
REPORT TO:	Housing and Community Services Committee	AGENDA ITEM: 11
DATE OF MEETING:	24th November 2011	CATEGORY: DELEGATED
REPORT FROM:	Director of Operations	OPEN
MEMBERS' CONTACT POINT:	Beverly Wagstaffe (01283 228759)	DOC:
SUBJECT:	Housing Strategy – Progress report for 2010 – 2011	REF:
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: HCS01

1.0 Recommendations

- 1.1 Members note the progress made in delivering the 2009-14 Housing Strategy – year 2 - 2010/2011.
- 1.2 Members approve the proposal to change the affordable housing targets.
- 1.3 Members note the name change for the “Core Strategic Housing Group” to the “Strategic Housing and Planning Group”.

2.0 Purpose of Report

- 2.1 To update Members on delivery of the 2010/11 actions contained within the Housing Strategy for 2009-2014 and to highlight any potential risk in delivering future actions. (*see appendix A*).

3.0 Detail

- 3.1 In June 2009 Members approved a new Housing Strategy for the period 2009-2014.
- 3.2 The Housing Strategy has three strategic aims: - to reduce the shortfall in affordable housing, to reduce the loss of a home and promote independent living and to constantly improve housing research information.
- 3.3 Aim 1: To reduce the shortfall in affordable housing. The Housing Strategy sets an ambitious target of delivering an average of 150 new affordable homes per year for the period 2009 – 2014. To achieve this goal the proposal was to increase the supply chain incrementally from 75 in 2009/10 to 250 by 2013/14. In 2009/10 the outturn was 104 new affordable homes against a target of 75. For 2010/11 the outturn was 98 new affordable homes against a target of 75. For 2011/12 the target is 150 with 200 and 250 in subsequent years. These targets were drafted in 2008 in a different economic climate.

- 3.4 The construction of new homes is still stalling due to the continual slow economic growth. In addition, a substantial reduction in public subsidy funding available for the delivery of affordable homes in future years will also impact on the future supply of new affordable homes. Hence, whilst affordable housing planning permissions have been secured through planning gain (currently 1,125) these are likely to be built-out over a much longer period than originally planned, resulting in the Council not meeting its' affordable housing targets set out in the Housing Strategy.
- 3.5 Members are requested to consider revised affordable targets for future years of 2011/12 – 70 homes; 2012/13 – 75; 2013/14 – 75. These figures are based on what is known to be in the pipeline and on the basis that build-out rates will steadily increase in the short-term.
- 3.5 Members may recall that a “Core Strategic Housing Group” (CSHG) was established in March 2003 to support delivery of the Housing Strategy. This is a cross-party member and officer group which currently meets bi-monthly with officer representation from both Strategic Housing and Planning Policy. The Strategic Housing role considers interventions in the housing market irrespective of tenure; i.e. it also considers “open market “ housing interventions as well as affordable. For the last couple of years the CSHG has supported the development of strategic planning issues, such as the Local Plan (LDF) as it relates to housing growth. In recognition of this the group have requested a name change to the “Strategic Housing and Planning Group”. See *Appendix B for revised Terms of Reference*.
- 3.6 Aim 2: To prevent the loss of a home and support independent living. The number of homelessness decisions for 2010/11 increased to 200 from 179 in 2009/10. Despite this increase the Council was able to prevent or relieve homelessness in 111 cases (similar figure to the previous year) whilst still being able to deal with an increase in homelessness presentations.
- 3.7 A review of the new rent guarantee scheme (currently only available to those found to be statutorily homeless, shows that in 87% of cases the scheme prevented or contributed to the prevention of homelessness. The remaining 13% of applicants did not follow up on the initial application. Consideration is being given to extending this scheme to people who are in housing need but not yet homeless.
- 3.8 The Sheltered Housing Services have been reviewed. A new tenure neutral service now offers greater opportunity for older people to remain independent for longer in their own home.
- 3.9 2,519 homes with a vulnerable occupier in or at risk of fuel poverty have been assisted in reducing their energy consumption.
- 3.10 Aim 3: To improve intelligence and continuous improvement. Although the Council currently has a good evidence base for securing affordable housing some of this evidence base is now nearing 5-years old and to remain robust will need to be refreshed within the next 2-years.

3.11 The Strategic Housing Market Assessment (SHMA) was last carried out in 2007/9 and is due for a refresh in 2012/13. Strategic Housing and Planning Officers from across the Derby Housing Market Area are currently assessing when it is most appropriate to update this research. It is likely that a “light-touch” refresh of the SHMA may be necessary to ensure the data is robust before publication of the draft Local Plan (LDF) in the summer of 2012 and that a full review is carried out late 2012/13 after release of the 2011 Census data.

