

This Report will be made public on 24 April 2018.

Report Number: **C/17/96**

To: Cabinet
Date: 18 April 2018
Status: Key Decision
Head of Service: Ben Geering, Head of Planning
Cabinet Member: Councillor Alan Ewart-James, Cabinet Member for Housing

Subject: Draft Healthier Housing Strategy 2018-2023

Summary: This report introduces the draft Healthier Housing Strategy for the period 2018/2023. The document sets out how the Council and its local partners intend to work together to address the housing and related needs of the district.

REASONS FOR RECOMMENDATIONS:

The recommendations are made because:

- a) The draft strategy sets out how the Council and its partners intend to work together to address the housing and related needs of the district.
- b) The draft strategy has been developed using comprehensive housing needs and condition data.
- c) The Council will embark on a comprehensive consultation exercise to seek the views of local partners and the community on the draft strategy for the district.
- d) It is vital that the Council makes the best possible use of the available resources for housing and regeneration purposes within the district.

Recommendations:

Cabinet is asked to:

- 1) Receive and note Report C/17/96.
- 2) To approve the draft Healthier Housing Strategy for the district, subject to the document being made available for public consultation.
- 3) To agree that the Cabinet Member for Housing has delegated authority (in consultation with the Head of Planning) to make any minor changes to the draft strategy necessary following the consultation.

1. Background

- 1.1 This report introduces the draft Healthier Housing Strategy for the district for the period 2018/2023, which is set out in Appendix 1 of this report.
- 1.2 The Strategy sets out how the Council and its local partners intend to work together to address the housing and related needs of the district. The key focus of the strategy is the delivery of affordable housing (for rent and low cost home ownership) and the improvement of housing conditions within the private housing sector within the district.
- 1.3 The draft strategy has been informed by the following updated key needs information for the district:
 - The 2017 Strategic Housing Market Assessment
 - The 2017 combined Private Sector Housing Stock Condition and Health Impact Survey
- 1.4 The document has been produced in partnership with the Planning Policy Team to ensure that it properly reflects the themes and direction set out in the emerging Core Strategy Local Plan Review. It has also been developed to reflect the emerging Health and Well Being Agenda in order to minimise the demand for scarce health and social care resources.
- 1.5 The Strategy has also been developed to take full account of the themes within the current Corporate Plan. In particular the objectives of 'More Homes' and 'Health Matters'.

2. Key Themes

- 2.1 The key objectives of the draft strategy are to:
 - Improve access to housing in the district and increase the supply of affordable homes for rent and low cost home ownership.
 - Work to ensure that homes are well maintained, safer and healthier.
 - Enable people to live independently.
 - Make the best use of the existing housing stock.
- 2.2 The draft Strategy also incorporates a detailed action plan (Appendix 1) which will enable progress to be monitored on an ongoing basis. The key actions delivered as part of the strategy will also be monitored through the Corporate Plan performance indicators.

3. The Way Forward

- 3.1 Subject to approval by Cabinet, it is proposed that the draft Healthier Housing Strategy should be made available for public consultation. It is also proposed that the Cabinet Member for Housing, in consultation with the Head of Planning, should have delegated authority to make any minor change to the strategy which is necessary following the period of consultation.

4. Risk Management Issues

A summary of the perceived risks to the council is shown below:

Perceived risk	Seriousness	Likelihood	Preventative Action
Failure to achieve the housing priorities set out in the Council's Corporate Plan.	High	Low	Adoption of an effective Housing Strategy for the district.
Failure to adopt an effective housing strategy for the district.	High	low	Adoption of the draft Healthier Housing Strategy which is underpinned by robust housing needs and condition information.

5. Legal/Financial and Other Controls/Policy Matters

5.1 Legal Officer's Comments - There are no legal implications arising directly from this report. (DK)

5.2 Finance Officer's Comments- The District Healthier Housing Strategy is supported by the HRA Business Plan. Financial resources required in 2018/19 have been included within the budget. Any future resource requirements will be factored into the usual budget setting processes (CI).

5.3 Diversity and Equalities Implications - An initial equalities impact assessment has been completed on the draft Strategy and no adverse impacts have been identified at this stage. The impact assessment will be completed again following the proposed public consultation period. (AH)

6. CONTACT OFFICER AND BACKGROUND DOCUMENTS

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The following background documents have been relied upon in the preparation of this report:

- The 2017 Strategic Housing Market Assessment
- The 2017 combined Private Sector Housing Stock Condition and Health Impact Survey