

COMMITTEE:	TENANTS ADVISORY GROUP
DATE:	23 JULY 2002
SUBJECT:	HOUSING STRATEGY 2003 / 08
REPORT OF:	STRATEGY AND DEVELOPMENT MANAGER
Ward(s):	All
Purpose:	To advise Tenants Advisory Group of the Housing Strategy 2003 / 08 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:	TAG is recommended to note the content of our draft 5 year Housing Strategy for 2003 / 08 that will be submitted to the Government Office as part of the Council's overall Single Capital Pot submission. Members and representatives are also invited to comment this draft.

1.0	<u>Background</u>	
1.1	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. Improving the supply and quality of our housing is therefore essential to the achievement of all our Corporate objectives.	

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 are introducing 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>This year we are investing over £7,306,000 in improving the accessibility and quality of housing across all tenures. This will lever in at least £1,321,000 in private finance. It is a huge task, and one, which 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.</p>

2.0	<u>Introduction</u>	
2.1	In 1998, we produced a three year housing strategy to cover the period to March 2002. At that time, we anticipated that a brand new strategy would be produced in 2002 to cover the period to March 2005.	
2.2	In the event, a number of factors including such issues as our Best Value review of stock options, the introduction of the single capital pot and impending stock surveys led to us producing a strategy update for GOSE last year.	
2.3	Nonetheless we were still assessed as `above average` with a `strong housing strategy and a sound business plan`.	
3.0	<u>Housing Strategy Update 2003 / 08</u>	
3.1	<u>Background</u> The Government has stated that a five-year Housing Strategy should be prepared this year. They have also prescribed a range of issues, which should be included in the document in order to render it `fit for purpose`. These include a demonstration of:	

	<ul style="list-style-type: none"> § How it fits with other local objectives § Its fit within the national and regional context § Methods and range of consultation § Sound needs and performance analysis § Assessment of future resources (including from other partners) § Progress against previous objectives § Clear options analysis § SMART objectives and milestones § Its clarity for a non-specialist reader 	
3.2	<p><u>Our Approach</u></p> <p>Our new Housing Strategy is framed around the corporate objectives, showing clear links to the Capital Strategy and Asset Management Plan. It also shows the links to the emerging Community Strategy as well as other key cross cutting plans including the Borough Plan, Best Value Performance Plan, Crime and Disorder Strategy, the Health Improvement Programme and Supporting People.</p> <p>We will also clearly show the ways in which we have consulted with all stakeholders on setting our aims, and the monitoring and risk assessment processes we have in place to ensure delivery.</p>	
3.3	<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>§ Consultation, demonstrating the robust involvement of residents and partners in setting and achieving our objectives</p> <p>§ Cross-tenure commitment, showing how we aim to improve the quality, accessibility and affordability of all housing in Eastbourne</p>	
	<p>A SAFE PLACE:</p> <p>§ Reducing and preventing crime</p> <p>§ Responding to anti-social behaviour</p> <p>§ Promoting equality</p> <p>§ Responding to new legislation and guidance</p>	<p>A PROSPEROUS PLACE:</p> <p>§ Promoting employment and training initiatives</p> <p>§ Preventing poverty</p> <p>§ Encouraging regeneration</p>
	<p>A HEALTHY PLACE:</p> <p>§ Improving stock condition across all tenures</p> <p>§ Promoting healthy lifestyles</p> <p>§ Energy efficiency and affordable warmth</p>	<p>A PLACE TO ENJOY:</p> <p>§ Capacity building in the community</p> <p>§ Environmental improvements</p> <p>§ Promoting recreation and leisure opportunities</p>

	A PLACE FOR EVERYONE: § Equality of access to services § Recognising aspirations and choice § Promoting social inclusion § Addressing unmet needs	A PLACE FOR THE FUTURE: § Encouraging sustainable lifestyles § Promoting `green` initiatives § Improving the natural environment
4.0	<u>Consultations</u>	
4.1	Our new 5 year Housing Strategy has been produced following comprehensive consultation with Members, in addition to staff, tenants and residents, partner agencies. An inclusive Housing Strategy Conference was held in March. We have gathered extensive information from a comprehensive tenants' survey, and a successful 'three wishes' exercise in order to ensure that we have considered the aspirations of the community as well as their immediate needs.	
4.2	We have also discussed our Strategy at a range of multi-agency, cross district forums including the Community Safety Partnership and the Housing County Planning Group. Our draft Housing Strategy Update and HRA Business Plan have been considered by Tenants Advisory Group.	
5.0	<u>Human Resource Implications</u>	
5.1	There are no human resource implications as a result of this report.	
6.0	<u>Environmental Implications</u>	
6.1	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 initiatives will	

7.0	<u>Financial Implications</u>
7.1	<p>Our proposed Capital Programme forms part of the 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 together by Members.</p>
7.2	<p>Considerable 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. We have been extremely successful in attracting additional funding for specific projects, such as the piloting of our choice-based lettings scheme, and we will continue to maximise all other opportunities as they arise, However, a robust and responsive capital programme is necessary in order to</p>

8.0	<u>Youth Implications</u>
8.1	<p>Much of the work we have planned will improve housing services to young people and create a fertile environment for agencies to deliver health, education and support programmes. The Youth Accommodation Strategy is being reviewed alongside the Housing Strategy, and the renewed emphasis on partnership working will underpin the role of housing in the wider social inclusion agenda.</p>

9.0	<u>Anti-Poverty Implications</u>	
9.1	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 about seeking training and employment.	
10.0	<u>Conclusion</u>	
10.1	Our Housing Strategy for the next 5 years provides a clear framework for addressing local housing need, and promoting economic and environmental regeneration, in line with corporate objectives. It also substantiates the level of investment required in order to achieve this.	
Sue Burlumi		
Strategy and Development Manager		
Background Papers:		
The Background Papers used in compiling this report were as follows:		
Eastbourne Housing Needs Survey, August 2000		
Corporate Plan		
Best Value Performance Plan		
Housing Needs and Strategy Service Plan 2002 / 03		
Housing Management Service Plan 2002 / 03		
Environmental Health Service Plan 2002 / 03		
Housing Investment Plan Guidance 2002		
Single Capital Pot Allocation 2002 / 03 (GOSE – December 2001)		
To inspect or obtain copies of background papers please refer to the contact officer listed above.		

document/jc.NAF/Cabinet/010802 – Hsg Strategy 2003.08