

# **Housing Strategy Annual Progress Report 2018-2019**

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:**

- Housing is high on the national policy agenda, and it remains a key priority for Test Valley Borough Council.
- The Council's Housing Strategy sets out its plans for delivering effective and efficient housing services that meet the needs of local residents. It is concerned with all housing tenures and aims to meet locally identified need.
- The Housing Strategy 2016 – 2019 Action Plan has been updated to take account of the progress achieved in 2018/19 and over the lifetime of the strategy.
- The Housing Strategy has ensured that the objectives of the outgoing Corporate Plan priority "LIVE: where the supply of homes reflects local needs" have been delivered and that the Council is actively working to address the housing needs of Test Valley, including in the context of the new Corporate Plan for 2019 - 2023.
- During 2019/20, the Housing Service will develop and recommend a new Housing Strategy for Test Valley. This will be developed in consultation, and with the intention to set out plans to grow the potential of our housing services in the borough from 2020 onwards.

## **1 Introduction**

- 1.1 The Housing Strategy 2016 – 2019 and associated Action Plan were adopted by Cabinet in November 2016. The Action Plan is monitored and reviewed, and a report provided to Cabinet annually regarding progress against the set targets.
- 1.2 The Action Plan has, therefore, been updated to reflect the work that has been undertaken and in light of emerging priorities, including new legislation and guidance, changes in funding regimes and new initiatives.
- 1.3 The Action Plan sets out how we deliver against our housing priorities in a practical way, and demonstrates how the Council has progressed across the

life of the strategy itself. This progress is achieved in partnership with a range of other organisations and stakeholders.

- 1.4 The Housing Strategy is an overarching strategic document informing the way the Council's Housing Services are delivered. Key related documents that contribute to the Housing Strategy are:
- (a) The Preventing Homelessness Strategy 2016 – 2019.
  - (b) The Hampshire Home Choice Allocations Policy.
  - (c) The Tenancy Strategy.
  - (d) The Home Energy Conservation Act Action Plan.
  - (e) The Private Sector Housing Renewal Policy.

## **2 Background**

- 2.1 Following the adoption of the Housing Strategy 2016 - 2019, the Council determined that a progress review would be undertaken each year and an annual Housing Strategy Update would be published.
- 2.2 The Annex to this report provides the 2019 progress report, detailing work to date, including revisions and deletions proposed to the Action Plan, and setting out short explanatory notes for any amendments.
- 2.3 Key highlights include:
- 2.3.1 Delivering Homelessness Reduction Act compliance and a successful developmental pilot in Housing Options, including securing approx. £270,000 in recent MHCLG funding rounds to support homelessness services in the local area.
  - 2.3.2 The draft Affordable Housing Supplementary Planning Document was approved for public consultation by Cabinet in April 2019.
  - 2.3.3 Demolition of Nightingale Lodge completed in May 2018 in order to develop a new 54 unit extra care scheme in partnership with Hampshire County Council, Ashley Homes plc, Places for People and Test Valley Borough Council.
  - 2.3.4 The introduction of the Local Authority Enhanced Shared Equity Programme (LA ESEP).
  - 2.3.5 An Energy Company Obligation (ECO) Funding Flexible Eligibility: Statement of Intent, was adopted by Cabinet in April 2019 to widen the eligibility for those households who are on low income and fuel poor.
  - 2.3.6 Over the three years of the Housing Strategy:
    - (a) 100 households were accepted as statutorily homeless and 1,132 households were either prevented from becoming homeless or had their homelessness relieved through proactive work with affected households.

- (b) 733 new affordable homes were delivered, against a target of 600. The Affordable Housing Programme has delivered 35 rural homes, 32 wheelchair adapted properties and 24 lifetime homes properties.
- (c) A total of 658 Help to Buy: Equity Loans were provided to Developers by Homes England for first time buyers purchasing a new home in Test Valley, representing a total investment of £26,188,362.
- (d) 153 households were assisted to access and sustain accommodation in the private rented sector through the Rent Deposit Loan Scheme.
- (e) Awarded £1,926,500 Disabled Facilities Grants together with Housing Renovation and Minor Work Grants provided in the sum of £58,000.

2.3.7 The timescale to develop a new Private Sector Housing Renewal Policy has been revised to ensure it is realistic in light of the complexity of this piece of work and to ensure it is aligned to the new Corporate Plan. New legislative powers and options for delivering against our priorities using the Better Care Fund will also be fully explored following recent developments in national policy. The draft Private Sector Renewal Policy is being progressed with a revised timescale for completion in 2019/20.

### **3 Corporate Objectives and Priorities**

- 3.1 The Housing Strategy fully supports and complements the Council's Corporate Plan. It will be reviewed during the course of 2019/20 to inform a new forward looking strategy.
- 3.2 The Council will publish a new Housing Strategy in 2020 that, in keeping with the new Corporate Plan 2019 – 2023, will seek to grow the potential of our Housing Services and build on our partnerships to deliver new housing and continue to meet locally identified needs.

### **4 Consultations/Communications**

- 4.1 Extensive consultation took place throughout the development of the Housing Strategy and further consultation was undertaken during 2018 as part of the development of a new Corporate Plan. Targeted consultation will also take place during 2019/20 as part of the development of an emerging Housing Strategy for the borough from 2020.
- 4.2 Key responsible officers involved in the delivery of the Action Plan have been consulted and contributed to the updates that have been included within the Action Plan.

### **5 Options**

- 5.1 The report and associated Annex are intended to set out progress towards meeting the aims of the current Housing Strategy. The report seeks approval for the Action Plan for the remaining period of the Strategy, and provides an opportunity for members to recommend amendments as part of Cabinet's consideration of this report.

5.2 The options are to approve the Action Plan as it has been presented, and/or to propose any amendments as Cabinet may consider appropriate Option Appraisal

5.3 The recommended option is to approve the Housing Strategy Action Plan Update as presented in the annex.

## **6 Risk Management**

6.1 An evaluation of the risks indicate the existing controls in place mean that no significant risks have been identified at this time.

## **7 Resource Implications**

7.1 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.

7.2 The Action Plan Update will not be printed but will be published on the TVBC website.

## **8 Legal Implications**

8.1 There are no direct legal implications arising from this report, albeit the Council has a range of legal duties associated with the delivery of its housing services.

8.2 The Housing Strategy and associated Action Plan support the Council to ensure it is meeting all necessary and relevant legal obligations.

## **9 Equality Issues**

9.1 An EQIA was completed when the original Housing Strategy was approved in November 2016.

## **10 Other Issues**

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

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

10.3 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 Officers are working with our Registered Provider partners to ensure new homes are built to high quality and energy efficiency standards.

10.4 Property Issues: none

10.5 Wards/Communities Affected: all wards are affected.

## **11 Conclusion and reasons for recommendation**

11.1 The Housing Strategy is an overarching document, both informing and co-ordinating a number of other housing related strategies and policies. It contributes to the Council's key priorities as expressed in the Corporate Plan 2019 – 2023.

11.2 The updated Action Plan provides a detailed appraisal of the work to date in delivering the current Housing Strategy.

<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:	12 June 2019