

GROWTH, RESOURCES AND COMMUNITIES SCRUTINY COMMITTEE	AGENDA ITEM No. 5
14 NOVEMBER 2023	PUBLIC REPORT

Report of:	Adrian Chapman - Executive Director for Place and Economy	
Cabinet Member(s) responsible:	Cllr Peter Hiller, Cabinet Member for Housing, Growth and Regeneration	
Contact Officer(s):	Anne Keogh Housing Strategy and Implementation Manager anne.keogh1@peterborough.gov.uk	Tel.07983 343076

Draft Housing Strategy 2024-2029

RECOMMENDATIONS	
FROM: Housing Strategy and Implementation Manager	Deadline date: N/A
<p>It is recommended that Growth, Resources and Communities Scrutiny Committee:</p> <ol style="list-style-type: none"> 1. Make comments on the proposed content and structure of the Housing Strategy to help inform development of a completed draft of the document before it is presented to Cabinet on 15th January for approval for public consultation. 	

1. ORIGIN OF REPORT

1.1 This report is submitted to Committee in response to the request of the Committee and direction from CLT.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to provide an overview of the emerging Housing Strategy 2024-29 and to seek comments from Committee on the proposed structure and content.

2.2 This report is for Growth, Resources and Communities Scrutiny Committee to consider under its Terms of Reference No. Part 3, Section 4 - Overview and Scrutiny Functions, paragraph No. 2.1 Functions determined by the Council:

1. Housing need (including homelessness, housing options and selective licensing);
8. Economic Development and Regeneration including Strategic Housing and Strategic Planning

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	YES	If yes, date for Cabinet meeting	15 th January 2024
Date for relevant Council meeting if applicable	July 2024 (precise date tbc)	Date for submission to Government Dept. (<i>Please specify which Government Dept.</i>)	N/A

4. BACKGROUND AND KEY ISSUES

4.1 Work is underway to deliver a refreshed housing strategy for Peterborough that will set out the Council's housing related agenda between 2024 and 2029 and identify the overarching priorities that will drive our housing commitments and programmes in Peterborough over this five-year period.

The Housing Strategy is intended to benefit everyone who lives within Peterborough City Council's area. It will set out the key role that housing plays in improving the economic, social, and environmental aspirations of the city as well as identifying how we and our partners can work together to address the housing needs of current and future households.

On adoption the Peterborough Housing Strategy will be a major policy for the Council. The draft Housing Strategy will be widely consulted on to ensure that all stakeholders and partners have an opportunity to influence the final document.

4.2 Progress to date

The following governance arrangements have been put in place to oversee and support the delivery of the strategy:

- Monthly progress updates and identified risks and mitigations associated with the delivery timetable for the housing strategy are reported into the Economy and Inclusive Growth Portfolio Board which is overseeing the delivery of this project.
- The Integrated Housing Board has also been briefed and has agreed to act as adviser and sounding board as the strategy develops.
- The former Cabinet Member for Growth and Regeneration has been briefed on the proposed structure and scope of the strategy, and officers will ensure the new Cabinet Member for Housing, Growth and Regeneration is also fully briefed.
- Ongoing engagement with our Affordable Housing Provider partners and Homes England is taking place through the Strategic Housing Partnership as the strategy develops.

4.3 The following workstreams are in progress to deliver a draft housing strategy document:

- Identifying the key national legislative and policy issues that will inform and provide context to the Housing Strategy. This also includes consideration of emerging and newly enacted legislation.
- Identifying the key themes in overarching corporate and service specific policies, strategies and plans that contribute and feed into the priorities of the housing strategy.
- Ongoing engagement and collaboration with internal stakeholders to ensure that the housing related themes and issues relevant to the delivery of their service area are reflected in the strategy and inform the priorities and areas for actions that it identifies.
- Seeking feedback on the content of drafted sections of the strategy from the relevant internal stakeholders. As the drafting of the document progresses this will ensure relevance and accuracy at the same time as creating a document that is concise and engaging.

The scrutiny committee workshop with a focus on housing that is scheduled for 30 November will bring together some of the key internal stakeholders for the Housing Strategy. This will provide a useful opportunity to focus on specific housing issues that scrutiny would like to see addressed within the strategy with service area leads present to participate in the discussion. It will also help with identifying achievable actions for inclusion in the action plan.

