

	REPORT TO CABINET TO BE HELD ON 13 JUNE 2017	
	Key Decision	Yes
Corporate Priority Aim 3 – Creating Healthy and Vibrant Communities	Cabinet Portfolio Holder	Cllr Bill Chatt, Cabinet Member for Public Health and Housing

REPORT OF: DIRECTOR (TW) 17/082

WARDS AFFECTED: ALL

SUBJECT: HOUSING STRATEGY : 2017-21

RECOMMENDATION (S):

Cabinet is recommended to:

Recommend to Council the adoption of a new Housing Strategy for the Borough for the period 2017-2021.

REASON FOR RECOMMENDATION

To ensure the Council has a robust plan in place to help meet housing need within the Borough.

HIGHLIGHTED RISKS:

See attached matrix.

1. INTRODUCTION

1.1 The Housing Act requires that Local Authorities have housing strategies in place which address the housing needs of their area. The purpose of housing strategies is to:

- Provide an overview of housing related issues in the area
- Identify any mismatch between supply and demand and identify issues regarding housing conditions

- Set out the key objectives for the authority and its partners
- Establish priorities for action and spending priorities
- Provide an action plan and policy direction

1.2 The Council adopted its most recent housing strategy in January 2012. That strategy covered the period 2012-2016. Officers have been developing and consulting on a new housing strategy for the Borough.

1.3 This report seeks approval of a new housing strategy for 2017-2012. The report provides an overview of progress on the last strategy. It highlights the key challenges in respect of housing provision going forward and sets out the objectives that are proposed for the next four years

2. CORPORATE AIMS/PRIORITIES AND THE COMMUNITY PLAN

2.1 Contributes to Aim 3 of the Council's Corporate Plan, 'Creating Healthy and Vibrant Communities'.

3. BACKGROUND AND ISSUES

3.1 In January 2013 the Council adopted a housing strategy covering the period 2012-2016. That strategy set out seven core objectives for the Council. These were:

- Promoting Housing and Economic Growth
- Neighbourhood Renewal
- Homelessness Prevention
- Creating Inclusive and Sustainable Communities
- Supporting Older and Vulnerable People
- Tackling Empty Homes and;
- Promoting Energy Efficiency and Tackling fuel Poverty.

3.2 Further to the adoption of that strategy significant progress was made in a number of key areas. Outputs include:

- An increase in the number of affordable homes being developed in the Borough. In total 455 new affordable homes were developed between 2012-2015/16. This exceeded the original target of 363 new homes and represented an 84% increase on the previous four years.
- New homes commenced at priority sites, including Middle Deepdale, High Mill Farm, Scalby and Helredale, Whitby.
- A new Local Plan has been developed (subject to adoption in 2017). This plan sets out ambitious housing and economic growth targets going forward and identifies new housing sites to meet these targets.

- The Council adopted a scheme for the additional licensing of HMOs in 2014. Plans for the introduction of Selective Licensing of private rented accommodation in parts of the Borough have been worked up for introduction in 2017.
- A new Community Impact Team has been established to help uplift areas of deprivation in the Borough. In addition the Councils housing enforcement team has been restructured to help build capacity.
- Reductions in homelessness have been sustained. 87 households became homeless in 2015/16 as compared to 132 in 2011/12. Numbers in temporary accommodation have also reduced as has the Councils overall spend on homelessness.
- New supported housing services and accommodation have been developed and commissioned. These include the re-development of Newburn House into a bespoke facility for some of the most vulnerable people in the Borough and the development of the Changing Lives service.
- A skills village has been developed at Middle Deepdale to support employment and training opportunities within the construction industry for young people.
- New housing for older people has been completed, including the 60 unit extra care scheme at Middle Deepdale (Jazz Court). Further schemes are proposed, including the former Rugby Club site on Scalby Road.
- The Council has expanded and grown its Home Improvement Agency, providing services to enable elderly and vulnerable people to live independently. A new partnership with Rydale DC was established and a new Handyperson Service developed. Growth in the Councils Better Care Funding allocation for Disabled Facilities Grants (DFGs) is being maximised to improve a quicker and more flexible service.
- A range of initiatives to tackle empty homes were tried (with varied success). These included the use of Council borrowing to bring 16 empty homes back into use as temporary accommodation for the homeless.
- Various new initiatives to promote energy efficiency and tackle fuel poverty were taken forward. These included the development of the Choices for Energy Service (now integrated within the HIA) and various other initiatives including a Winter Warmth service.

3.3 The draft housing strategy for the period 2017-2021 has been developed within the context of a various national policy and legislative changes. Key issues considered in relation to the strategy include:

- The Governments recent White Paper and Strategy for Housing “*Fixing our Broken Housing Market*” February 2017.
- The Governments push to accelerate housing construction and their national commitment to build 1M new homes by 2021.
- Changes to the way Registered Providers are able to fund development going forward, including reductions to social housing rents, the extension of the right to buy.
- New legislation, including the Housing and Planning Act and Homelessness Reduction Bill.
- The impact of austerity, including proposed funding cuts to the North Yorkshire Supporting People Programme.
- The introduction of Local Housing Allowance caps on Supported Housing rents.

3.4 The strategy has also been developed within the context of wider Council objectives, including the Local Plan, the Corporate Plan and the Councils Homelessness Strategy and Review 2016-20.

4.0 CONSULTATION

4.1 To support the development of this strategy the Council has consulted very broadly over an eight week period. Feedback has been sought from residents, registered providers, developers, along with statutory and voluntary sector providers.

