



Service Delivery Committee	Tuesday, 26 November 2019	Matter for Information and Decision
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Report Title: **Oadby and Wigston Housing Strategy (2019-2024)**

Report Author(s): **Adrian Thorpe (Head of the Built Environment)**

Purpose of Report:	This report seeks to advise members of the council's overall Strategic position on Housing and to inform members of the outcome of the public consultation for the Housing Strategy 2019-2024.
Report Summary:	<p>The report outlines the Council's Housing Strategy which identifies the current and future housing issues in the Borough, and sets out the Council's priorities for dealing with them.</p> <p>The Strategy supports the delivery of the Council's Corporate Plan and provides the strategic framework for the delivery of the Council's four housing priorities.</p> <p>The Strategy was initially presented at the Licensing and Regulatory Committee on 24 September 2019 where it was agreed that the Housing Strategy would be available to stakeholders for consultation, and this report provides the feedback from that public consultation which closed on 14 November 2019.</p>
Recommendation(s):	That the content of the report be noted and the Housing Strategy (2019-2024) (as set out at Appendix 1 of this report) be approved.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Stephen Hinds (Deputy Chief Executive) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Leah Montia (Housing Manager) (0116) 257 2726 leah.montia@oadby-wigston.gov.uk</p>
Corporate Objectives:	<p>Building, Protecting and Empowering Communities (CO1)</p> <p>Growing the Borough Economically (CO2)</p> <p>Providing Excellent Services (CO3)</p>
Vision and Values:	<p>"A Stronger Borough Together" (Vision)</p> <p>Accountability (V1)</p> <p>Innovation (V4)</p> <p>Customer Focus (V5)</p>
Report Implications:-	
Legal:	There are no implications directly arising from this report.

Financial:	There are no implications arising from this report.
Corporate Risk Management:	Reputation Damage (CR4) Effective Utilisation of Assets / Buildings (CR5) Regulatory Governance (CR6) Economy / Regeneration (CR9)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable.
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	<ul style="list-style-type: none"> • Housing Strategy (2006-2011) • Report entitled 'Housing Strategy 2019-2024' to Licensing and Regulatory Committee on Tuesday, 24 September 2019 (Hyperlinked to Mod.Gov on the Council's Website)
Appendices:	1. Oadby and Wigston Housing Strategy (2019-2024)

1. Background

- 1.1 The Council's Housing Strategy was produced in 2006 and expired in 2011. The Strategy set out the Council's objectives, priorities and plans for the future, in terms of housing within the Borough. In broad terms, the Strategy provided a summary of the key housing issues and challenges that existed locally and identified how they would be addressed.
- 1.2 The Housing Strategy was required by the Government to be 'fit for purpose', the criteria for which was laid down by the Department of Communities & Local Government.
- 1.3 The Council is no longer required to produce a Housing Strategy that encompasses all areas of housing due to changes in legislation, however there is a requirement for additional documents to be provided which the Council have continued to undertake, such as the Homelessness & Rough Sleeping Strategy.
- 1.4 The Housing Strategy 2019-2024 is an overarching Strategy designed to signpost the Council's overall strategic direction on Housing in the Borough both public and private.

2. Introduction

- 2.1 The Housing Strategy identifies the current and future housing issues in the Borough and sets out the Council's priorities for dealing with them. The Strategy supports the delivery of the Council's Corporate Plan in relation to housing, in particular the proposed Selective Licensing Scheme in South Wigston. The Strategy provides the framework for the delivery

of the Council's four housing priorities:

- **Priority One:** Increase the Supply of Housing
- **Priority Two:** Manage the Demand for Housing
- **Priority Three:** Provide High Quality Local Authority Landlord Services
- **Priority Four:** Create Great Places to Live

3. The Wider Context

- 3.1 The demand for housing has resulted in house prices and private sector rents increasing beyond the reach of many households. Since 2017 the Government confirmed plans for the generation of new affordable homes with funding of £9 billion.
- 3.2 At a local level the Council faces increased homelessness. This includes the visible sign of homelessness, such as people sleeping on the street which is fortunately rare in the Borough but still a serious issue to tackle and prevent. The most common form of homelessness in the Borough comes from landlords serving notices to end private tenancies and a lack of affordable housing which leads people to reside in temporary and unsuitable housing.

4. Private Sector

- 4.1 The last private sector stock condition survey was carried out in 2010 of 809 dwellings using a stratified sampling technique and identified that at the time the Borough contained a total dwelling stock of 27,600. Of this total 7109 dwellings were estimated to not meet the Decent Homes Standard.
- 4.2 Houses in Multiple Occupation (HMO) are a part of the Borough's housing stock and are relied on to meet housing need.
- 4.3 There are currently 125 empty properties in the Borough. Of these, 28 have been empty for two years or more. Properties empty for this length of time is a waste of potential housing and can attract anti-social behaviour which can blight communities. This is being address through the Council's Corporate Plan objectives.

5. Regeneration

- 5.1 Regeneration is addressed with the strategy, but the Council recognises the difficulties involved and will work with a range of resources and bodies on defining the regeneration needs.

6. Health and Wellbeing

- 6.1 The Council's Health and Wellbeing Board continues to promote the Council's commitment to ensuring the community are at the heart of the Council's wish to improve health and wellbeing in the Borough. It is recognised that housing is a major factor in addressing some of the inequalities that can be found in the Borough and measures in the Strategy will be used to reduce those health and inequalities.

7. Delivery and Monitoring

- 7.1 The Housing Strategy sets out the strategic direction for housing in the Borough and what the Council wants to achieve, focussing in particular on the major changes required to address housing needs. It will be underpinned by policies and delivery plans to measure progress.

8. Consultation

- 8.1 The Council has received only one comment on the Housing Strategy as a result of the public consultation. This comment related to planning policy issues associated with housing rather than the Housing Strategy itself and a separate response has been provided to the resident by the Planning Policy Team. Consequently, no changes have been made to the Housing Strategy as a result of the public consultation.