends to do to help overcome these challenges and create the right conditions to support growth and improve housing outcomes for local people

## Recommendations

2. That Cabinet agrees the adoption of the Housing Strategy 2016 - 21 as recommended by the Housing Board.

## Financial Implications

3. Recommendations have costs but these are already budgeted.

## 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.

Housing Board report, 9<sup>th</sup> December 2015

## Impact

- 5.

Communication/Consultation	Members, tenants, all partner agencies and public consultation via the website
Community Safety	N/A
Equalities	Equality impact assessment has been completed
Health and Safety	N/A
Human Rights/Legal Implications	None

Sustainability	The Council's energy officer has been involved in the drafting of the document.
Ward-specific impacts	Whole District
Workforce/Workplace	N/A

## Situation

6. The last Housing Strategy was written and published in 2012 and set priorities for a three year period. During that time, many of the key priorities have been achieved. These include the following:
- Delivered 284 affordable homes
  - Landlords forum held once a year
  - Successful Housing Strategy conference held once a year
  - Delivering 1 and 2 bed bungalows on S106 sites
  - Reviewed opportunities for delivery of further regeneration and new build including exploration of alternative delivery models
  - Development of a new Allocations Policy
  - Brought 185 empty properties back into use since October 2013
  - Assisting in the development of the Essex Landlord Accreditation Scheme
  - Administered and provided 62 grants costing £455,428 to enable disabled people to live as comfortably and independently as possible in their homes
7. It was agreed that a new Housing Strategy needed to be written and published in 2015 and a conference was held to scope our future priorities for the next 5 years. This was well attended by Councillors, tenant forum members, key partners and organisations.
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. The comments were considered by the Housing Board and the final strategy was agreed on 9<sup>th</sup> December 2015.
9. The new housing strategy for 2016-2021 sets out the main changes in the housing market, identifies the key challenges in delivering new homes and housing services locally, and informs on what action will be required to help meet both current and future housing needs and aspirations.

The four key strategic aims suggested for the new Housing Strategy 2016-21 are:

- a. Increasing housing supply across all tenures

- b. Helping people to live independently
- c. Ensuring decent, safe and healthy homes
- d. Creating sustainable communities

10. Accompanying the Housing Strategy is a Housing Strategy Action Plan which sets out detailed objectives and outcomes for each of the themes above.

11. Due to the number of policy changes currently being proposed by Government, the Housing Strategy and Action Plan will be kept under review and updated regularly in order to reflect changes in policy, practice or economic conditions.

## Conclusion

1. The new Housing Strategy will provide a coherent plan for housing policy, a sound evidence base and seek to inform the new Local Plan for the District. The Strategy is aligned with the Housing Business Plan and will stand alongside the Homelessness Strategy.

## Risk Analysis

2.

Risk	Likelihood	Impact	Mitigating actions
<ul style="list-style-type: none"> <li>▪ Document is delayed/not approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 – little risk, partners and members will be involved in scoping the document and tight timescales have been set</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 sufficient time is given to consult with partners and members</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.