

SLOUGH BOROUGH COUNCIL

REPORT TO: Neighbourhood & Community Services Scrutiny Panel

DATE: 26th June 2017

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WARD(S): All

PART I **FOR COMMENT & CONSIDERATION**

5 YEAR PLAN: OUTCOME 4 (ACCESS TO GOOD QUALITY HOMES)

1. Purpose of Report

- 1.1 This report introduces the panel to the work on Outcome 4 of the 5 Year Plan 2017 - 2021: "Our residents will have access to good quality homes." It also asks the Panel which areas it would wish to prioritise for consideration at future meetings.
- 1.2 The work on Outcome 4 is being aligned with the development of the Implementation Plan for the Housing Strategy. That Strategy is arranged around 5 overarching themes:
- Theme 1 – New Housing Supply
 - Theme 2 – Private Sector Housing
 - Theme 3 – Council Homes
 - Theme 4 – Homelessness and Housing Need
 - Theme 5 - Special Housing Needs and Vulnerable People

2. Recommendation(s)/Proposed Action

The Panel is requested to resolve that:

- a) The Panel note the key actions developed under Outcome 4 of the 5 Year Plan and summarised in paragraph 5 below; and
- b) Decide which areas to consider in more detail at forthcoming meetings.

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

The connection between health and wellbeing and good quality housing is well established. The Housing Strategy sets out the Council's ambition to regenerate neighbourhoods, improve the quality of housing and to contribute to the supply of new homes in Slough. The Housing Strategy will act as the delivery mechanism to achieve a number of the Council's corporate aims and is well aligned with the JSNA. The Strategy is specifically aimed at delivering Outcome 4 of the new Five Year Plan: "Our residents will have access to good quality homes."

4. **Other Implications**

(a) **Financial**

There are no direct financial implications of proposed action

(b) **Risk Management**

Recommendation	Risk/Threat/Opportunity	Mitigation(s)
Each element of the Outcome Plan will have specific risks attached to it and these will be addressed within the consideration of each element. An overall Risk Register is being for the work on the Housing Strategy and Outcome 4 as a whole.	These will be set out in relation to each of the key actions in the Plan.	These will be developed in relation to each of the key actions in the Plan.

(c) **Human Rights Act and Other Legal Implications**

There are no human rights or other implications

(d) **Equalities Impact Assessment**

An EIA is not required. A full EIA was undertaken in the preparation of the new Housing Strategy.

(e) **Workforce Implications**

There are no workforce implications.

5. **Supporting Information**

5.1 Since there is a large degree of crossover between work on Outcome 4 of the 5 Year Plan and the implementation of the Housing Strategy, a Project Board has been created to take forward both pieces of work, chaired by the Interim Strategic Director, RHR.

5.2 An Outcome Plan has been developed to take forward a number of the priorities arising from Outcome 4. These are summarised below;

- i. Build homes that can be easily adapted to take account of changing household circumstances and of the needs of people with disabilities.
- ii. Review our allocations policy with a view to giving higher preference to those with long term disabilities who are unable to work.
- iii. Robust regulation of the private rented sector to ensure health and safety standards are met and overcrowding is reduced.
- iv. Increase home improvements to allow people to stay in their own homes longer and not require expensive and unwanted residential care.

- v. Make best use of existing public sector housing stock.
 - vi. Utilise land and resources in and outside of our direct control to develop new homes across all tenures to meet local need.
 - vii. Make better use of land and existing housing within the borough including using opportunities for new high quality, family and high density residential developments.
 - viii. Prevent homelessness where possible through early intervention and using a range of housing options.
 - ix. The Council will actively promote a new garden suburb in an area to the north of Slough.
- 5.3 Members are asked to consider which of these workstreams they would wish to consider in more detail at its future meetings.

6. **Comments of Other Committees**

This report had not been considered by other committees.

7. **Conclusion**

This is the first report on the Housing – focussed element of the 5 year Plan and has introduced the main areas of work which are being pursued. It is anticipated that the Panel will play an important role in reviewing the work on this central area of the plan to ensure that it fully promotes the interests of the residents of Slough.

8. **Appendices Attached**

None

9. **Background Papers**

None