

# Chichester District Council

## OVERVIEW AND SCRUTINY COMMITTEE

12 January 2016

### Housing Strategy Review

#### 1. Contacts

**Report Author:**

Linda Grange, Housing Enabling Manager,  
Tel: 01243 534582 E-mail: [lgrange@chichester.gov.uk](mailto:lgrange@chichester.gov.uk)

#### 2. Recommendation

- 2.1. To consider the review of the Housing Strategy and to support the recommended options for future housing delivery together with capital investment.**
- 2.2. To note the progress achieved in delivering the milestones and targets in the Housing Strategy delivery plan, to endorse the new target dates and to raise any areas of concern to Cabinet.**

#### 3. Background

- 3.1. In September 2013 the council adopted a new housing strategy covering the period 2013-2018 and a capital investment plan to support the priorities set out in the strategy. The new strategy took account of the main local and national issues likely to affect Chichester district over the strategy period, identified the key challenges and explained how the council intends to use its resources to address housing needs. Detailed targets for delivering the objectives were set out in the Housing Delivery Plan, and the committee requested to review the plan and its progress annually.
- 3.2. Last year a review of the Housing Delivery targets was undertaken with a commitment to carry out a more extensive review of the Housing Strategy in 2015 to take account of new government policy following the election and to reflect the findings of the Housing Condition Stock Modelling.
- 3.3. The Housing Strategy review (appendix 1) sets out:
  - Progress against the current strategy
  - Arising local and national issues
  - Implications and key challenges for the next 5 years
  - Proposals for future priorities
  - Future housing delivery
  - Proposed allocation of Capital Funding
- 3.4. Government priorities now focus on increasing the supply of housing, including low cost home ownership and starter homes. Over the next 5 years there is likely to be an increase in the supply of these homes provided by the housing market. At the same time the supply of affordable rented housing is expected to decline. The council may no longer be able to insist on a quota of affordable rented

homes being provided on new market sites and existing affordable rented homes are likely to be lost through the Right to Buy. However, the Council will still have the same duties to house vulnerable households and this is likely to put pressure on the housing register and existing housing services.

- 3.5. Potential affordable housing delivery options that have been considered or are currently being investigated are tabled in appendix 2.

#### **4. Outcomes to be achieved**

- 4.1. An updated Housing Strategy Delivery Plan which reflects changes in government policy and updated priorities.
- 4.2. A flexible toolkit of delivery options to maximise delivery of affordable housing to best meet local housing needs and a capital funding programme which supports the priorities set out in the housing strategy.

#### **5. Proposals**

- 5.1. It is proposed that the current four key priorities in the strategy are still relevant. These should be maintained, the affordable housing targets retained and the updated Housing Strategy Delivery Plan endorsed to reflect priorities over the remaining strategy period. These include:
  - Strengthening the evidence base of local need and affordability
  - Supporting opportunities for intermediate and starter home housing to support the local economy and growth, whilst ensuring they are affordable to and accessible by local households.
  - Extending Homefinder, the Council's in-house lettings agency and reducing management charges to incentivise and retain landlords.
  - Continuing to explore the options for affordable housing delivery to meet the needs of those unable to purchase and making best use of the council's resources.
  - Providing advice and support to communities to meet their own housing needs through registered providers or community land trusts.
  - Setting up a custom build and self-build register.
  - Working with the well-being team to address excess cold and fuel poverty – a priority for the Private Sector Renewal Strategy.
- 5.2. The plan has been reviewed and Appendix 3 provides details of performance against milestones and targets. New targets and actions are proposed supporting new priorities identified by the Housing Strategy review and are shown in italics.

#### **6. Resource and legal implications**

- 6.1. The Housing Strategy review at appendix 1 sets out the proposed reallocation of existing resources.

#### **7. Consultation**

- 7.1. This review has been considered and shaped by discussions at the Chichester Housing Delivery Partnership, corporate management team and cabinet away day. Consultation has included the housing operations team, the planning policy

team, economic development, the Housing Benefits Manager and any relevant comments have been included in the Housing Strategy Delivery Plan review in Appendix 3: There have also been meetings with the National Community Land Trust Network and Wickham Community Land Trust.

## 8. Community impact and corporate risks

- 8.1. These proposals will have a positive impact on local people and communities through the provision of affordable housing and delivery of the housing strategy objectives.

## 9. Other implications

Are there any implications for the following?		
<b>Crime &amp; Disorder:</b>		No
<b>Climate Change:</b>		No
<b>Human Rights and Equality Impact:</b>		No
<b>Safeguarding:</b>		No

## 10. Appendices

- 10.1. The Housing Strategy review.
- 10.2. Housing delivery options.
- 10.3. The Housing Strategy Delivery Plan - Review of current performance December 2015.

## 11. Background Papers

- 11.1. Housing Strategy and Capital Investment Programme, Cabinet, 3 September 2013.
- 11.2. Housing Strategy Delivery Plan 2013-18 Annual Review, Overview and Scrutiny Committee, 11 September 2014.
- 11.3. Affordable Housing Delivery, Cabinet, 14 October 2014.