

For publication

Housing Strategy 2019-2023 (H000)

Meeting:	Council
Date:	18 th December 2019
Cabinet portfolio:	Housing
Report by:	Assistant Director - Housing

For publication

1.0 Purpose of report

- 1.1 To seek Council approval of the Chesterfield Housing Strategy 2019-2023.

2.0 Recommendation

- 2.1 That the Chesterfield Housing Strategy 2019-2023 be adopted by the Council.

3.0 Background

- 3.1 The purpose of the Housing Strategy 2019-2023 (attached as **Appendix A**) is to provide a framework for the delivery of housing related programmes and initiatives where the Council can play an active role.

- 3.2 The draft Housing Strategy 2019-2023 was considered at Cabinet at its meeting on the 10th September 2019 where it was resolved that the draft Housing Strategy 2019-2023 be approved for wider consultation.
- 3.3 This report was considered at the Cabinet meeting on 3 December, 2019, where it was resolved to recommend to full Council that the recommendation at paragraph 2.1 above be approved.

4.0 Housing Strategy

- 4.1 The Housing Strategy 2019-2023 will play a key role in helping deliver the Council Plan vision of 'putting our communities first' and the priorities of 'making Chesterfield a thriving borough' and 'improving the quality of life for local people'.
- 4.2 The strategy details the housing and housing related activity of the Council in response to the national and local strategic context, local issues affecting demand for housing and housing services locally.
- 4.3 The strategy sets this out under an overall aim and three key objectives:

Aim

'To enhance Chesterfield's housing offer so that people of all ages of life can find and live in a quality home they can afford'

Objectives

- **Delivery** – ensuring that increased new housing provision meets the needs of current and future residents of Chesterfield to provide homes for every stage of life

- **Quality** – to utilise internal and external resources to ensure that as many homes as possible in all tenures are of decent quality
- **People** – ensuring that the needs of all groups to be able to access and sustain housing appropriate for their needs in Chesterfield

5.0 Housing Strategy 2019- 2023 Consultation

5.1 Following the Cabinet decision a consultation programme on the draft Housing Strategy 2019-2023 took place during September and October 2019. This programme included:

- An online survey for members of the public to respond
- A session with tenant representatives
- A session with managers across the Council
- Circulation to neighbouring local authorities and active housing associations and housing support providers within Derbyshire.

5.2 Eleven responses to the online consultation were received. The comments and responses are set out in **Appendix B**.

5.3 The session with the tenants identified a number of ideas for the Housing Service to progress around tenant involvement in the service and a desire to increase the environmental sustainability of the Council stock. These will be addressed as policy issues by the Housing Service.

5.4 The consultation with managers across the Council enabled further discussion on the issues identified within the strategy and where work across the Council could help achieve the aims of the Housing Strategy. These are set out in **Appendix C**.

5.5 Responses were received from officers at two local authorities – neither sought to amend the Housing Strategy but to acknowledge that they thought it covered all the relevant issues.

5.6 Whilst there have been no substantive changes to the strategy as a result of the consultation a small number of amendments have been made. The sessions with the tenants and managers within the Council identified opportunities for closer working which has led to the development and completion of the action plan.

6.0 Financial considerations

6.1 The Housing Strategy 2019-2023 provides the overall strategic framework for housing and housing related activities by the Council. As such, the preparation of the Housing Strategy has no direct financial implications for the Council, although new activities brought forward under the action plan may require resourcing in the future.

7.0 Risk management

7.1 The main risks associated with not adopting the Housing Strategy 2019-2023 are shown in the table below:

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
A risk of duplication or less effective service delivery between partner organisations in delivering housing objectives	M	M	The Housing Strategy clearly sets out the role of the Council in supporting housing and housing related activities within the Borough	L	L
There is a risk that the Council's approach to	L	L	The Housing Strategy provides a clear link between	L	L

supporting housing growth and investment in new and existing stock will lack focus and be fragmented in the absence of a Housing Strategy			housing issues and the Council's policy/action response. The Strategy provides a framework for the development of new programmes and initiatives		
The ability of the Council to make the case for housing investment is reduced in the absence of a Housing Strategy	M	L	The Housing Strategy ensures demonstration of a strategic fit when preparing business cases for funding	L	L

8.0 Equalities Impact Assessment (EIA)

8.1 An Equalities Impact Assessment has been produced and is attached at Appendix D.

9.0 Recommendation

9.1 That the Chesterfield Housing Strategy 2019-2023 be adopted by the Council.

10.0 Reasons for recommendations

10.1 To secure the adoption of the Housing Strategy 2019-2023.

Decision information

Key decision number	902
Wards affected	ALL
Links to Council Plan priorities	The Housing Strategy outlines how housing can play a role in delivering the following Council Plan objectives: Making Chesterfield a thriving borough

	<ul style="list-style-type: none"> • Enabling the completion of 1000 homes • As a partner in Waterside enable 314 apartments • Increase the number of residents living in our town centres <p>Improving quality of life for local people</p> <ul style="list-style-type: none"> • Build or acquire a minimum of 100 new council homes • Ensure 100% of our council homes continue to meet decency • Identify and reduce the number of poor quality private sector houses • Explore policy changes which could reduce the number of empty homes • Support 1,450 vulnerable people a year to maintain independent living via our Careline and Neighbourhoods Services • Increase homeless prevention <p>Providing value for money services</p> <p>Work with partners to enable more efficient use of the Council's properties and land</p>
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Document information

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Appendices to the report	
Appendix A	Housing Strategy 2019-2023
Appendix B	Online consultation responses

Appendix C	Managers seminar responses
Appendix D	Equality impact assessment