

Health, Social Care and Inclusion Scrutiny and Performance Panel

Agenda Item No.

DATE: 9 October 2008

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Housing Strategy 2008-2011

Ward(s) All

Portfolios: Cllr Barbara McCracken – Social Care, Health and Housing
Cllr Adrian Andrew - Regeneration

Summary of report:

The Housing Strategy 2008-2011 details our housing priorities for the next 3 years, and how we intend to achieve them. The three priorities are:

- Increase housing choice and opportunity
- Improve the standard and sustainability of existing and future homes
- Address diverse needs and promote independent living

A copy of the draft Housing Strategy 2008-11 is attached as an appendix to this report.

Recommendation:

That, subject to any comments Members may wish to make, the Housing Strategy be noted and recommended to Cabinet for adoption.

Background papers:

- Housing Related Support Strategy 2008-2011
- Homelessness Strategy 2007-2010
- Affordable Warmth Strategy 2007-2010
- Walsall's Strategic Regeneration Framework (SRF) 2006
- Walsall Regeneration Company's (WRC) Prospectus
- Walsall's Whole Systems Strategy for Older People
- Walsall's Children and Young People's Plan
- Walsall's Housing Needs and Demand Study Update (August 2007)
- Sustainable Communities: Homes for All – A Five Year Plan – ODPM – January 2005
- The Housing and Regeneration Act 2008

Reason for scrutiny:

To consult with Scrutiny prior to Cabinet decision.

Resource and legal considerations:

Financial: The cost of producing this document (including draft documents for consultation) has been met from approved resources and will be contained within existing budgets. The adoption of this Strategy is likely to help maximise the amount of external housing related grant funding secured into Walsall.

Legal: There are no significant legal implications

Staffing: There are no significant implications in terms of IT or human resource staffing as a result of this Strategy.

Citizen impact:

The Strategy aims to achieve increased numbers of new affordable homes and greater access to better quality more energy efficient housing. This will benefit both current and future citizens of the Borough, by providing housing that will meet their needs and aspirations.

Environmental impact:

The Strategy aims to ensure:

- affordable housing to be built to a lifetime homes standard, and encourage the standard on private sector housing.
- 95% of all new housing should be built on brownfield sites
- 70% of private sector homes occupied by vulnerable households will be made decent by 2010.
- new housing to be zero carbon by 2016

Performance management:

The adoption of this Strategy will enable the provision of the right type of affordable housing and contribute to 'Number of affordable homes delivered' (NI155).

This Strategy also provides the overarching link to performance on the housing related Local Area Agreement (LAA) targets of:

- 141 'vulnerable households achieving independent living',
- 154 number of additional houses
- 156 'number of households in temporary accommodation',
- 187 'tackling fuel poverty'.

These targets are monitored through Strategic Housing Senior Management Team and Social Care and Inclusion Performance Board.

Equality Implications:


An increase in new housing and improved standards in new and existing homes will create wider housing choices in the affordable and private sector and will increase social and economic inclusiveness by making housing accessible to people with lower incomes.

Consultation:

We have consulted with partners, stakeholders, agencies and the community on the Housing Strategy 2008-2011 since September 2007. This has included a stakeholder event, consultation through the Community Empowerment Network (CEN), presentations at partnership boards and we made the document available for comment for the public through our website.

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