

SUBJECT: DRAFT HOUSING STRATEGY 2020-25

DIRECTORATE: HOUSING AND INVESTMENT

REPORT AUTHOR: MELANIE HOLLAND - HOUSING STRATEGY AND INVESTMENT MANAGER

KATE BELL - HOUSING STRATEGY OFFICER

1. Purpose of Report

- 1.1 To seek the Committee's views on the draft Housing Strategy 2020-25 (at Annex 1) prior to it being subject to external consultation.

2. Background

- 2.1 A local authority strategy is an overarching cross-tenure document which identifies local housing needs and sets out how these needs will be met. Housing need is used in its broadest sense, it is not just the need for new affordable housing, but for all things housing including: growth; regeneration; and neighbourhood renewal, to ensure that a local authority has a balanced and sustainable housing market that meets the needs of its residents.
- 2.2 Member briefings took place on 3 and 4 July 2019 which sought to provide an update on the emerging housing needs evidence, Lincoln's current housing market, housing stock condition and the opportunities for delivering new homes. In order to ensure all Members had the opportunity to attend, both workshops followed the same agenda. In total, 28 Members attended both workshops. A key outcome of the briefings was the need to provide further information on demand and need for affordable housing.
- 2.3 A follow up Members' workshop took place on 8 January 2020 where officers discussed the following themes in more detail to understand Housing Strategy priorities over the next five years:
- Maximising the supply of affordable housing;
 - Maximising our existing housing assets;
 - Estate improvement and resident involvement;
 - Allocating council housing to those in greatest need; and
 - Enabling sustainable tenancies.
- 2.4 The feedback from this workshop has shaped the content of the draft Housing Strategy, which also considers empirical information, the existing local policy context, the emerging response to Covid 19 and the current recession.

3. Draft Housing Strategy 2020-25

- 3.1 To complement Vision 2025, Let's deliver quality housing, the objectives of the Housing Strategy for 2020-25 are:
- Providing housing which meets the varied needs of our residents;
 - Building Sustainable Communities; and
 - Improving Housing standards for all.

4. The implications of Covid-19 on the housing market and the role of the Housing Strategy to aid economic recovery

- 4.1 Given the impact of Covid 19 upon peoples' lives and the economy, including homelessness and unemployment, the role of the housing strategy is extremely important. Housing is more than just bricks and mortar; housing renewal and the delivery of the right housing in the right place, not only creates sustainable communities, but also supports the economic recovery.
- 4.2 Over the five-year period covered by the Housing Strategy, housing need across all tenures is likely to change, especially in light of changes to householders' economic circumstances as a result of Covid-19 pandemic and the recession. Furthermore, the current planning reform proposals may impact on the delivery of the Strategy's priorities. It is therefore vital to regularly monitor the evidence on which the Housing Strategy is premised and produce an annual review, with revised and new priorities, which takes account of changing need and the revised policy agenda.

5. Strategic Priorities

5.1 Let's drive economic growth

Housing is a key component of economic growth – the right housing attracts people to an area and housing development and regeneration supports the economy. The draft Housing Strategy recognises the importance of housing growth, city centre living, facilitating new build housing on Council land and housing renewal and regeneration to ensure sustainable communities .

5.2 Let's reduce inequality

The draft Housing Strategy has an underlying imperative to ensure all the City's residents have the opportunity to access housing which meets their needs, thus supporting equality of opportunity and seeking to tackle deprivation as residents have affordable, safe and suitable accommodation.

5.3 Let's deliver quality housing

The draft Housing Strategy is based on this priority.

5.4 Let's enhance our remarkable place

Urban regeneration to ensure our city centre remains vibrant and facilitating sustainable communities where people feel safe and want to live are key elements of the draft Housing Strategy.

6. Organisational Impacts

6.1 Finance

The consultation draft Housing Strategy has no direct financial implications. Subject to the strategy being approved, each development will be subject to a full options appraisal and individual Executive approval prior to funds being committed.

6.2 Legal Implications including Procurement Rules

There are no legal or procurement implications of the consultation draft Housing Strategy as it is an overarching strategic document, for which it is considered best practice to consult upon with a range of stakeholders including housing associations, developers and neighbouring local authorities.

6.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

A Full Equality Impact Assessment is attached at Annex 2.

6.4 Significant Community Impact

The draft Housing Strategy sets out the Council's overarching vision for housing for the City of Lincoln.

7. Risk Implications

7.1 (i) Options Explored

- 1) To progress a new housing strategy which reflects the local policy context and considers the current and emerging housing needs.
- 2) To produce a revised housing strategy in April 2021, when the current strategy is no longer in place.

7.2 (ii) Key risks associated with the preferred approach

The preferred approach, option 1, seeks to mitigate the risks associated with option 2.

8. Recommendation

8.1 The Committee is asked for its comments on the draft Housing Strategy 2020-25 prior to the document being subject to external consultation.

How many appendices does the report contain?

Two

List of Background Papers:

None

Lead Officer:

Melanie Holland, Housing Strategy and Investment
Manager

Telephone (01522) 873641

Kate Bell, Housing Strategy Officer

Telephone (01522) 873311