4.4 **The structure of the emerging draft Housing Strategy**

The developing document includes the following elements:

- An introduction to the Strategy and an explanation as to how to submit comments on the draft during the consultation period (scheduled to commence on 22 January 2024 for 6 weeks)
- An overview of the national and local policy context and how they impact our housing agenda
- A set of four priorities which are underpinned by the themes of improving health and wellbeing and protecting our environment as key drivers for delivering each priority. Each priority will have a set of achievable and measurable actions that the council will implement to achieve them.
- Key snapshot facts and figures for Peterborough to set the scene and introduce each of the four priorities
- Case studies to illustrate and demonstrate initiatives and actions that support delivery of each priority

4.5

4.5.1 **The Housing Strategy Priorities**

Priority one - How we will deliver sustainable growth and regeneration that enhances health and wellbeing and supports the council's ambitions for Peterborough to become a net zero carbon city.

Measures identified to support the delivery of this priority include:

- Refreshing the Local Plan to identify new locations for growth in Peterborough, to meet both our longer-term housing and employment needs up to 2044.
- Supporting and growing the local economy by boosting local skills and educational attainment through the university working in partnership with employers
- Reviewing the policies of the Local Plan to support Peterborough to become a net zero carbon city with the aim to be truly sustainable.
- Updating our understanding of the local housing market to ensure we can respond to the housing demand for all types of housing including prestige housing, student accommodation and affordable housing to cater for all our local housing requirements.
- Encouraging a balanced mix of property types and tenures in both urban and rural wards.
- Developing a design code as part of the emerging Local Plan that delivers quality, accessible homes and delivers places that enhance the health and well-being of local communities.
- Driving opportunities to regenerate key brownfield sites in the city to provide new homes, commercial development, and amenities that will improve the lives of residents through the provision of high-quality place making.

4.5.2

Priority 2 - How we will increase the supply of homes that people can afford and tackle homelessness.

The focus of this priority is on early help and intervention to prevent homelessness where possible. The key objectives are:

- To reduce the number of households who reach a crisis point where they become homeless through early intervention and prevention and thereby reducing the flow of households into temporary accommodation.
- To ensure that those households whose homelessness cannot be prevented are provided with suitable temporary accommodation that minimises the negative impact on their health and wellbeing and makes the best use of our temporary accommodation stock.
- To maximise the supply of suitable permanent housing options available to accelerate move on into settled housing for those in temporary accommodation and to provide solutions for households seeking our assistance prior to becoming homeless.

Maximising the supply of affordable housing

- Working with our partners in the social housing sector to ensure the most appropriate mix of new build affordable homes are delivered and the best use is made of existing stock.
- Delivering our pledge to secure 1,250 new affordable homes in Peterborough, over the five-year period from 2023-28, achieving a tenure split of 70% rented tenure homes and 30% affordable home ownership by means of;
- Implementing our Local Plan policy to secure 30% affordable housing on schemes of 15 dwellings or more
- Supporting affordable housing provider partners' funding bids to enable the delivery of land-led affordable housing schemes that deliver a mix of tenures and property types that meet the needs of Peterborough residents.
- Working with developers and affordable housing providers to secure opportunities to deliver additional affordable homes on larger market led schemes to boost the overall percentage of affordable homes provided, particularly where due to viability issues, our policy of 30% affordable housing has not been achieved.
- Prioritising disposal of council owned sites suitable for affordable housing delivery to our affordable housing provider partners
- Working in partnership Homes England and DLUHC to benefit from funding streams that target increasing the supply of specialist accommodation for specific groups.

4.5.3

Maximising the supply of alternative suitable permanent housing options

- Cultivating and strengthening relationships with private sector landlords to increase access to private rented housing as a viable alternative option to social housing.
- Bringing more long-term empty homes back into use and where viable and appropriate, working with owners to secure suitable dwellings as a means of increasing the supply of rented homes available.

Priority 3 - How we will improve housing conditions and standards to achieve better health and wellbeing outcomes for households in all tenures.

This priority focuses on utilising a range of preventative and proactive measures that will improve living conditions in Peterborough's existing homes across all tenures. The key measures include:

- Managing standards in the private rented sector through mandatory HMO licencing and implementation of a new selective licencing scheme, with the aim of supporting private landlords and tenants to ensure renting remains a sustainable housing option that meets all required standards.

4.5.4

- Exploring other measures to regulate the private rented sector such as additional licencing and an Article 4 direction to manage the impact of HMO accommodation in designated areas of Peterborough.
- Tackling empty homes to improve neighbourhoods and increase the supply of housing available to residents.
- Addressing serious disrepair in the private sector through grants where available and through enforcement
- Maximising the energy efficiency of existing housing including social housing stock to tackle indoor cold and damp and reduce fuel poverty at the same time as reducing carbon impact and improving sustainability.
- Ensuring older people and other vulnerable households can live independently and safely in their homes for as long as possible through a range of early help interventions provided through the council's Home Service Delivery model. This service brings together Adult Social Care and Housing teams to deliver therapy services, reablement and assistive technology to improve personal independence skills, provide assistive technology and Care and Repair, the council's Home Improvement Agency to address conditions and safety in the home.
- Providing Disabled Facilities Grants for adaptations so that people with disabilities in all tenures can live independently in their existing home.

