

**BROMSGROVE DISTRICT COUNCIL**

**CABINET**

**4<sup>TH</sup> FEBRUARY 2009**

**BROMSGROVE DISTRICT COUNCIL HOUSING STRATEGY 2006-2011**  
**MID TERM REVIEW**

Responsible Portfolio Holder	Cllr P.J. Whittaker
Responsible Head of Service	David Hammond
Key Decision	

**1. SUMMARY**

- 1.1 Bromsgrove's Housing Strategy 2006–2011 which was developed in 2006, following thorough review and consultation upon housing issues in the District, set out a comprehensive strategy for the Council to focus on its strategic role to meet a broad range of housing objectives.
- 1.2 In developing the five year strategy we recognised that we would need to take stock of progress and any changes in market forces and therefore set ourselves a target to carry out a mid term review of the strategy and refresh the action plan.
- 1.3 Following the recent completion of the Bromsgrove Housing Market Assessment and two mid term consultation events, this report brings forward for member approval a Mid Term Review Summary and Refreshed Action Plan for implementation over the remaining life of the strategy.

**2. RECOMMENDATION**

- 2.1 That the Housing Strategy Mid Term Review Summary and Refreshed Action Plan for implementation over the remaining life of the Strategy be approved.

**3. BACKGROUND**

- 3.1 Since the original Housing Strategy Document was published in 2006 there has been a considerable amount of energy and commitment invested in implementing the strategy and in achieving over 83% of the actions in the accompanying action plan that were set at the time. In developing the five year strategy we recognised that we would need to take stock of progress and any changes in market forces and therefore set ourselves a target to carry out a mid term review.

3.2 The Review Summary and refreshed action plan attached at Appendix 1 to this report has been developed following the recent completion of the Bromsgrove Housing Market Assessment (the Executive summary of which is attached at Appendix 2) and two Mid Term Consultation Events that were held with a broad range of partners, stakeholders and service users in November 2008. The purpose of the consultation events was to enable consultees to:

- Influence and inform the mid term review of the Housing Strategy.
- Review the targets and priorities.
- Help us to re-set actions for the remaining life of the Strategy.
- Assist in developing a separate Private Sector Housing Strategy.

We asked for our consultees' views and suggestions based upon the following key questions:

- Are the Strategic Housing Priorities still relevant?
- Should they still be ranked in the same order of importance?
- Are there new additional priorities that we should now address?
- Having achieved many of the actions originally set, what new actions should we set up to 2011 and beyond?

3.3 The Review Summary Document attached at Appendix 1 which now comes forward for member approval provides:

- An overview of the main achievements since the strategy came into operation.
- An update upon the key results of the 2008 Bromsgrove Housing Market Assessment for the District.
- Detail of the external constraints affecting our ability to succeed and the positive things that could help us achieve our strategic aspirations.
- A refreshed set of actions for the remaining life of the strategy.

3.4 Based upon feedback from the consultation events, the findings of the Bromsgrove Housing Market Assessment and input from the Homelessness Strategy Steering Group, the refreshed Housing Strategy Action Plan replaces the action plan originally set in 2006.

3.5 The executive summary of the Bromsgrove Housing Market Assessment 2008 is attached at Appendix 2. This assessment has been used to inform and support the development of the Planning Draft Core Strategy and the Council's submission in response to the Regional Spatial Strategy Phase 2 Review urging the allocation of and increased housing allocation for the District up to 2026.

3.6 During the mid term review consultation process we asked our partners, stakeholders and service users to identify any additional priorities that may have emerged since our original Housing Strategy was written. Whilst no additional priority was identified, the feedback

we received (backed up by the findings of the Bromsgrove Housing Market Assessment) identified that we need to focus our energies on meeting the housing and support needs and aspirations of our ageing population. This overarching requirement impacts upon all four Housing Priorities, most significantly, Priority 1 – Addressing The Shortage Of Affordable Housing, Priority 2 – Improving The Quality And Availability Of Private Sector Housing and Priority 4 - Assisting Vulnerable Groups To Live Independently.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 There are no immediate financial implications associated with the approval of the Housing Strategy Mid Term Strategy and Refreshed Action Plan as the implementation of the actions will be carried out within existing Strategic Housing staff resources.
- 4.1 Certain actions within the action plan are set to assess and investigate the potential implementation of certain new services. In the event of a completed action supporting the implementation of a new service, a bid would have to be submitted for consideration under the Council's corporate annual budget process.

#### **5. COUNCIL OBJECTIVES**

- 5.1 The Housing priorities and actions within the document link with the following Corporate Objectives and Priorities:

Council Objective One - Regeneration – CO1 Priority Housing

Council Objective Three – Sense of Community and Wellbeing

Council Objective Four – Environment – CO4 Priority Climate Change

#### **6. RISK MANAGEMENT**

- 6.1 The main risks associated with the details included in this report are:

The ability to retain suitably qualified and experienced staff to implement the strategy and action plan.

The ability to maintain continued commitment and support from partners in addressing the actions identified.

- 6.2 These risks are being managed as follows:

Risk Register: Environment and Planning  
 Key Objective Ref No: 4 - Effective, efficient and legally compliant  
 Housing Service  
 Key Objective: 4.1 - Monitor, manage and implement the  
 recommendations from the Audit Commission Housing Inspection  
 Report and Housing Strategy Action Plan.

## 7. CUSTOMER IMPLICATIONS

- 7.1 The actions set out within the document are designed to enhance the Council's response to the identified housing needs of the community and to improve the quality, standard and accessibility of housing services provided.

## 8. EQUALITIES AND DIVERSITY IMPLICATIONS

- 8.1 The Mid Term review and consultation process has been carried out in accordance with corporate equality and diversity policy and where appropriate, housing services undergo impact assessment.

## 9. VALUE FOR MONEY IMPLICATIONS

- 9.1 The Housing Strategy is based upon bringing together partners and resources to maximise the benefit to the community. The vision that we have since developed; ***"Making best use of existing accommodation by improving the quality and accessibility and addressing the imbalance in the housing market through the provision of more affordable housing"***, has helped us to focus our efforts to achieve the greatest impact by making better use of existing stock across all tenures.

## 10. OTHER IMPLICATIONS

Procurement Issues None
Personnel Implications None
Governance/Performance Management All PI's and targets set out in the action plan accord with those detailed in service business plans and the corporate performance monitoring process.
Community Safety including Section 17 of Crime and Disorder Act 1998 None
Policy

None
Environmental
None

**11. OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	Yes
Chief Executive	Yes
Executive Director - Partnerships and Projects	Yes
Executive Director - Services	Yes
Assistant Chief Executive	Yes
Head of Service	Yes
Head of Financial Services	Yes
Head of Legal, Equalities & Democratic Services	Yes
Head of Organisational Development & HR	No N/A
Corporate Procurement Team	No N/A

**12. WARDS AFFECTED**

All Wards.

**13. APPENDICES**

Appendix 1 Housing Strategy Mid Term Review and Refreshed Action Plan.

Appendix 2 Bromsgrove Housing Market Assessment 2008 – Executive Summary

**BACKGROUND PAPERS**

Housing Strategy Document 2006 – 2011  
Bromsgrove Housing Market Assessment 2008

**CONTACT OFFICER**

Name: A.M. Coel – Strategic Housing Manager  
E Mail: [a.coel@bromsgrove.gov.uk](mailto:a.coel@bromsgrove.gov.uk)  
Tel: (01527) 881270