



COUNCIL

27TH SEPTEMBER 2016

AGENDA ITEM (10)

DRAFT HOUSING PLAN 2016 - 2020

Accountable Member	Councillor Mrs. SL Jepson Cabinet Member for Housing and Communities
Accountable Officer	Anne Powell Strategic Housing Manager 01285 623247 anne.powell@cotswold.gov.uk

Purpose of Report	In April 2016, the Cabinet approved the consultation process for the draft Housing Plan, which has now been completed. Findings from that consultation are detailed in this report and have been incorporated into the revised Plan, which has been considered by the Cabinet and is now put to the Council for approval.
CABINET Recommendations	(a) That the draft Housing Plan 2016-2020 be approved as presented, to include the target delivery of a minimum of 150 affordable homes per annum; (b) that the appropriate Strategic Director, in consultation with the Cabinet Member for Housing and Communities, be authorised to approve any subsequent changes to the Plan as may be necessary to reflect amendments to Government policy and/or legislation.
Reason(s) for Recommendation(s)	We are required by Statute to have a Homelessness Strategy and Strategic Tenancy Policy, both of which are incorporated in the Housing Plan. The delegation of responsibility to amend the Housing Plan in view of changes to Government policy and/or legislation will allow the Housing Plan to be flexible at a time of rapid change nationally.

Ward(s) Affected	All
Key Decision	No
Recommendation to Council	Yes, from the Cabinet

Financial Implications	None
Legal and Human Rights Implications	None
Environmental and Sustainability Implications	None

Human Resource Implications	None
Key Risks	None
Equalities Impact Assessment	Required. An Equalities Impact Assessment has been completed and the findings have been incorporated into the Plan

Related Decisions	Previous Cabinet decisions - April 2016 and September 2016
Background Documents	Cabinet Reports April 2016 and September 2016 and Appendices; Overview and Scrutiny Report June 2016 and Appendices
Appendices	<p>Appendix A - summary of responses to consultation exercise</p> <p>Appendix B - amended Housing Plan showing changes in light of consultation</p> <p>Appendix C - amended Housing Action Plan showing changes in light of consultation</p>

Performance Management Follow Up	The Action Plan will be monitored every six weeks by the Strategic Director and Cabinet Member and an annual review will be made publicly available.
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Options for Joint Working	Strong partnerships exist between the Gloucestershire local authorities in relation to housing and housing-related support projects. We are in frequent contact with WODC over options for joint working and sharing good practice.
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Background Information	
<p>1. In April 2016, the Cabinet approved the Draft Housing Plan 2016-2020 'Sustainable Homes for Thriving Communities' for public consultation (Minute CAB.97 refers). The consultation period opened on 3rd May 2016 and closed on 14th June 2016.</p> <p>2. During the consultation period, the draft Housing Plan appeared on the Council's Web Site. It was featured in articles in the local Press and was promoted via social media sites. E-mails were sent to key stakeholders, including all Members, local registered providers of housing, statutory and voluntary partners, businesses and developers.</p> <p>3. Public consultation events were held on 24th and 25th May 2016 (in the Council's offices Cirencester and the Moreton Area Centre respectively). In addition, Tetbury Town Council organised an event on 9th June 2016, which was supported by the Strategic Housing Team. Attendees at these events included District, Town/Parish Councillors, members of the public and local businesses.</p> <p>4. Seventy-nine individuals and organisations participated in the consultation. The survey was anonymous, but responses indicated a broad range of respondents including registered providers and other housing or support providers, as well as people involved in housing development, Town/Parish Councils and local residents. A summary of the results of these consultation exercises is attached at Appendix 'A'.</p> <p>5. The Overview and Scrutiny Committee was also consulted on the draft Housing Plan at its meeting on 7th June 2016. That Committee raised various questions on the detailed content of the draft Plan, seeking clarification on some of the data. Other points included the insertion of key risks and information relating to armed forces personnel.</p>	

6. Key points emerging from the public consultation were:-

- Overall, the responses were positive about the content of the Housing Plan;
- 80% agreed with the priorities identified;
- 72% agreed that the Action Plan is correctly prioritised;
- whilst 65% of respondents felt other priorities should be included in the Housing Plan, the suggestions mainly related to infrastructure and the location of development - those comments have been referred to colleagues in the Forward Planning team for consideration;
- it was considered important to have a range of housing options for elderly residents;
- changes in Government policy and lack of funding were seen as risks to the delivery of the Housing Plan;
- the affordability of housing to local people, whether in the market or the affordable housing sector, was seen as an issue;
- the availability and cost of land was a concern.

7. In light of the consultation exercise, some changes have been suggested to the Housing Plan, attached at **Appendix 'B'**, and the Housing Action Plan attached at **Appendix 'C'**. Changes throughout the documents are shown *in bold italics*.

8. The draft Plan was considered by the Cabinet at its meeting on 15th September 2016. The Cabinet commended the Plan as presented to Council for approval. The Cabinet did consider a possible increase in the target delivery of affordable homes per annum (see the Action Plan relating to Strategic Housing Priority Two within Appendix 'C') but felt that the figure of 150 should be included as a minimum for the following reasons:-

- whilst the delivery trajectory suggests that a target of 200 affordable homes could be supported during the first two years of the Housing Plan, many of the homes are scheduled for completion in the final quarter of both years;
- the impact of external factors, e.g. poor weather, could disrupt construction schedules and result in the delivery of the affordable homes due in the final quarter slipping to the subsequent year, which would result in an under-delivery against target for the year concerned.

(END)