

<b>Report To:</b>	<b>CABINET</b>	<b>Date:</b>	<b>9 JULY 2018</b>
<b>Heading:</b>	<b>HOUSING STRATEGY ACTION PLAN UPDATE</b>		
<b>Portfolio Holder:</b>	<b>COUNCILLOR JOHN WILMOTT – CABINET MEMBER (OUTWARD)</b>		
<b>Ward/s:</b>	<b>ALL</b>		
<b>Key Decision:</b>	<b>YES</b>		
<b>Subject to Call-In:</b>	<b>YES</b>		

### **Purpose of Report**

To provide an update on the progress made against the Housing Strategy 2016-20 Action Plan for 2016-18 and to seek approval of the Action Plan for 2018-20

### **Recommendation(s)**

- **Note the progress made against the Housing Strategy 2016-20 Action Plan for 2016-18**
- **Approve the Action Plan for 2018-20**

### **Reasons for Recommendation(s)**

The Housing Strategy 2016-20 covers a 4 year period and is delivered through two action plans covering the period 2016-18 and 2018-20. As such, the first action plan has now come to an end and a second action plan is required for the remaining life of the strategy.

The Action Plan 2018-20 continues to build on the achievements of the first action plan and continues to focus on the 6 priority areas identified in the strategy.

### **Alternative Options Considered**

*(with reasons why not adopted)*

Not to approve the Action Plan for 2018-20 – not considered as an action plan is required to deliver the housing vision set out in the Housing Strategy 2016-20.

## **Detailed Information**

The Council's housing vision is:

“to ensure the population of Ashfield are living in or can access homes that are affordable, warm and within a safe community that promotes the health and wellbeing of residents”

The 6 priority areas identified in the Housing Strategy 2016-20 are:

1. Ensuring supply of suitable and available accommodation
2. Energy and sustainability
3. Regeneration
4. Tackling disrepair
5. Reducing and preventing homelessness due to violence
6. Environment and planning

These priorities were discussed and agreed with Member and key stakeholders in November 2015 and an 8 week consultation took place in 2016.

The strategy was supported by the Action Plan 2016-18 which included 49 actions across the 6 priority areas. Almost all of these actions have been completed, with 3 still in progress and 4 that have not yet started but will be rolled forward into the Action Plan 2018-20. The achievements of the first action plan include:

- 70 underoccupying households (target: 40 households) helped to move under the Relocation Plus service
- 170 empty properties (target: 100) brought back into use in 2016/17
- 39 new build apartments provided for over 60s at Darlison Court (shortlisted for 3 awards)
- 31 council owned sites evaluated for housing development potential
- 150 new affordable homes (target: 50) delivered in 2016/17
- 8 social rented homes at Warwick Close brought back into use
- 200 households supported to remain independent in their own home and tackle fuel poverty through DFG and Affordable Warmth grants
- £136 saved on average by Ashfield residents that switched in the October Fuel Switch Campaign in Nottinghamshire
- Solar PV panels installed in 7 sheltered courts to generate electricity for communal areas
- 118 non-traditional wimpy concrete homes on Carsic estate externally rendered
- 6 properties provided to Women's Aid Integrated Services to use as refuges for survivors fleeing domestic violence
- 3 Freedom Programmes delivered for survivors of domestic abuse

The Housing Strategy Action Plan 2018-20 continues to focus on the above described 6 priority areas and the actions proposed reflect the emerging policy context and local priorities for each issue.

Key policy issues and local priorities considered include:

- The significant focus on prevention of homelessness under the Homeless Reduction Act 2017
- Measures to reform the private rented sector introduced by the Housing and Planning Act 2016, the Autumn Statement 2016 and Budget 2017, including civil penalties, extending HMO licensing, energy efficiency
- Nottinghamshire County Council Housing with Care strategy
- The expected changes in funding supported housing, including domestic violence refuges
- Prevalence of fuel poverty and excess cold in certain wards

- The housing and health agenda
- Ongoing shortfall of new affordable housing being built in the district
- Further changes to the National Planning Policy Framework and the progression of the Ashfield Local Plan
- The anticipated social housing green paper

The key outcomes of the Action Plan 2018-20 will be:

- Development of new affordable housing to meet a range of needs
- Improving property standards in the private rented sector
- Reducing fuel poverty
- Improving health by improving property standards
- Continuing support of domestic violence survivors
- Full use of planning powers to address housing shortage in the district

## **Implications**

### **Corporate Plan:**

The actions contained in the Housing Strategy Action Plan 2018-20 are being fed into the refreshed Corporate Plan 2018

### **Legal:**

Legal advice will be sought as required for each action in the Action Plan 2018-20 by the officer responsible for delivering the action. The planned actions for 2018-2020 reflect recent changes in legislation.

### **Finance:**

The Action Plan 2018-20 identifies whether an action will be delivered within existing resources or if additional resources will be required. In some cases, external funding will be sought to deliver the action.