3.12 Summary

Given the very challenging economic conditions faced by the construction industry it has been a reasonably successful year in moving forward the key priorities of the Housing Strategy.

4.0 Financial Implications

4.1 There are no direct financial implications for the Council.

5.0 Corporate Implications

5.1 The Housing Strategy is an over-arching document that reviews housing-related issues in a local authority’s area and sets out its housing objectives. It is a key strategy delivering the housing elements of the Corporate Plan and the Sustainable Community Strategy.

6.0 Community Implications

6.1 Housing has an important role to play in the place shaping of communities and impacts on the well being of the community.

Housing Strategy 2009 – 14: Annual report for 2010/11

HS Ref.	Description	2010/11 target	2010/11 result
1.1	Deliver an average of 150 new affordable homes each year up to 2014.	75	98 (Average per year 2009/11 = 101)
1.2	Review the Affordable Housing Guide	Complete a review.	Delayed awaiting outcome of further consultation on the LDF Core Strategy.
1.3	Monitor delivery of affordable housing.		Reported via Core Strategic Housing Group
1.4	Profile the existing housing stock and compare the ideal as recommended in the SHMA.	Swadlincote Urban Core/ Melbourne/Hilton	Difficulty obtaining appropriate source data. This work will be considered as part of the SHMA refresh in 2012/13.
1.5	Inform developers/partners of gaps in the housing market.	Derby HMA forum and newsletter.	Forum held and newsletter produced.
1.6	Bring private sector empty properties back into use for affordable rent.	15	In 2010/11 there was a net increase of 52 additional properties vacant for more than 6-months.
1.7	To allocate sufficient land in the LDF to meet housing needs.		Progress on the LDF delayed by the Localism Bill and imminent loss of the East Midlands Regional Plan.
1.8	To identify sites to meet local rural housing needs.		10 homes completed at Linton Heath, Linton.
1.9	Develop an intermediate homeownership strategy		Project deferred due to Government's wider agenda to consider tenancy agreements in the wider context to meet housing needs.
1.11	To secure the long-term viability of the Council Housing Stock		Self-financing to be implemented.
1.12	To reduce under/over occupation in the social sector.		Deferred pending Government guidance.
1.13	Assess aspirations of social housing tenants to buy.		Deferred pending outcome of the HCA affordable housing programme.
2.1	Review the effectiveness of the rent guarantee scheme		Evaluation completed in October 2010. There is strong evidence to show that in 87% of cases the scheme has prevented or contributed to the prevention of homelessness. The remaining 13% of applicants did not follow up on the initial application.
2.2	Ensure that the CBL scheme is not having an adverse effect on vulnerable people accessing affordable housing.		First year of CBL was evaluated and reported to Housing & Environmental Services Committee in April 2010. The Allocations policy was reviewed in Feb 2011 and further

			safeguards were put in place to ensure CBL does not have an adverse effect on vulnerable applicants.
2.3	Develop proposals for an enhanced Housing Options Service and multi agency service hub.		There is joint working between SDDC, AgeUk and Derbyshire Housing Aid, all of whom are providing housing options advice to customers from the Civic Offices.
2.5	Extend the range of provision for elderly persons housing and support including Telecare and Extra Care.		The service is now tenure neutral and there is an element of choice around the services offered.
2.10	Reduce fuel poverty to vulnerable households in the private sector.	Target Seales, Linton & Swadlincote urban area.	A range of utility providers (British Gas / Eon / Rockwarm) have provided discounted home insulation to private sector households.
3.1	Strategic Housing Market Assessment.	Review the model	Review deferred to ensure that any refresh meets the needs of the new Planning framework.
3.2	Programme of rural housing needs research	Commence a new programme	Programme deferred as per 3.1
3.5	Review Service against Strategic Housing KLOEs		Complete
3.6	Monitor delivery of the strategic housing actions included in other strategies/plan		Monitored through quarterly Corporate reporting through government.

Housing Strategy 2009 – 2014: Updated Action Plan for the period 2011 – 2014

Strategic Aim 1: To reduce the shortfall in affordable housing.

Key measure: Annual shortfall in affordable housing as identified by the Strategic Housing Market Assessment.

