

REPORT TO	ON
CABINET	Wednesday, 16 September 2020



TITLE	PORTFOLIO	REPORT OF
South Ribble Housing Strategy and Prevention of Homelessness and Rough Sleeping Strategy	Cabinet Member (Planning, Regeneration and City Deal), Deputy Leader and Cabinet Member (Health, Wellbeing and Leisure)	Director of Planning and Property

Is this report a <b>KEY DECISION</b> (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the <b>Statutory Cabinet Forward Plan</b> ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

## PURPOSE OF THE REPORT

- To present to Members two draft strategies for consideration and approval as follows:
  - Draft South Ribble Housing Strategy 2020-2025
  - Draft Prevention of Homelessness and Rough Sleeping Strategy 2020-2025 (including South Ribble Homelessness Review 2020)

## PORTFOLIO RECOMMENDATIONS

- To note the consultation that has been undertaken on the two draft strategies, the comments and feedback received during the consultation period and the improvements made to each of the strategies based on the feedback received.
- To endorse the approval and adoption of each of the strategies to deliver the Council's priorities for housing in South Ribble.

## REASONS FOR THE DECISION

4. To enable the Council to achieve its housing priorities and direct resources to delivering specified actions as identified in each of the strategies.
5. To enable a clear vision and strategic approach to the Council's housing services for the borough to 2025.
6. To meet the Council's statutory duty under the Homelessness Act 2002 to carry out review of homelessness and rough sleeping in the borough and to publish a strategy to prevent homelessness and rough sleeping.

## EXECUTIVE SUMMARY

7. This report presents the draft Housing Strategy 2020-2025 and the draft Prevention of Homelessness and Rough Sleeping Strategy 2020-2025 for consideration by Cabinet.

## CORPORATE OUTCOMES

8. The report relates to the following corporate priorities:

Excellence, Investment and Financial Sustainability	✓
Health, Wellbeing and Safety	✓
Place, Homes and Environment	✓

Projects relating to People in the Corporate Plan:

Our People and Communities	✓
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## BACKGROUND TO THE REPORT

9. The Council has a statutory duty under the Homelessness Act 2002 to carry out review of homelessness and rough sleeping in the borough and to publish a strategy to prevent homelessness and rough sleeping in the borough.
10. The new South Ribble Housing Strategy 2020-2025 has been developed in line with the Council's Corporate Plan and sets out the Council's strategy and ambition to achieve the priorities in respect of housing.
11. There is no longer a requirement for Local Authorities to produce a housing strategy, however preparation of a housing strategy is deemed to be good practice and helps to create and clearly identify a vision for housing across the borough and how this will be achieved. The strategy will also position the Council to react and respond to opportunities and challenges in respect of housing.
12. Whilst the two strategies are clearly separate documents, they have been developed and consulted on together to enable a more co-ordinated approach.

13. The strategies were originally due to be considered at an earlier Cabinet date. However, the decision was taken to extend the consultation period due to the Covid-19 outbreak. Resources were also directed to responding to housing issues relating to Covid-19 resulting in delays to finalising the strategies for Cabinet consideration.

## **PROPOSALS**

### **Draft South Ribble Housing Strategy 2020-2025**

14. Work to develop the strategy has included a cross-departmental officer working group.
15. The draft housing strategy is included at Appendix A. The strategy sets out the Council's vision and four overarching priorities for housing within South Ribble over the next five years.
16. The vision of the strategy is "By 2025 South Ribble will offer good quality, safe and secure housing that our current and future residents can afford to live in".
17. To support achieving this vision, four overarching strategic priorities are identified as follows:
  - Ensuring safe, secure, quality homes across all housing tenures that people can afford to live in
  - Enable the delivery of affordable housing and supporting a balanced housing market
  - Supporting people to remain independent and help improve health and wellbeing and quality of life in their own homes
  - Reducing and Preventing Homelessness
18. Within the strategy, each of the priorities is set out in detail outlining the existing work that the Council undertakes and the key actions that will be undertaken to deliver the Council's housing priorities over the period to 2025. An action plan accompanies the strategy, and this action plan will be reviewed every 12 months.
19. Due to delays in bringing the housing strategy to Cabinet, it is recognised that we are now part way through the first year of the Housing Strategy being 2020-2021. Work has however continued to progress across the relevant teams to deliver the actions within the strategy and progress has been made already to some of these actions.
20. Adoption at this stage will not stop the strategy being reviewed after the first 12 month period (although this will now be in 6 months). This will also allow for a review in response to Covid-19 and any other local or national policy changes.

## **Draft South Ribble Prevention of Homelessness and Rough Sleeping Strategy 2020-25**

- 21.** The work to develop the Draft South Ribble Homelessness and Prevention of Rough sleeping Strategy 2020 -25 has been developed following a full review of homelessness in the borough and consultation undertaken with a range of partner agencies with an interest in homelessness
- 22.** The Draft Prevention of Homelessness and Rough Sleeping strategy is included at Appendix B
- 23.** The strategy supports the Council's Corporate Plan priority of reducing the number of people who are homeless through developing a health and prevention focused approach
- 24.** To support this the strategy has four overarching priorities
  - Reduce homelessness by increasing prevention
  - Enhance the housing offer for temporary and longer-term options
  - Improve Health and Wellbeing
  - Ensure that levels of rough sleeping in the borough remain low
- 25.** The action plan sets out the actions to deliver the overarching priorities over the lifetime of the strategy. This will be reported annually to Leadership Team.
- 26.** Due to delays in bringing the Prevention of Homelessness and Rough Sleeping strategy to Cabinet, it is recognised that we are now part way through the first year. Work has however continued to progress across the relevant teams to deliver the actions within the strategy and progress has been made already to some of these actions.
- 27.** Adoption at this stage will not stop the strategy being reviewed after the first 12-month period (although this will now be in 6 months). This will also allow for a review in response to Covid-19 and any other local or national policy changes

