

THURSDAY 12 NOVEMBER 2020

REPORT OF THE PORTFOLIO HOLDER FOR NEIGHBOURHOODS**HOUSING STRATEGY 2020-2025****EXEMPT INFORMATION**

N/A

PURPOSE

To consider adoption of the draft Tamworth Borough Council Housing Strategy 2020-2025

RECOMMENDATIONS

It is recommended that:

1. The contents and proposed actions contained within the consultation final draft Housing Strategy are adopted for publication
2. Amendments recommended by the Health and Wellbeing Scrutiny meeting on 20th October are included within the strategy.

EXECUTIVE SUMMARY

Further to discussion at the Health and Wellbeing Scrutiny meeting on Tuesday 20th October, the Committee endorsed the draft Housing Strategy for recommendation approval by Cabinet with the following amendments:

- That Glascote and Stonydelph Wards be specifically included in the Strategy as priority wards

The Committee recognised that a Housing Strategy, whilst not statutory, will provide and action plan following consultation with relevant Council colleagues and other stakeholders to provide a One Council approach an opportunity to assess the current housing situation across all tenures in the local area, both in terms of quantity and quality, looks at and forecasts future need and thinks about how we may meet these needs.

It interprets national policy priorities into a local context, sitting alongside and complementing other crucial strategies and policies.

These include but are not limited to:

- The Local Plan
- The Homelessness strategy
- Community safety plans.

It will give us a direction to work towards and goals to monitor progress against.

The plans include an achievable range of priorities and actions. The key headlines are detailed below:

- Development of 250 new homes per year to meet the needs of the existing population and those attracted to the area for work, either locally or in easy commuting distance
- Providing a range of new homes to reflect need and aspiration including maximising the delivery of affordable and social housing
- Ensuring all new homes are built to a standard which reflects the move towards zero carbon and future proofs them against the climate crisis
- Ensure new housing is incorporated into the regeneration of the town centre
- Improving conditions in the private sector
- Improving tenancy sustainment rates
- Providing a wider range of options for older people and for younger people.

Many of these headline priorities are already being delivered through current work being undertaken. This strategy enables us to build this work on and develop more positive outcomes for the people of Tamworth.

OPTIONS CONSIDERED

A Housing Strategy is not statutory and there is no obligation to produce one. It was, however, considered to be an important overarching strategy to inform housing needs in Tamworth.

RESOURCE IMPLICATIONS

This strategy will be delivered within the existing budgets and business plans.

LEGAL/RISK IMPLICATIONS BACKGROUND

Although there is no statutory requirement to publish a Housing Strategy currently, not doing so could mean that we fail to address / focus on other issues which could leave us open to legal, financial and reputational challenge – for example the Council can be held accountable to for not building sufficient numbers of housing.

The Council need to be able to demonstrate that we are contributing to achieving goals set by national legislation for example achieving zero carbon emissions by 2050.

We need to ensure we continue to deliver and improve on those areas of work where there are statutory duties upon us for example dealing with poor conditions in the private rental sector, HMO Licencing.

EQUALITIES IMPLICATIONS

The Strategy will encompass and benefit all sectors of the local community.

It will bring positive outcomes around health and wellbeing to the more vulnerable and disadvantaged members of the Community.

An Equalities Impact Assessment has been completed

SUSTAINABILITY IMPLICATIONS

- The strategy has significant positive implications for sustainability locally.
- By providing sufficient good quality housing it will contribute to stable resilient communities.
- Communities where people do not wish to keep moving from or have to because of there being no suitable affordable accommodation.
- Homes built to better and more energy efficient standards, or even retrofitted, will stand the test of time.
- It will encourage healthy and sustainable positive economic outcomes.

BACKGROUND INFORMATION

The last Housing and Health Strategy covered the period 2010- 2015. HQN were procured to assist with this new Housing Strategy which will guide what we do between 2020- 2025.

The production of it has been somewhat delayed, not least due to Covid19, but there is sufficient flexibility within it to accommodate impacts of Covid19.

There is no longer a statutory duty upon Local Authorities to produce a Housing Strategy however it affords the Council a clear direction of travel and priorities for all areas of housing activity and is vital for number of reasons.

These reasons include:

- informing our role in increasing housing supply,
- place shaping,
- promoting the role of housing in the creation of safe, thriving and sustainable communities
- supporting economic growth.

There is still a duty to produce homelessness and rough sleeping strategy which is linked to and forms part of the actions plans in relation to this overarching strategy

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

APPENDICES

Appendix 1 - Draft Final Housing Strategy

Appendix 2 - Evidence Base

Appendix 3 – Equality Impact Assessment