

 <b>Executive – 12 March 2014</b>		<b>Agenda Item No.</b>  <b>5</b>
<b>Title</b>	Housing Strategy 2014-17 Delivery Plan	
<b>For further information about this report please contact</b>	Ken Bruno Housing Strategy & Development Officer	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Council – 4 December 2013, minute 78	
<b>Background Papers</b>	Housing Strategy 2014-17	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes (565)
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	Yes
The Housing Strategy was subjected to an Equality & Sustainability Impact Assessment on 9 October 2013.	

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	7/2/14	Andrew Jones
Head of Service	7/2/14 12/2/14	Andrew Jones Tracy Darke
CMT	18/2/14	Chris Elliott, Bill Hunt
Section 151 Officer	13/2/14	Mike Snow
Monitoring Officer	7/2/14	Andrew Jones
Finance	13/2/14	Mike Snow
Portfolio Holder(s)	19/2/14	Cllr Norman Vincett
<b>Consultation &amp; Community Engagement</b>		
<p>The Housing Strategy was subject to wide-ranging consultation as set out in the strategy statement as follows: the draft priorities chart and an invitation to an options appraisal event were sent to:</p> <ul style="list-style-type: none"> <li>• Parish, town, district and county councillors;</li> <li>• Warwick District Council housing staff and tenants' representatives;</li> <li>• The Housing Sounding Board (which includes a range of voluntary sector organisations);</li> <li>• Warwickshire County Council's Public Health, Supporting People and Social Care teams;</li> <li>• Local housing associations' development and management staff;</li> <li>• Warwickshire Rural Community Council;</li> </ul>		



- 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.

Virtually all of the actions included in this delivery plan came from that process and the results of that consultation will continue to inform future reviews of the strategy if resources become available to introduce other actions.

<b>Final Decision?</b>	Yes
<b>Suggested next steps (if not final decision please set out below)</b>	



## 1. **SUMMARY**

- 1.1 A new Housing Strategy for the council for 2014 to 2017 was approved by Council in December 2013 and committed to bringing forward a more detailed delivery plan in March 2014.
- 1.2 Appended to this report is the delivery plan for approval.

## 2. **RECOMMENDATION**

- 2.1 Executive is recommended to approve the Housing Strategy Delivery Plan 2014-17.

## 3. **REASONS FOR THE RECOMMENDATION**

- 3.1 A new Housing Strategy was approved by Executive in November 2013 and ratified by Council in December 2013. This followed a substantial consultation exercise and an analysis of the local housing situation and the corporate policy environment.
- 3.2 The strategy sets out the broad framework for the council's housing and associated services for the three-year period from 2014-2017. It included a commitment to reporting a detailed delivery plan for approval by March 2014 and this recommendation fulfils that commitment.
- 3.2 Approval of the delivery plan will enable us to take forward work on housing and associated services in the strategic manner set out and approved in the Housing Strategy 2014 - 2017.

## 4. **POLICY FRAMEWORK**

- 4.1 **Policy Framework** – This delivery plan is being reported in the manner set out in the Housing Strategy and approved by full Council in December 2013. It supplements the original strategy and is entirely consistent with the Housing Investment Programme Strategy.

It includes some actions which will ultimately be resolved through the Local Plan process and a Supplementary Planning Document but it does not seek to change Development Plan Documents.

- 4.2 **Fit for the Future** – The Housing Strategy 2014-17 was firmly embedded within the broader policy framework established by the recently refreshed Sustainable Community Strategy (SCS). The Housing Strategy has three key 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.
- 4.3 Housing is a key thematic priority within the SCS and taking action on the three key priorities of the Housing Strategy will help to address the specific housing problems of the district and also contribute to the other priorities of the SCS: prosperity; health and well-being; safer communities; and sustainability.



## **5. BUDGETARY FRAMEWORK**

- 5.1 Those actions within the delivery plan with an early start date have existing resources now identified to undertake them. A bid of around £7,000 will be made during 2014/15 to fund the data collection and analysis exercise to inform the review of HMO policy.
- 5.2 There are a number of quite significant projects within the strategy that will need to be worked up in further detail, including an analysis of the resources required in comparison with those available. Where additional resources are considered to be necessary these will be the subject of separate bids through the normal budgetary framework.
- 5.3 It should be acknowledged that in the current financial climate it may not be possible to allocate resources to some of those projects and, in those circumstances, projects that cannot be funded may need to be scaled back, delayed or postponed indefinitely.

## **6. RISKS**

- 6.1 The delivery plan includes a mixture of ongoing pieces of work, relatively small-scale low-risk projects and larger more strategic projects. In terms of the first two categories risk management will be carried out by the officers responsible for the work on a daily basis. For larger projects these will be brought forward in due course with their own specific risk registers and management processes.
- 6.2 The Housing Strategy has already been through a wide ranging consultation process with stakeholders and has been approved by full Council. This delivery plan takes forward commitments made in the strategy and failure to adopt the delivery plan will therefore risk the council losing credibility among stakeholders. It would also mean that the ongoing development of housing and related services would take place outside of the strategic framework already approved.

## **7. ALTERNATIVE OPTION(S) CONSIDERED**

- 7.1 There are two alternative options available to Executive:
  - a) To not adopt a delivery plan at all;
  - b) To adopt a delivery plan that differs from the recommended plan.
- 7.2 Full Council ratified the Housing Strategy in December 2013 and the strategy included a commitment to bring forward a more detailed delivery plan in March 2013, therefore to not adopt a delivery plan at all would be contrary to the approved Housing Strategy.
- 7.3 The actions set out in the delivery plan have come through a process of data analysis, corporate policy integration and consultation and virtually all were commitments in the Housing Strategy when it was approved by Council.
- 7.4 Since the strategy was approved the actions have been subject to discussion with relevant managers in terms of resources and timescales so that the plan represents what is realistically considered as achievable. Executive could make changes to the delivery plan but any substantial amendments would need to go back through the process and result in significant delays to the sign-off of the



delivery plan. It would also, as indicated in 6.2 above risk the council losing credibility among stakeholders if actions committed to within the strategy are not taken forward at this stage.

8. **BACKGROUND**

8.1 None.