

Meeting: Cabinet and Council

Date: 20th February 2020 &
27th February 2020

Wards Affected: All Wards

Report Title: Housing Strategy

Is the decision a key decision? Yes

When does the decision need to be implemented? Immediately

Cabinet Member Contact Details: Councillor Swithin Long, Cabinet Member for Economic Regeneration, Tourism and Housing, swithin.long@torbay.gov.uk

Supporting Officer Contact Details: Kevin Mowat, Director of Place, 01803 208433, kevin.mowat@torbay.gov.uk

1. Proposal and Introduction

- 1.1 As part of the work of developing the Community and Corporate Plan, a proposed new Housing Strategy for Torbay has been prepared. The new Housing Strategy 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 Housing Strategy has been subject to public consultation. The Cabinet sought views on whether the objectives and priorities within the Strategy were the right things for Torbay and on the actions the Council needs to take, along with its partners, to deliver those priorities. The consultation took place between 17th December 2019 and 31st January 2020.
- 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 other documents were reviewed alongside the Housing Strategy and these were 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. Having completed the consultation exercise with the wider community in Torbay the draft Housing Strategy was updated to reflect relevant and appropriate feedback provided by the public, partner organisations and other stakeholders. The Cabinet are now being requested to approve the attached Housing Strategy (Appendix 1) and recommend the same to Council for approval as part of the Policy Framework.
- 2.2 The proposals contained in this report do not commit the Council financially, other than within existing budgets. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy's Delivery Plan as individual decisions are progressed.
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3. Recommendation(s) / Proposed Decision

Cabinet

- (i) That, the Cabinet approve the Housing Strategy 2020 ~ 2025, attached as Appendix 1 to the submitted report, and recommend the Housing Strategy to Council for approval as part of the Council's Policy Framework.
- (ii) That the Director of Place be instructed to work with housing partners to develop a Housing Strategy Delivery Plan for approval by Cabinet no later than 30th April 2020.

Council

- (i) That, Council approve the Housing Strategy 2020 ~ 2025, attached as Appendix 1 to the submitted report, and recommend that the Director of Place be instructed to work with housing partners to develop a Housing Strategy Delivery Plan for approval by Cabinet no later than 30th April 2020.
- (ii) That authority is delegated to the Director of Place in consultation with the Cabinet Member for Economic Regeneration, Tourism and Housing, to make any final minor/technical amendments to the Housing Strategy document, as necessary, including the final layout.

Appendices

Appendix 1: Housing Strategy 2020 ~ 2025

Appendix 2: Housing Strategy - Glossary of Terms

Background Documents

Torbay Housing Strategy 2015 ~ 2020

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

Section 1: Background Information

1.	<p>What is the proposal / issue?</p> <p>The Housing Strategy forms part of the Council's Policy Framework, setting out the Council's ambitions, aims and objectives.</p> <p>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 Housing Strategy has been subject to public consultation. The Cabinet sought views on whether the objectives and priorities within the Strategy were the right things for Torbay and on the actions the Council needs to take, along with its partners, to deliver those priorities.</p> <p>The Housing Strategy forms part of the Council's Policy Framework setting out the Council's ambitions, aims and objectives. Having completed the consultation exercise with the wider community in Torbay the draft Housing Strategy was updated to reflect relevant and appropriate feedback provided by the public, partner organisations and other stakeholders.</p>
2.	<p>What is the current situation?</p> <p>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 over the next five years.</p>
3.	<p>What options have been considered?</p> <p>The Housing Strategy which is being put forward for consideration has been developed over a period of time and is the result of an iterative process, including a full public consultation exercise.</p> <p>No other option has been considered.</p> <p>Doing nothing is not an option.</p>
4.	<p>What is the relationship with the priorities within the Partnership Memorandum and the Council's Principles?</p> <p>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.</p> <p>The Housing Strategy will require a Delivery Plan, which will provide details of how the Council will work on delivering the Strategy in accordance with the Council's principles. This Delivery Plan will be developed over the coming months and will be presented to the Cabinet for final approval.</p>

5.	<p>How does this proposal/issue contribute towards the Council's responsibilities as corporate parents?</p> <p>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.</p>
6.	<p>How does this proposal/issue tackle poverty, deprivation and vulnerability?</p> <p>The 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 has been subject to a full public consultation exercise, which took place between 17th December 2019 and 31st January 2020.</p> <p>During the consultation period a Strategic Housing Stakeholder Event was held which included a range of partner organisations. Held in a workshop format the event was attended by 34 people. The aim of the event was to test the proposals within the Strategy and to identify actions to deliver the priorities.</p> <p>Other consultation and engagement activity included online consultation, Facebook Live (#YOurTQs) and Cabinet Conversation. There were 67 responses to the online survey, 8 written responses and additional feedback via social media. Further feedback was provided at a Torbay Community Development Trust engagement session.</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, other than within existing budgets. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy's Delivery 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.	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>Feedback was gathered during the consultation period.</p>
13.	<p>What are key findings from the consultation you have carried out?</p> <p>There was broad and significant support for more affordable housing and for the development of more social housing.</p>
14.	<p>Amendments to Proposal / Mitigating Actions</p> <p>The draft Housing Strategy was updated to reflect relevant and appropriate feedback provided by the public, partner organisations and other stakeholders.</p>

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 was given to the cumulative impacts across the Council during the consultation process and will continue 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 was given to the cumulative impacts across the Council during the consultation process and will continue through the review and development of the rest of the Council's Policy Framework.
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