

	<p align="center">London Borough of Hammersmith & Fulham</p> <p align="center">CABINET MEMBER DECISION</p> <p align="center">DECEMBER 2014</p>
<p>PROPOSAL TO CONSULT ON A NEW HOUSING STRATEGY, DELIVERING THE CHANGE WE NEED IN HOUSING</p>	
<p>Report of the Cabinet Member for Housing & Cabinet Member for Economic Development & Regeneration</p>	
<p>Open Report</p>	
<p>Classification - For Decision Key Decision: No</p>	
<p>Wards Affected: All</p>	
<p>Accountable Executive Director: Melbourne Barrett, Executive Director for Housing and Regeneration</p>	
<p>Report Author: Aaron Cahill, Interim Housing Strategy Manager</p>	<p>Contact Details: Tel: 0208 753 1649 E-mail: aaron.cahill@lbhf.gov.uk</p>

AUTHORISED BY:

The Cabinet Member for Housing has signed this report.....

DATE: 22 December 2014.....

AUTHORISED BY:

The Cabinet Member for Economic Development & Regeneration has signed this report.....

DATE: 4 January 2015..

1. EXECUTIVE SUMMARY

1.1 The purpose of this Cabinet Member Decision (CMD) report is to agree to consult with interested parties on a new Housing Strategy (and associated documents) to reflect necessary changes in policies required to meet the administration's manifesto commitments.

- 1.2 The core, over-arching document is the revised Housing Strategy document entitled *Delivering the Change We Need in Housing* which is Annex A to this CMD. Set out in this Annex are proposed changes to/or replacements of currently adopted documents which are principally the Housing Allocation Scheme; Tenancy Strategy; Homelessness Strategy; and Home Buy Allocation Scheme.

2. RECOMMENDATIONS

- 2.1 To approve the consultation draft Housing Strategy document (Annex A); approve the consultation process and timelines (described in Section 5 of this report) which includes submitting a report for approval of the final document to the 19 May 2015 Cabinet meeting.

3. REASONS FOR DECISION

- 3.1 The reason for decision is to consult with interested parties on the proposals to revise the Council's Housing Strategy and associated documents with the intention of submitting a report for adoption of the documents to Cabinet on 19 May 2015.

4. DESCRIPTION OF HOUSING STRATEGY PROPOSALS

- 4.1 Set out below is the executive summary of the Housing Strategy attached as Annex A to this CMD report:

This Housing Strategy, **Delivering the Change We Need in Housing**, sets out changes in policy and approach the Council wishes to take following the change in administration in May 2014. Our vision in simple terms is more and better, well-managed affordable housing in mixed income, mixed tenure successful places. This document is structured along three strategic themes with specific policy actions to help deliver change.

Theme One – Regenerating Places & Increasing Affordable Housing Supply

The Council intends to appoint a Residents Commission to explore how council housing can be kept affordable and protected by **securing affordable housing for the future: giving council tenants control over their homes**

We intend to **deliver mixed tenure housing in the regeneration opportunity areas** where future housing capacity and potential for jobs creation is greatest.

We outline an **affordable housing standards statement** setting out the quality and type of housing – focusing on issues such as tenure types, bedroom mixes, space standards - that the Council wants to see delivered in the future. The Council wants to be **deliver affordable housing outside the regeneration areas and work with housing associations** in order to

increase the amount and quality of new affordable housing in the Borough. In tandem with this, we want to be **delivering more choice for affordable ownership and rented housing**. We believe a wider range of choices could be developed through innovative working between the Council and housing associations.

The Council will **lobby the Mayor of London and national Government for more resources and choice in affordable housing** in order to maximise affordable housing delivery in the Borough in a managed and sustainable fashion.

Theme Two – Meeting Housing Need and Aspiration

The Council will revise its **Housing Allocation Scheme** which sets out the 'rules' by which social housing accommodation is allocated in the borough. The revisions are intended to make the Scheme fairer and more inclusive to applicants in housing need. We intend to adopt a new approach to **preventing homelessness** through closer joint working with homelessness agencies, third sector organisations and housing associations. We intend to revise our **Home Buy Allocation Scheme** to ensure applicants and land developers have a clear understanding of the Council's affordability requirements. For **affordable housing tenancies**, in our revised Tenancy Strategy we state our preference for secure 'lifetime' tenancies which are affordable to local people. Within that framework, we also want to explore how larger accommodation which is under-occupied can be used for families in need.

