

DECISION-MAKER:	CABINET COUNCIL
SUBJECT:	HOUSING STRATEGY 2011-2015 AND HOUSING REVENUE ACCOUNT BUSINESS PLAN 2011 -2041
DATE OF DECISION:	4 JULY 2011 13 JULY 2011
REPORT OF:	CABINET MEMBER FOR HOUSING
STATEMENT OF CONFIDENTIALITY	
N/A	

BRIEF SUMMARY

The Southampton Housing Strategy 2011 - 2015 and Housing Revenue Account Business Plan 2011 – 2041, which form part of the Council's policy framework, are due for renewal.

RECOMMENDATIONS:

Cabinet

- (i) To consider the draft Housing Strategy (incorporating the Private Housing Renewal Strategy) and HRA Business Plan and make any recommendations to Council that are considered appropriate.
- (ii) Subject to the Council decision below, to delegate authority to the Head of Housing Solutions to approve specific policies for the giving of assistance in accordance with the Private Housing Renewal Strategy, following consultation with the Cabinet Member for Housing, the Head of Legal and Democratic Services and the Senior Manager, Finance.

Council

- (i) To approve the draft revised Housing Strategy (incorporating the Private Housing Renewal Strategy) and HRA Business Plan.
- (ii) To delegate authority to the Head of Housing Solutions to make final amendments to the Housing Strategy 2011 - 2015
- (iii) To delegate authority to the Head of Decent Homes to make final amendments to the Housing Revenue Account Business Plan 2011 – 2041.

REASONS FOR REPORT RECOMMENDATIONS

1. The Southampton Housing Strategy 2011 – 2015 and Housing Revenue Account Business Plan 2011 – 2041 which form part of the Council's policy framework, are due for renewal. Following the preparation of a housing issues paper which was considered by Cabinet on 20th December 2010 and OSCM on 20th January 2011 a revised Housing Strategy 2011 – 2015 and a framework for the Housing Revenue Account Business Plan 2011 – 2041 have now been produced. The Housing Strategy incorporates the Private Housing Renewal Strategy 2011-2015.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. Not to produce the documents at all. The documents now require updating in accordance with their original timeframe. The Housing Strategy details the way in which the Council and its partners will provide decent homes which are fit for the needs of Southampton's exciting future. As the city's largest landlord the HRA Business Plan *Investment in our Homes, Investment in our Neighbourhoods*, details plans to improve the quality of life for more than 17,000 households in the city.

DETAIL (Including consultation carried out)

3. Housing is the foundation for a good quality life. The right mix of housing is important for a prosperous economy both to meet local needs in the city and keep wealthier residents in the city; this in turn will have socio- benefits such as improving school performance and contributing to making Southampton a more prosperous, safer, greener, healthier place to live.
4. The Housing Strategy 2011 – 15 is an overarching strategy which sets out the council's priorities to meet local housing needs and aspirations thereby contributing to the overall long-term aim to improve the quality of life for all citizens in Southampton. The Housing Strategy 2011 – 15 is an overarching strategy which sets out the council's priorities to meet local housing needs and aspirations thereby contributing to the overall long-term aim to improve the quality of life for all citizens in Southampton. The priorities are:
 - Maximising Homes for the City
 - Improving Homes – Transforming Neighbourhoods
 - Extra Support for those who need it
5. The Housing Revenue Account Business Plan sets out plans for the council's HRA housing stock over a 5 year period within a 30-year timeframe to enable the council to track progress against the decent homes standard and respond to longer term investment needs.
6. The new Housing Strategy and Housing Revenue Account Business Plan documents will be web based document embedded with key facts and information. Short Executive summaries of each document will be printed.
7. Development of the Housing Strategy is driven through the city's Housing Partnership which is a multi-tenure forum which brings together representatives from the housing (and housing related) sectors. A Housing Strategy group with representation across the council has also shaped and developed the strategy holistically. Consultation has taken place with tenant and resident groups, key stakeholders and partners of the Council who have been able to feed in priorities to further develop the action plan to ensure services are shaped and delivered accordingly.
8. The Housing Revenue Account Business Plan is being established through tenant consultation with the Tenant's Capital Group of tenants and the Tenants Federation. The Tenant's Capital Group provide on-going consultation to define priorities for capital-spend for public sector housing. The priorities for the plan have also been considered at the Tenants Conference on 14th May 2011.

9. The Housing Strategy incorporates the Private Housing Renewal Strategy, which sets out how the council will improve private housing, taking into account local needs and priorities. This has been subject to an additional consultation with landlords' representatives, home owners and other stakeholders.

RESOURCE IMPLICATIONS

Capital/Revenue

10. The capital issues that need to be considered in the Housing Strategy and HRA business plan are set out in the Resource Issues section of the documents.
11. The revenue issues that need to be considered in updating the Housing Strategy and HRA business plan are set out in the Resource Issues section of the documents. The cost of producing and publishing the Strategy and Business Plan is included in the relevant Housing General Fund and HRA budgets.

Property/Other

12. None

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

13. The Housing Act 2004 places numerous new requirements on local authorities. The draft Strategy and Business Plan evidences the Council's approach to complying with this, and other, housing legislation.

Other Legal Implications:

14. There are no other legal implications to consider at this stage.

POLICY FRAMEWORK IMPLICATIONS

15. The Southampton Housing Strategy 2011 - 2015 and Housing Revenue Account Business Plan 2011 – 2041 will form part of the Policy Framework following formal adoption by Full Council in due course.
16. A Housing Issues Paper was presented at OSMC on 20th January 2011. The Southampton Housing Strategy 2011-2015 was presented to OSCM on 30th June 2011.

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KEY DECISION? Yes **WARDS/COMMUNITIES AFFECTED:** All

SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Executive Summaries of Housing Strategy 2011 – 2015
2.	Executive Summaries of Housing Revenue Account Business Plan 2011 - 2041

Documents In Members' Rooms

1.	Housing Strategy Context Paper 2011 - 2015 and Acton Plan
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out?	No
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at: <I:\Corporate Management\Strategy\Housing Strategy 2011-15\G1 - IIA STAGE 1 QUICK ASSESSMENT.doc>

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	http://www.southampton.gov.uk/Images/housing%20strategy%202007%2011_tcm46-199356.pdf Current Housing Strategy	
2.	http://www.southampton.gov.uk/living/housing/housingpolicies/HRABP.doc Current HRA Business Plan	