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TO	Executive
DATE	Monday, 18 March 2019
EXECUTIVE MEMBER	Deputy Leader and Portfolio Holder for Housing and Benefits

KEY DECISION REQUIRED	Y
WARDS AFFECTED	(All Wards);

SUBJECT	Outline Housing Strategy for the Borough
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RECOMMENDATIONS
(i) A Housing Strategy and Action Plan for the borough be developed and brought back to the Executive.
REASONS FOR RECOMMENDATIONS
<p>The outline Housing Strategy sets out the Council's commitment to enabling more housing choice for residents and those who work in the borough who may want the opportunity to live where they work but currently can't afford to. It directly supports the draft Corporate Plan objective to secure more homes that are affordable to local people.</p> <p>The outline Strategy identifies a number of housing priority areas and activities that will be explored in more depth. Agreement to undertake further work will produce a more detailed Strategy with a plan of projects and actions to support housing delivery.</p>
EXECUTIVE SUMMARY
<p>Access to housing and housing choice has become a crucial issue for many borough residents and for those that work here. An outline Housing Strategy for the borough has been produced which starts the process of developing a more detailed housing strategy and action plan to be published later in the year.</p>

The outline Strategy provides a brief overview of the housing challenges in the borough such as house prices, income ratios and private rented costs. It considers the housing issues facing specific groups in the borough including low income and young families, single people and aspiring homeowners. A number of priority action activities are outlined with the aim of enabling more housing delivery and a wider choice of tenures, type and size of home and an increased ability for people to move through the housing cycle.

The report seeks agreement to further develop this outline Strategy into a more detailed document with priority actions and projects, an action plan and resources. Engagement with Members, partners and other parties including the public will be undertaken during this process. The final strategy will support the delivery of the Housing objective in the draft Corporate Plan (see elsewhere on this agenda)

Executive has authority to approve the above recommendations.

STATUTORY POWERS

1. There are no legal requirements for the Council to publish a Housing Strategy. The Council has a range of powers available to enable direct provision of housing. The Localism Act 2011 s1-7 enable local authorities to establish wholly owned local authority housing companies and enable the Council to undertake land and property purchases. The Act also enables local authorities to work in partnership with other providers. Furthermore, s1-7 of Localism Act and s2 of the Local Government Act 2000 enable the Council to provide social rents for housing through the General Fund.
2. The Council also has access to other powers which can enable housing such as the provision of loans to organisations such as Registered Providers, use of Compulsory Purchase Orders and granting its own permission for development.

BACKGROUND

3. Delivering housing that is affordable to local people who live or work in our borough is a council priority and is a commitment in the draft Corporate Plan, which is being considered elsewhere on the agenda at this meeting. This outline Housing Strategy marks a way forward for the development of a more detailed Strategy to deliver this priority.

KEY INFORMATION

Outline Housing Strategy

4. An outline of the Strategy is attached as Annex 1. In summary, the outline Strategy sets the local housing scene by outlining current issues in the local housing market, our record of housing delivery through planning and consideration of need and demand.
5. The outline strategy also identifies priority activities which will inform the final strategy. Activities include:
 - Explore opportunities to set up housing delivery vehicles on a site specific

basis.

- Deliver supported accommodation for single people with complex needs
 - Maximise opportunities to work in partnership with public and private land owners to redevelop redundant or underused land and / or sites into mixed tenure housing schemes or mixed use development schemes
 - Complete a housing capacity study of council owned land with the purpose of identifying the quantum of housing and tenures that can be delivered, opportunities to deliver in partnership and options to acquire other land
 - Review the Core Strategy housing delivery targets in accordance with revised government guidance
 - Undertake a review of development density levels across the borough to maximise housing delivery numbers whilst maintaining a balance between good design of buildings and the physical environment.
6. Further more detailed analysis of national and locally produced data sources will be undertaken to understand the pressures, constraints and opportunities within the broad housing market as well as at more localised levels. This information will inform what works well, less well and identify gaps in provision. It will be used to assist decision making on how the Council can best target its intervention in the market.

OPTIONS

7. The first option available to the Executive is to agree for officers to complete the development of a Borough Housing Strategy and an action plan so that the Council's draft Corporate Plan housing commitments can be delivered. A Housing Strategy would provide direction and prioritisation of the Council's activities and identify resources. This is the recommended option.
8. The second option is for the Executive not to support the development of a Borough Housing Strategy. This would present a challenge for the Council in terms of delivering the draft Corporate Plan Housing priority and lead to difficulties with the identification and prioritisation of housing projects and activities. This is not the recommended option.
9. The third option is for the Executive is to proceed with a different scope to what is set out in the Annex. This would require a re-appraisal of the Council's priorities and options and delay the Strategy. This is not the recommended option.
10. The fourth option for the Executive is to defer the development of a Housing Strategy until the draft Corporate Plan is adopted. This would delay the development of the strategy which could in turn impact on housing project delivery timescales and risk missing development opportunities. This is not the recommended option.

LEGAL IMPLICATIONS

11. There are no legal implications arising out of the development of this outline Housing Strategy. In the future, housing delivery projects may require the creation of legal

entities in the form of housing delivery partnerships or a local housing company to secure investment, land and other resources. Any future legal implications of such arrangements will be put to and considered by the Executive as appropriate in due course.

FINANCIAL IMPLICATIONS

12. There are no financial implications at this point in the process of producing an outline Housing Strategy. The final Strategy will contain commitments to undertake specific activities and projects which will require a variety of resource commitments in the future. These commitments will be taken into account when updating the Capital Investment Strategy, the new strategic framework for managing the Council's capital resources (see elsewhere on this Executive Agenda), and as part of the annual service and financial planning process.
13. Future resources required to deliver specific sites or projects may include land, investment of capital receipts, use of section 106 developer contributions, external investment opportunities and access to Homes England funding programmes. In all cases an assessment will be made of the most appropriate financial, legal and delivery partnerships.

EQUALITIES IMPLICATIONS

14. An Equalities Impact Assessment will be undertaken during the drafting of the final Strategy.

COMMUNICATION IMPLICATIONS

15. There are no immediate communication implications for the outline Housing Strategy.

RISK MANAGEMENT CONSIDERATIONS

16. There are no specific risk management considerations at this point in the development of the Housing Strategy. Risks will be considered in more detail as the Strategy evolves in greater depth.

CONSULTATION

17. To date no consultation has been undertaken on the draft outline Strategy. However, consultation has been undertaken on the draft Corporate Plan housing objective. Members, partners and other relevant organisations and groups (including the wider public) will be consulted during the detailed drafting of the Strategy and Action Plan.

POLICY FRAMEWORK

18. The draft Corporate Plan sets out the Council's vision for the borough and priorities over the next five years. The development of a Housing Strategy directly supports delivery of the draft Corporate Plan priority 'Housing' and the specific objective to secure the delivery of homes that are affordable to local people and which promote a wider choice of tenure, type and size of housing.
19. The outline Housing Strategy aims to take forward actions set out in the Plan

including commitments to work in with partnership organisations and developers to bring forward sites that deliver affordable housing and use our own land to deliver a minimum 30% affordable housing, continuing to provide emergency and temporary accommodation and prioritising local people for affordable housing.

BACKGROUND PAPERS

1. Corporate Plan 2015-20 - http://www.reigate-banstead.gov.uk/council_and_democracy/about_the_council/plans_and_policies/corporate_plan/index.asp