

CABINET	AGENDA ITEM No. 4a
15 JANUARY 2024	PUBLIC REPORT

Report of:	Adrian Chapman, Executive Director – Place and Economy		
Cabinet Member(s) responsible:	Councillor Peter Hiller, Cabinet Member for Housing, Growth and Regeneration		
Contact Officer(s):	Anne Keogh, Housing Strategy and Implementation Manager	Tel. 07983 343076	

THE DRAFT PETERBOROUGH HOUSING STRATEGY 2024 – 2029

RECOMMENDATIONS	
FROM: Executive Director for Place and Economy	Deadline date: N/A
1. It is recommended that Cabinet approves the draft Housing Strategy for public consultation.	

1.	ORIGIN OF REPORT		
1.1	This report is submitted to Cabinet following a referral from CLT on 19 December 2023.		
2.	PURPOSE AND REASON FOR REPORT		
2.1	<p>The purpose of this report is to provide Cabinet with an overview of the draft Housing Strategy 2024-29 and to seek approval for the document to begin a 6-week period of public consultation.</p> <p>On adoption, the Peterborough Housing Strategy will be a major policy for the Council. The draft sets out the Council’s priorities and commitments for the period 2024-2029 for a broad range of housing matters. The draft Housing Strategy will be widely consulted on to ensure that all stakeholders and partners have an opportunity to influence the final report.</p>		
2.2	This report is for Cabinet to consider under its Terms of Reference Nos. 3.2.8. and 3.2.9.		
3.	TIMESCALES		
	Is this a Major Policy Item/Statutory Plan?	YES	If yes, date for Cabinet meeting
	Date for relevant Council meeting	N/A at this consultation stage	Date for submission to Government Dept. (Please specify which Government Dept.)
			15/1/2024
			N/A
4.	BACKGROUND AND KEY ISSUES		
4.1	This draft Housing Strategy sets out the Council’s proposed housing-related agenda between 2024 and 2029 and identifies four overarching priorities that		

	<p>will drive our housing commitments and programmes in Peterborough over this five-year period.</p> <p>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 we and our partners can work together to address the housing needs of current and future households.</p>
4.2	<p>The Structure of the Draft Housing Strategy</p> <p>The document includes the following elements:</p> <ul style="list-style-type: none"> • A Foreword 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, subject to Cabinet approval). • 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. • A glossary of terms.
4.3	<p>The Housing Strategy Priorities</p> <p>4.3.1 Priority one - How we will deliver sustainable growth and regeneration in Peterborough through high quality place making that enhances health and wellbeing and supports the council's ambitions for Peterborough to become a net zero carbon city.</p> <p>Measures identified to support the delivery of this priority include:</p> <ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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.
4.3.2	<p>Priority 2 - How we will increase the supply of homes that people can afford and tackle homelessness through prevention with a greater emphasis on early help.</p> <p>The focus of this priority is on early help and intervention to prevent homelessness where possible. The key objectives are:</p> <ul style="list-style-type: none"> • 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 affordable homes and deliver on our pledge to secure the delivery of 1,250 affordable homes in Peterborough, between 2023-28, achieving a tenure split of 70% rented tenure homes and 30% affordable home ownership tenure homes. • To increase 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. • To bring more long-term empty homes back into use and where viable and appropriate, work with owners to secure suitable dwellings as a means of increasing the supply of rented homes available.
4.3.3	<p>Priority 3 - How we will raise housing quality and standards in existing homes across all tenures to achieve improved health and wellbeing for residents.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • Exploring introducing an additional licencing scheme as a complimentary measure to regulate the private rented sector in the areas of the city not covered by the selective licencing scheme.

	<ul style="list-style-type: none"> • Implementing an Article 4 direction in four wards to manage the impact of HMO accommodation in those 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.
4.3.4	<p>Priority 4 - How we will meet the need for accessible and adapted housing, supported accommodation, and housing for specific groups to promote health and wellbeing</p> <p>This priority will focus on ensuring the suitability of accommodation for households with specific housing needs and specialist support needs. The key objectives are:</p> <p>1. Delivering accessible, adaptable housing to maintain independence by:</p> <ul style="list-style-type: none"> • 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. • Providing Disabled Facilities Grants for adaptations so that people with disabilities in all tenures can live independently in their existing home. • 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. <p>2. Meeting the need for supported accommodation for the following groups:</p> <ul style="list-style-type: none"> • Children in care. • 16–17-year-olds and care leavers. • Older people. • Vulnerable adults with social care needs including people with learning disabilities, autism and people with mental health support needs. • rough sleepers. <p>3. Responding to the housing need of the following specific groups:</p> <ul style="list-style-type: none"> • Students. • Key workers. • Armed forces personnel. • Gypsies and Travellers.

	<ul style="list-style-type: none"> Refugees.
5.	CORPORATE PRIORITIES
5.1	<p>The priorities of the draft Housing Strategy links to the Council's Corporate Priorities and in particular:</p> <ol style="list-style-type: none"> The Economy and Inclusive Growth <ul style="list-style-type: none"> 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 Our Places and Communities <ul style="list-style-type: none"> Places and Safety Lives and Work Health and Wellbeing <p>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.</p>
6.	CONSULTATION
6.1	<p>The draft Housing Strategy has been 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 areas are reflected in the strategy and inform the priorities and areas for actions that it identifies.</p> <p>Ongoing engagement with our Affordable Housing Provider partners and Homes England has taken place through the Strategic Housing Partnership as the strategy developed.</p> <p>Monthly progress updates are reported into the Economy and Inclusive Growth Portfolio Board which is overseeing the delivery of this project.</p> <p>The Cabinet Member for Growth and Regeneration has been briefed and kept informed on progress with developing the strategy.</p> <p>A report setting out the proposed structure and content of the draft strategy was presented to the Growth, Resources and Communities Scrutiny Committee on 14th November and a Strategic Housing Services workshop took place with Scrutiny Committee on 30th November 2023.</p>
6.2	<p>If the draft Housing Strategy is approved by Cabinet for public consultation, a six-week consultation will take place on the attached document between 22 January and 4 March</p>

	2024. Issues raised during that consultation period will be fully considered, and changes made to the Strategy where appropriate, before submitting the final version of the Strategy to Cabinet and Full Council later in the year.
7.	ANTICIPATED OUTCOMES OR IMPACT
7.1	It is anticipated that Cabinet will approve the attached document for the purposes of public consultation.
8.	REASON FOR THE RECOMMENDATION
8.1	The existing Housing Strategy has now lapsed.
9.	ALTERNATIVE OPTIONS CONSIDERED
9.1	A 'do nothing' option (where no new Housing Strategy is developed, and the existing Housing Strategy is not updated) was considered. However, such an approach would mean that Peterborough would have an out-of-date Strategy which did not reflect the significant changes to national housing and welfare policy and how we as a council plan to respond to them. A refresh of the Strategy was necessary to ensure that we have a fit for purpose Housing Strategy
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
	Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
11.1	Supporting Local and National Policies and Strategies relevant to the Housing Agenda set out in the Housing Strategy.

12.	APPENDICES
12.1	Appendix 1 - The Draft Housing Strategy 2024-29

