



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

**Rural & Communities
Overview and Scrutiny Committee**

16th January 2020

Report of: Councillor Barry Dobson
Deputy Leader of the Council



Housing Strategy Refresh

A mid term refresh of the Housing Strategy 2017-2021

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Key	All Wards

Reviewed by:	Helen Clarke, Head of Housing	16 December 2019
Approved by:	Harry Rai, Interim Strategic Director for Growth	18 December 2019
Signed off by:	Councillor Barry Dobson, Deputy Leader of the Council and Cabinet Member for Housing	2 January 2020

Recommendation (s) to the decision maker (s)

Rural and Communities Overview and Scrutiny Committee to recommend to Cabinet to approve the Housing Strategy refresh.

1 The Background to the Report

- 1.1 Cabinet adopted the Housing Strategy 2017-2021 on 12th April 2018. A midterm review of the strategy has been undertaken which has identified some areas which need to be enhanced and a refresh of the Housing Strategy has been drafted and is appended (Appendix 1).
- 1.2 The Housing Strategy (2017-2021) was taken to Cabinet under report HS6 on 12th April 2018.
- 1.3 Cabinet approved the adoption of the revised draft housing strategy and the proposed Year 1 (2018/2019) Internal Delivery Plan. The one-year delivery plan has four themes identified and actions under each theme.
- 1.4 Cabinet agreed that the Cabinet Member for Housing will regularly monitor progress against the 'Action Plan' and report after an initial period of 6 months, with a view to then making annual reports.
- 1.5 The six-month update was taken to Cabinet on the 1st November 2018.
- 1.6 The twelve-month update was taken to Cabinet on 9th July 2019. A further 1-year update will be presented to Cabinet at the first meeting following April 2020.
- 1.7 Cabinet, at their meeting of 1 November 2018, were advised that after the 1st year, a refresh of the Strategy is good practice to ensure it continues to be fit for purpose.
- 1.8 No significant changes are proposed. However, the committee is asked to comment on some of the enhanced areas that feature in the refresh: -
 - (i) Supporting Housing Independence for Older People and other Vulnerable Groups - remodelling & technology
 - (ii) Provide the conditions for Tenant Involvement
 - (iii) Improve Housing Services & Options
 - (iv) Regenerate our Priority Neighbourhoods
 - (v) Energy Efficiency- Tackling Fuel Poverty/Climate Change in new developments and current Housing.
- 1.9 One of the areas that has been further enhanced in the refresh is developing new housing across tenure to prioritise a balanced housing market. To help deliver some of the challenging housing targets in the Local Plan and the imposed 20% buffer due to historic underperformance, the strategy recommends the council exploring all mechanisms and/or vehicles to help deliver the scale and extent of new housing in the district.
- 1.10 The refreshed Housing Strategy is supported by an action plan outlining key dates and milestones to ensure actions are on track to achieve the objectives of the Strategy. Subject to member's approval, the enhanced areas will be incorporated into the action plan.

2 Consultation and Feedback Received

2.1 N/A for strategy refresh

3 Available Options Considered

3.1 N/A for strategy refresh

4 Preferred Option

4.1 N/A for strategy refresh

5 Reasons for the Recommendation (s)

5.1 The draft Housing Strategy refresh allows the Council to make best use of Council stock; improve tenant involvement and enhance existing housing services.

6 Next Steps – Communication and Implementation of the Decision

6.1 The refreshed Housing Strategy would be communicated to all of our key partners and publicised on our website.

7 Financial Implications

7.1 The financial implications of developing and adopting the strategy will be met from existing budgets.

7.2 There may be resource implications in delivering each action. These will either be met from existing budgets or a report will be submitted to request additional budget.

Financial Implications reviewed by: Alison Hall-Wright

8 Legal and Governance Implications

8.1 No further Legal implications

Legal Implications reviewed by: Shelley Hardy

9 Equality and Safeguarding Implications

9.1 The Impact Analysis of the Strategy was originally produced in September 2017 and was reviewed and updated to reflect the original consultation exercise.

9.2 The Impact Analysis identified ways in which the Strategy can positively impact households with protected characteristics.

9.3 Outcomes of the Strategy aim to improve the delivery of affordable housing, provide choice to enable people to live independently in a home that suits their needs, ensure quality housing in the private rented sector and support housing need. Many of the action plan activities which will achieve these outcomes support low income households, amongst whom protected groups are often disproportionately represented.

9.4 Individual Impact Analysis will be undertaken for the supporting policies which will underpin the achievement of the Strategy as they are developed.

10 Risk and Mitigation

- 10.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Delivery of Corporate Plan priorities for housing growth	The refreshed housing strategy and associated action plan provide the mechanism to facilitate and drive forward the development of a wide range of homes, while supporting wider opportunities for growth within the district.

11 Community Safety Implications

- 11.1 There are not considered to be any direct community safety implications arising from this strategy refresh.

12 Other Implications (where significant)

- 12.1 None identified

13 Background Papers

- 13.1 Cabinet papers of 12th April 2018 (report HS6).
<http://moderngov.southkesteven.gov.uk/documents/s19919/HS6%20Housing%20Strategy%20for%20Cabinet.pdf>

14 Appendices

- 14.1 Appendix 1 – Housing Strategy (2019-2023) Refresh (draft)

Report Timeline:	Date of Publication on Forward Plan (if required)	19 December 2019
	Previously Considered by: Rural and Communities Overview and Scrutiny Committee	16 January 2020
	Final Decision date	21 November 2018