

SLOUGH BOROUGH COUNCIL

REPORT TO: Slough Wellbeing Board **DATE:** 26th January 2017
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PART I **FOR INFORMATION**

HOUSING STRATEGY

1. Purpose of Report

To provide the Wellbeing Board with an update on the Council's Housing Strategy.

2. Recommendation(s)/Proposed Action

The Slough Wellbeing Board is recommended to note recent activity.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

Housing is a key determinant of health and wellbeing and is one of the four priorities in the new Wellbeing Strategy 2016 - 2020. It is also a priority in the Council's Five Year Plan.

4. Other Implications

(a) Financial – None.

(b) Risk Management – None.

(c) Human Rights Act and Other Legal Implications - There are none identified at this point.

(d) Equalities Impact Assessment (EIA) – An EIA for the Housing strategy is currently being developed.

5. Summary

This item provides members with an update on:

- The development of the Council's Housing Strategy
- Public consultation on the Housing Strategy

6. Supporting Information

Housing Strategy

6.1 The Wellbeing Board were given the opportunity to discuss the objectives of the Council's new Housing Strategy at their meeting in September 2016. At

that meeting, members made a number of comments about the draft Strategy and its accompanying action plan (summarised below):

- Housing opportunities for key workers.
- Services to allow elderly and disabled residents to live independently in their home and which reduce the impact of poor housing on health. These will be developed through partnership working, particularly with adult services, public health and the CCG.
- Joint work would be undertaken with the health sector and other agencies to monitor and address the health and care needs of vulnerable homeless people placed in Slough by other local authorities and that those authorities are required to review their placement and notification policies.

These were subsequently incorporated into the draft which was agreed for consultation by the Council's Cabinet on 21 November 2016.

6.2 At this meeting, Cabinet agreed that the draft Strategy should be:

- Subject to a widespread public consultation (including Government departments, neighbouring authorities, statutory agencies, housing associations, private developers, the voluntary sector and other partners);
- Available for residents to comment via the council's website and social media.

6.3 The consultation launched on Friday 6 January and runs until Friday 17 February. Comments can be made at www.surveymonkey.co.uk/r/Q8YGJMY.

6.4 A conference with key stakeholders was held on 23 January at the Curve to which all members of the Wellbeing Board were invited.

6.5 Following the consultation, a final draft of the Housing Strategy will be taken to Cabinet for approval in March 2017.

Housing Stock condition survey

6.6 The Council has a duty under Part 1 of the Housing Act 2004, to keep housing conditions in its area under review with a view to identifying any action that may need to be taken under the Act to secure the improvement of local housing conditions.

6.7 A Housing Condition Survey is usually undertaken every five years in order to produce a comprehensive review of the Council's housing stock. The Council's last survey was undertaken in 2009. A new survey has recently been conducted and the initial results are expected at the end of January 2017.

6.8 The information and data collected will be used to review housing conditions and inform the targeting of resources and strategic investment plans, including the Council's Housing Strategy and related policies.

7. Comments of Other Committees

- 7.1 The draft Housing Strategy was discussed by the Council's Overview and Scrutiny Committee on 20 December. The Committee agreed that:
- They should be responsible for scrutinising the Housing Strategy (once finalised) and for reviewing progress against its accompanying action plan at 6 monthly intervals; and that
 - The Council's Neighbourhood and Community Services Scrutiny Panel should be responsible for scrutinising all other housing related matters, including performance and operational issues.

8. Conclusion

- 8.1 The Council's Housing Strategy is an important document in setting out our vision and priority objectives for the future of Slough. Members of the Wellbeing Board received invitations to the consultation conference at the Curve on 23 January.
- 8.2 Comments are welcomed on the draft and further reports to the Board once the Strategy has been launched can be provided as required.

9. Appendices

Consultation draft of Housing Strategy available at link
www.slough.gov.uk/council/strategies-plans-and-policies/slough-joint-wellbeing-strategy.aspx

10. Background Papers

Previous reports to Wellbeing Board and Overview and Scrutiny Committee available from Democratic Services