

NORTH LINCOLNSHIRE COUNCIL

HOUSING AND STRATEGIC PLANNING CABINET MEMBER

NORTH LINCOLNSHIRE HOUSING STRATEGY 2011 - 2013

1.OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval to create one Integrated Housing Strategy for North Lincolnshire.
- 1.2 The key points of the report are as follows:
 - 1.2.1 Changing Government policy and a review of existing housing strategies has highlighted the need for one Integrated Housing Strategy for North Lincolnshire.
 - 1.2.2 The Housing Managers Group and the Housing Board have approved the mandate to create one Integrated Housing Strategy. This would make the housing priorities clearer for everyone and allow for easier monitoring and targeting of resources.
 - 1.2.3 A project plan is attached as Appendix A. The Integrated Housing Strategy would be reported to the Cabinet Member in July 2011.

2.BACKGROUND INFORMATION

- 2.1 The Humber Housing Strategy 2010 – 2015 sets out the over-riding housing priorities for the Humber region. Following the adoption of the sub-regional strategy, a local Strategic Housing Implementation Plan was developed and approved by the Cabinet Member in August 2010 setting out the local housing priorities for North Lincolnshire. Subsequent work progressed on the development of an action plan. In addition to the Strategic Housing Implementation Plan there are a number of supporting strategies that exist covering a range of areas.
- 2.2 Since the Strategic Housing Implementation Plan was approved a number of developments and new policies have been proposed that require consultation and further work on the housing priorities for the area. These include:
 - Local Growth White Paper
 - Localism Bill
 - New Homes Bonus
 - Local decisions: a fairer future for social housing
 - Welfare reforms
 - Local Government funding cuts

- Public Health White Paper

- 2.3 In addition to the new developments listed above, a review of existing strategies has highlighted the need for one Integrated Housing Strategy which clearly and concisely shows the housing priorities for North Lincolnshire and one main action plan to allow for easier monitoring and reporting on the priorities.
- 2.4 Consultation was undertaken to inform the Strategic Housing Implementation Plan and this will be complemented by further engagement with the public, businesses and stakeholders in order to discuss the new policy initiatives and to establish a full understanding of the vision for housing in North Lincolnshire. In order to achieve this the following consultation is proposed:
 - an event with RSLs on investment and development plans and in response to social housing and welfare reforms;
 - an event or individual meetings with key businesses to discuss the 'housing offer' of North Lincolnshire for current and future employers and employees;
 - a rural road show to consult with people in villages and the market towns on their housing priorities and issues;
 - Homelessness Forum to develop actions required to continue to prevent homelessness and assist those in housing need;
 - Ongoing engagement work with partners and stakeholders to identify actions and issues for vulnerable people.
- 2.5 A project plan is included as an Appendix A. As the plan sets out, the Housing Strategy and Action Plan will be reported to the Cabinet Member in July 2011 for approval.

3.OPTIONS FOR CONSIDERATION

- 3.1 Option 1 – Approve the development of an Integrated Housing Strategy and action plan to be reported for approval in July 2011.
- 3.2 Option 2 – Approve the development of an Integrated Housing Strategy and request another date for the strategy to be reported.
- 3.3 Option 3 – Do not approve the development of an Integrated Housing Strategy and continue with the existing documents and sub-strategies.

4.ANALYSIS OF OPTIONS

- 4.1 Option one is the preferred option as this allows for the new policy developments to be consulted and acted upon taking into account the financial constraints and opportunities for the Council and the housing sector.

5.RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

- 5.1 The Housing Strategy will contain a section on resources. This section will cover the resources required to deliver the strategy and also investment plans for the next three years. More information will be available on resources available to the Council and other partners following the allocation of resources.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 CRIME AND DISORDER, RISK AND OTHER)

6.1 Statutory

The Housing Act 2004 requires that a Local Authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them under any provisions in the Act.

The Local Authority has a duty to publish a Homelessness Strategy.

The consultation on the social housing reforms will place a duty on Local Authorities as part of their strategic housing role to develop a tenancy policy which sets out what sort of social housing tenancy will be required in response to housing needs and demand in the area.

6.2 Diversity

The Housing Strategy will take into account the housing needs of a range of communities and groups and will explore the best ways to engage with people with various needs and from different backgrounds as well as assessing how accessible services are to people.

An Integrated Impact Assessment will be carried out on the Housing Strategy and will include a diversity impact assessment.

6.3 Environmental

The Housing Strategy will cover a range of environmental factors including plans for additional housing, increased energy efficiency levels in domestic homes and a reduction in carbon emissions.

6.4 Section 17

The Housing Strategy takes into consideration safer neighbourhoods data and will identify plans to contribute towards a reduction in crime and anti-social behaviour and create safer homes and neighbourhoods.

7.OUTCOMES OF CONSULTATION

7.1 Consultation with partners and colleagues within the Council has suggested the need for one Integrated Housing Strategy to clearly show the priorities for housing and to simplify monitoring and reporting. The mandate to create an Integrated Housing Strategy has been approved by the Housing Managers meeting and the Housing Board.

8.RECOMMENDATIONS

8.1 That the Cabinet Member approves the creation of one Integrated Housing Strategy and action plan.

**HEAD OF STRATEGIC REGENERATION, HOUSING AND DEVELOPMENT
STRATEGIC DIRECTOR NEIGHOURHOOD & ENVIRONMENT**

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Background papers used in the preparation of this report

- Strategic Housing Implementation Plan.
- Humber Housing Strategy

APPENDIX A**Housing Strategy 2011 – 2013****Project Plan**

Action	By when	Responsible Person
Approval of Housing Strategy Mandate by Housing Managers and Housing Board	15 December 2010	Lesley Potts / Kate Robinson
Cabinet Member report to approve Housing Strategy Mandate	20 January 2011	Kate Robinson
Consultation events		
Consultation with Registered Providers	11 January 2011	Claire Startin / Kate Robinson
Consultation with Businesses	End of February 2011	Kate Robinson / Nicola Trussel
Consultation with rural communities as part of the energy bus road show	End of March 2011	Kate Robinson / David Broadmeadow
Consultation with other groups as part of ongoing partnership work	January – End of March 2011	Kate Robinson / Claire Startin and identified group leads
Strategy Production		
Updating and completion of Evidence base	End of March 2011 and ongoing	Kate Robinson
Write up strategy and action plan	April 2011	Kate Robinson / Claire Startin and Housing Strategy Working Group
Impact Assessment on the draft Strategy	April 2011	Housing Strategy Working Group

Widely distribute draft Strategy for consultation	Four weeks between end of April and end of May	Kate Robinson
Respond to consultation and revise Strategy	June 2011	Kate Robinson / Claire Startin
Cabinet report seeking approval for Strategy	July 2011	Kate Robinson
Strategy and action plan designed and placed on website	August 2011	Jackie Tulley / Nick Shoot
Implement and monitor through North Lincs Housing Investment Board and quarterly Cabinet Member reports.	Ongoing	