

Report of	Meeting	Date
Director of Early Intervention and Support	Council	9 April 2019

HOUSING STRATEGY

PURPOSE OF REPORT

- To present the Housing Strategy for approval.

RECOMMENDATION(S)

- That the Housing Strategy and associated action plan be approved.

EXECUTIVE SUMMARY OF REPORT

- The housing strategy has been developed as a Corporate Strategy project. It is based on an evidence base, and aims to sets out the council's ambitions to ensure that everyone living in the borough has access to the high quality accommodation that they need. The strategy covers the period 2019 to 2024, with an action plan for the first 12 months that will be reviewed and refreshed in coming years.
- The draft strategy was shared with key stakeholders to seek their views. The feedback received was positive, and is outlined in this report.

Confidential report Please bold as appropriate	Yes	No
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CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy homes and communities	✓	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

- The development of a housing strategy was included as a project in the council's Corporate Strategy approved in November 2017. Work to develop the strategy has been undertaken, including the production of an evidence base to inform and influence the strategy's focus. The development of the strategy has been overseen by a small working group led by the Executive Member (Homes and Housing).
- Following consideration at Executive Cabinet in February, the draft strategy was sent to key stakeholders to ask for feedback. The feedback received is outlined below and has informed change made in the finalisation of the strategy.

STAKEHOLDER CONSULTATION

8. Feedback on the draft housing strategy was sought from the council's partners, including for example registered providers with housing in the borough and voluntary and community organisations that provide support to individuals in need. Feedback has been received from:
 - a. Chorley Help the Homeless
 - b. Citizens Advice Lancashire
 - c. Places for People
9. In addition, a representative from Jigsaw (CCH) provided support and feedback during the development of the strategy.
10. The feedback has been positive, with partners recognising the benefits of the strategy and seeing it as an opportunity to work together on its implementation.
11. The main themes of the feedback are set out below.

Feedback	Response
Ensure that an ageing population is supported to live independently, through DFGs and accommodation similar to Primrose Gardens	The actions to reform processes around major and minor adaptations; and to investigate the options for expanding extra care accommodation in the borough will support this aim.
Standards and licensing in private rented accommodation – a wish to ensure that standards are enforced, or complied with to ensure consistent quality.	Chorley Council agrees with this desire, as set out in the recent overview and scrutiny review, and the actions of this strategy. The voluntary standard is referenced because at the present time there is not a power available to Chorley Council to enforce the standards it would like to secure (the statutory minimum standards are lower)
Need to ensure that the council continues to effectively support individuals who are homeless or threatened with homelessness. Comments included the need to understand the provision of hostel accommodation and support available for vulnerable people.	The actions to develop a multi-agency plan for supporting people who are rough sleeping, working to reform pathways for customers with complex needs and refreshing the homelessness strategy will support these aims.

12. Other minor amendments, including strengthening references to working with particular partners and updating contextual information, have been made to the strategy.
13. The housing strategy is set out at Appendix A.
14. The strategy has an overarching aim, which is to: "Ensure that everyone in the borough is able to access affordable and good quality housing that suits their needs. The type of tenure and where someone lives will not mean they should have to accept poorer quality or less affordable accommodation."
15. The strategy sets out four priorities:
 - Securing quality across all housing tenures
 - Supporting people to remain independent in their own homes
 - Preventing homelessness
 - Supporting a balanced housing market

16. Each priority includes the context and a summary of the relevant evidence and information about the work that the council already undertakes. Each also includes a series of actions that will be undertaken over the next 12 to 18 months to respond to the issues and opportunities identified.
17. The key actions are then summarised at the end of the strategy in an action plan that will be refreshed after 12 months.

IMPLICATIONS OF REPORT

18. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	✓
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

19. Resources have been set aside to refresh the local plan and develop alternative delivery models for the development of council owned housing.

COMMENTS OF THE MONITORING OFFICER

20. An appropriate consultation exercise has been undertaken. The proposed strategy meets the needs of the Council, with the Key Actions supporting the Principles outlined.

CHRIS SINNOTT
DIRECTOR (EARLY INTERVENTION AND SUPPORT)

Report Author	Ext	Date
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