Approval for additional resources will be sought separately as required, if approval has not already been obtained. The officer responsible for delivering the action will be responsible for seeking this approval.

There are no costs association with the approval of the Action Plan 2018-20

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	No implications
General Fund – Capital Programme	No implications
Housing Revenue Account – Revenue Budget	No implications
Housing Revenue Account – Capital Programme	No implications

**Risk:**

Risk	Mitigation
There are no risks associated with approving the Action Plan 2018-20. The lead officer for delivering each action is responsible for considering and mitigating any risks in delivering that action	

**Human Resources:**

There are no HR implications associated with approving the Action Plan 2018-20

**Equalities:**

*(to be completed by the author)*

An Equality Impact Assessment was completed alongside the development of the strategy which identified many of the actions and priorities contained in the strategy actively promote equality and access to housing in the district.

**Other Implications:**

*(if applicable)*

**Reason(s) for Urgency**

*(if applicable)*

**Reason(s) for Exemption**

*(if applicable)*

**Background Papers**

*(if applicable)*

**Report Author and Contact Officer**

*(for example)*

**Emma Lindley**

**Housing Strategy Lead Officer**

**[e.lindley@ashfield.gov.uk](mailto:e.lindley@ashfield.gov.uk)**

**01623 457211**

## **Appendix 1 – Housing Strategy Action Plan 2018-20**

### **Priority 1 – ensuring supply of suitable & available accommodation**

1. Work with Nottinghamshire County Council to identify a financially viable Extra Care opportunity in the north of the district  
Measure: No. of Extra Care opportunities identified  
Lead: SM  
Resources: capital funding required
2. Within 3 months of the new supported housing funding arrangements being announced, produce a report detailing the implications for the council  
Measure: Report produced  
Lead: EL  
Resources: within existing resources
3. Publish an updated Strategic Tenancy Strategy by October 2018 and regularly monitor compliance by housing providers  
Measure: Strategy published, monitor compliance  
Lead: EL  
Resources: within existing resources
4. Introduce the use of mandatory fixed term tenancies required under the Housing and Planning Act 2016 when enacted  
Measure: date fixed term tenancies introduced  
Lead: NM  
Resources: additional resources required (legal work, review staff)
5. Publish a 5 year Homelessness Strategy by December 2018 and regularly monitor the outcomes achieved  
Measure: strategy published, outcomes achieved  
Lead: EL  
Resources: within existing resources
6. By December 2019, publish a Housing Revenue Account Asset Management Strategy and regularly monitor the outcomes achieved  
Measure: strategy published, outcomes achieved  
Lead: EL  
Resources: within existing resources
7. Utilising Nottinghamshire Pre-Development Funding, complete a research project into the housing needs and aspirations of 18 – 35 years old and potential housing models to meet these needs, by December 2018  
Measure: Research complete  
Lead: EL  
Resources: within existing resources (Nottinghamshire Pre-Development Funding)

8. By October 2018, publish an Aids and Adaptations Policy to support tenants and residents to adapt their homes to suit their needs  
Lead: PW  
Resources: within existing resources

## **Priority 2 – Energy and sustainability**

1. Achieve an average SAP rating of 71 or more by April 2020 across the Council's housing stock, utilising external grant funding wherever available.  
Measure: average SAP rating of Council's housing stock  
Lead: ICB  
Resources: within existing resources
2. Ensure all non-traditional Council housing stock achieves a U value of circa 0.3 by October 2018 (external render programme).  
Measure: % of Council's non-traditional housing stock with U value of circa 0.3  
Lead: ICB  
Resources: within existing resources
3. By April 2020, where economically viable, improve the energy efficiency of all Council housing stock with solid wall construction (approx. 100) by installing external wall insulation  
Measure: Average change in EPC rating for these properties following installation of insulation, %. of solid wall homes insulated  
Lead: ICB  
Resources: within existing resources
4. By April 2020, where economically viable, ensure every Council home has an EPC rating of D or greater  
Measure: % of homes rated D or greater  
Lead: ICB  
Resources: within existing resources
5. By April 2020, replace electric storage heating systems in the communal areas of the Council's sheltered housing courts to provide cost effective communal heating systems  
Measure: Change in heating system running costs incurred by tenants  
Lead: ICB  
Resources: within existing resources
6. By April 2020, where economically viable, replace all remaining electric storage and solid fuel heating systems in the Council's housing stock with a cost effective central heating system, unless refused by tenant.  
Measure: No. of Council homes with electric storage and solid fuel heating systems  
Lead: ICB  
Resources: within existing resources

