

Agenda Item: 09

Joint meeting of the Housing Review Board & Tenant & Leaseholder Customer Panel

21 September 2009

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Housing Strategy and associated housing plans

Summary

This report raises awareness of the Housing Strategy and provides a copy of the recently produced summary of the Housing Strategy. The report also highlights the associated housing plans and strategies, and how they complement the overarching strategy position. I draw attention to our stated housing priorities which collectively form a housing manifesto. Members will see that we have a comprehensive coverage of housing strategies, policies and plans; we now need to ensure that we match these with delivery of the actions contained in our adopted plans.

Recommendation

To raise awareness of and promote the Housing Strategy.

a) Reasons for Recommendation

To raise awareness of the key features of the Housing Strategy, summary document and associated plans.

b) Alternative Options

Not to promote the strategic housing position the Council has adopted.

c) Risk Considerations

Key decision makers and influencers not being aware of key housing priorities.

d) Policy and Budgetary Considerations

The policy issues are articulated in the report some of the policy documents referred to outline the financial considerations.

e) Date for Review of Decision

The Housing Strategy will be reviewed in 2011 when the current adopted strategy expires.

1 Portfolio of Housing Strategies

- 1.1 This report presents the summary of the Housing Strategy and highlights how this document fits with our other main housing plans and key policies.
- 1.2 We have built up a portfolio of housing policy documents most of which we are required to produce or represent good practice in the sector. These set out a clear 'direction of travel' for the Service and attempt to capture local housing needs, customer aspirations, and financial considerations. They provide a comprehensive coverage of the main housing activities we provide as a social landlord.

1.3 The main strategy documents are listed below:

- Housing Strategy and summary;
- Housing Revenue Account Business Plan;
- Tenant and Council Partnership Agreement;
- Housing Customer Charter;
- Housing & Social Inclusion Service - Service Plan;
- Service Improvement Plan;
- Audit Commission Delivery Plan;
- Equalities and Diversity commitments;
- Homelessness Strategy;
- Anti-Social Behaviour Statement.

These can all be sourced from our website.

1.4 Numerous policies and operational procedures underpin these strategy documents. The HRB and TaLC have considered and approved the main procedure and policy documents.

1.5 I have appended a copy of the summary of the Housing Strategy for information **annex 1**.

1.6 It is important that customers, partners, members and staff are aware of the various strategy documents as they set out our **housing manifesto** and precisely what we want to achieve. Many have been produced following extensive research and consultation in accordance with national guidance. We try to make these documents accessible and refer to them when reporting, debating or formulating housing policy related matters.

1.7 It might be worth restating that - As a Service we are trying to achieve a Decent Home for all and ensure that a good quality, affordable home is available to all local residents and that each home is adequate in size and suitably located. This links logically with our Systems Thinking purpose which is – **to match the right people in the right home**.

We want to meet the following challenges:

- Continuous improvement in housing services;
- Implement all the actions contained in adopted strategies and plans;
- Achieve excellent rated housing services;
- Achieve high levels of customer satisfaction;
- Maintain a healthy HRA Business Plan;
- Achieve good value for money.

1.8 It is important that our Housing Strategy document is kept up to date, relevant, comprehensive and accurate. It is also important that we raise awareness of the publication amongst staff, customers, and stakeholders. In many ways it can be seen as an overarching housing plan that other strategies and plans flow from and feed into.

1.9 This paper presents an opportunity for the Board and the Panel to consider its ambitions for the future and ensure that they are captured in our strategies.

Legal Implications

There are no legal implications requiring comment.

Financial Implications

The financial implications, if any, are included in the Strategy document.

Consultation on Reports to the Executive

The Housing Strategy was considered and adopted by the Executive Board.

Background Papers

- Housing Strategy Statement 2008 – 2011.

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