The Council wants to see a fresh approach to **meeting older people's housing needs** given that housing choices for older people is fairly limited and demographic changes indicate that demand for better more affordable housing for older people is likely to increase. We also want to adopt a fresh approach to **meeting the housing needs of disabled people, including those with learning disabilities** by working with partner organisations and interested parties to improve choice and access to the social housing system.

Theme Three – Excellent Housing Services for All

The Council wants to examine how it can improve the **housing and regeneration services** by reviewing its current approach to residents' advice and representation and adopt a new approach that helps improve the services they receive.

We also want to give **greater resident involvement in housing management decision-making**. We believe that by ensuring future services are resident-centred through better involvement, customer satisfaction will be increased.

The private rented sector has become the largest segment of the local housing market. **Improving the private rented sector** is a core element of

this housing strategy, which will include reducing long term empty homes and prosecuting rogue landlords.

Finally, **personal and community safety** continue to be major issues of concern to our residents. We need to ensure that all agencies are working effectively together and that necessary infrastructure is in place to deliver safer places for people to live.

Equalities

On **equalities**, we want to ensure that this Housing Strategy is socially and economically inclusive, with a particular focus on meeting the needs of the vulnerable, elderly and disabled in the communities that make up Hammersmith & Fulham's population.

Annexes

The Housing Strategy is completed with an Action Plan and Annexes featuring the Affordable Housing Standards Statement; Tenancy Strategy; Housing Allocation Scheme Summary; and Vulnerable People's Approach. The Strategy is also accompanied by an Equalities Impact Assessment and supporting evidence base documents.

5. CONSULTATION PROCESS & BROAD TIMELINE FOR APPROVAL

5.1 The council is statutorily required to consult with interested parties on the Housing Strategy; Housing Allocation Scheme; Tenancy Strategy; and Homelessness Strategy (which will be an Action Plan developed in the first half of 2015) for which this will be the a starting point for. Other documents will include an Evidence Base documents (including the H&F 2014 Borough Profile) and Draft Equalities Impact Assessment.

5.2 Consultees will include:

- Residents of the Borough including tenants/leaseholders of the Council's own housing stock and private sector tenants
- Local Authority Members and Staff
- Members of Parliament
- Private and Third Sector Partners, including Registered Providers (i.e., housing associations); organisations representing the needs of people with disabilities, including learning disabilities; homelessness and advisory agencies; Private Developers; and Private Landlords
- Mayor of London/Greater London Authority (GLA). This is required as the Council's revised Housing Strategy will need to be in 'general conformity' with the Mayor's Housing Strategy

5.3 There are many different ways of consulting with interested parties. These can be through:

- Newsletters and Correspondence with interested parties

- 1- 1 interviews with tenants and other interested parties
- Meetings with individual and representative Tenant and Resident Association (TRA) Groups
- Meetings with Private and Third Sector organisations and Mayor of London / Greater London Authority representatives
- Online and 'Hard Copy' Questionnaires

5.4 At a meeting with TRA representatives on 21 October 2014, a clear preference was stated for 1-1 interviews to help elicit residents' views in an in-depth fashion. Representatives indicated that issuing questionnaires through a paper-based 'mail out' was unlikely to generate a significant response. Whilst the 1-1 consultation approach is time-intensive, preference will be given to this approach given the views expressed at the 21 October 2014 TRA representatives' meeting.

5.5 Council officers have discussed the broad headlines of likely changes to the Housing Strategy at recent meetings with tenants & residents and housing associations at the meetings held on 25 November 2014 and 12 December 2014 respectively. The broad timeline for undertaking the process is as follows:

Task	Date
Formal Publication of Letter; Consultation Survey; and Consultation Documents to interested parties identified in Section 5.2	2 January 2015
Engagement with Housing Advisory; Third Sector; and Private Sector Agencies/Organisations	January 2015 / February 2015
Consultation Process Ends	27 February 2015
Interim Summary of Responses for distribution at Tenants Conference on 7 March 2015	7 March 2015
Submission of Reports to Business Board & Cabinet Members	Meetings on 25 March 2015 and 23 April 2015 respectively
Cabinet Approval	19 May 2015

6. EQUALITY IMPLICATIONS

6.1 The 2010 Equalities Act places an equality duty on local authorities (and other public bodies) to protect people from discrimination in the workplace and in wider society. To meet this duty, the Council needs to consider all individuals when carrying out their day-to-day work when shaping policy, in delivering services and in relation to their own employees. It also requires that public bodies to:

