



## AGENDA ITEM: 10

### SUMMARY

Report for:	<b>Housing and Community Overview and Scrutiny Committee</b>
Date of meeting:	<b>13 March 2013</b>
PART:	<b>1</b>
If Part II, reason:	

<b>Title of report:</b>	<b>HOUSING STRATEGY 2013 – 2018 REPORT</b>
Contact:	<p>Cllr Margaret Griffiths, Portfolio Holder for Housing</p> <p>Cllr Neil Harden, Portfolio Holder for Residents and Regulatory Services</p> <p>Julia Hedger, Group Manager for Strategic Housing</p> <p>Steve Baker, Assistant Director (Legal, Democratic and Regulatory) (Monitoring Officer)</p> <p>Isabel Connolly, Team Leader for Strategy, Policy and Private Sector Housing</p>
Purpose of report:	To update Members on the new draft Housing Strategy 2013 – 2018 (Appendix 1). The feedback and views of Members will be considered prior to a draft being presented to Cabinet on 26 March 2013 and prior to consultation commencing at the start of April 2013.
Recommendations	For Members to consider the content of the new draft strategy document and give their feedback.
Corporate objectives:	Affordable Housing, Safe and Clean Environment, Regeneration
Implications:	<p><u>Financial</u></p> <p>This strategy sets medium and long term objectives that will require planned and coordinated investment of a number of existing Council budgets, funding from central Government, and other private external investment. Funds include:</p> <ul style="list-style-type: none"> <li>• Grant funding from the Homes and Communities</li> </ul>

	<p>Agency</p> <ul style="list-style-type: none"> <li>• Grant funding from the Growing Places Fund</li> <li>• New Homes Bonus</li> <li>• Grant from Hertfordshire County Council</li> <li>• Housing Revenue Account</li> <li>• General Fund</li> <li>• Private investment</li> <li>• Developer contributions through s106 agreements as set out in the Affordable Housing SPD</li> <li>• Local Authority Enabling Grant</li> <li>• Housing Association cross-subsidy</li> <li>• Funds raised by Housing Associations from the development of and conversion to affordable rent.</li> </ul> <p><u>Value for money</u></p> <p>This strategy supports the Council in providing value for money by setting strategic medium and long term objectives, which will guide the coordination of investment and service delivery across its housing services, to achieve defined target outcomes consistent with the Council's overall vision.</p>
Risk Implications	<p><u>Management and coordination of delivery</u></p> <p>This strategy has a broad remit - its strategic objectives refer to a number of other strategies and policies, and it guides the overall strategic direction for investment and service delivery across all the Council's housing services. Some of the strategies and policies referred to have already been adopted by the Council, some are in development stages, and others are yet to be developed.</p> <p>Due to the number of other strategies and policies shaping actions and investment required to ensure the success of this strategy, there needs to be commitment, effective monitoring, and joined up planning from across the Council, and in particular the Housing and Regeneration directorate and across all the Council's housing and planning teams, with support and overview from Councillors.</p>
Equalities Implications	<p>No reasons to expect discrimination have been identified that the Council does not have processes in place to mitigate.</p>
Health And Safety Implications	<p>This strategy recognises Health and Safety standards for housing in the Housing Health and Safety Rating System: Guidance for Landlords and Property-Related Professionals.</p>
Consultees:	<p>Mark Gaynor – Corporate Director Housing and Regeneration</p> <p>Elliott Brooks – Assistant Director Housing</p> <p>Andy Vincent – Group Manager for Tenants and Leaseholders</p> <p>Fiona Williamson – Group Manager for Property and Place</p>

