

<b>Subject:</b>	<b>Update on progress against the Housing Committee Work Plan.</b>		
<b>Date of Meeting:</b>	<b>15 January 2020</b>		
<b>Report of:</b>	<b>Executive Director Housing Neighbourhoods &amp; Communities</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Martin Reid</b>	<b>Tel: 01273 293321</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 In September 2019, Housing Committee agreed the priorities and work plan for the service for the next four years. This will 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 agreement for stakeholders.
- 1.2 The key areas of work the report covered include: 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.
- 1.3 Housing Committee agreed that a progress report is brought to alternate housing committees, with RAG (red, amber, green) rating of the delivery progress on each area of work set out in the joint programme against the timeline reported to Committee.
- 1.4 This is the first progress report since the Committee agreed to the Work Plan and sets out progress to date for members to review. Members are requested to note that this initial report will evolve in terms of content and measures reported as we develop activity over the next four years. In particular, officers propose to work with lead members to develop and agree SMART criteria so we can approve red, amber and green thresholds to inform future RAG rating of progress to be reported to Committee. Members are also invited to suggest any additional information they may find of use in future reports to enable effective tracking of progress against the Work Plan.

**2. RECOMMENDATIONS:**

- 2.1 That Housing Committee note the progress reported against the Housing Committee Work Plan 2019-23.

2.2 That Housing Committee suggest any further monitoring measures that may be useful to support provision of additional information on progress against the Housing Committee Work Plan and agree that a small group of Committee members work with officers on measures and report format for inclusion in future update reports to Committee.

### 3. CONTEXT/ BACKGROUND INFORMATION

3.1 Housing Committee on 18 September 2019 agreed a Work Plan, outlining priorities for the Committee and service over the next four years. Progress against priorities shown on the Work Plan timeline as due to be reported to Committee by Year 1 (2019/20), Quarter 3 is outlined below.

#### 3.2 Providing additional affordable homes

Priority	Report to Committee	Progress
Develop 800 additional council homes.	Year 1 (19/20) Q2	Housing supply update 2019-2023 agreed HC 18 September 2018.  90 additional council homes are projected for delivery in 2019/20 (including new build and acquisitions).
Develop 800 additional council homes.	Year 1 (19/20) Q2	Home Purchase Policy update agreed HC 18 September 2018.  Home Purchase Policy has secured 44 new homes to date with up to 18 homes due for completion by end 2019/20.
Develop 700 other new homes.	Year 1 (19/20) Q3	Housing supply update 2019-2023 agreed HC 18 September 2018.  Planning permission granted for 346 new joint venture homes by 2021/22.  Current Registered Provider schemes are due to deliver 255 rented and 457 shared ownership homes over next four years.
Review the rent policy to	Year 1 (19/20) Q3	Rent Policy for new council

maximise the number of council homes replaced at social or living wage rents.		homes is to be considered at HC 15 January 2020.
Bring a report to committee identifying suitable sites to work in partnership with Community Land Trust for development.	Year 1 (19/20) Q3	Disposal by lease of two sites at Dunster Close, Hollingdean agreed HC 18 September 2018. Community led housing – site identification update considered by HC on 13 November.  Plumpton Road co-op pilot scheme is nearing completion. Further council owned sites identified and being assessed.

### 3.3 Improving private rented housing

<b>Priority</b>	<b>Report to Committee</b>	<b>Progress</b>
Review & resubmit selective licensing scheme proposal to improve private rented sector properties in the City.	Year 1 (19/20) Q3	Private Rented Sector Selective Licensing Update considered by HC on 13 November 2019.  As of end September 2019, there are 3,190 licensed HMOs citywide, including those which were issued licences without special conditions and/or less than 12 months ago.  As of end September 2019, 55.28% of houses in multiple occupation (HMOs) have met all special conditions after 12 months of their licence being issued (623 of 1,127 HMOs).
Develop the enforcement approach to private sector housing to reflect the full range of potential options available to improve management and standards.	Year 1 (19/20) Q2	Private Sector Housing Enforcement Policy approved by HC on 13 November 2019. Processes to be in place April 2020 to commence enforcement as against the policy.

		<p>218 Requests for Assistance received during first half of 2019/20.</p> <p>On track to bring 161 long-term empty private sector properties back into this use during 2019/20.</p>
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### 3.4 Alleviating homeless and rough sleeping