### **CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

- 28.** Public consultation has been undertaken on both strategies for a total period of 10 weeks. Consultation was initially undertaken for a 6-week period running from Fri 13 March 2020 until 5pm on Fri 24 April 2020.
- 29.** The consultation period was extended for a further 4-week period to Covid-19 to maximise the opportunity for residents, partners and interested parties to respond if they so wished. The extended period ran from Fri 24 April 2020 to Fri 22 May 2020.
- 30.** Comments received were generally positive with the majority in support of the identified priorities. Full detail of the consultation comments received, and details

of the Council's response to each of the comments are provided within the document at Appendix D.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

31. The Council could choose not to adopt the South Ribble Housing Strategy 2020-2025, however this is not recommended. The Housing Framework 2017-2020 is now out of date with the housing landscape having changed since this document was approved. Given the strong priorities for housing in the Council's Corporate Plan it is important to set a clear vision and strategic approach for housing across the borough and to be able to respond to opportunities and challenges that may arise.
32. The Council could choose not to adopt the Prevention of Homelessness and Rough Sleeping Strategy however it is a legal requirement to have a strategy, pursuant to the Homelessness Act 2002, and this is therefore not recommended

## AIR QUALITY IMPLICATIONS

33. Air Quality is a key consideration for the Housing Strategy particularly in relation to the development of new homes including for affordable housing. The strategy has been developed in full consultation with the Council's Environmental Health department and specific actions are identified to address air quality concerns and help to reduce air pollution through new housing across the borough.
34. The prevention of homelessness and rough sleeping strategy does not contain actions that directly impact on Air Quality

## RISK MANAGEMENT

35. All risks associated with the housing strategy have been input into GRACE and have been reviewed. Each risk is accompanied by mitigating actions to reduce the likelihood and impact of the risk occurring. Identified risks are as follows:

Risk	Description	Existing Control Measure
The Strategy actions are not carried out	Accompanying the Strategy is a detailed action plan which sets out resources, timescales and outcomes to deliver the relevant actions	<p>Progress against the housing strategy action plan will be monitored by the Strategic Housing Officer and approved by the Director of Planning and Property. Annual progress reports will be provided to Cabinet along with the strategy updated required.</p> <p>Progress against the prevention of homelessness and rough sleeping action plan will be monitored by the Housing Options Team Leader and approved by the Director of Planning and Property. Annual progress reports will be provided to Leadership Team along with the strategy updated required</p>

		The Council has a PDR process in place and capture officer progress through this route and will note any concerns in undertaking work to deliver the strategy.
A decision is taken by Cabinet not to approve the Housing Strategy or Prevention of Homelessness and Rough Sleeping Strategy	The Council could be left open to challenge if either strategy is not adopted	The strategies have been developed in consultation with the relevant Cabinet Member, has been publicly consulted on.  The strategies align with the Council's Corporate Plan and strategic priorities and will be reviewed on an annual basis to ensure that they are robust and can respond to opportunities/challenge. The strategies can also be updated at earlier points as required.
The documents do not remain current and up to date	Changes occur to the national and local policy resulting in the strategies becoming out of date.	Regular progress will be monitored in relation to the actions and national and local policy changes reviewed to consider any changes or updates required to the housing strategy or the prevention of homelessness and rough sleeping strategy.  The strategies will also be reviewed on an annual basis.
The Strategy is unable to respond to Covid-19	Covid-19 has delayed the strategies being reported to Cabinet for adoption, however work has continued to deliver the actions.	We are now part way through the first year of the strategies and whilst adoption has been delayed, progress has been made towards some of the actions identified in the strategies.  Adoption at this stage will not stop the strategies being reviewed after the first 12 month period (although this will now be in 6 months) and reviewed as required in response to Covid-19 and any other local or national policy changes.

## EQUALITY AND DIVERSITY IMPACT

**36.** An Equality Impact Assessment has been undertaken for the Housing Strategy and there are no adverse impacts. The EIA was found to have a positive impact for the characteristics of age and disability when considering certain actions in the strategy including to bring forward an extra care scheme, develop a policy to support older and vulnerable people and continue with the Council's Disabled Facilities Grant service to provide aids and adaptations to support people living independently in their own homes.

**37.** An Equality Impact Assessment has been undertaken on the prevention of homelessness and rough sleeping strategy and there are no adverse impacts.

## COMMENTS OF THE STATUTORY FINANCE OFFICER

38. The council has provided sufficient resources within the Medium Term Financial Strategy to enable the delivery of these strategies. The budget includes approximately £100k annual revenue grants from government for homelessness support and prevention.

#### **COMMENTS OF THE MONITORING OFFICER**

39. Clearly it makes sense to consider both of these proposed strategies together – they are complementary. Both strategies are designed to follow on from the council's Corporate Plan. In addition to that the council has some wide- ranging statutory duties with regard to homelessness. The best way to deal with homelessness of course is to prevent it from happening in the first place – or at the very least to minimise its scope and extent. Hopefully the Prevention of Homelessness and Tough Sleeping Strategy will help in that regard.

#### **BACKGROUND DOCUMENTS**

There are no background papers to this report

#### **APPENDICES**

Appendix A: Draft South Ribble Housing Strategy 2020-2025  
Appendix B: Draft Prevention of Homelessness and Rough Sleeping Strategy 2020-2025  
Appendix C: South Ribble Homelessness Review 2020  
Appendix D: Housing Strategy and Prevention of Homelessness and Rough Sleeping Strategy Responses Report

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