	<p>Nick Egerton – Environmental Protection and Housing Team Leader</p> <p>Natasha Brathwaite – Housing Advice and Homelessness Team Leader</p> <p>Teresa Wood – Housing Options Team Leader</p> <p>Jack Burnham – Housing Strategy and Development Team Leader</p> <p>Corporate Management Team</p> <p>Departmental Management Team</p>
Background papers:	<p>Draft Core Strategy – 2013</p> <p>Affordable Housing SPD – 2013</p> <p>Housing Market &amp; Needs Assessment 2012,</p> <p>Economic Development Strategy 2009 - 12</p> <p>Draft Housing Allocations Policy – January 2013</p> <p>Strategic Tenancy Policy – January 2013</p> <p>Draft Private Sector Housing Assistance Policy – February 2013</p> <p>Homelessness Strategy 2008 - 2013</p> <p>Housing Principles – March 2012</p> <p>HRA Business Plan 2012</p> <p>Localism Act 2011</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>H&amp;C OSC – Housing and Communities Overview and Scrutiny Committee</p> <p>TLC – Tenants and Leaseholder Committee</p> <p>DMT – Departmental Management Team</p> <p>CMT – Corporate Management Team</p>

## 1. Background

- 1.1 The previous Housing Strategy 2008 – 2011, which has now expired, was adopted a number of years ago and prior to a number of wide-ranging changes to the housing sector. Since 2008 there have been changes to:
- The national public deficit and programme of austerity;
  - Multiple and wide ranging funding streams, legislation, guidance and initiatives from central Government;
  - The owner-occupied and private rented housing markets;
  - National and local demographic profiles; and
  - The internal structure and remit of the Council's housing services.
- 1.2 Since the 2008 – 2011 strategy was written the Council has adopted a new overarching strategic vision with a number of corporate objectives. In addition, since 2008:

- A new Core Strategy has been prepared for adoption in 2013, which will play a key role in the delivery of a new supply of housing over the next 20 years;
- In 2012 the Council went through a self-financing process, taking control of its housing rental income; and
- The Council will be developing its own new build properties in 2013 for the first time in over 20 years.

1.3 This Housing Strategy aims to provide the overall strategic direction to guide investment and service delivery across all the Council's housing services. A number of other key policies and strategies will support the success of this strategy in the delivery of target outcomes.

## 2. The Strategic Objectives

2.1 This Housing Strategy commits the Council to meeting six Strategic Objectives. These objectives have been developed to tackle a number of local challenges facing Dacorum, which have arisen from the changes at national and local level (stated above in 1.1):

- An overall shortage of homes, particularly affordable, and a prohibitive cost of owner occupation;
- A need to improve the availability and range of housing, as an integral part of attracting and retaining employment in the Borough;
- Growing numbers of households experiencing homelessness;
- The impact of an ageing population and the contribution that good housing can make to the health agenda; and
- Energy efficiency and quality of housing, particularly in the private sector.

2.2 The Strategic Objectives will support the Council in providing an overall strategic direction, which will guide investment and service delivery across all the Council's housing services.

2.3 The strategic objectives are:

- To plan and deliver a good supply and mix of housing;
- To improve the quality of housing in Dacorum;
- To meet housing needs;
- To maximise the delivery of affordable housing;
- To improve prevention of homelessness and the available range of temporary housing options; and
- To foster the private sector as a housing option.

2.4 Each Strategic Objective has a number of Target Outcomes with reviewing and reporting timescales. These Target Outcomes will support the Council to

identify where actions and investments fit into its overall direction and vision, and to keep track of progress against this strategy.

3. Time scales for strategy adoption

3.1 The proposed time line for the Council's draft Housing Strategy is as follows:

- March 2013
  - Draft presented to H&C OSC for feedback and discussion (13/3/13)
  - Draft presented to Cabinet to approve for consultation (26/3/13)
- April and May 2013
  - Consultation
- Summer 2013
  - Final draft presented to H&C OSC and Cabinet for approval
  - Recommendation to full Council to adopt new strategy with immediate effect.

4. Consultation

4.1 A consultation period will commence in April 2013. All comments and feedback will then be considered before the strategy goes back to the Overview and Scrutiny Committee and to Cabinet in summer 2013. It is proposed that the strategy will then be taken to full Council for adoption.

5. Recommendation

5.1 The recommendation of this report is for Members to consider the content of the new draft strategy document and give their feedback, which can then be considered before a draft is presented to Cabinet on 26 March 2013 prior to consultation commencing at the start of April 2013.