

Decision Maker: **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Date: **Tuesday 26 February 2013**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **STRATEGIC HOUSING UPDATE**

Contact Officer: Kerry O'Driscoll, Head of Housing Development and Strategy
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Chief Officer: Marc Hume, Director of Renewal & Recreation

Ward: (All Wards);

1. Reason for report

At Renewal and Recreation Policy Development and Scrutiny Committee (R&R PDS) on 13th November 2012, the R&R PDS Chairman requested an update on the Portfolio's role in Housing Strategy to be provided at a future committee.

2. **RECOMMENDATION(S)**

2.1 Members of the Renewal and Recreation Policy Development and Scrutiny Committee are asked to:

a. Note the proposed timeframe and process for the production of the Council's Strategic Housing Framework during 2013-14

b. Nominate at least 2 Members of R&R PDS that would form part of a Member group working directly with officers in the production of the Strategic Housing Framework.

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Children and Young People Excellent Council Quality Environment Safer Bromley Supporting Independence Vibrant, Thriving Town Centres
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Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Housing Development & Strategy: Recurring cost Cr £17,870
 3. Budget head/performance centre: Housing Development & Strategy (Renewal & Recreation-R&R)
 4. Total current budget for this head:
Housing Development & Strategy (R&R) - Cr £17,870
 5. Source of funding: Housing Development & Strategy Existing revenue budget 2013/14 funding
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Staff

1. Number of staff (current and additional): 5.5FTEs: Housing Development & Strategy
 2. If from existing staff resources, number of staff hours: n/a
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Legal

1. Legal Requirement: Statutory Requirement The Council's Housing function fulfils a number of statutory duties in relation to housing advice, homelessness and the provision and allocation of accommodation. The work of the Housing Development and Strategy Service supports the delivery of these statutory functions through the provision of affordable housing.
 2. Call-in: Applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): There are approximately 900 – 1,000 approaches each month from those facing housing related issues. Of these around 4,000 per year present faced with imminent homelessness requiring in-depth casework intervention to assist in resolving homelessness. Following the launch of the new allocations scheme around 850 new housing register applications were received each month. With the registration process completed, this has now reduced to around 450 per month. Nearly 700 households are in TA, of which around 250 are in some form of short term nightly paid accommodation.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: n/a

3. COMMENTARY

Production of a Strategic Housing Framework

- 3.1 One of the key 2013-14 Business Objectives of the Housing Development and Strategy Team will be to lead the production of the Council's Strategic Housing Framework.
- 3.2 The Framework will set out the Council's strategic approach in meeting its statutory and other housing duties over the next 5 years and will be underpinned by an action plan that will be reviewed annually.
- 3.3 The Strategic Housing Framework will be a corporate document and it is proposed that a project group of officers drawn from relevant services across the Council (namely Housing Needs, Residential Services, Commissioning, Planning Policy, Strategic Property) are involved in its production.
- 3.4 It is proposed that a small Member group is established that includes the Portfolio Holder (Care Services) and Portfolio Holder (Renewal and Recreation) and nominated Members drawn from relevant portfolios –namely Care Services, Renewal and Recreation and Environmental Services- that advises officers in the production of the Framework. Additionally, all Members will be invited to briefings at key stages throughout the production of the Framework.
- 3.5 Progress on the production of the Framework will be reported to R&R PDS Committee on a quarterly basis via the monitoring of the Renewal and Recreation Departmental plan.
- 3.6 In terms of the decision-making process, as a corporate document, the Strategic Housing Framework will be reported to Executive Committee for sign-off.

4. POLICY IMPLICATIONS

- 4.1 Housing objectives are set out within the relevant Departmental business plans:
 - Adult and Community Services Portfolio Plan Outcome 2 - 'Delaying and reducing the need for care and support in reducing the pressures on temporary accommodation'.
 - Renewal and Recreation 2012-13 Business Plan Outcome 6 and Aim 6A 'Deliver a range of affordable housing options that meet local statutory housing needs and reduce budgetary pressures'.
- 4.2 These objectives are compliant with the statutory framework within which the Council's Housing function must operate and incorporates both national targets and priorities identified from the findings of review, audits and stakeholder consultation.
- 4.3 The objectives also assist in achieving targets set out within Building a Better Bromley, objectives set out within the Housing Strategy (to be updated in 2013-14), Homelessness Strategy and draft Tenancy Strategy.

5. FINANCIAL IMPLICATIONS

- 5.1 The Council is currently facing significant budgetary pressures in meeting its statutory housing duties and the forthcoming Strategic Housing Framework will be produced within this context and will outline actions being taken to mitigate these pressures.
- 5.2 A Report that was approved by the Executive Committee on 6th February 2013 provides details on the Council's Affordable Housing Payment in Lieu (PIL) fund and sets out proposals on how the PIL fund will be utilised to assist in addressing the future challenges.

6. LEGAL IMPLICATIONS

- 6.1 The Council has a number of statutory obligations in relation to housing. These include the provision of housing advice and assistance to prevent homelessness or divert from homelessness; assessment of homeless applications; to make temporary and permanent housing provision for those applicants to whom the Council has a statutory rehousing duty; supporting such households to sustain accommodation; to have a published Allocations Scheme, a Housing and Homelessness Strategy and a Tenancy Strategy.
- 6.2 Additionally, Housing Needs are a material planning objective. The National Planning Policy Framework 2011 states that, where there is a demonstrable lack of housing to meet local needs, planning authorities should include policies seeking provision of affordable housing on suitable sites. Saved policies H2 and H3 within the Council's adopted Unitary Development Plan address this requirement.
- 6.3 Where housing can not be delivered on site then Payment In Lieu contributions from developers provide funds to enable the Council secure affordable housing elsewhere in the Borough. The obligation for PIL is set out in agreements made under the provisions of section 106 Town and County Planning Act 1990 which may include restrictions on when and how we can spend the PIL shall be spent. In line with the Town and Country Planning Act 1990, the Council has a legal obligation to spend PIL funds on delivering affordable housing.

Non-Applicable Sections:	Personnel
Background Documents: (Access via Contact Officer)	<p>LB Bromley Unitary Development Plan 2006</p> <p>LB Bromley Affordable Housing Supplementary Planning Document 2008</p> <p>Renewal & Recreation Department 2012-13 Business Plan</p> <p>ECS Department 2012-13 Business Plan</p> <p>LB Bromley Homelessness Strategy 2012</p> <p>Payment in Lieu: Framework and Allocation Process (6th Feb 2013, Executive Committee)</p> <p>Addressing rising homelessness and housing need and associated budgetary pressures (ACS11053)</p> <p>Draft Tenancy Strategy 2013</p>