HS Ref.	Area for Action	11/12	12/13	13/14	Additional Resources	Responsible Officer	Partners	Strategic Fit
1.1	Deliver an average of 84 new affordable homes each year up to 2009-2014. (NI155)	70	75	75	Planning Gain, Homes & Community Funds, Council Resources	Strategic Housing Manager	HCA, RSLs, Developers, Private Landlords	Sustainable Community Strategy, Corporate Plan, Regional and National Policy
1.2	Review the Affordable Housing Guide		*			Strategic Housing Manager		
1.3	Monitor delivery of affordable housing	*	*	*		Strategic Housing Manager		
1.4	Profile the existing housing stock and compare to the ideal as recommended in the SHMA			*		Local Planning Manager		
1.5	Inform developers/partners of the gaps in the housing market.	Set-up a local group				Strategic Housing Manager		
1.6	Bring empty properties back into use for affordable rent.	Strategy to be reviewed			Funding to bring empty properties back into use.	Strategic Housing Manager		
1.7	To allocate sufficient land in the LDF to meet housing needs includes rural housing needs.		*			Local Planning Manager		

1.8	To identify sites to meet a local rural housing needs.	*	*	*		Development & Building Control Manager.		
1.10	Review the RSL partnership arrangements		*			Strategic Housing Manager		
1.12	To reduce under/over occupation in council housing	Pending CLG Guidance				Housing Operations Manager		

Strategic Aim 2: To prevent loss of a home and support independent living.

Key measure: Number of households assessed by the Council as homeless (irrespective of priority need).

HS Ref.	Area for Action	11/12	12/13	13/14	Additional Resources	Responsible Officer	Partners	Strategic Fit
2.3	Develop proposals for an enhanced Housing Options Service and multi agency service hub.	*	*	*		Housing Operations Manager	RSLs, Derbyshire County Council, Derby City Council, CVS, CAB, CLG	Sustainable Community Strategy, Corporate Plan, Regional and National Policy
2.2	Extend the range of provision for elderly persons housing and support including telecare and Extra Care.	*	*	*		Housing Operations Manager		
2.7	Review the pilot supported lodging project	Subject of DDC review				Housing Operations Manager		
2.10	Reduce fuel poverty in vulnerable households in the private sector.	*	*	*		Strategic Housing Manager		
2.11	Assess fuel poverty in the social sector		*			Strategic Housing Manager		

Strategic Aim 3: To improve intelligence and continuous improvement.

HS Ref.	Area for Action	11/12	12/13	13/14	Additional Resources	Responsible Officer	Partners	Strategic Fit
3.1	Strategic Housing Market Assessment		Commission a full review.		£10,000-review; £60,000 full review.	Strategic Housing Manager	Derby City, Amber Valley BC; RSLs, parish councils.	
3.2	Programme of rural parish surveys.		Review programme of needs studies		£10,000 annually	Strategic Housing Manager		
3.3	Update County-wide Gypsy and Traveller Accommodation Needs Study.		*		Subject to funding	Local Planning Manager		
3.4	Monitor delivery of the strategic housing actions included in other strategies/plans	*	*	*		Strategic Housing Manager		
3.7	To assess value for money of the strategic housing services, <i>A review recently undertaken, resulting in a restructure of the service.</i>	-	-	-		Housing Performance Manager		
3.8	Analyse need and aspirations from the Choice Based Letting System	*	*	*		Housing Performance Manager		

Strategic Housing and Planning Group

Terms of Reference

Structure

- The group to meet bi-monthly
- Chaired by South Derbyshire District Council – Housing Strategy Manager
- Membership of the group.

Councillors

3 from the majority and 2 from the minority groupings. At least one member from each group to be a member of the Housing & Community Services Committee and Environment and Development Services Committee.

District Council Officers

Strategic Housing Manager (Chair)
 Planning Policy Manager (Vice-chair)
 Head of Housing and Environmental Services
 Head of Community and Planning Services
 Head of Corporate Services and Chief Finance Officer

Terms of Reference

Generally

- a) To co-ordinate delivery of Strategic Housing and Strategic Planning matters such as the Housing Strategy and Local Plan (LDF) and, where necessary, to make recommendations to the relevant Committees.
- b) To develop and maintain joint working arrangements to ensure the best use of resources.
- c) To consider consultations from Government and other bodies as they relate to Strategic Housing and Planning, where reference to the relevant Committee is not practicable.

From a Strategic Housing Perspective

- a) Monitoring/refresh of the Housing Strategy and other strategic strategies such as the Homelessness Strategy, Empty Property Strategy.
- b) To support the delivery of affordable housing.
- c) To support improvements to the existing private housing stock including the bringing empty properties back into use.
- d) To support delivery of the proposed social housing reforms includes remodelling of the HRA housing finance and development of a new Strategic Tenancy Plan for all social housing across the district.
- e) To review housing needs across the District.

From the Local Development Perspective:-

- a) Support the Councils approach to Local Plan (LDF) - consultation, engagement and publicity.
- b) To consider the results of the LDF consultation/engagement and options for delivery of the preferred LDF Strategy.