



REPORT TO EXECUTIVE

PORTFOLIO AREA: COMMUNITY ENGAGEMENT

Date of Meeting: 13th February 2012

Public

Key Decision: Yes

Recorded in Forward Plan: Yes

Inside Policy Framework

Title: HOUSING STRATEGY 2012-16
Report of: The Director Community Engagement
Report reference: CD 19/12

Summary:

This report presents the Housing Strategy 2012 – 16 for delivery.

Recommendations:

That members of the Executive approve the revised Housing Strategy 2012-16 following consultation.

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Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

1. BACKGROUND INFORMATION

- 1.1 This Housing Strategy will provide the principles for housing development in Carlisle for the period 2012 – 16. It supersedes the previous strategy which covered the period 2005 to 2010. It is a key document identifying the housing needs, challenges and solutions to be taken forward for the Carlisle district area.
- 1.2 The Strategy Vision which includes our vision, priorities and key actions is presented in the corporate format at Appendix 1. This was brought to Executive on 31st October 2011 and approved to go forward for further consultation.
- 1.3 The Housing Strategy 2012-16 was revised taking into account;
- Comments received through the consultation period
 - Feedback from representatives attending the Local Strategic Partnership (LSP) event on the 22nd November 2011 – *The Future of Housing and Development in Carlisle*
 - The Government's published Housing Strategy – *Laying the Foundations: A Housing Strategy for England*

2 CONSULTATION

2.1 Consultation to Date.

The Housing Strategy has been developed through the Carlisle Strategic Housing Partnership (CSHP). The CSHP is a partnership body with representation from key partners including:

- Registered Providers (Riverside, Impact, Two Castles, Home)
- Private Sector Developers (Lovell's, Story Homes)
- NHS Cumbria
- Cumbria County Council.
- Interest Groups (National landlords Association, CALC, Cumbria rural Housing Trust)

A stakeholder event was held on 10th October 2011 to look at the draft Housing Demand Study report which has fed into the Housing Strategy. The event was

attended by representatives of key partner agencies including Registered Providers (RP's) – Riverside / Home / Two Castles, private sector developers – Lovell's and Story Homes, parish councils, University of Cumbria, Cumbria County Council and National Landlords Association.

The Strategy Vision has been consulted upon for a six week period during September and October 2011. The document has been available on the Council website. To date no comments have been fed back.

Community Overview and Scrutiny Panel – The Housing Strategy 2012-16 was taken to the meeting held on 24th November 2011.

Local Strategic Partnership Event – On the 22nd November 2011, Carlisle City Council hosted a meeting of the Local Strategic Partnership, on '*The Future of Housing and Development in Carlisle*'. Approximately 60 representatives attended the event, from a number of statutory, voluntary, private sector and community groups. The City Council's Directors for Community Engagement and Economic Development gave a presentation on the Housing Needs & Demand Study (HNDS), Housing Strategy and the Local Development framework (LDF). Representatives then split into six working groups, with discussions focusing on the housing and development challenges facing Carlisle, and whether, in its current form, Carlisle's Housing Strategy effectively set out how these challenges could be overcome.

Following the event a review of the Housing Strategy was undertaken taking on board the feedback provided by the six working groups at the event, feedback provided through formal consultation on the Strategy and the Government's National Housing Strategy (which was published in November 2011). A document highlighting the comments from the event and feedback from the Council was sent to the representatives in January, who had attended the event – this is attached as appendix 2.

Carlisle Housing Partnership – The revised Housing Strategy was taken to the three sub groups of the Carlisle Strategic Housing Partnership in January 2012 for approval.

3 RECOMMENDATIONS

- 3.1 That members of the Executive approve the revised Housing Strategy 2012-16 following consultation.

4 REASONS FOR RECOMMENDATIONS

4.1 To enable the Housing Strategy 2012 – 16 to be taken forward.

5 IMPLICATIONS

- Staffing/Resources – The Housing Strategy and key areas of work identified under the Action Plan to be delivered will be within available resources.
- Financial – Any financial implications of implementing the action plan within the Housing Strategy document will need to be delivered within the existing base budgets of the Council or be identified as a future budget pressure during the 2013/14 budget process.
- Legal – The Housing Strategy forms part of the Policy Framework as reserved to Council under Article 4 of the Constitution. As such it requires approval of Council before becoming the adopted Policy.
- Corporate – The Housing Strategy is a corporate document.
- Risk Management – The risk management processes within Carlisle City Council is a key part to the implementation of actions under this strategy.
- Environmental – The Housing Strategy and key areas of work identified under the Action Plan impact on the built and wider environment.
- Crime and Disorder – The Housing Strategy impacts on the lives of a number of customers and residents in the Carlisle district whose will be perpetrators or victims of crime.
- Impact on Customers – The Housing Strategy and key areas of work identified under the Action Plan impact significantly on a number of customers and residents in the Carlisle district.
- Equality and Diversity –

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?	Yes	Positive
Age	Yes	Positive
Disability	Yes	Positive
Race	Yes	Positive
Gender/ Transgender	Yes	Positive
Sexual Orientation	Yes	Positive
Religion or belief	Yes	Positive
Human Rights	Yes	Positive
Health inequalities	Yes	Positive
Rurality	Yes	Positive

If you consider there is either no impact or no negative impact, please give reasons:

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If an equality Impact is necessary, please contact the P&P team.

