



Cabinet

Report of: Councillor Nick Neilson
Cabinet Member for Communities and Wellbeing

Report to:	Cabinet
Date:	12 April 2018
Subject:	South Kesteven District Council's Draft Housing Strategy Report Number HS6

Decision Proposal:	Key decision
Relevant Cabinet Member:	Councillor Nick Neilson, Cabinet Member for Communities
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Approved for publication	Councillor Nick Neilson Date: 21 March 2018

SUMMARY

This report presents the final draft South Kesteven District Council Housing Strategy 2017-2021 for consideration. The Strategy and Action Plan have been developed in collaboration with Members and representatives from the housing industry, followed by a 6 week public consultation.

As a result of the consultation responses and to ensure that the draft Strategy is up to date following legislative changes and more recent data, a revised draft Housing Strategy and Action Plan have been produced.

A year 1 internal Delivery Plan is proposed, detailing current progress and development against Action Plan activities and planned activities for 2018/19.

RECOMMENDATION

It is recommended that Cabinet:

1. Agree that the revised draft South Kesteven District Council Housing Strategy 2017-2021 is adopted, with the final design being approved by the Cabinet Member for Communities.
2. Agree the proposed Year 1 (2018/19) Internal Delivery Plan and note the progress made to date.
3. Agree that the Cabinet Member for Communities will regularly monitor progress against the 'Action Plan' and report annually to the relevant Overview and Scrutiny Committees.

1. BACKGROUND TO REPORT;

- 1.1. The current Housing Strategy for South Kesteven expires in 2018. Much has changed over the last 6-12 months (including, but not limited to: a new Government focus on housing delivery, a new Planning Act, a Housing White paper and changes to the legislation around private rented accommodation) meaning that an early review of the strategy was considered appropriate.
- 1.2 During 2017 Members worked with Officers to develop a new draft Housing Strategy for South Kesteven "the Strategy". This included two summits to consider wider issues and available evidence, focused workshops and briefing sessions, alongside roundtable discussions with housing industry representatives.
- 1.3 Members of the Communities and Wellbeing Overview and Scrutiny Committee monitored and reviewed progress in the development of the Strategy at meetings on 11 July 2017 and 5 September 2017, and recommended to Cabinet that the Strategy was suitable for wider consultation.
- 1.4 Following approval by Cabinet, wider public consultation took place for 6 weeks between 14 September and 26 October 2017.
- 1.5 The Communities and Wellbeing Overview and Scrutiny Committee considered the consultation responses and the revised draft Strategy at a meeting on 20 March 2018 and recommended that Cabinet agree and approve the revised Strategy, year 1 internal delivery plan and monitoring mechanism.

2. SUMMARY OF CONSULTATION RESPONSES

- 2.1 Prior to the wider public consultation, developers, land owners, other local authorities, registered providers and private sector landlords took part in round table sessions and provided their feedback at this stage.
- 2.2 A full report detailing the results of the public consultation, including the electronic survey which was available through the Council's website (hard copies were also provided on request) is at Appendix 1.
- 2.3 The four key themes identified in the Strategy were used as the basis for a questionnaire. For each theme respondents were asked if they thought the Council should be doing less, more or continue with existing approaches and were also given the opportunity to submit their comments. The questions asked were:
- Do you think that we should be concentrating on making sure that enough new homes are being built in our area?
 - Do you think we should be concentrating on helping people to live in their own homes for as long as they can?
 - Do you think we should be concentrating on working with landlords to improve standards in privately rented housing?
 - Do you think we should be concentrating on meeting the housing needs of our residents- particularly those who are vulnerable?
- 2.4 Each of the themes received a high level of support, with all achieving at least 75% in agreement with the questions posed. In addition, the majority of respondents across all of the themes thought that the Council should be concentrating on doing more.

3. PROPOSED AMENDMENTS TO THE DRAFT HOUSING STRATEGY

- 3.1 The free text consultation feedback has been taken into account and resulted in some minor amendments and clarification. In addition, figures have been updated where relevant to reflect the latest available data. Details of the proposed amendments and summary of comments with associated responses are summarised in Appendix 2. The revised draft Housing Strategy is at Appendix 3.

4. DELIVERY AND MONITORING

- 4.1 The Strategy sets out the strategic direction for housing in the District with the delivery of outcomes achieved through activities detailed in the Action Plan. While the Action Plan describes a number of activities, some of which are already underway or in development, it does not provide full details of how these will be achieved. An internal annual Delivery Plan will provide this overview, with delivery supported by a comprehensive range of existing and new strategies and policies. The proposed year 1 delivery plan for 2018/19 is at Appendix 4.

