

 Executive – 13 November 2013		Agenda Item No. 5
Title: Housing Strategy 2014 - 2017		
For further information about this report please contact	Ken Bruno	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	None	
Background Papers	As listed on page 13 of the strategy.	
Contrary to the policy framework:		No
Contrary to the budgetary framework:		No
Key Decision?		Yes
Included within the Forward Plan? (If yes include reference number)		Yes. A1
Equality & Sustainability Impact Assessment Undertaken		
Equality Impact Assessment undertaken 9/10/2013		
Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	23/10/13	Bill Hunt
Heads of Service	17/10/13	Jameel Malik
	17/10/13	Tracy Darke
	17/10/13	Richard Hall
CMT	23/10/13	Chris Elliott
Section 151 Officer	N/A	Mike Snow
Monitoring Officer	17/10/13	Andy Jones
Finance	N/A	Mark Smith/Mike Snow
Portfolio Holder(s)	23/10/13	Councillor Vincett
Consultation & Community Engagement		
As set out on page 12 of the strategy: the draft priorities chart and an invitation to the options event were sent to: <ul style="list-style-type: none"> • Parish, town, district and county councillors; • Warwick District Council housing staff and tenants' representatives; • The Housing Sounding Board (which includes a range of voluntary sector organisations); • Warwickshire County Council's Public Health, Supporting People and Social Care teams; • Local housing associations' development and management staff; • Warwickshire Rural Community Council; • Neighbourhood forums; • Neighbouring local authorities; • Landlord Steering Group; and • The Local Enterprise Partnership. 		

In addition an article was placed on the council's intranet inviting views from all staff, a press release was issued, an alert was put out on Twitter and a stand was taken at a Tenants' Open Day.

Final Decision?

Yes

Suggested next steps (if not final decision please set out below)

1. **SUMMARY**

- 1.1 This report contains a new Housing Strategy for the district for the three years 2014 to 2017. It sits within the wider framework provided by the council's Sustainable Community Strategy, within which housing is a key priority.

2. **RECOMMENDATIONS**

- 2.1 That the Housing Strategy 2014-2017 as appended to this report be adopted.
- 2.2 That it be noted that a more detailed delivery plan will be worked up and reported for approval once the results of the joint Strategic Housing Market Assessment are finalised, the option appraisal to maximise new affordable housing has been considered and the updated Housing Revenue Account business plan approved.

3. **REASONS FOR THE RECOMMENDATIONS**

- 3.1 Section 87 of the Local Government Act 2003 gives the Secretary of State power to require local authorities to have a strategy for housing and to impose various requirements in terms of the form, content, objectives and policy of the strategy.
- 3.2 No directions or guidance have ever been issued under the 2003 Act and the draft de-regulation bill currently before Parliament proposes to abolish the Secretary of State's powers in this respect in England.
- 3.3 The production of a housing strategy is therefore a discretionary option for local authorities.
- 3.4 Warwick District Council has not had a Housing Strategy for some time but, in the absence of one, the Sustainable Community Strategy, within which housing is identified as a key priority, has provided a strong policy framework for our work in housing since 2009.
- 3.5 Nevertheless it is considered advantageous to have a reasonably short and specifically focussed Housing Strategy in place, set within the context of the Sustainable Community Strategy and "Fit For the Future", to guide our deliberations and work on housing over the medium term.
- 3.6 The proposed strategy provides that framework. It sets out a number of headline actions under three broad priorities:
- Enabling and providing services that help people to sustain their homes;
 - Meeting the need for housing across the district; and
 - Raising standards of management, repair and improvement of existing housing and neighbourhoods.

4. **POLICY FRAMEWORK**

- 4.1 The strategy is set within the context of the refreshed Sustainable Community Strategy, which has housing as a key thematic priority.

- 4.2 Within that wider context the council, as a stock-holding authority also has specific responsibilities towards its own tenants and assets and this are delineated in the Housing Revenue Account Business Plan which fits within the Housing Strategy framework.

5. **BUDGETARY FRAMEWORK**

- 5.1 The strategy does not commit any resources at this stage.
- 5.2 However in due course a delivery plan will be presented for approval which will have resources identified against specific actions.
- 5.3 The delivery plan will need to ensure that all actions are within the financial resources available.

6 **ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 None.

7. **BACKGROUND**

- 7.1 None.