

ITEM 13 Housing Strategy Annual Progress Report 2016-2018

Report of the Housing and Environmental Health Portfolio Holder

Recommended:

That the Housing Strategy 2016 – 2019 Action Plan Update, as shown in the Annex to the report, be approved.

SUMMARY:

- The Housing Strategy 2016 – 2019 Action Plan has been updated to take account of the progress achieved for 2016 – 2017 and 2017 – 2018 and to consider new work priorities for the Service.
- The Strategy ensures that the objectives of the Corporate priority “LIVE: where the supply of homes reflects local needs” are progressed and that the Council is actively working to address the housing needs of Test Valley.
- Consideration will be given in due course for the requirement of a new Housing Strategy post 2019 to reflect new legislation and corporate priorities.

1 Introduction

- 1.1 The Housing Strategy 2016 – 2019 and Action Plan was adopted by Cabinet in November 2016. The Action Plan is monitored and reviewed and a report provided annually to Cabinet regarding progress against the set targets.
- 1.2 Accordingly, the Action Plan has been updated to reflect current priorities, completed projects and considering emerging priorities such as new legislation and guidance, changes in funding regimes and new initiatives.
- 1.3 The Action Plan sets out the priorities and how the Council will move forward in 2016 – 2019; working with a range of partner agencies and stakeholders to tackle and improve services over the lifetime of the strategy. Key related documents are:-
 - (a) Preventing Homelessness Strategy 2016 – 2019.
 - (b) The Home Energy Conservation Act Action Plan.
 - (c) The Private Sector Housing Renewal Policy.
- 1.4 The Action Plan aims to support the Council’s strategic and corporate priorities. It is important the document is reviewed annually to ensure it continues to work towards meeting resident’s needs and our aspirations for the Council and the Service.

2 Background

- 2.1 In November 2016, Cabinet approved the Housing Strategy 2016 – 2019. Following adoption, the Executive undertakes a review of progress towards the aims of the Strategy's Action Plan each year and an annual Housing Strategy Update is published.
- 2.2 The Annex to this Report provides a progress report on the Action Plan for the last 24 months summarising the progress made to date including revisions and deletions proposed to the Action Plan together with the reasons for any amendments.

3 Corporate Objectives and Priorities

- 3.1 The Housing Strategy fully supports and complements the Council's Corporate Plan.

4 Consultations/Communications

- 4.1 Extensive consultation took place throughout the development of the Housing Strategy.
- 4.2 The Key Officers linked to the areas of the Action Plan have been consulted and the updates included within the Action Plan.

5 Options

- 5.1 The key option is to agree the Housing Strategy Action Plan Update for the remaining period of the Strategy or to recommend any amendments arising from Cabinet's considerations of this report.
- 5.2 The key highlights from Housing Strategy Action Plan update are as follows:-
 - 5.2.1 The development and management contract for the 54 unit extra care scheme at Nightingale Lodge has been awarded to Ashely Homes plc, Places For People is the Registered Provider partner. Demolition is to commence in Late Spring 2018 and estimated completion Summer 2020.
 - 5.2.2 266 new affordable homes were delivered in 2016/17, this is the highest level of affordable housing delivery in Hampshire. 217 new affordable homes were delivered in 2017/18 and we are awaiting statistical information from other Hampshire Local Authorities to ascertain whether the Council has retained the highest level of delivery.
 - 5.2.3 The Private Sector Housing Renewal Policy is being renewed to reflect the new legislative powers and Better Care Funding regime.
 - 5.2.4 The Housing Options Service adapted its operating model and is now compliant with the requirements of the Homelessness Reduction Act 2017.
 - 5.2.5 The Council continues to report relatively low levels of statutory homelessness, temporary accommodation use and rough sleeping, despite increasing national and regional trends.

5.2.6 The Gypsy & Traveller Accommodation and Assessment has been completed.

5.2.7 Home Energy Conservation Act Update Report was approved by Cabinet in November 2017.

6 Option Appraisal

6.1 The recommended option is to approve the Housing Strategy Action Plan Update.

7 Risk Management

7.1 An evaluation of the risks associated with the matters in this report indicate that further risk assessment is not needed because the changes/issues covered do not represent significant risks or have previously been considered by Councillors on 2 November 2016 at Cabinet.

8 Resource Implications

8.1 There are no additional resource implications beyond the approved Capital Programme 2016/17 to 2019/20. Any additional activity identified as part of the Action Plan will be considered for feasibility within the normal yearly budgeting activity.

8.2 The Action Plan Update will not be printed but will be included on the TVBC website.

9 Legal Implications

9.1 There are no direct legal implications.

10 Equality Issues

10.1 An EQIA is not required as the issues covered within this Report have previously been considered when the original Housing Strategy was approved in November 2016 and there are no major changes.

11 Other Issues

11.1 Community Safety: the Action Plan emphasises the need for social cohesion and integration to develop balanced communities.

11.2 Environmental Health Issues: The Action Plan seeks to improve the environmental quality of homes and reducing fuel poverty. Energy efficiency improvements are incorporated within the HECA Action Plan.

11.3 Sustainability and Addressing a Changing Climate: The key aim of the HECA Action Plan is to improve the energy efficiency of domestic properties and Housing Development are working with our Registered Provider partners to ensure new homes are built to high quality and energy efficiency standards.

11.4 Property Issues: none

11.5 Wards/Communities Affected: all wards are affected.

12 Conclusion and reasons for recommendation

12.1 The Housing Strategy is an overarching document which focuses and co-ordinates a number of other housing related strategies and policies, enabling us to continue our drive to deliver against the “LIVE” objectives and addressing the housing needs of Test Valley residents.

12.2 The updated Action Plan 2016 – 2019 builds on these clear objectives for the following year, 2017 – 2018 and beyond.

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| <u>Background Papers (Local Government Act 1972 Section 100D)</u> | | | |
| None | | | |
| <u>Confidentiality</u> | | | |
| It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public. | | | |
| No of Annexes: | 1 | File Ref: | N/A |
| (Portfolio: Housing and Environmental Health) Councillor Bundy | | | |
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| Report to: | Cabinet | Date: | 16 April 2018 |