Priority	Report to Committee	Progress
Develop a rough sleeping strategy (to include partnerships with community homeless and faith projects and delivery of homeless enterprise projects).	Year 1 (19/20) Q2	<p>Homelessness and Rough Sleeping Strategy Development and Consultation report agreed at HC 18 September 2019. Homeless &amp; Rough Sleeper Strategy Update report to be considered at HC on 15 January 2020.</p> <p>53 rough sleepers counted during December 2019.</p>
Review /consult/adopt the Homeless Bill of Rights.	Year 1 (19/20) Q3	<p>HC 18 September 2019, Homeless &amp; Rough Sleeper <i>'Strategy development will also align to consultation, consideration and decisions over adoption of a Homeless Bill of Rights for the city following the recent petition to Council'</i></p> <p>Homeless &amp; Rough Sleeper Strategy Update report to be considered at HC on 15 January 2020.</p>
Provide a 365 day night shelter.	Year 1 (19/20) Q3	<p>HC 18 September 2019 approved delegation of authority to procure and award a contract for the provision of a joint night shelter service and supported accommodation service for Rough Sleepers.</p> <p>Shelter opened in November 2019 – funded for one year only from November 2019 to</p>

		November 2020. Contract has been issued for two years with a break clause of one year should funding not be made available.
Develop a strategy for the provision of council run temporary accommodation including Seaside Homes.	Year 1 (19/20) Q3	Procurement of Council Owned Short Term Temporary Accommodation, and council managed emergency short term accommodation, Gladstone Court, Hartington Road, Brighton. To be considered at HC on 15 January 2019. Aim is to reduce Temporary Accommodation through increased prevention and enabling people to move on to more settled accommodation. We are aiming to reduce short term accommodation as follows: March 2020: 420 units March 2021: 250 units March 2022: 200 units March 2023: 170 units March 2024: 148 units  Between April and September 2019, 378 households had their homelessness prevented by the council and 451 by partner agencies.
Develop a Homeless Strategy, ensuring homeless people are involved in the design and development of services which directly affect them.	Year 1 (19/20) Q2	Homelessness and Rough Sleeping Strategy Development and Consultation report agreed at HC 18 September 2019. Homeless & Rough Sleeper Strategy Update report to be considered at HC on 15 January 2020.

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

Priority	Report to Committee	Progress
Develop an action plan to set out how we will work	Year 2 (20/21) Q1	Housing is working collaboratively with the

<p>collaboratively to ensure housing contributes to making the city carbon neutral by 2030.</p>		<p>Corporate programme to become carbon neutral by 2030. A specific delivery plan for housing will be developed and presented to Committee.</p>
<p>Develop a new PV and energy efficiency strategy for council homes to include standards for new homes.</p>	<p>Year 2 (20/21) Q1</p>	<p>An European Regional Development Fund (ERDF) bid for £1.8m (£900k funded) to identify and pilot strategies to reduce emissions from council housing was submitted in September. Currently awaiting further information from awarding body.</p> <p>Standards for new council homes are guided by the revised new build specification, this has been reviewed with an increase in standards to a minimum Energy Performance Certificate rating of A on new build council homes. Proposals for a further solar PV programme on existing council homes is being developed for consideration with a detailed report expected at June 2020 Housing Committee.</p> <p>As of September 2019, the average energy efficiency rating of council homes stands at 67.4 (out of a maximum of 100).</p>
<p>Review the energy efficiency and provision on all new developments.</p>	<p>Year 2 (20/21) Q1</p>	<p>The government is currently consulting on the Future Homes standard and building regulations. This proposes New domestic buildings will have 75-80% less carbon emissions than current Building Regs Part L. This will be achieved through very high fabric standards and a low carbon heating</p>

		system (eg heat pump, triple glazing). The council is drafting a response to the consultation taking place currently.
Investigate and report the possibility of bulk buying PV panels and other energy saving resources.	Year 2 (20/21) Q1	We are working with Your Energy Sussex partners to develop a 'Solar Together' offer for Brighton & Hove residents. Expected to launch 2020.

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

- 4.1 This report sets out current progress against the agreed 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 Housing Committee Priorities and work plan will inform planning for future engagement and consultation with our residents, partners and key stakeholders. The report to September 2019 Housing Committee was also considered by Area Panels.

#### **6. CONCLUSION**

- 6.1 Housing is a key issue in the city. By having a clear work plan for the service and regularly reporting on progress, 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 The HRA Budget & Capital Investment Programme 2020/21 and Medium Term financial Strategy report (HRA Budget report 2020/21) to this committee includes proposals for the continuation of the Housing Committee Work Plan to achieve 800 more council homes by 2023/24 for approval by Policy and Resources Committee as well as £0.100m for solar panels in 2020/21. The HRA budget report 2020/21 also includes proposals for extra staff resources to support this Work Plan. Any further Work Plan commitments requiring financial resources (either general fund or HRA) will require a separate committee report including full financial implications for approval by Policy and Resources Committee. There are other reports on this agenda that support this Work Plan and identify specific financial implications, for example, the Procurement of Council Owned Short Term Temporary Accommodation Report and the Homelessness and Rough Sleeping Strategy Development and Consultation Report.

*Finance Officer Consulted: Monica Brooks Date: 06/01/2020*

Legal Implications:

- 7.2 There are no specific legal implications to draw to Members' attention arising from this report. The implications of each priority will be assessed at the appropriate time.

*Lawyer Consulted:*

*Name Liz Woodley*

*Date: 06/01/2020*

Equalities Implications:

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