

<b>Subject:</b>	<b>Housing Strategy Update</b>		
<b>Date of Meeting:</b>	<b>10<sup>th</sup> September 2014</b>		
<b>Report of:</b>	<b>Executive Director, Environment, Development, and Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Daniel Parsonage</b>	<b>Tel: 29-3081</b>
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<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE****1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report updates on progress on the development of the new City-wide Housing Strategy as requested by members following a report at Housing Committee on 30<sup>th</sup> April 2014
- 1.2 The current Housing Strategy expires this year. An update on consultation feedback, data analysis, issues, and themes from the consultation phase of the development with key internal and external stakeholders and communities of interest.
- 1.3 The findings from the consultation phase will inform and drive the final development of the Housing Strategy.

**2. RECOMMENDATIONS:**

- 2.1 That Housing Committee notes the themes and priorities from the consultation phase of the development of the Housing Strategy
- 2.2 That Housing Committee approve the ongoing methodology for the development of the Housing Strategy.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The current Housing Strategy and sub-strategies are due to expire in 2014.
- 3.2 The new Housing Strategy will supersede the previous strategy and incorporate all sub-strategies.
- 3.3 The new Housing Strategy will be a stand alone chapter of the Community Strategy and a fundamental piece of evidence to support the City Plan, our Local Investment Plan, and other key housing related funding opportunities. The strategy brings benefits to the city by leveraging in funding for the authority and its partners.

3.4 The time line for strategic development is:

- 2013/14 Q3 Project Initiation & Housing Strategy 2009 Review
- Q4 Scoping & Drafting
- Q4 Consultation on Scoping Paper
- Q4 Strategic Housing Partnership Housing Risk and Opportunities Exercise
- 2014/15 Q1 Scoping & Consultation
  - Reporting to Housing Committee on the initial scoping phase (30/04/14)
- Q 1&2 Consultation Phase
  - More detailed interaction with communities of interest
  - Meeting with stakeholders including Housing Conference (17/07/14)
  - Drafting and data analysis
  - Report to Housing Committee seeking approval of consultation on the draft strategy (10/09/14)
- Q3 Sign-off at Housing Committee (12/11/14)
- Q3 Adoption by Full Council (11/12/14)

3.5 In addition to Housing Committee the primary interfaces for the project will be the Housing Leadership Team acting as the Project Board and the Strategic Housing Partnership acting as the Executive.

3.6 The themes that emerged from scoping phase were reported to committee on 30<sup>th</sup> April 2014 and these informed the consultation phase. The key themes were:

- HMO licencing
- Affordable Housing
- Housing Related support
- BME communities and housing
- LGBT communities and housing
- Older people
- Private rented sector
- Student housing
- Sustainability
- Family housing
- Community land trust and co-operatives

3.7 These themes were the basis for the on-line consultation via the portal on the Brighton & Hove City Council website. For each theme we asked for positive and negative feedback on each with open questions used as a result of preferences expressed by groups consulted. These questions are attached as an appendix to this report.

- 3.8 The consultation portal is live from 1<sup>st</sup> July 2014 to the 29<sup>th</sup> August 2014 and the submissions will be analysed to inform the Housing Strategy.
- 3.9 The appendix for this report contains the feedback from the scoping phase, meetings during the consultation, written feedback, information from social media interaction, and initial results from online consultation.
- 3.10 We are using social media to attract feedback through the @BrightonHoveCC Twitter account and we have issued eleven tweets: one introducing the strategy consultation as live, and one for each of the themes:
- Should all landlords be licenced? #futurebrightonhousing
  - How do we make housing more affordable? #futurebrightonhousing
  - How should we support vulnerable people with housing problems? #futurebrightonhousing
  - What are the barriers for BME communities and housing? #futurebrightonhousing
  - What are the barriers for LGBT communities and housing? #futurebrightonhousing
  - What housing options do older people want and need? #futurebrightonhousing
  - How do we make homes more energy efficient and reduce fuel poverty? #futurebrightonhousing
  - What are the issues around students and housing in the city? #futurebrightonhousing
  - How we make sure we have the right housing for families? #futurebrightonhousing
  - How should we support co-operative housing and community land trusts? #futurebrightonhousing
- 3.11 Each tweet contains the hashtag #futurebrightonhousing which enables online discussion under this theme.
- 3.12 This innovative approach will ensure participation in the consultation and should enable us to capture less formal response than just using the portal.
- 3.13 The draft strategy will consist of a concise and aspirational document that outlines the key themes and issues with clear actions and approaches to address these. There will be a supplementary report consisting of a housing needs and costs data analysis.

3.14 The data analysis as attached as an appendix includes data on demographics, costs, projections of need, development, quality of housing, welfare reform, and strategic context.

3.15 The data analysis also addresses the issues affecting specific groups including:

- Rough sleepers
- Families
- Older People
- LGBT Communities
- BME Communities
- Young People
- Armed Forces
- Students
- Gypsies and Travellers
- People with Learning Disabilities
- People with Mental Health Issues
- People with Physical Disabilities

3.16 The Draft Housing Strategy will be completed for Housing Committee to review and approve prior to final consultation including circulation all groups engaged in the scoping phase to ensure community groups and other key stakeholders continue to be fully engaged.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

4.1 This approach is considered best practice and has been commended by community groups and stakeholders as offering early and ongoing engagement in the strategic planning process.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

5.1 As detailed in the main report and the appendix we have engaged through a variety of means with internal stakeholders, stakeholders, and communities.

#### **6. CONCLUSION**

6.1 That the committee approve the consultation process and the conclusions drawn to inform the Housing Strategy

6.2 That the committee approve the data analysis as a basis for the Housing Strategy.

#### **7. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

7.1 There are no direct financial implications arising from the recommendations of this report although the development of the strategy does require significant officer time which is met from existing resources.

*Finance Officer Consulted: Michelle Herrington Date: 15/08/14*

Legal Implications:

- 7.2 There are no significant legal implications arising from the report's recommendations.

*Lawyer Consulted: Name Liz Woodley Date: 21/08/14*

Equalities Implications:

- 7.3 The Housing Strategy will be subject to equalities impact assessment, informed by the consultation and research, to ensure that impacts are mitigated. There has been a targeted approach to ensure community led engagement.

Sustainability Implications:

- 7.4 The report refers to the sustainability issues raised in consultation and will inform the strategic objectives around this. However, there are no immediate sustainability implications from this report.

Any Other Significant Implications:

- 7.5 None

**SUPPORTING DOCUMENTATION**

**Appendices:**

None

**Documents in Members' Rooms**

1. Consultation Questions for Online Portal
2. Collated Consultation Data & Feedback
3. Background data report for new Housing Strategy