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http://www.eastbourne.gov.uk/Have_Your_Say/downloads/HousingStrategyDraft.pdf

COMMITTEE:	Cabinet
DATE:	17th July 2003
SUBJECT:	Housing Strategy 2003 / 08 First Update 2004-05
REPORT OF:	Strategy and Development Manager
Ward(s):	All
Purpose:	To advise Members of the Housing Strategy Update 2004-2005 and request comments on it's content and action plan
Contact:	Sue Burlumi, Strategy and Development Manager, Telephone 01323 415333 or internally on extension 5333.
Recommendations:	Cabinet is recommended to: a) note and comment on the content of our draft 5 year Housing Strategy for 2003 / 08 that will be submitted to the Government Office by the end of July 2003, b) endorse its submission on the basis that, together with our Capital Strategy and Housing Revenue Account (HRA) Business Plan, this will constitute the basis of the Council's Housing Investment Bid Submission, c) delegate authority to the Director of Housing, Health & Community Finance to make the necessary additions in conjunction with the Cabinet Spokesperson to finalise the Submission in line with consultation.

1.0	<u>Background</u>	
1.1	<p>The Government’s Communities Strategy clearly signals that that the quality of housing is one of the most significant indicators of the quality of life. Poor housing significantly affects the health, safety and wellbeing of individuals, and threatens the economic and environmental sustainability of the whole community. This was emphasised last year in Eastbourne’s 5 year Housing Strategy and is reiterated in the draft Regional Housing Strategy. Improving the supply and quality of our housing is therefore essential to the achievement of national, regional and local visions and objectives.</p>	
1.2	<p>The provision of safe and affordable housing was identified as the second highest priority of our residents in the Citizens Survey of 1999. The Government has also recognised the importance of good housing to the achievement of their health, education and employment objectives and has introduced a range of programmes to tackle key issues, and associated performance measures to ensure that we are effective in our response.</p>	
1.3	<p>One of the major new influences to this years document is the devolution of strategic housing responsibility to the Regional Assembly and the clear shift to</p>	

This year we plan to invest nearly £10.5 million in improving the accessibility and quality of housing across all tenures. This will lever in at least an additional £3 million in private finance. Our targets are ambitious, and cannot be achieved without continued investment and commitment from all our partners. Our Housing Strategy is therefore a vital tool in the delivery of

**local, regional
and national
objectives. It
will also be our
most important
bidding
document to
help us to
attract the
resources we
need to meet
our
challenging
targets.**

2.0	Housing Strategy Update 2004 / 08	
2.1	Last year we produced a five year housing strategy to cover the period to March 2008. Although it fell slightly short of the Government's challenging 'fit for purpose' standard, it was well received and contributed to the council retaining its 'Above Average' assessment.	

2.2	We have since met with the Government Office for the South East. Based upon their positive comments and with their continued help we are confident that this years Strategy Update will achieve challenging 'fit for purpose' standard by our stated target date of 30 th July 2003.	
2.3	For our Housing Strategy to be judged fit for purpose it must clearly demonstrate:	
	<p>§ How it fits with other local objectives</p> <p>§ How it fits within the national and regional context</p> <p>§ The methods and range of consultation</p> <p>§ A sound needs and performance analysis</p> <p>§ An assessment of future resources (including from other partners)</p> <p>§ Our progress against previous objectives</p> <p>§ A clear options analysis</p> <p>§ SMART targets and milestones</p> <p>§ Its clarity for a non-specialist reader</p>	

2.4	<p><u>Our Approach</u></p> <p>GOSE's feedback was very positive about the strong corporate approach of last year's document, but suggested that the housing priorities should be more clearly identified. Our update addresses this by giving detailed information about the key local and regional issues and showing where these link to both corporate and cross cutting objectives including the Community Strategy and Supporting People.</p>	
2.5	<p><u>Key Messages of the Strategy</u></p> <p>Within this framework, the key messages of our Housing Strategy are:</p>	
	<p>§ Corporate commitment, establishing clear leadership and corporate consistency</p> <p>§ Cross cutting strategic working, demonstrating the collaborative approach to local planning across all agencies, and the importance of decent housing to the deliverability of all national, regional and local objectives</p> <p>§ Partnership working, showing how we are building upon existing effective collaborative arrangements to strengthen the planning, delivery and monitoring of services</p> <p>§ Balancing the housing market, demonstrating a sound understanding of the drivers that affect access to housing in Eastbourne and clear targets for effecting change</p> <p>§ Decent homes for all, by showing how our comprehensive stock condition data across all</p>	