4.2 In addition the strategy was considered by Scrutiny Board in February 2016. A number of potential topics of interest were highlighted to the Board to support the delivery of this strategy going forward. These included a role for the Board in helping to assess the impact of the Selective Licensing of Private rented accommodation along with a bespoke piece of work around tackling rough sleeping.

5.0 ASSESSMENT

5.1 The draft housing strategy contains five broad objectives. These are:

- Accelerating Housing Growth
- Supporting the delivery of Affordable Housing
- Improving the condition of Private Housing and promoting Neighbourhood Renewal.
- Preventing Homelessness.

- Meeting housing need including the needs of vulnerable households.
- 5.2 Previous separate objectives around empty homes, fuel poverty and sustainable communities have been incorporated into the action planning within the above broad objectives.
- 5.3 Within each objective there are a range of actions and targets. These include:
- Deliver against the housing growth targets as set out within the Local Plan, including 3884 new homes by 2021.
 - Bring forward Council land for growth and consider the acquisition of land for development where this is viable and could bring added value (including an investigation of potential new Compulsory Purchase Order flexibilities).
 - Support for diversification in the supply chain and provide support to Small and Medium sized builders.
 - The need to embrace modern methods of construction and a challenge to encourage and enable at least once such scheme in the Borough during the strategy period.
 - Support the delivery of 820 new affordable homes by 2021 including 450 new homes by March 2019.
 - Continue to support the delivery of rural affordable housing and take forward the development of new Community Led Housing.
 - Introduce Selective Licensing of private rented properties in parts of the Borough.
 - Ensure that the number of empty homes in the Borough do not exceed the national average.
 - Reducing homelessness through prevention and responding to the implications of the Homelessness Reduction Bill.
 - Address Energy Efficiency and Fuel Poverty within the private sector.
 - Continued growth within the Home Improvement Agency including the use of additional funds to enhance the range of works undertaken by the agency under the DFG legislation.
- 5.4 A key headlines within the strategy are clearly the housing growth figures, including 3884 new dwellings by 2021. These figures simply mirror those within the emerging Local Plan.

- 5.5 The other headline is the ambitious target to deliver 820 affordable homes by March 2021. This figure is made up of 450 homes by 2019 (that are already in the pipeline, e.g. on site or due to commence within the next 12 months or so) and a further 'projected' delivery rate of 370 homes between 2019 and 2021.
- 5.6 The projected delivery rate for the last two years of the strategy period is based on an appraisal of schemes identified through the planning process and other potential schemes that are in the pipeline.
- 5.7 A key issue for consideration within the strategy period is the potential impact of the Homelessness Reduction Bill. The Bill has strong cross party support and received its final reading in the Lords in March. It is likely to receive Royal Assent imminently. There may be a transitional period before this new legislation is enacted (possibly October). The Bill has far reaching implications for all Local Authorities in terms of policy, process and resourcing around homelessness services. It is the biggest change to homelessness legislation that has been proposed for many years as it increases the responsibilities of Local Authorities towards the homeless.
- 5.8 Whilst some 'transitional funding' has been promised by Government to support the implementation of this new legislation, it is nevertheless being introduced within the context of wider funding cuts to key services and further welfare reform change. Officers are already putting plans in place to respond to the implications of this Bill.

6.0 IMPLICATIONS

6.1 Policy

There are no policy implications within this report. Any objectives within this strategy that have new policy implications for the Council would be subject to separate consideration.

6.2 Financial

There are no direct financial implications with this report. Any objectives within this strategy that have new financial implications for the Council would be subject to separate consideration.

6.3 Legal

There are no direct legal implications with this report. It is a statutory requirement for all Local Authorities to have a Housing Strategy in place for their area. Any objectives within this strategy that have new financial implications for the Council would be subject to separate consideration.

6.4 **Equalities and Diversity**

The delivery of various objective and targets within the strategy will have a positive impact in terms of equalities and diversity issues.

6.5 **Staffing Issues**

No direct implications.

6.6 **Planning Issue**

No new implications. The strategy mirrors the ambition for growth within the Local plan.

6.7 **Environmental, Health and Safety, Sustainability, Crime and Disorder**

The delivery of various objectives and targets within the strategy will have a positive impact in terms of environmental, health and safety, sustainability and crime and disorder issues.



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Background Papers: None

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT CHRIS BROWN ON 01723 383598 OR E-MAIL andrew.rowe@scarborough.gov.uk

Risk Matrix

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
1	May 2017	The Council does not have a Housing Strategy in place.	The Council would not have an overarching plan around which to help inform its approach and decision making around housing issues.	The adoption of the strategy	B1	A1	Housing Manager	Appendix A

Glossary of Terms

Risk	An event which may prevent the Council achieving its objectives
Consequences	The outcome if the risk materialised
Mitigation	The processes and procedures that are in place to reduce the risk
Current Risk Score	The likelihood and impact score with the current mitigation measures in place
Corporate Objectives	An assessment of the Corporate Objectives that are affected by the risk identified.
Target Risk Score	The likelihood and impact score that the Council is aiming to achieve
Service Unit Manager	The Service Unit or Officer responsible for managing the risk
Action Plan	The proposed actions to be implemented in order to reduce the risk to the target score

Risk Scoring

Impact	5					
	4					
	3					
	2					
	1					
			A	B	C	D
		Likelihood				

Likelihood:

A = Very Low
 B = Not Likely
 C = Likely
 D = Very Likely
 E = Almost Certain

Impact

1 = Low
 2 = Minor
 3 = Medium
 4 = Major
 5 = Disaster