

Meeting: Cabinet

Date: 17 December 2019

Wards Affected: All Wards

Report Title: Draft Housing Strategy and Associated Documents for Consultation

Is the decision a key decision? Yes

When does the decision need to be implemented? Immediately

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1. Proposal and Introduction

- 1.1 As part of the work of developing the draft Community and Corporate Plan, a proposed new Housing Strategy for Torbay has been prepared which sets out the Cabinet's plans towards meeting its priority of improving the delivery, affordability and quality of housing in Torbay.
- 1.2 As part of its commitment to changing how the Council engages with its residents, communities and partners (and in line with the Council's Constitution), the draft Strategy will now be subject to consultation. The Cabinet are seeking views on whether the objectives and priorities within the Strategy are the right things for Torbay and on the actions the Council needs to take, along with its partners, to deliver those priorities.
- 1.3 The Council's housing responsibilities cover a broad range of issues, from identifying land for new homes to improving old ones and meeting the wide variety of housing needs of our communities. More detailed strategies and policies sit beneath the Housing Strategy, setting out the Council's aims and delivery plans in specific areas. A number of these have been reviewed alongside the Housing Strategy and it is proposed that these are subject to consultation at the same time:
 - Homelessness and Rough Sleeping Strategy
 - Housing Standards Enforcement Policy
 - Houses in Multiple Occupation Standards

2. Reason for Proposal and associated financial commitments

- 2.1 The Housing Strategy forms part of the Council's Policy Framework setting out the Council's ambitions, aims and objectives. The Cabinet now wishes to gather feedback from the wider community in Torbay on the proposed content of the Housing Strategy and some of its associated documents (many of the other

housing related Policies/Strategies follow their own separate consultation process and timeline).

- 2.2 The proposals contained in this report do not commit the Council financially. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy's Action Plan as individual decisions are progressed.
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3. Recommendation(s) / Proposed Decision

- (i) That, the draft Housing Strategy, together with the drafts of the Homelessness and Rough Sleeping Strategy, the Housing Standards Enforcement Policy and the Houses in Multiple Occupation Standards, be published for consultation.

Appendices

- Appendix 1: Draft Housing Strategy
Appendix 2: Homelessness and Rough Sleeping Strategy
Appendix 3: Housing Standards Enforcement Policy
Appendix 4: Houses in Multiple Occupation Standards

Background Documents

Torbay Housing Strategy 2015 ~ 2020

<https://www.torbay.gov.uk/council/policies/community-safety/housing-strategy/>

Section 1: Background Information

1.	What is the proposal / issue? Drafts of the Housing Strategy and some of its associated documents (namely the Homelessness and Rough Sleeping Strategy, the Housing Standards Enforcement Policy and the Houses in Multiple Occupation Standards) have been prepared by the Cabinet. It is proposed that the drafts are now published and subject to consultation with residents and communities of Torbay and with the Council's partners.
2.	What is the current situation? The current Housing Strategy is due to run until 2020. However, the Cabinet has been working since the Local Elections in May 2019 to review the existing Strategy and prepare a new Strategy which sets out the Council's position for the next four years.
3.	What options have been considered? The documents which are now put forward for consideration have been developed over a period of time and are a result of an iterative process. It is proposed that they are subject to consultation which will provide an opportunity for a wide range of views to be gathered and considered ahead of the final Housing Strategy being approved by the Council.
4.	What is the relationship with the priorities within the Partnership Memorandum and the Council's Principles? The Strategy has been developed based around the priorities within the Partnership Agreement. Further detail is now included around how those priorities can be delivered as they relate to Housing. The draft Strategy provides details of how the Council will work on delivering the Strategy in accordance with the Council's principles.
5.	How does this proposal/issue contribute towards the Council's responsibilities as corporate parents? In drafting the Housing Strategy, full consideration has been given to the impact of housing on children, in particular those who are Looked After or identified as being in Need of Care and Protection.
6.	How does this proposal/issue tackle poverty, deprivation and vulnerability?

	<p>The draft Strategy sets out the impact that poor housing has on our population. Ensuring that all our residents have access to good quality homes which are affordable and meet their particular needs is a vital part of tackling poverty, deprivation and vulnerability.</p>
7.	<p>How does the proposal/issue impact on people with learning disabilities?</p> <p>In drafting the Housing Strategy, full consideration has been given to the impact of housing on people with learning disabilities.</p>
8.	<p>Who will be affected by this proposal and who do you need to consult with? How will the Council engage with the community? How can the Council empower the community?</p> <p>The Strategy will be subject to consultation as part of a range of engagement and consultation activity between December 2019 and March 2020. This will include consultation on the proposed budget and the draft Community and Corporate Plan.</p> <p>A meeting of the Strategic Housing Partnership will take place during January which will include a range of stakeholder organisations. Held in workshop format, the aim will be to test the proposals within the Strategy and to identify actions to deliver the priorities.</p> <p>Other consultation and engagement activity will include online consultation, Facebook Live (#YOurTQs) and Cabinet Conversation. There will be offers of presentations and discussions at the Community Partnerships, Neighbourhood Forums, the Chambers of Trade, Business Forum and other organisations and partnerships across Torbay.</p>

Section 2: Implications and Impact Assessment

9.	<p>What are the financial and legal implications?</p> <p>The proposals contained in this report do not commit the Council financially. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy's Action Plan as individual decisions are progressed.</p>
10.	<p>What are the risks?</p> <p>Without a Housing Strategy it becomes difficult to set a coherent direction of travel for the Council in relation to housing, given reducing resources.</p>
11.	<p>Public Services Value (Social Value) Act 2012</p> <p>Not applicable.</p>

12.	What evidence / data / research have you gathered in relation to this proposal? Feedback will be gathered during the consultation period.
13.	What are key findings from the consultation you have carried out? Not applicable at this stage.
14.	Amendments to Proposal / Mitigating Actions Not applicable at this stage.

Equality Impacts

15.	Identify the potential positive and negative impacts on specific groups		
	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
People with caring Responsibilities	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
People with a disability	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
Women or men	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
Religion or belief (including lack of belief)	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		

	People who are lesbian, gay or bisexual	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
	People who are transgendered	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
	People who are in a marriage or civil partnership	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
	Women who are pregnant / on maternity leave	The aim of the Strategy is to have a positive impact on this group. This will be tested through the consultation period.		
	Socio-economic impacts (Including impact on child poverty issues and deprivation)	The aim of the Strategy is to have a positive socio-economic impact. This will be tested through the consultation period.		
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	The aim of the Strategy is to have a positive impact on the general health of the population of Torbay. This will be tested through the consultation period.		
16.	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	Consideration of the cumulative impacts across the Council will be undertaken during the consultation process and through the review and development of the rest of the Council's Policy Framework.		

17.	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	Consideration of the cumulative impacts across the Council will be undertaken during the consultation process and through the review and development of the rest of the Council's Policy Framework.
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