§ **Reducing crime**, by working with partners such as the Mediation Service and by use of enforcement measures where necessary

§ **Saving energy**, by continued targeted marketing of grants to local people and the development of ecologically sustainable housing

§ **Consultation**, demonstrating the robust involvement of residents and partners in setting and achieving our objectives

§ **Cross-tenure commitment**, showing how we aim to improve the accessibility and affordability of all housing in Eastbourne to meet both the needs and aspirations of our residents.

3.0	<u>Consultations</u>	
3.1	The Housing Strategy Update has been produced following comprehensive consultation with Members, staff, tenants and residents, and partner agencies. An inclusive Housing Strategy Forum that was held in May. We have also gathered extensive information from a comprehensive tenants' survey, and have shared information from surveys undertaken by our partners to ensure that we have considered the aspirations of the community as well as their immediate needs. The draft document has been posted on the Council's website and comments have been invited prior to the completion of the final draft.	

3.2	<p>We have also discussed our Strategy at a range of multi-agency, cross district forums including the Housing County Planning Group and the EAVS Housing Forum. Our draft Housing Strategy Update and HRA Business Plan will also be discussed at Tenants Advisory Group.</p>	
4.0	<u>Human Resource Implications</u>	
4.1	<p>There are no human resource implications as a result of this report.</p>	
5.0	<u>Environmental Implications</u>	
5.1	<p>The work we are already undertaking, and the objectives we have set ourselves for the coming year will have a significant effect upon the quality of the towns environment. In particular, the energy efficiency projects and the private sector renewal and regeneration</p>	

**and its
resources.**

6.0	Financial Implications	
6.1	Our proposed Capital Programme forms part of the Council's Corporate Capital Strategy. It has been developed in support of the objectives identified in the Housing Strategy and the HRA business plan. Each has been developed collaboratively, and is being considered by Members concurrently.	

Significant investment is required in order to meet our objectives, which aim to meet the basic needs of our community as well as making significant contributions to wider corporate aims. This year has seen the abolition of Local Authority Social Housing Grant, which means that we are no longer able to recycle expenditure on affordable housing development projects. We have been extremely

successful in attracting additional funding for specific projects such as the Refuge Outreach Project, and we will continue to maximise all other opportunities as they arise. We will however require a robust and responsive capital programme in order to achieve our core objectives.

7.0	Youth Implications	
7.1	Much of the work we have planned will	

**in the wider
social
inclusion
agenda.**

8.0	Anti-Poverty Implications	
8.1	Eastbourne is a low wage, high housing cost economy. Our housing needs survey demonstrates that we need 2789 units of affordable housing by 2006. Homelessness is a significant problem for many households and for most of these, unsubsidised private sector housing to rent or buy is beyond their reach. The provision of affordable housing is therefore central to addressing poverty, and to creating the economic environment in which people in housing need can feel confident to seek training and employment.	
9.0	<u>Conclusion</u>	

9.1	<p>Our Housing Strategy Update provides a clear framework for addressing local housing need, and promoting economic and environmental regeneration, in line with corporate and cross cutting objectives. It also substantiates the level of investment required in order to achieve this. With the assistance of GOSE we will submit the document in July 2003 and expect to achieve a 'fit for purpose' assessment. This will confirm that we have a robust action plan with clear targets for 2004 - 2008 and enable us to concentrate our resources on ensuring that we achieve them.</p>	
<p>Sue Burlumi Strategy and Development Manager</p>		
<p>Background Papers:</p> <p>The Background Papers used in compiling this report were as follows:</p> <p>Eastbourne Housing Needs Survey, August 2000</p> <p>Corporate Plan</p> <p>Best Value Performance Plan</p> <p>Housing Needs and Strategy Service Plan 2003/ 04</p> <p>Housing Management Service Plan 2003 / 04</p> <p>Environmental Health Service Plan 2003 / 04</p> <p>Draft Regional Housing Strategy</p> <p>Sustainable Communities – Building for the Future</p> <p>To inspect or obtain copies of background papers please refer to the contact officer listed above.</p>		