

Meeting: Council

Date: 19 October 2017

Wards Affected: All

Report Title: Housing Strategy and Housing Company (Affordable Housing, Empty Homes Scheme and Private Sector Renewal)

Is the decision a key decision? No

When does the decision need to be implemented? Immediately

Executive Lead Contact Details: Councillor Mark King, Executive Lead for Planning, Transport and Housing, mark.king@torbay.gov.uk

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1. Introduction

- 1.2 On 20 July 2017, Council agreed that a Housing Rental Company Committee be created with the principal objective being to enable ambitious and progressive delivery of the Council's Housing Strategy. A Housing Rental Company Policy Framework Document outlining the governance and decision making arrangements of the company was also approved.
- 1.3 Separately, the Council has a Housing Strategy, which was approved at Council on the 3 February 2016. Given the correlation between the Housing Rental Company Policy Framework, and the Housing Strategy Policy Framework, it is proposed that in order to simplify and streamline the governance arrangements, that the Terms of Reference for the Housing Rental Company Committee be expanded to include oversight of delivery against the Housing Strategy, as such it is important that the Executive Lead with responsibility for housing be included within the membership of the Housing Company Committee.
- 1.4 Now that the Housing Company has been established it is important that proposals are brought forward so as to implement the Council's Housing Strategy to achieve the outcomes set out therein. As part of the delivery of this, the Council has monies allocated for Affordable Housing, this funding comes from 3 sources – 'Right to Buy' receipts, Section 106 and historic housing grant, each with their own funding conditions/obligations.
- 1.5 This report provides outline proposals in Exempt Appendix 2 as to how the Affordable Housing Capital Budget monies may be utilized – the full and final report will be presented to the appropriate decision maker in due course.

- 1.6 It is proposed that further detail on any proposals to spend the Affordable Housing Capital Budget will be provided as part of any future business cases of the Housing Rental Company which will be presented to the Housing Company Committee. Any final decisions on the spend of the Affordable Housing Capital Budget will be presented to the most appropriate decision maker.

2. Reason for Proposal

- 2.1 To seek approval to change the governance arrangements of the Housing Rental Company and the Councils Housing Strategy to streamline decision making (Appendix 1).
- 2.2 To seek approval to change the governance arrangements of the Housing Rental Company Committee so that the Executive Lead with responsibility for Housing is a member of the Housing Rental Company Committee.
- 2.3 To seek approval to delegate the allocation of parts of the Affordable Housing Capital Budget to the Housing Rental Company (or another provider) to support any future business cases to facilitate the delivery of affordable housing - with any final decisions on the spend of the Affordable Housing Capital Budget to be presented to the most appropriate decision maker.

3. Officer Recommendation (s) / Proposed Decision

- 3.1. That the terms of reference for the Housing Rental Company Committee be amended to include oversight of the delivery of the Council's Housing Strategy.
- 3.2 That the governance arrangements of the Housing Rental Company Committee be changed so that the Executive Lead with responsibility for Housing is a member of the Housing Rental Company Committee.
- 3.3 That the Chief Executive, in consultation with the Housing Rental Company Committee, be given delegated authority to allocate parts of the Affordable Housing Capital Budget to the Housing Rental Company to facilitate the delivery of affordable housing while ensuring that any funding conditions/obligations associated with the Affordable Housing Capital Budgets are met - with any final decisions on the spend of the Affordable Housing Capital Budget to be presented to the most appropriate decision maker.

4. Mayoral Recommendation (s) / Proposed Decision

- 4.1 That the terms of reference for the Housing Rental Company Committee be amended to include oversight of the delivery of the Council's Housing Strategy.
- 4.2 That the Chief Executive, in consultation with the Housing Rental Company Committee, be given delegated authority to allocate parts of the Affordable Housing Capital Budget to the Housing Rental Company to facilitate the delivery of affordable housing while ensuring that any funding conditions/obligations associated with the Affordable Housing Capital Budgets are met - with any final decisions on the spend of the Affordable Housing Capital Budget to be presented to the most appropriate decision maker.

Appendices

Appendix 1 – Governance Diagram – Housing Rental Company – Officer Recommendation

Appendix 2 - EXEMPT – Temporary Accommodation Report

Background Documents

Report to Council – Transformation Project – Generating Income through Housing dated 20 July 2017

Report to Council – Torbay’s Housing Strategy dated 3 February 2016