



Communities Scrutiny Group

Thursday, 27 January 2022

Housing Delivery Plan 2022 - 2027

Report of the Director – Neighbourhoods

1. Purpose of report

- 1.1. This report sets out the Council's Housing Delivery Plan 2022 to 2027. This replaces and builds upon the previous Plan which covered 2016 to 2021.
- 1.2. The Plan sets out three high level priorities with associated actions to deliver these priorities. The actions are assigned delivery targets which will be monitored across the term of the Plan. The priorities, actions and targets were the subject of a consultation exercise.
- 1.3. The high-level priorities are as follows:
 - Priority 1- Affordability and Sustainable Housing
 - Priority 2- Housing Quality and the Environmental Sustainability
 - Priority 3- Homelessness and Support

2. Recommendation

It is RECOMMENDED that the Communities Scrutiny Group consider the report and associated Plan

3. Reasons for Recommendation

- 3.1 The Plan supports the Council's statutory duties and the Council's corporate priorities. It also supports and links with corporate and partnership plans such as the South Nottinghamshire Homelessness Strategy, the Carbon Management Plan and the Empty Homes Strategy.
- 3.2 The Plan provides a direction, focus and the performance framework for the delivery of housing and related services.

4. Supporting Information

- 4.1 Since 2003 most local housing authorities have been required to publish a 'fit for purpose housing strategy. The Deregulation Act, which came into force in March 2015, repealed the duty stated in the Local Government Act 2003 for Local Authorities in England to prepare a Housing Strategy.

- 4.2 Although there is no longer a statutory requirement to produce a Housing Strategy, housing plays a central role to the Borough's continued success, growth and prosperity. Councils also have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes and drive economic growth. As such, it is considered important to publish an overarching document which sets out the priorities for housing and the actions being taken to secure improvements.
- 4.3 The Housing Strategy was replaced with a more concise Housing Delivery Plan covering the period 2016 to 2021. This was approved by Cabinet on 8 December 2015. The proposed Housing Delivery Plan 2022 to 2026 will replace the current plan which expired at the end of last year. The proposed plan seeks to link the housing service more closely with corporate priorities, for example the Carbon Management Plan and the South Nottinghamshire Homelessness Strategy. It also seeks to focus clearly measurable targets as opposed to aspirational assertions.
- 4.4 The Council's proposed priorities are set out below and the actions to meet them are set out in the draft Housing Delivery Plan at Appendix A:
- Priority 1 - Affordability and Sustainable Housing supports work to increase the supply of housing, which includes the overall provision and the supply of affordable housing. This predominantly relates to the supply and development of new housing, but also includes making the best use of existing stock, for example bringing empty homes back into use.
 - Priority 2 - Housing Quality and the Environmental Sustainability focusses on the condition and environmental sustainability of the borough's existing and future housing stock. This includes action to improve housing conditions, particularly for those living in more insecure housing tenures. Improving the environmental sustainability of the borough's housing stock is a key plank in the Council's Carbon Management Plan.
 - Priority 3 – Homelessness and Support. The third priority supports work to address all forms of homelessness from rough sleepers to households threatened with eviction. The priority also outlines our work to meet the needs of specific groups, including those with disabilities, elderly persons and other groups that may require specialist accommodation or support or adaptation to their home.
- 4.5 The priorities, actions and associated targets were consulted upon for an eight-week period during October and November 2021. A consultation excerpt was sent to all Borough Councillors, Parish Councils and key stakeholders. We received three comprehensive responses and have amended some of the actions within the Plan having regard to the consultation responses.

5 Risks and Uncertainties

The Housing Delivery Plan is a strategic Council document. The risk is that the targets set within the Plan are not met. However, targets will be reviewed

on a six-monthly basis and mitigation measures will be established if targets are slipping.

6 Implications

6.1 Financial Implications

The priorities and tasks contained within the Housing Delivery Plan will be contained within existing budgets. Further opportunities to secure additional funding are available as part of the annual Spending Review. However, the unprecedented and changing financial landscape that the Council is currently managing due to the ongoing implications of Covid-19 will mean that this budget will come under increasing pressure.

6.2 Legal Implications

There is no statutory requirement to produce a Housing Strategy, however, the Council has a number of statutory duties within the three key priorities identified in the Housing Delivery Plan.

6.3 Equalities Implications

The Housing Delivery Plan takes account of the effect of the Council's priorities on all residents of the Borough and is supported by the Council's Equality and Diversity Scheme. An equality impact assessment has been carried out and no adverse impacts have been identified.

6.4 Section 17 of the Crime and Disorder Act 1998 Implications

There are no Section 17 implications to the recommendations contained within this report.

7 Link to Corporate Priorities

Quality of Life	Actions within the Plan address the quality of housing stock which has an integral effect on the quality of life of householders.
Efficient Services	The Plan supports partnership working and the most effective use of resources in meeting the housing needs of residents.
Sustainable Growth	The Plan supports the sustainable development of affordable housing to meet the housing needs of existing low-income households and new forming households.
The Environment	The Plan sets out housing related actions to contribute toward the Council's Carbon Management Plan.

8 Recommendations

It is RECOMMENDED that the Communities Scrutiny Group consider the report and associated Plan

For more information contact:	Donna Dwyer Strategic Housing Manager 0115 914 4275 ddwyer@rushcliffe.gov.uk
Background papers available for Inspection:	None
List of appendices:	Appendix 1 - Housing Delivery Plan 2022 to 2027 Appendix 2 – Action Plan