

EXECUTIVE BOARD – 19 June 2018

Subject:	Adoption of the City's new Housing Strategy
Corporate Director(s)/Director(s):	David Bishop, Deputy Chief Executive and Corporate Director for Development and Growth
Portfolio Holder(s):	Cllr Jane Urquhart, Portfolio Holder for Housing and Planning
Report author and contact details:	Graham de Max, Housing Strategy and Partnerships Manager, graham.demax@nottinghamcity.gov.uk tel 8763538
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a) <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision	
and/or	
(b) Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type of expenditure:	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Total value of the decision: Nil	
Wards affected: All	
Date of consultation with Portfolio Holder(s): 19 April 2018	
Relevant Council Plan Key Theme:	
Strategic Regeneration and Development	<input type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input type="checkbox"/>
Resources and Neighbourhood Regeneration	<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
The new housing strategy sets out the vision for housing in the next three years and identifies the housing priorities for the city via five key themes. The title of the document is "Quality Homes for All", which articulates the vision that all our citizens should be able to live in a good quality home, irrespective of its tenure.	
Exempt information: None	
Recommendation(s):	
1 That Executive Board:	
(a) considers the Strategy document, the priorities it identifies and the actions for delivery and;	
(b) adopts the Strategy.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Housing is a key issue which impacts on a range of citizen outcomes. Whilst it is not a statutory requirement for a local housing authority to have a housing strategy, it is important that the Council provides a vision for housing in the city, identifies the priorities for the next few years and gives a lead for the many partners with whom we work. The Council's extant housing strategy was adopted in 2013, and given the changes that have taken place in the housing world since that time, an updated document is essential.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 The new housing strategy sets out the context, evidence, key drivers, and priorities for the city which have determined our activity over the next three years. The strategy is attached at Appendix 1.
- 2.2 The two most important objectives for the strategy relate to those identified in the current Council Plan: the delivery of 2,500 new homes that Nottingham people can afford to buy or rent (and how delivery will continue beyond 2019), and the implementation of a selective licensing scheme in the private rented sector.
- 2.3 The strategy has five main themes. These are:
- Delivering the new homes the city needs across all tenures
 - Maintaining and making best use of the existing stock
 - Tackling homelessness and meeting specialist housing needs
 - Delivering better health outcomes through housing
 - Making a contribution to strong communities and neighbourhoods
- 2.4 The themes for the new strategy were initially developed through a group comprising the Portfolio Holder for Planning, Housing and Heritage, the Chief Executive of Nottingham City Homes and the Corporate Director for Development and Growth. This group has acted as a steering group during the development of the strategy.
- 2.5 A number of other officers across the Council who have a key role in all matters relevant to housing were consulted on the content of the strategy early in its drafting and helped shape the public consultation version.
- 2.6 A public consultation on the strategy took place in April and May this year. This comprised a short online survey, with the opportunity to make wider comments. There was a very good response to the consultation, demonstrating the high level of interest in housing as an issue for the City. Where appropriate, some comments have led to changes to the document. The outcomes of the consultation are shown in Appendix 2

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 To not adopt a housing strategy: rejected as the document provides a clear direction for housing in the city and provides an opportunity for progress to be tracked.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 The adoption of the housing strategy itself has no specific financial implications as it does not commit the City Council to any specific schemes or expenditure or these are already included in the Medium Term Financial Plan. Any projects or schemes required to implement the strategy will need to have specific approval and the financial implications will need to be assessed to ensure value for money for the organisation and alignment to this and other relevant strategies.

Susan Tytherleigh
Finance Business Partner
30 May 2018

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 Legal Comments- Roseann Kane Snr Solicitor. Advice given 30/05/2018.

The Council is a Local Housing Authority within the meaning of the Housing Act 1985.

There is no statutory duty imposed on Councils to have an overarching housing strategy. The document serves to set out the Council's goals and the underlying strategies for achieving them.

In order to avoid legal challenge the Council should ensure that it complies with all relevant statutes that govern the actions in the plan. Those include, but are unlikely to be limited to:

- Local Government Acts,
- Planning legislation ,
- Housing legislation including, but not limited to, the 1985, 1988 and 1996 Housing Acts.
- The Localism Act 2011,
- The Homeless Reduction Act 2017,
- The Care Act 2014,
- The Equality Act 2010,
- The Housing and Planning Act 2016,
- The Crime and Disorder Act 1998
- The Anti-Social Behaviour Crime and Policing Act 2014.
- Land Compensation Act 1973
- Children Act 1989
- Human Rights Act 1998 (taking into account European convention rights.)

The Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who don't (the public sector equality duty). In order to inform the Council as to what steps to take to discharge this duty an Equalities Impact Assessment (EIA) on the strategy is required. It is noted from the strategy document that an EIA has been undertaken. Any steps identified in

the assessment to enable to Council to discharge its public sector equality duty should be undertaken.

There is no statutory duty to consult on the strategy but the Council must consider whether a common law duty to do so arises. This common law duty is set out in case law and imposes a general duty of procedural fairness upon public authorities exercising a wide range of functions, which affects the interests of individuals. It is noted that consultation has been undertaken.

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 Strategic Assets and Property will work with colleagues and Partners across the City who have a key role in the delivery of housing to ensure that, where appropriate, the Council's property assets are utilised in a manner that supports the Housing Strategy. In addition, Strategic Assets and Property will work with colleagues to support the delivery of the key priorities set out in the Housing Strategy by providing specialist property advice and support.

Comments provided by Rod Martin, Development Manager, 31st May 2018

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 None

8 REGARD TO THE NHS CONSTITUTION

- 8.1 There is a whole theme in the strategy about the ways in which housing interventions can prevent ill health and improve health and wellbeing outcomes. Better integrating housing activity with health partners is recognised within the Care Act.

9 EQUALITY IMPACT ASSESSMENT (EIA)

- 9.1 Has the equality impact of the proposals in this report been assessed?

No ☐

An EIA is not required because:
(Please explain why an EIA is not necessary)

Yes ☒

Attached as Appendix 2, and due regard will be given to any implications identified in it.

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

- 10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

- 11.1 None