Our vision & values	<p>Our vision for Carlisle: <i>'Carlisle is Cumbria's historic, dynamic and successful University City, creating growth opportunities in a sustainable environment with skilled people and international connections in a stunning location.'</i></p> <p>Our Housing Strategy vision: <i>'Everyone can access affordable, safe and warm housing, and the support they need to live independently.'</i></p>		
Broad challenges	<p>Carlisle faces the following broad challenges:</p> <ol style="list-style-type: none"> 1. Demographic changes in our district. 2. Changes in government policy and funding models. 3. Changes in Carlisle's housing market, and developments in the local, regional and national economy. 		
Our Strategic Housing Priorities	Balancing the Housing Market	Decent and Healthy Homes	Supporting Vulnerable People
Our challenges	<ol style="list-style-type: none"> 1. Supporting the City's growth agenda through housing delivery. 2. Responding to affordable housing shortages, particularly: <ul style="list-style-type: none"> • in rural areas • for older people • for families. 3. Overcoming a range of barriers to affordable housing delivery, including: <ul style="list-style-type: none"> • reduced central government funding. • less market housing developments, meaning reduced affordable provision through section 106 agreements. • a lack of available, suitable land. • a negative perception of affordable housing. 4. Overcoming a range of barriers to accessing and staying in housing, including: <ul style="list-style-type: none"> • those trying to access home ownership for the first time • the introduction of fixed term Affordable Rent tenures 	<ol style="list-style-type: none"> 1. Supporting the sustainable growth of our private rented sector, where rapid expansion has led to: <ul style="list-style-type: none"> • a rise in housing complaints • an increased number of Houses in Multiple Occupancy (HMOs). • an increase in anti-social behaviour. 2. Helping our growing older people population to stay in their homes for longer. 3. Securing resources to bring empty properties back into use. 4. Reducing levels of fuel poverty to improve housing and health standards. 5. Making sure of sufficient and suitable accommodation for local university students. 6. Assessing and responding to the needs of our Gypsy and Traveller communities. 	<ol style="list-style-type: none"> 1. Responding to our ageing population, with care of vulnerable older people shifting to their homes. 2. Responding to the impact of the current economic climate. 3. Meeting the challenges of an increased demand on our services with reduced resources. 4. Responding to increased expectation, choice and control over how services are provided to communities and individuals through the personalisation agenda. 5. Making sure that partnership working and shared priorities are maintained through a changing, competitive market. 6. Better targeting of support to vulnerable people.
Cumbrian Housing Priorities	Create and use opportunities to support affordable housing growth.	Improve the quality of the private rented sector.	Deliver appropriate housing and support services to meet the needs of all.
Our key actions: owned and delivered through the Carlisle Housing Partnership	<ol style="list-style-type: none"> 1. Deliver a sustainable mix of market and affordable housing. 2. Identify innovative ways of funding and delivering affordable housing. 3. Play an active role in bringing forward more land for housing development. 4. Work closely with local communities to address their housing needs and preferences, and support community-based development initiatives 5. Prioritise the delivery of affordable housing in rural areas, housing for older people (including extra care) and family-sized housing. 6. Develop a strategic approach to letting and accessing housing in our district. 7. Reduce under and over occupation of affordable homes. 	<ol style="list-style-type: none"> 1. Work together to improve standards in the private rented sector. 2. Work innovatively to bring more empty properties back into use. 3. Work in partnership to reduce anti-social behaviour. 4. Work to reduce fuel poverty, including implementing the Cumbria Warm Homes (CWH) project across Carlisle. 5. Develop new ways of providing enough disabled adaptations, while integrating services more closely with Health & Social Care. 6. Continue to assess the needs of the Gypsy and Traveller community. 	<ol style="list-style-type: none"> 1. Work together to review the City Council's Homelessness Strategy. 2. Make sure there is adequate support and appropriate (including temporary) accommodation to meet the needs of vulnerable groups. 3. Reduce pressure on our services by developing innovative prevention solutions, including those focused on reducing worklessness and poverty. 4. Actively work to reduce social isolation amongst older people. 5. Improve access to our services for vulnerable people from hard-to-reach social groups. 6. Co-ordinate and support the delivery of front line services through the Shaddon Gateway Resource Centre. 7. Help vulnerable groups adjust to impact of Welfare reform.
<p>Our key actions will be delivered under sound principles of Corporate Governance, making sure we act within a proper legal and financial framework and that our decisions and processes are lawful, timely and open to public participation and scrutiny.</p>			

Our performance framework	<p>We will use a wide range of information to measure the performance of our housing strategy and action plan.</p> <p>Every three months, the following key performance indicators will be presented to our Executive through the Corporate Performance Monitoring System:</p> <ul style="list-style-type: none">• number of households living in temporary accommodation: performance in 2010-11 was 28; target for 2011-12 is 34.• number of homeless people assisted into re-housing: performance in 2010-11 was 28; target for 2011-12 is 34.• number of empty homes brought back into use: performance in 2010-11 was 155; target for 2011-12 is 100.• number of affordable homes delivered: performance in 2010-11 was 162; target for 2011-12 is 71. <p>We have a range of other key performance indicators that will be used to measure the performance of our action plan. These are available on request. Our performance against our action plan will be reported to the Overview & Scrutiny Panel twice a year. Our strategy and action plan will be reviewed each year to link to our corporate planning process.</p>
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