- 4.2 It is proposed that the Strategy and Action Plan will be regularly monitored by the Cabinet Member for Communities, and progress reported annually to the relevant Overview and Scrutiny Committees, where achievements, progress and any future challenges will be reviewed.

5. OTHER OPTIONS CONSIDERED

- 5.1 The Council's current Housing Strategy runs from 2013 to 2018 and the Council could continue to deliver against this strategy until the end date. However, Members have already been appraised of the recent significant changes in housing policy which prompted the review and which is necessary to ensure that the Council's approach to strategic housing remains relevant and deliverable.

6. RESOURCE IMPLICATIONS

- 6.1 The resources required to produce the Strategy are being met from within existing service area budgets.
- 6.2 The delivery of some outcomes in the Action Plan may result in resource implications. Where additional resource is necessary to support activities this will be considered alongside any other relevant delivery plans (such as the Housing Revenue Account Business Plan).

7. RISK AND MITIGATION

- 7.1 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.

8. ISSUES ARISING FROM IMPACT ANALYSIS (EQUALITY, SAFEGUARDING etc.)

- 8.1 The Impact Analysis of the Strategy is attached as Appendix 5. This document was originally produced in September 2017 and has been reviewed and updated to reflect the consultation exercise.
- 8.2 The Impact Analysis has identified ways in which the Strategy can positively impact households with protected characteristics.

- 8.3 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.
- 8.4 Individual Impact Analysis will be undertaken for the supporting policies which will underpin the achievement of the Strategy as they are developed.

9. CRIME AND DISORDER IMPLICATIONS

- 9.1 There are not considered to be any direct crime and disorder implications arising from this report

10. COMMENTS OF FINANCIAL SERVICES

- 10.1 The direct financial implications of developing and adopting the strategy will be met from existing budgets. Longer term there may be more significant financial considerations specifically for the Council as a social landlord where it would seek to support the delivery of specific outcomes. These options will be considered in due course and incorporated into future budget setting proposals.

11. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

- 11.1 Since the repeal of section 87 of the Local Government Act 2003 on 26 May 2015 there has been neither a statutory or regulatory provision imposing a requirement to have a Housing Strategy, however, it is nevertheless recognised as best practice to do so.

12. COMMENTS OF OTHER RELEVANT SERVICES

- 12.1 The Housing Strategy and Action Plan has been developed across and with a number of Business and Service Areas.

13. APPENDICES

- 13.1 Appendix 1 – Draft Housing Strategy 2017-2021 Consultation Results
- 13.2 Appendix 2 – Proposed amendments and summary of comments
- 13.3 Appendix 3 – Revised draft Housing Strategy 2017-2021
- 13.4 Appendix 4 – Proposed Year 1 (2018/19) Internal Delivery Plan
- 13.5 Appendix 5 – Stage 2 Impact Analysis

14. BACKGROUND PAPERS

- 14.1 Report HS1: South Kesteven District Council's Housing Strategy, report to Communities and Wellbeing Overview and Scrutiny Committee, 11 July 2017
<http://moderngovsvr:8080/documents/s18222/Housing%20Strategy%20Report%20for%20Community%20OSC%20110717%20FINALdocx.pdf>
- 14.2 Report HS2: South Kesteven District Council's Housing Strategy, report to Communities and Wellbeing Overview and Scrutiny Committee, 5 September 2017
<http://moderngovsvr:8080/documents/s18367/HS2HousingStrategyReportCommunitiesOSC050917v3.pdf>
- 14.3 Report HS3: South Kesteven District Council's Housing Strategy, report to Cabinet, 7 September 2017
<http://moderngovsvr:8080/documents/s18377/HS3.pdf>
- 14.4 Report HS4: Agreement of the draft Housing Strategy and Action Plan for wider consultation, Cabinet Member Decision, 12 September 2017
<http://moderngovsvr:8080/documents/d902/Printed%20decision%20Agreement%20of%20the%20draft%20Housing%20Strategy%20and%20Action%20Plan%20for%20wider%20consultation.pdf?T=5>
- 14.5 Report HS5: South Kesteven District Council's Housing Strategy, report to Communities and Wellbeing Overview and Scrutiny Committee, 20 March 2018
<http://moderngov.southkesteven.gov.uk/documents/s19832/HS5%20Draft%20Housing%20Strategy%20post%20consultationv2.pdf>