Priority 4 - How we will meet supported housing needs and the specialist housing needs of specific groups.

This priority will focus on ensuring the suitability of accommodation for households with specific housing needs and specialist support needs. The key objectives are:

Delivering accessible, adaptable housing to maintain independence.

- Supporting the provision of new homes that are suitable and flexible to support the changing needs of individuals and families at different stages of life through policies in the emerging Local Plan
- Securing the provision of wheelchair accessible new homes through planning obligations and working with developers and affordable housing providers to maximise delivery of affordable rented tenure wheelchair homes to meet the needs of disabled households on the housing register.

Meeting the housing needs of specific groups

Responding to the specialist housing need of the following groups:

- Students
- Key workers
- Armed forces personnel
- Gypsies and Travellers

Meeting the need for supported accommodation

Addressing through partnership working the need for supported accommodation for the following groups:

- rough sleepers
- refugee and asylum seekers
- children, 16-17 year olds and care leavers
- Older people
- People with learning disabilities and autism
- People with mental health support needs

5. CORPORATE PRIORITIES

5.1 The priorities of the draft Housing Strategy links to the Council's Corporate Priorities and in particular:

1. The Economy & Inclusive Growth

- Environment (carbon Impact Assessment submitted with this report). At this stage, the decision to commence work on the housing strategy will have neutral effects in terms of carbon impacts. However, the priorities contained in the new strategy include a clear focus on climate change and whilst building new housing stock will inevitably have a carbon impact it is clear from this report that the opportunities to mitigate this will be carefully considered.
- Homes and Workplaces
- Jobs and Money

2. Our Places & Communities

- Places and Safety
- Lives and Work
- Health and Wellbeing

The housing strategy provides a framework to draw together the many measures and initiatives and relevant policy strands that councils and their partners are working to deliver into a single, coordinated strategy to tackle local housing challenges. Through the four identified priorities it aims to support the inclusive and sustainable growth of our economy and the creation of healthy and safe homes and communities for Peterborough.

6. CONSULTATION

6.1 The draft Housing Strategy is being developed and prepared in collaboration with the relevant service areas within the Council, to ensure that the housing related themes and issues relevant to the delivery of their service area are reflected in the strategy and inform the priorities and areas for actions that it identifies.

Ongoing engagement with our Affordable Housing Provider partners and Homes England is taking place through the Strategic Housing Partnership as the strategy develops.

7. ANTICIPATED OUTCOMES OR IMPACT

7.1 Constructive comment and feedback to further inform the development of the draft housing strategy.

8. REASON FOR THE RECOMMENDATION

8.1 To gain feedback from Committee that will help shape the draft Housing Strategy document to be presented to Cabinet in January.

9. ALTERNATIVE OPTIONS CONSIDERED

9.1 We are at the early stage of the process so consideration of alternative options would only apply once there is a strategy ready for consultation.

10. IMPLICATIONS

Financial Implications

- 10.1 Preparation of the Housing Strategy at this stage only involves staffing resource costs that are met within existing budgets. However, the Housing Strategy, once adopted, will set out measures and actions for delivery with varying cost implications. These measures and actions will reflect the service plans of the applicable service areas, and developed and agreed with the service area Leads. It is not intended that there will be new financial implications directly arising from the Strategy, other than those already accounted for in existing budgets.

Legal Implications

- 10.2 Local Authorities in England are no longer required to have a Housing Strategy (Deregulation Act 2015 amendments apply) however, it is an important strategy to deal with the housing needs of the growing population and an important part of the major policy framework. There are no Legal implications involved in the development of the draft Strategy. The bigger risk in not achieving what we set out in the Strategy is a reputational risk, rather than any legal risk.

Equalities Implications

- 10.3 The Housing Strategy is intended to benefit everyone who lives within Peterborough City Council's area. It will set out the key role that housing plays in improving the economic, social, and environmental aspirations of the city as well as identifying how we and our partners can work together to address the housing needs of current and future households.
The preparation of the Housing Strategy does not negatively discriminate against any group with protected characteristics and provides an opportunity to positively address equality and diversity issues through the delivery of the four identified housing priorities.

11. BACKGROUND DOCUMENTS

- 11.1 None

12. APPENDICES

- 12.1 None

This page is intentionally left blank