



## CABINET

Tuesday 7 January 2020

### HOUSING DEVELOPMENT STRATEGY 2020 - 2024

#### EXECUTIVE SUMMARY

1. The Council has, over recent years, committed itself to developing new Council housing through the Housing Strategy and the Housing Revenue Account (HRA) Business Plan.
2. A Housing Development Strategy has been written to provide structure to the Council's intention to build new Council homes and redevelop existing housing stock. The Strategy addresses the approach the Council will take to help achieve its objectives and bring transparency to the process.
3. In recognition of the Council declaration of a climate emergency the Strategy addresses issues of sustainability and the environment.

Is the report Open or Exempt?	Open
Wards Affected:	All
Cabinet Member:	Councillor Richard Kerry Cabinet Member with responsibility for Housing
Supporting Officer:	David Howson Housing Strategy Manager 01502 523146 <a href="mailto:dave.howson@eastssuffolk.gov.uk">dave.howson@eastssuffolk.gov.uk</a>

## **1 INTRODUCTION**

- 1.1 In the current Housing Strategy and HRA Business Plan the Council has committed itself to developing new council homes in the district, with 54 units built in 2019. The HRA Business Plan has a target to develop 50 properties each year to 2023.
- 1.2 The number of new developments and the large sum involved (£47m budgeted for between 2017 – 2023) requires a greater strategic approach to housing development in East Suffolk, particularly when the Housing Strategy and HRA Business Plan identify development as one of the Council's key priorities.
- 1.3 The Housing Development Strategy intends to clearly consider how various aspects of development and redevelopment in East Suffolk can help the Council meet their stated objectives in building more Council new homes for the residents of the district.

## **2 THE STRATEGY**

- 2.1 The Housing Development Strategy covers the period 2020-2024 and considers the Council's housing development objectives over this time. It reviews the approach to new build properties including the Council's commitment to shared ownership and the use of S.106 (planning obligation) funding to help sustain the Council's development programme.
- 2.2 The document also discusses redevelopment of the Council's housing stock and the role of council housing development in the regeneration of areas in the district, as well as the importance of land and property acquisition if the Council's housing development aspirations are to be achieved. This would include the buy back of former Right to Buy Council housing.
- 2.3 The Strategy states the Council's position on viability and affordability together with a risk assessment to ensure that all developments by the Council are properly managed and risk minimised. Matters such as housing investment and funding sources are addressed within the document that ensure that the Council is assured of a developments' viability.
- 2.4 The design of new developments and procurement of contracts is considered as well as the important role of communication and tenant involvement in the development process.
- 2.5 The Strategy also addresses sustainability and greener development, considering issues such as environmental impact of developments, reducing the long term carbon footprint of residents and exploring new innovative ideas in our developments.
- 2.6 The Strategy follows other housing related strategies in identifying actions to ensure the document's outputs are clearly stated and understood. The actions are highlighted throughout the Strategy and summarised at the end of the document.

## **3 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?**

- 3.1 The East Suffolk Business Plan's Vision includes 'the need for new homes that are affordable and local to our communities', and one of the critical success factors is 'Improved access to appropriate housing to meet existing and future needs, including more affordable homes for local people'. The Housing Development Strategy seeks to meet these objectives as well as those stated within the Housing Strategy to help deliver

good quality affordable homes that improve living conditions for members of the community.

#### **4 FINANCIAL AND GOVERNANCE IMPLICATIONS**

- 4.1 The Housing Development Strategy considers the approach the Council will take to future housing development in the district. Although the document considers resources as part of an effective strategy, there are no financial implications with the adoption of the Strategy. The Strategy does however consider the need for any development to have a comprehensive financial viability assessment to ensure the Council's interests are protected. Additionally, governance over any future development will be provided by each scheme complying with the corporate risk assessment requirements and Cabinet approval being given before a contract is entered into.

#### **5 OTHER KEY ISSUES**

- 5.1 This report has been prepared having taken into account the results of an Equality Impact Assessment and no negative impact has been identified.

#### **6 CONSULTATION**

- 6.1 The Strategy has been prepared following consultation with the Council's Planning and Asset Management teams

#### **7 REASON FOR RECOMMENDATION**

- 7.1 The Strategy outlines the structure on which the Council's Housing Development can built upon to achieve the objectives outlined in the Housing Strategy and Housing Revenue Account Business Plan.

#### **RECOMMENDATIONS**

That the Housing Development Strategy 2020-2024 be approved.

#### **APPENDICES**

<b>Appendix A</b>	Housing Development Strategy
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#### **BACKGROUND PAPERS**

Please note that copies of background papers have not been published on the Council's website [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk) but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
3.10.2019	Equality Impact Assessment	David Howson