- have due regard to the need to eliminate discrimination
- advance equality of opportunity
- foster good relations between different people when carrying out their activities

The adoption of the revised Housing Strategy documents requires the Council to undertake an Equalities Impact Assessment (EqIA) to fully assess what the positive and negative impacts of adopting the changed approach will be on defined 'equality groups'. These are:

- women
- black, Asian and ethnic-minority people
- young people and children
- older people
- disabled people
- Lesbian people, gay people, bisexual people and transsexual people
- people from different faith groups

6.2 An initial appraisal of who are likely to be the beneficiaries of the proposed changes to the Housing Strategy documents indicates that the equality impacts will generally be positive, but officers will need to be mindful and identify any unintended impacts that might negatively affect members of specific equality groups identified above. The Council will publish a Draft Equalities Impact Assessment as part of the consultation process.

6.3 Implications completed by: Aaron Cahill, Interim Housing Strategy Manager, 0208 753 1649.

7. LEGAL IMPLICATIONS

7.1 Section 87 of the Local Government Act requires the Council to have a Housing Strategy and section 28 of the Greater London Authority Act 2007 requires that Housing Strategies are "in general conformity" with the Mayor of London's London Housing Strategy. This report requests approval for consultation about proposed changes to the existing Housing Strategy and associated documents.

7.2 The Council must consult with Registered Housing Providers with whom we have nomination arrangements before altering the Allocation scheme to reflect a major change of policy (S166A(13) of the Housing Act 1996). There is also a statutory requirement to consult with Registered Housing Providers and other interested persons before making any major changes to the Tenancy Strategy.

7.3 It is important when carrying out the consultation that enough information is provided to enable intelligent consideration and response, that adequate time is given for that consideration and response and that the product of the consultation is conscientiously taken into account when finalising the policy.

7.4 Implications verified/completed by: Janette Mullins. Principal Solicitor (Housing and Litigation) 020 8753 2744.

8. FINANCIAL AND RESOURCES IMPLICATIONS

- 8.1 Consultation costs are not envisaged to be significant (unless additional staff are required) as the resources for this process are expected to be substantially drawn from staff time. A maximum provisional sum of £5,000 has been identified for routine consultation costs, e.g., production of consultation materials, room bookings, internal recharges, etc, but actual costs are expected to be less than this figure.
- 8.2 It is likely that there would be costs and benefits associated with implementing of the draft Housing Strategy including: a possible requirement for the use of commuted sums; the use of land / capital receipts; and additional cost pressures may arise as a result of changes to the Housing Register and Allocation Policy.
- 8.3 The costs and benefits of changes in policy will need to be carefully considered. In the event that the Council proposes to proactively support affordable housing supply through use of its own resources and a Housing Allocation Scheme that increases the size of the Housing Register, more detailed comments on the potential revenue and capital costs associated with such approaches will be provided for the Cabinet Report scheduled for 19 May 2015.
- 8.4 Implications verified/completed by: Kathleen Corbett, Director of Finance and Resources, 020 8753 3031.

9. RISK MANAGEMENT

- 9.1 The main risk to be managed is to help ensure that the consultation process is sufficiently broad ranging and inclusive to ensure interested parties have the opportunity to comment and influence the draft document and help shape its final iteration. This can be achieved through a well-managed and resourced consultation approach ensuring that existing mechanisms for consultation are fully used and bespoke approaches adopted as necessary.
- 9.2 The proposal to consult positively contributes to the management of public needs and expectations risk which is noted on the Council's Strategic Risk Register.
- 9.3 Implications verified/completed by: Michael Sloniowski, BiBorough Risk Manager Telephone: 0208 753 2587.

10. PROCUREMENT AND IT STRATEGY IMPLICATIONS

- 10.1 There are no procurement or information technology implications directly arising from this report.
- 10.2 Implications verified by: Robert Hillman, Procurement Consultant (HRD), x1538

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1	H&F Housing Strategy Evidence Base 1 of 2 - Borough Profile 2014	Aaron Cahill Tel: 0208 753 1649	Housing and Regeneration
2	H&F Housing Strategy Evidence Base 2 of 2 - Housing Demand & Homelessness data		
3	H&F Joint Strategic Needs Assesesment 2013-15		
4	EqIA (FINAL)		

LIST OF APPENDICES: Annex A – Draft Housing Strategy *Delivering the Change We Need in Housing*.