

Committee: **Housing Board** **Agenda Item**

Date: **23rd October 2012** **5**

Title: **Draft Housing Strategy 2012-15**

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Summary

Recommendations

1. That the Housing Board:
 - a. Consider the draft Housing Strategy and provide comments within the 6 week consultation period.
 - b. Review the final Housing Strategy at the next Board Meeting on 26th November.

Financial Implications

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

Background Papers

3. 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 Business Plan
Draft Housing Strategy 2012-15

Impact

- 4.

Communication/Consultation	A consultation event was held in July to set priorities. The draft strategy has now been published on the website and sent to partners. Consultation will run for 6 weeks.
Community Safety	N/A
Equalities	Equality impact assessment currently being carried out
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

5. 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

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 tenants but this was poorly attended.

A draft document has now been published on the Council's website, emailed to key partners, members of the Housing Board and Tenant Forum and those who attended the Conference.

The consultation period runs for 6 weeks and ends on 13th November. A final document will then be presented to Housing Board on 26th November for approval and then presented to Cabinet for adoption in December.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Document is not approved	1 – little risk, partners and members have involved in scoping the document	3 – a future plan is needed and could cause delays to key projects	Ensure that all views are taken into account during the consultation process

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.