7. By October 2018, complete a campaign promoting the affordable warmth service, targeting the selective licensing areas and top 5 areas identified in the BRE report for excess cold, low SAP rating and high fuel poverty  
Measure: campaign activity, no. of referrals, no. of residents assisted  
Lead: AT  
Resources: within existing resources
8. Participate in future Nottinghamshire collective fuel switching campaigns  
Measure: no. of Ashfield residents switching, average amount saved  
Lead: EL  
Resources: within existing resources
9. By December 2018, complete a review of the council's work to tackle fuel poverty to date and make recommendations for a future programme of work  
Measure: review complete  
Lead: EL  
Resources: within existing resources (graduate intern)

### **Priority 3 – Regeneration (Housing)**

1. By December 2018, establish a wholly-owned council housing company to develop, acquire and manage homes to meet a range of housing needs in the district  
Measure: company established  
Lead: PP  
Resources: capital funding required
2. By September 2019, purchase 15 properties in need of regeneration to be managed by the housing company  
Measure: 15 properties identified
3. By April 2020, construction of approximately 40 new social rented homes to have started on Council owned sites  
Measure: no. of new social rent homes under construction  
Lead: SM  
Resources: capital funding required
4. By July 2018, use HRA funds and RTB receipts acquire 9 new social rent homes at the former Rolls Royce factory site in Hucknall  
Measure: no. of homes acquired  
Lead: SM  
Resources: within existing resources

5. By April 2019, complete an options appraisal and produce a plan to develop housing on each council owned site detailed in the Cornerstone Housing Delivery report  
Measure: plan produced  
Lead: SM  
Resources: within existing additional resources
  
6. By December 2018, publish a Housing Growth/Supply Strategy and supporting policy that detail how the council will develop, acquire and enable the supply of affordable housing (including use of commuted sums, RTB receipts, council owned land, partnerships, JVs, loans, unviable sites, buying at auction)  
Measure: Strategy and policy published  
Lead: SM/EL  
Resources: within existing resources
  
7. Acquire 12 homes on the open market using HRA funds for social rent, by September 2019  
Measure: no. of homes acquired  
Lead: SM  
Resources: additional resources required
  
8. By June 2019, complete an options appraisal and produce a plan to retain or develop housing on each council owned garage site  
Measure: plan produced  
Lead: SM  
Resources: within existing resources

#### **Priority 4 – Tackling disrepair**

1. By October 2018, ensure all private rented properties in the Selective Licensing areas are either licensed or enforcement action is being taken against the landlord  
Measure: no. of licenses granted, no. of enforcement cases, no. of properties requiring a license  
Lead: JH  
Resources: within existing resources
  
2. By October 2019, ensure all private rented properties requiring a license under the new HMO regulations are either licensed or enforcement action is being taken against the landlord  
Measure: no. of licenses granted, no. of enforcement cases, no. of properties requiring a license  
Lead: JH  
Resources: within existing resources
  
3. By July 2018, develop a policy and fee structure regarding the use of civil penalties in private sector enforcement  
Measure: policy and fee structure developed  
Lead: JH  
Resources: within existing resources



4. By December 2018, publish a Private Sector Renewal Strategy, including proactive targeting of rogue landlords. Regularly monitor the outcomes achieved  
Measure: strategy published, outcomes achieved  
Lead: EL  
Resources: within existing resources

#### **Priority 5 – Reducing / preventing homelessness due to domestic violence**

1. Apply for MHCLG funding when announced to continue the Serenity Scheme between April 2018 and March 2020  
Measure: No. of Serenity units available between April 2018 and March 2020  
Lead: RW  
Resources: within existing resources, using external grant funding where available
2. Seek to develop a sustainable operating model for the Serenity Scheme to commence in April 2020 under the revised supported housing funding model  
Measure: No. of Serenity units available in April 2020  
Lead: RW  
Resources: within existing resources, using external funding where available
3. By September 2018, introduce a revised approach to increase the use of the Sanctuary Scheme to prevent homelessness  
Measure: No. of Sanctuary Scheme installations  
Lead: EL  
Resources: within existing resources
4. Complete the Domestic Abuse Housing Alliance online self-assessment and develop an action plan to address any gaps by April 2019  
Measure: Self-assessment completed date and action plan developed  
Resources: additional resource required  
Lead: RW
5. By November 2019, deliver the 4 pledges in the CIH Make a Stand campaign  
Measure: no. of pledges delivered  
Lead: RW/EL  
Resources: within existing resources

#### **Priority 6 – Environment and planning**

1. From November 2018, strategic housing and planning development will work jointly to monitor delivery of affordable housing under the Housing Delivery Test and take action as required  
Measure: No. of affordable housing properties developed (expected and actual), no. of action taken to increase delivery, no. of properties developed as a result of action taken  
Lead: SM/MM  
Resources: within existing resources

2. By December 2018, develop design principles to be adopted on all housing developments or acquisitions by the Council for affordable rent, market rent and/or market sale  
Measure: design principles developed  
Lead: SM  
Resources: within existing resources
  
3. Within 2 months of the new NPPF being announced, produce a report detailing the implications for the delivery of affordable housing in the district  
Measure: Report produced  
Lead: Planning  
Resources: within existing resources