

HOUSING COMMITTEE	Agenda Item 7
	Brighton & Hove City Council

Subject:	Housing Committee Priorities and work plan		
Date of Meeting:	Housing Committee 18 September 2019		
Report of:	Executive Director Neighbourhoods, Communities and Housing		
Contact Officer:	Name:	Larissa Reed	Tel: 29-4286
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To seek agreement for the priorities and work plan for the Housing Committee and service for the next four years in order to inform future reporting to Committee on: key areas of officer focus and delivery; budget strategy, asset review, investment plans and resource allocation; resident engagement and formal consultation; engagement and consultation with partners and key stakeholders.

2. RECOMMENDATIONS:

- 2.1 That committee agrees the contents and timings of the work plan.

That committee agrees to receive a progress report on alternate meetings.

That the work plan and joint programme be referred to Area Panels for comment.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Following the Local Elections in May 2019, the administration has worked with councillors from the official opposition to set out the key policy priorities for the coming four years. This will inform:
- the timeline for future reports to Housing Committee;
 - future alignment of service priorities, investment and resources;
 - planning for future engagement and consultation with our residents, partners and key stakeholders.

The key areas of work this report covers are:

- Providing additional affordable homes
- Improving Private Rented Housing
- Alleviating Homelessness and rough sleeping
- Achieving carbon reductions and sustainability in housing including addressing fuel poverty
- Improving council housing and community involvement
- Enabling more affordable home ownership
- Making fuller use of spare housing capacity
- Alleviating poverty.

3.2 Providing additional affordable Homes

The proposal is undertake the following work to improve and accelerate delivery of new housing supply over the period 2019-2023:

- Develop 800 additional council homes
- Develop 700 other new homes
- Review the rent policy to maximise the number of council homes replaced at social or living wage rents
- Develop the existing Hidden Homes strategy
- Develop a policy for the council to take the role of developer on major sites
- Explore greater use of modern methods of construction in our delivery of new homes.

3.3 Improving the Private Rented Sector

The proposal is undertake the following work to improve the quality and management of homes in the private rented sector over the period 2019-2023:

- Review and resubmit selective licensing scheme proposal to improve management and standards of private rented sector properties in the City
- Bring a report to committee identifying suitable sites to work in partnership with Community Land Trust for development
- Research and review an ethical loan scheme
- Develop the enforcement approach to private sector housing to reflect the full range of potential options available to improve management and standards
- Research and develop a social lettings agency
- Develop/commission an information/advice hub for private renters.

3.4 Alleviating homeless and rough sleeping

The proposal is undertake the following work over the period 2019-2023:

- Develop a Rough Sleeping Strategy (to include partnerships with community homeless and faith projects and delivery of homeless enterprise projects).
- Develop a Homeless Strategy, ensuring homeless people are involved in the design and development of services which directly affect them.
- Review /consult/adopt a Homeless Bill of Rights
- Provide a 365 day night shelter
- Expand Housing First
- Develop a strategy for the provision of council run short term temporary accommodation.

3.5 Achieving carbon reductions and sustainability in housing including address fuel poverty

The proposal is undertake the following work over the period 2019-2023:

- Develop a policy to set out how we will work collaboratively to ensure housing contributes to making the city carbon neutral by 2030.
- Develop a new PV and energy efficiency strategy for council homes, to include standards for new homes
- Review the energy efficiency and provision on all new developments
- Investigate and report the possibility of bulk buying PV panels and other energy saving resources.

3.6 Improving council housing and community involvement

The proposal is undertake the following work over the period 2019-2023:

- Work with tenants to develop a 'decent environment' standard
- Develop a fire safety programme in conjunction with tenants and residents
- Review and develop a new tenant and community involvement policy/strategy for housing, ensuring we learn from the lived experience of our clients, meet the 'Involvement and Empowerment' standard and that co-production is at the heart of our tenant and resident involvement work
- Develop a policy for participatory budgeting.
- Develop the work undertaken with leaseholders to develop a new leasehold involvement policy, setting out how leaseholders can be

supported to be more proactively involved in capital works and other leasehold matters

- Making greater use of spare housing capacity.

3.7 Enabling more affordable home ownership

The proposal is undertake the following work over the period 2019-2023:

- Work with Community Land Trust to develop self-build opportunities
- Work with Homes for Brighton & Hove Partnership and registered providers in the city to develop 500 shared ownership properties for essential workers who live and work in the city.

3.8 Make fuller use of shared housing capacity

The proposal is undertake the following work over the period 2019-2023:

- Review our empty homes policy to ensure 650 empty private sector homes are brought back into use
- Develop a policy to incentivise households to relinquish council tenancies for other home ownership options as an alternative to right to buy
- Investigate the possibility of supporting a 'lodger' scheme and report to committee
- Undertake an impact assessment of short term holiday lets and air BnB in the city and consider options that may inform an approach to alleviate the most detrimental issues arising.

3.9 Alleviating poverty

The proposal is undertake the following work over the period 2019-2023:

- Ensure the in house repairs services includes measures to: provide opportunities for young people to develop skills, for example through apprenticeships; maximise community benefits, including through use of local firms and labour for supply chain as well as planned and major works; and, develop pathways to employment that are inclusive in offering opportunities to all the communities we serve
- Review arrears policy to ensure all action is taken at the earliest stage, support given and eviction is used as a last resort
- Develop an arrears policy for temporary accommodation, which gives tenants the same level of support and assistance as those in permanent accommodation.

3.10 The work plan is set out at appendix 1.

3.11 In appendix 1, the requirement for additional resource is set out, however each piece of work will require its own resource plan.

3.12 Although this is the proposed policy work plan for the housing service, some of the objectives will require permissions from other committees as they have the need for financial decisions to be made by Policy and Resources Committee.

3.13 **Monitoring of the plan and programme**

The plan (set out in appendix 1) has timescales for reports to come to Housing Committee; however it is proposed that, in addition a performance report is brought to alternate housing committees setting out how officers are progressing with the report and RAG (Red, Amber, Green) rating the delivery progress on each area of work set out in the joint programme under appendix 2.

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

4.1 This report sets out priorities for delivery for the next four years. Although it is understood that changes in legislation or priorities may affect this work plan, it enables work streams to be linked to ensure that work is completed in a coherent and planned way.

5. **COMMUNITY ENGAGEMENT & CONSULTATION**

5.1 There has been no formal community engagement on this report. However we propose to take this report for discussion at future Area Panels.

5.2 Housing Committee Priorities and work plan will inform planning for future engagement and consultation with our residents, partners and key stakeholders.

6. **CONCLUSION**

Housing is a key issue in the city. By having a clear work plan for the service, we will have the best chance of meeting the needs of city and maximise resources to improve performance in key areas.

7. **FINANCIAL & OTHER IMPLICATIONS:**

Financial Implications:

7.1 There are no direct financial implications arising from this report. Any financial implications arising from any individual proposals will be explained in each committee report for consideration by members.

Finance Officer Consulted: Monica Brooks

Date: 03/09/19

Legal Implications:

There are no significant legal implications arising from this report. The implications of each project will be assessed on a case by case basis.

Lawyer Consulted: Liz Woodley

Date: 28/08/19

Equalities Implications:

There are no significant Equalities Implications arising directly from the report. Equalities implications will be assessed for each project.