

SLOUGH BOROUGH COUNCIL

REPORT TO: Neighbourhoods and Community Scrutiny Panel

DATE: Thursday, 28th November 2019

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WARD(S): All

PART I **FOR COMMENT & CONSIDERATION**

Housing Strategy Update

1. **Purpose of Report**

To provide the Neighbourhood and Community Scrutiny Panel with an update on the progress of the new Housing Strategy.

2. **Recommendation(s)/Proposed Action**

2.1 This report presents the emerging themes of the Housing Strategy and requires comments and/or suggestions about these themes.

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

3a. **Slough Joint Wellbeing Strategy Priorities**

Housing is one of the key priorities of Slough's Joint Well Being Strategy (SJWS). It contributes to reducing inequalities in health through access to quality housing. There are clear links between housing and the JSNA priorities around improving health conditions so that people can manage their own health and wellbeing and live independently in their communities.

3b. **Five Year Plan Outcomes**

This report and the new Housing Strategy will touch all of the priority outcomes: -

Outcome 1: Slough children will grow up to be happy, healthy and successful;

Outcome 2: Our people will be healthier and manage their own care needs;

Outcome 3: Slough will be an attractive place where people choose to live, work and stay;

Outcome 4: Our residents will live in good quality homes and

Outcome 5: Slough will attract, retain and grow businesses and investment to provide opportunities for our residents.

3c. **The Housing Strategy**

Slough's Housing Strategy 2016-2021 sets out the Council's shared vision and priorities to provide sufficient, good quality, affordable housing. This report is about the new strategy and its delivery.

4. **Other Implications**

(a) Financial

Although any financial implications of the new strategy cannot currently be quantified, the completed strategy will clearly lay out any financial requirements needed to deliver particular aspects. In order to deliver a step-change in housing supply, for example, the council must accept that investment, be it from partners or any other routes, must be increased to fulfil the ambitions of the strategy.

(b) Risk Management

There are no direct risk management implications arising from this report. However, once the action plan is agreed, governance arrangements will incorporate risks to the specific aspects of the plan.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights or other Legal implications arising from this report.

(d) Equalities Impact Assessment

The compilation of this report has not required an Equalities Impact Assessment.

(e) Workforce

It is possible that the implementation of this strategy will require some short-term capacity to give it all the chances of success.

5. **Supporting Information**

- 5.1 This report attaches two appendices. Appendix A is a short update which describes the consultation steps, Campbell Tickell (the consultants), are taking in writing the strategy. There are three stages for the consultation: information gathering; consultation based on the interim draft strategy and public consultation. The process is currently at the second stage and Campbell Tickell have invited comments on the interim strategy from stakeholders who have been interviewed within the Council by 29th November 2019.
- 5.2 Campbell Tickell have spoken to over 40 stakeholders including the Leader, the Cabinet Member for Housing, the Corporate Management Team, Council Officers from across departments, voluntary sector, health, housing associations, developers and Homes England.
- 5.3 Appendix B is the emerging interim strategy. It is not structured in the traditional way, which draws the reader to focus on the most acute housing needs and which separates each tenure/sector by chapter. Instead, it has been framed in terms of what needs to happen within a broad context of the housing market and 'inclusive growth'.
- 5.4 The chapter headings, which have been chosen should allow the reader to see how the proposed actions on housing fit within a dynamic relationship between

people, homes, health, place and the wider economy and how this will help to move Slough closer to its stated ambitions. Structuring the strategy this way means that actions relating to specific tenures, teams or other parts of the council's or partners' activity are spread throughout the document and across all chapters. This should help teams to see how their combined efforts might help to achieve broader outcomes and this should reinforce the 'One Council' messaging in the Our Futures programme.

5.5 The chapter headings are:

- Introduction – housing for an economically inclusive Slough
- Successes, challenges and opportunities
- How many homes and what sort of new homes does Slough require
- Delivering new homes to support the right housing development
- Increasing supply through better use of existing homes
- Improving access to homes
- Supporting people, improving health and well-being
- Building healthy, thriving places with Slough's residents
- Action plan – currently actions run throughout the chapters above.

5.6 Appendix B gives the details behind each chapter and this is what is being consulted on. The deadline for this stage of the consultation is just after this Panel and all of the consultation contributions will then be discussed widely before the first real draft is produced. See Appendix A, item 12 for the consultation timeframe.

6. **Comments of Other Committees**

6.1 None

7. **Conclusion**

7.1 This report attaches the emerging interim Housing Strategy. It touches on the key housing issues in Slough and proposes how these issues should be tackled going forward. The strategy also attempts to tackle how the whole Council and partners should tackle these issues and frames this in the Council's transformation programme, Our Futures.

8. **Background Papers**

8.1 A similar report will be presented to the Health and Social Care Partnership Board on Tuesday 26th November 2019.

9. **Appendices**

Appendix A - Housing Strategy progress update, November 2019

Appendix B – Slough Interim Housing Strategy